

The image features a large, white, cursive logo for 'Tysons' centered over a photograph of a modern urban plaza. Below the cursive logo, the words 'CORNER CENTER' are written in a smaller, white, sans-serif, all-caps font, followed by a registered trademark symbol (®). The background is a wide-angle shot of a bustling outdoor plaza at dusk. Several tall, modern skyscrapers with glass and metal facades surround the plaza. In the foreground and middle ground, many people are walking, sitting on benches, and standing. There are some trees and modern, curved light fixtures in the plaza. The overall atmosphere is one of a vibrant, contemporary urban environment.

Tysons

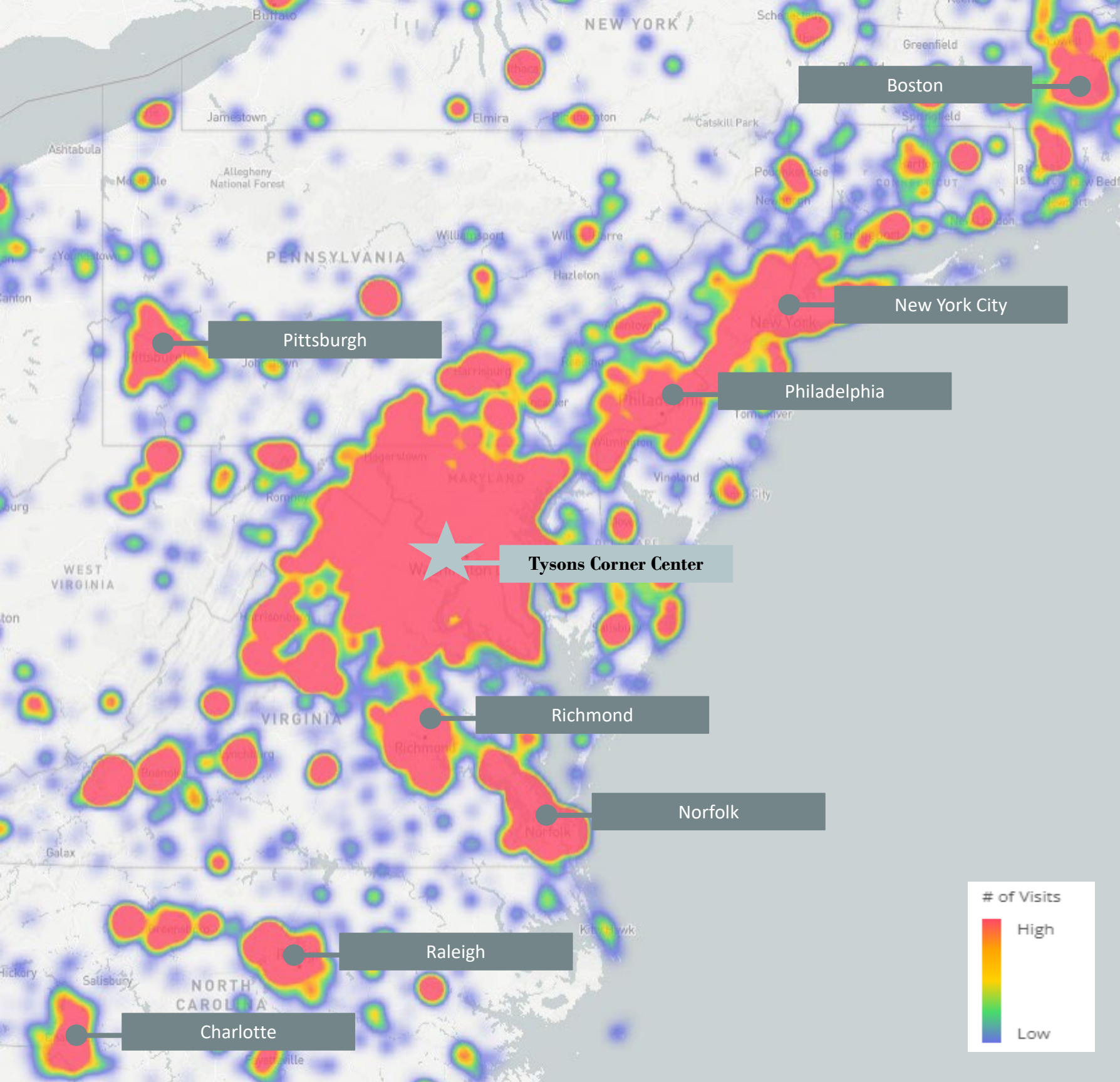
C O R N E R C E N T E R ®



East Coast **POWERHOUSE**

- Tysons Corner is located in Fairfax County - the **5th wealthiest county in the U.S.**
- Tysons Corner Center is the **dominant shopping center in the state of Virginia, Maryland and District of Columbia.**
- **Convenient access** – positioned **between Dulles International and Ronald Reagan International** (23.8M passengers in 2022), **high-visibility** from I-495 where **172K vehicles pass daily** and **direct access to Tysons Silver Line Metro Station.**
- Tysons Corner Center attracts **15M visitors annually.**
- **46% of Tysons Corner Center tenants rank #1** in the Macerich portfolio.
- The center features **luxury residential units**, an **office building** occupied by affluent professionals, a **thriving hotel** and a **plaza hosting year-round events.**
- Abundant **complimentary parking** with 11K+ spaces.

With its **prime location and convenient access**, it's no surprise Tysons Corner Center is the ultimate destination for **LIVE-WORK-PLAY-SHOP-STAY.**



Extensive + Affluent SHOPPER DRAW

Known for our first-to-market tenants, our shopper reach extends past our immediate trade area.

200+

Miles spanning over 9 states

\$115K

Average household disposable income

56%

Households have a disposable income of 100K+

Data Source: Placer.ai 2022

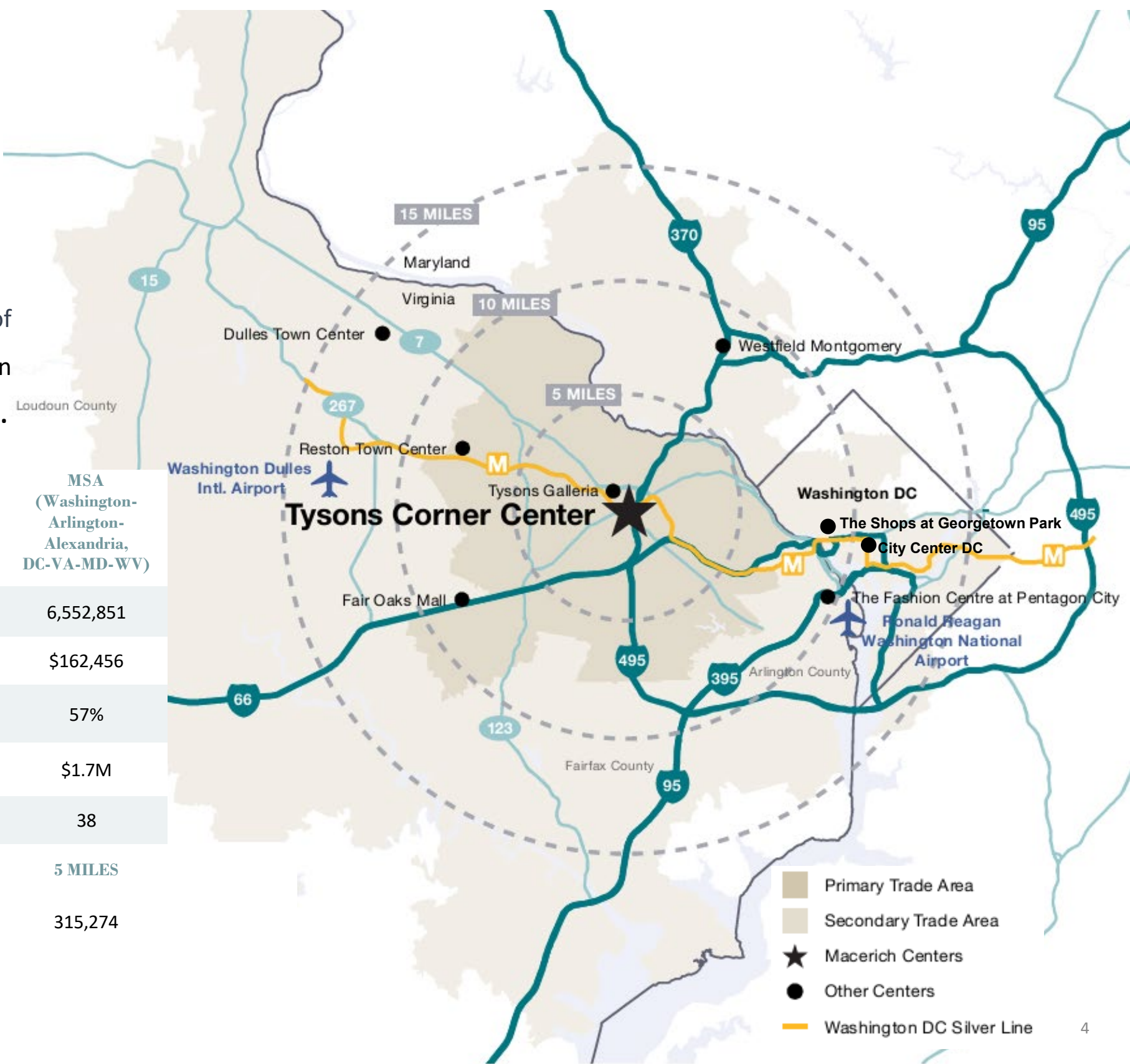
An Affluent TRADE AREA

A prosperous population resides within a 5-mile radius consisting of individuals in their peak earning and spending years, boasting an **average household income 115% higher than the national average.**

	5 MILES	PRIMARY TRADE AREA	FAIRFAX COUNTY	MSA (Washington- Arlington- Alexandria, DC-VA-MD-WV)
2022 Population	278,285	677,536	1,157,125	6,552,851
Average Household Income	\$226,027	\$205,647	\$192,422	\$162,456
Household Income \$100K+	71%	67%	66%	57%
Average Net Worth	\$2.9M	\$2.4M	\$2.5M	\$1.7M
Median Age	40.5	39	39.3	38

	1 MILE	2 MILES	3 MILES	5 MILES
Daytime Population	63,516	114,835	176,375	315,274

Source: ESRI, 2022



Dominating THE REGION

Tysons Corner Center is the preferred choice for shoppers. **The center garners a higher number of visits than competing centers in the region.** The center also **ranks #1 in shopper visits** in the Macerich portfolio.

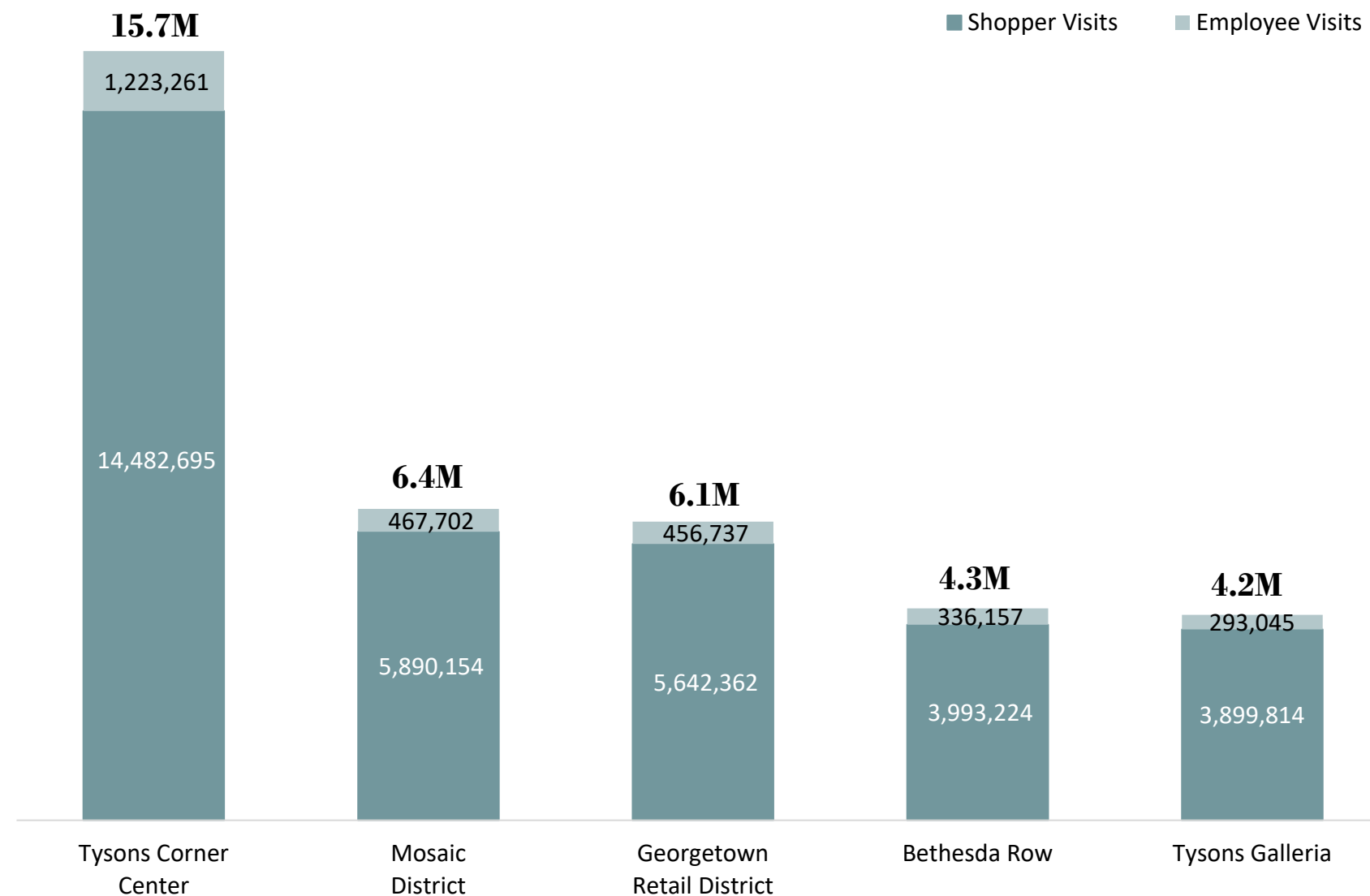
275% > Tysons Galleria

263% > Bethesda Row

158% > Georgetown Retail District

147% > Mosaic District

SHOPPER VISITS (December 2021-November 2022)

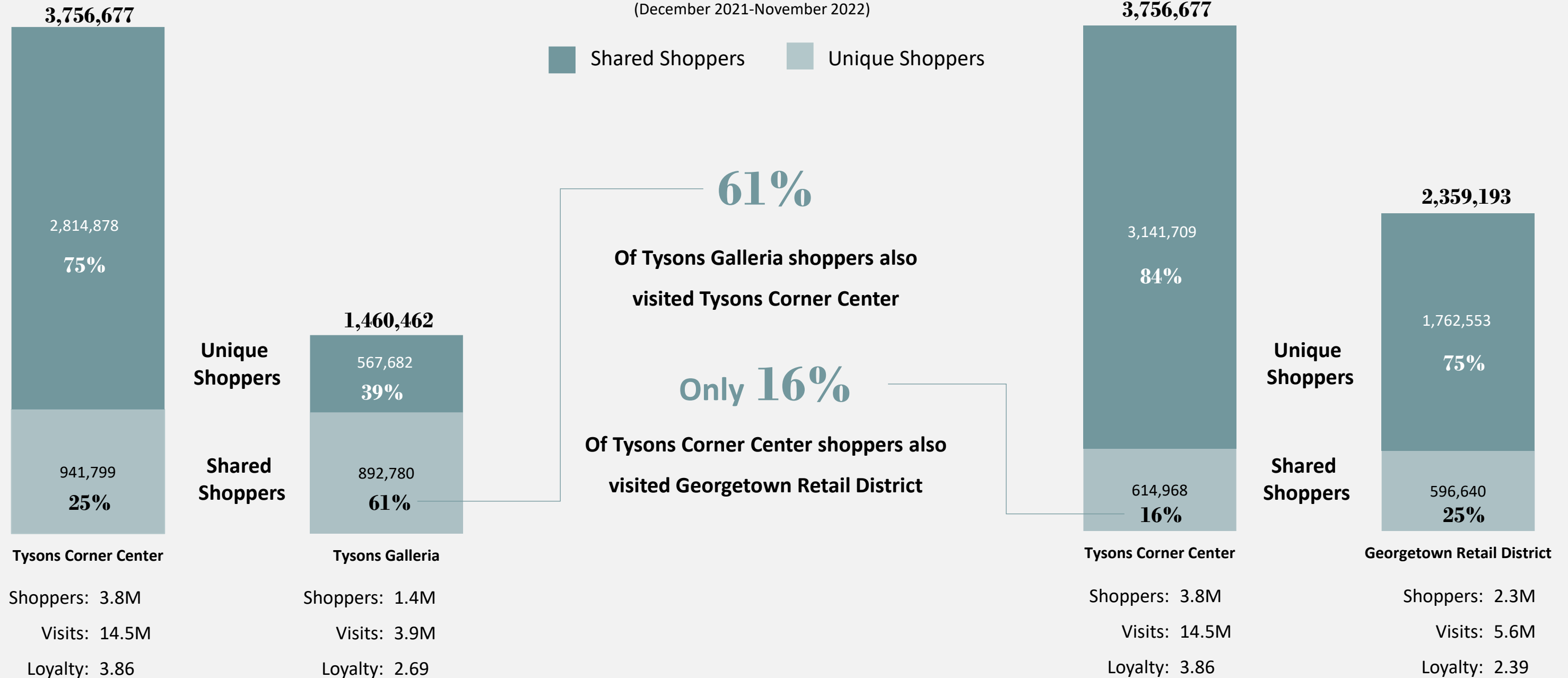


Outpacing GALLERIA & GEORGETOWN

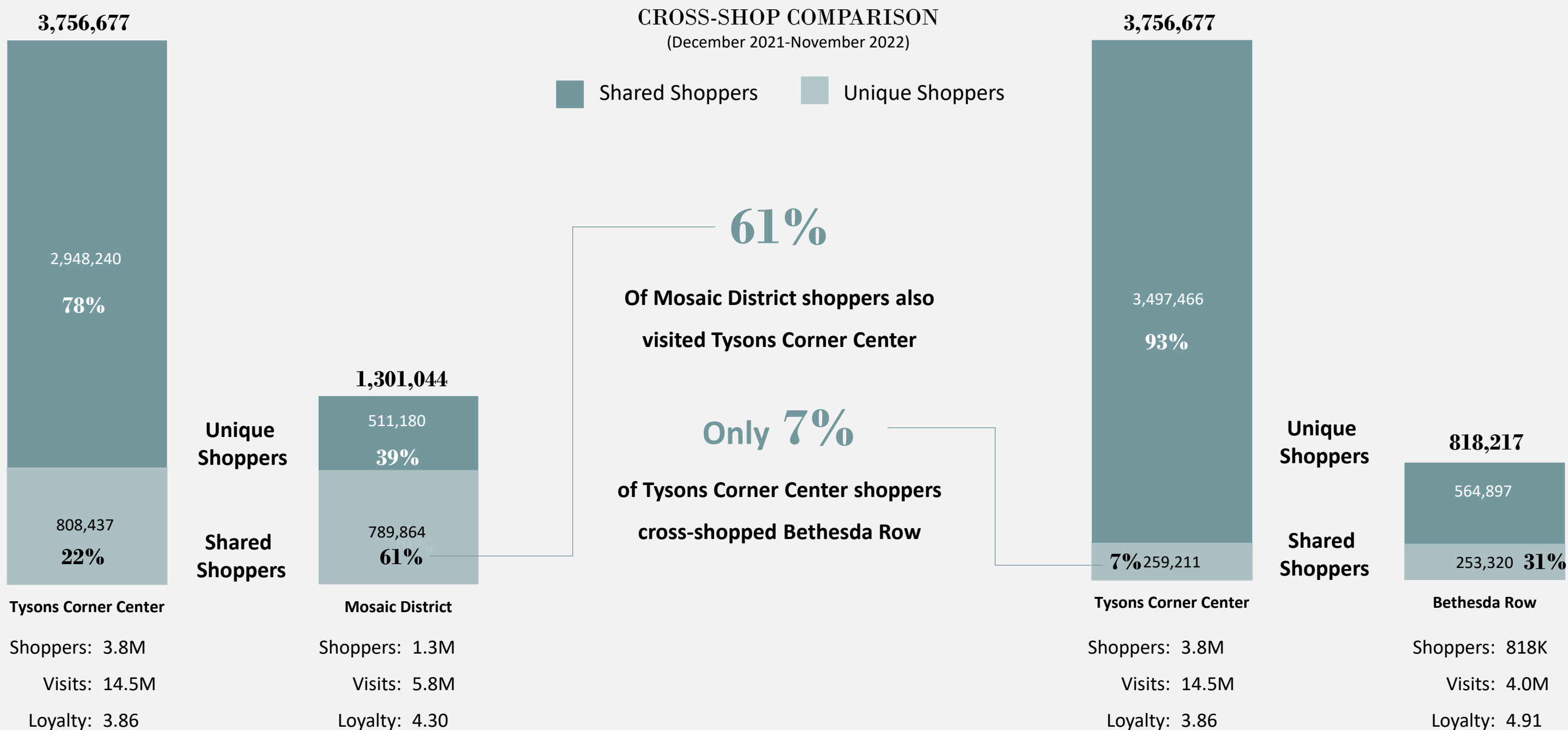
CROSS-SHOP COMPARISON

(December 2021-November 2022)

Shared Shoppers Unique Shoppers



Outperforming MOSAIC & BETHESDA ROW





FIRST IN THE WORLD
TOP PERFORMING

Madewell

FIRST IN THE U.S.

dyson

FIRST IN THE U.S.

NORDSTROM

FIRST ON THE EAST COAST

NESPRESSO®

FIRST-TO-MARKET

WARBY PARKER

FIRST-TO-MARKET

OAK + FORT

FIRST-TO-MARKET

LUCEID

TOP PERFORMING

lululemon

TOP PERFORMING

bloomingdale's

TOP PERFORMING

S E P H O R A

TOP PERFORMING

ZARA

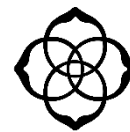
TOP PERFORMING

ARITZIA

TOP PERFORMING



ARC'TERYX
NEW



KENDRA SCOTT
NEW



ROTHY'S

COMING SOON

Distinguished RETAILERS

Our exclusive offerings attract shoppers to the center, making us the **preferred choice for retailers seeking to expand their reach**. The center has gained a reputation for introducing new retailers, restaurants, and entertainment options to the market. **We are the go-to destination for both emerging and established retailers.**

114

Tenants out of 250 rank number one in the Macerich Portfolio.

Exquisite DINING

The center boasts an unmatched dining experience with its extensive array of **sit-down and fast-casual restaurants** along with **outdoor and indoor dining options**. With close to **50 different dining establishments** to choose from, visitors have endless choices and are sure to find a cuisine that satisfies their taste buds.

earls
KITCHEN + BAR

THE
CAPITAL
GRILL

Eddie V's
PRIME SEAFOOD

Seasons 52
FRESH GRILL

Barrel & Bushel

La SANDÍA

SHAKE SHACK

california
PIZZA KITCHEN

COASTAL FLATS

CAFE
HOLSTROM



The Epicenter OF TYSONS

There are five hotels and more than 1,300 rooms located within a half-mile from Tysons Corner Center with convenient access to the shopping center.



Global SHOPPERS

Known for some of the best shopping on the East Coast and the number one shopping destination, Tyson Corner Center captivates tourists visiting within the U.S. and globally.

TOP INTERNATIONAL

- Saudi Arabia
- United Arab Emirates
- Canada
- United Kingdom
- Mexico
- China

TOP DOMESTIC

- Virginia
- Florida
- New York
- Pennsylvania
- North Carolina





Perfectly Positioned **FOR GROWTH**

We are devising strategies to capitalize on the entirety of the Tysons Corner Center campus by constructing new high-rise components that are in high demand for this growing urban hub, which **serves as a true town center for the rapidly expanding, upscale Northern Virginia region.**

PHASE I | COMPLETED MAY 2015

- Onsite luxury Vita Residences – 460 units & 800+ residents
- Trophy office tower – 2,500+ employees
- Elevated Plaza – 1.5 acres hosting year-round events and activations
- Flagship Hyatt Regency – 300 rooms
- Destination restaurants
- Covered walkway to the Metro – connecting to D.C.

PHASE II | UNDERWAY

- Transform the former Lord & Taylor space – reconstructing it as a mixed-use tower and/or office tower



Buzz-Worthy EVENTS

- **Taste of Tysons Corner Center** – Promoting our onsite dining experiences with chef demos, VIP offerings and more. Nearly 3K attendees during the 3-hour event.
- **Paws on the Plaza** – in partnership with 25 pet vendors and pet rescues. Approximately **3K attendees** during the **4-hour event**.
- **Summer Concert Series** – **9 concerts** from June through August. Peak attendance was in August with **4,500 attendees**.
- **Fall Fest** – **2-day event** with nearly **3K attendees** and **40+ retailers** participating.
- **Holiday Tree Lighting** – including holiday market featuring retailers.
- **Tysons Corner Center's Arts Program** – in partnership with ArtsFairfax and The Workhouse Art Foundation showcasing local artists, artist teams and arts organizations.



People + Properties **WITH PURPOSE**

Macerich is focused on achieving carbon neutrality by 2030, 20 years ahead of the Paris Climate Agreement.

We are committed to the long-term value creation of our properties. Every positive action – from each LED light bulb to every welcoming community event – brings us closer to meaningful environmental and social change.

ESG INDUSTRY LEADER



4 LEED
Certified Properties



11 BREEAM
Certified Properties



G R E S B[®]
GRESB #1 Ranking,
U.S. Retail, Retail Centers



CDP Climate A-List
2022



Ranked 23rd EPA Green
Power Partnership for
On-Site Generation



Environmental: 1
Social: 1
Governance: 1

*Scale: 1 is the highest possible score

31K

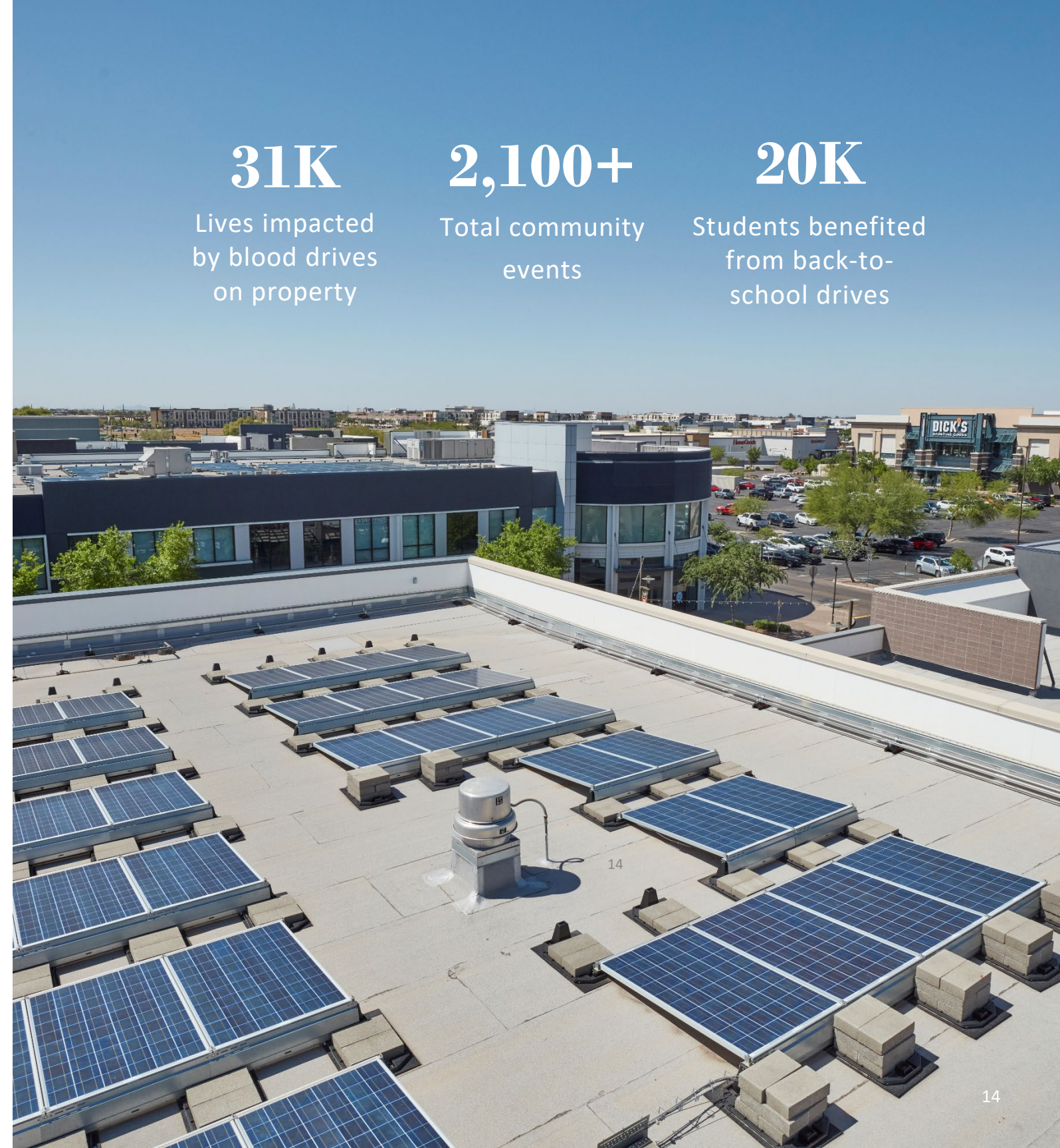
Lives impacted
by blood drives
on property

2,100+

Total community
events

20K

Students benefited
from back-to-
school drives



Premier REIT

Macerich is one of the country's leading owners, operators, and developers of major real estate. We've created an impressive collection of the top retail destinations in high-barrier-to-entry markets across the country with 44 retail destinations.





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING CALIFORNIA, THE PACIFIC NORTHWEST, PHOENIX/SCOTTSDALE AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR