

ANNAPOLIS MALL

ANNAPOLIS, MD

NYSE: MAC | [Macerich.com](https://www.macerich.com)

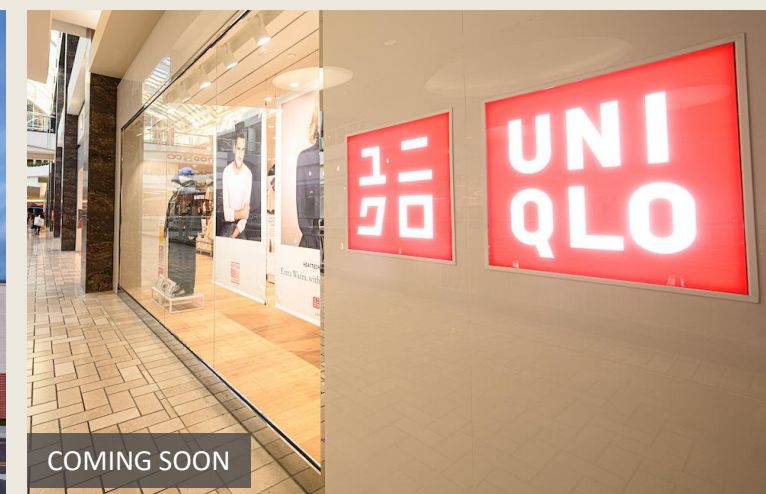
ANNAPOLIS MALL

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- Acquired April 30, 2026
- 1.5M Square Feet Class A Regional Mall
- 7.3M Annual Visits
- 353K Square Feet Across 18 Brand-name Tenants

Opening 2026-2027, including:

- DICK'S House of Sport
 - lululemon (Expansion)
 - Uniqlo
 - Tesla
 - Abercrombie & Fitch
- \$161K Average Household Income
in the Primary Trade Area (40% above the national average)





ANNAPOLIS, MD

MARKET HIGHLIGHTS:

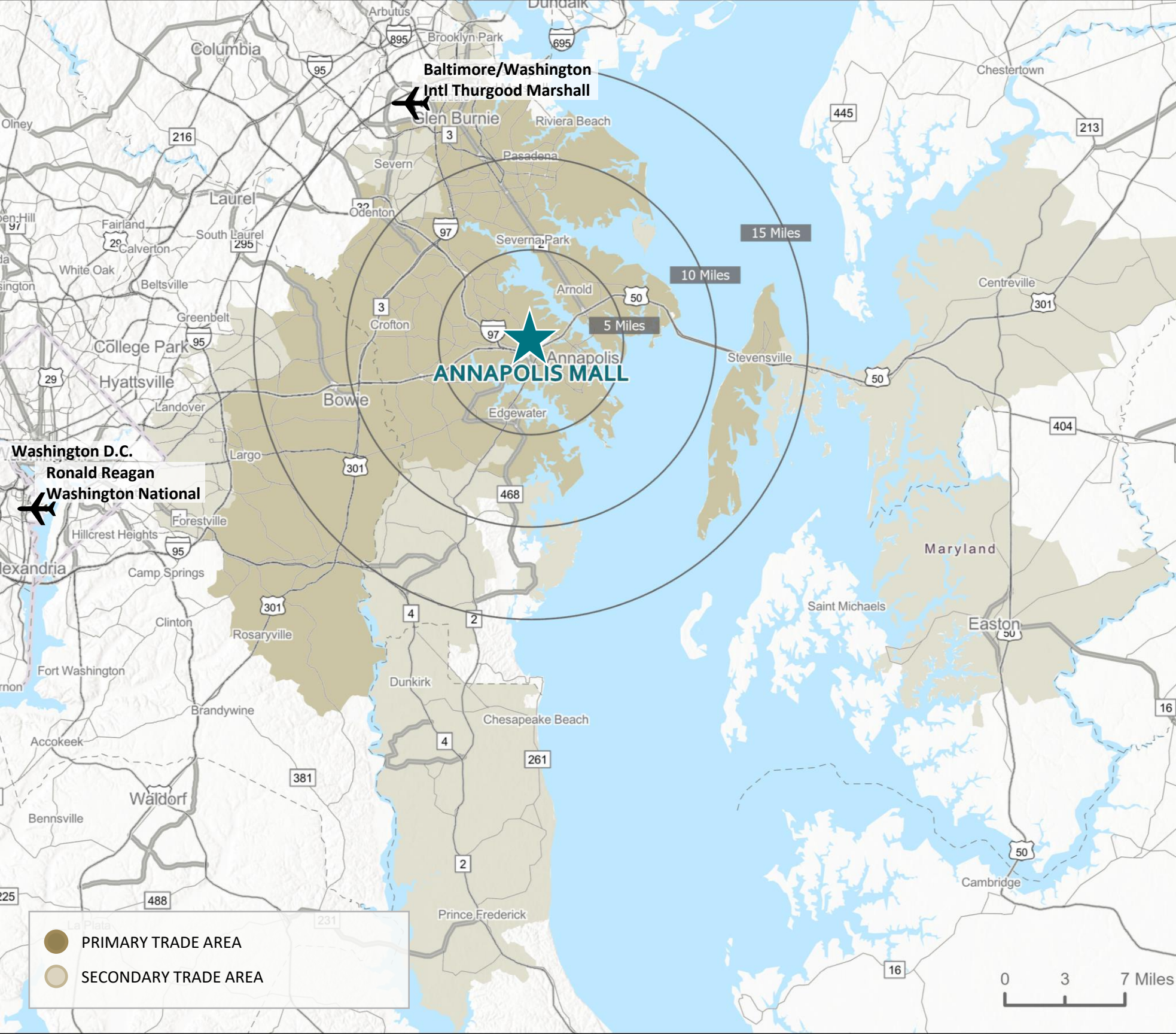
Situated between major metros, Washington D.C. (6.4M population) and Baltimore (2.7M population), serving affluent suburban commuters

326,000 Workforce Generates \$70 Billion Annually, Growing 60% Over 10 Years

Major Local Defense Contractor & Technology Presence: Amazon, Northrop Grumman, Booz Allen, Collins Aerospace and TEKsystems

U.S. Naval Academy (4 Miles) employs ~600 Faculty Members and Enrolls ~4,500 Students Annually

7.2M tourists in Anne Arundel County in 2024, up 5% YoY



AN AFFLUENT MARKET

2025 DEMOGRAPHICS	10 MILE RADIUS	PRIMARY TRADE AREA	TOTAL TRADE AREA
POPULATION	312K	675K	1.1M
HOUSEHOLDS	119K	255K	393K
AVG HH INCOME	\$178K	\$161K	\$149K
% HH INCOME \$200K+	32%	28%	24%
AVG NET WORTH	\$2.8M	\$2.4M	\$2.1M
AVG HOME VALUE	\$698K	\$607K	\$572K

Source: Esri, 2025

EXPANDED MARKET POSITION IN THE D.C. REGION

Annapolis Mall delivers a distinct and untapped trade area east of Washington, D.C., with no overlap from Tysons Corner to the west – giving retailers access to a powerful, dedicated customer base.

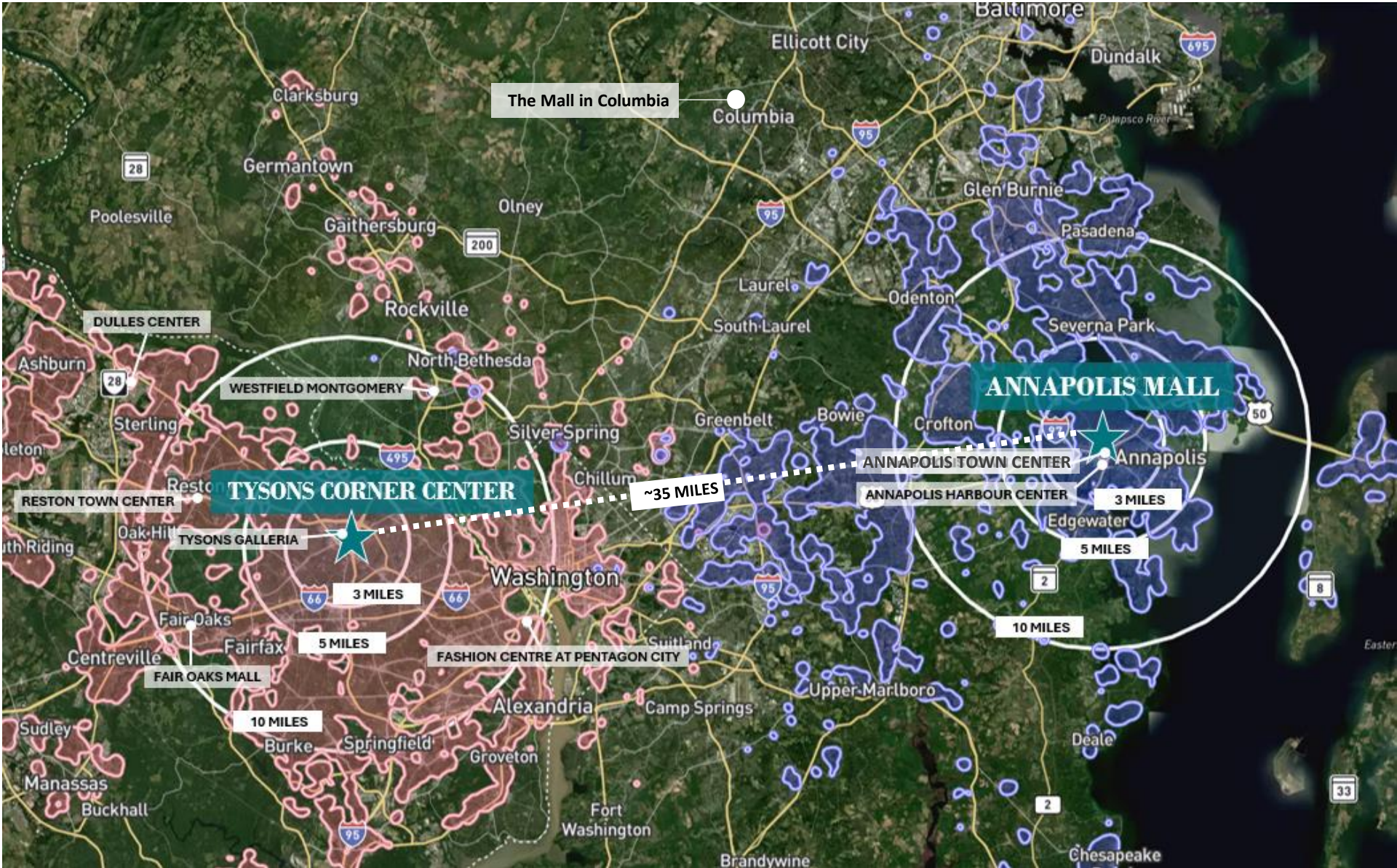
Together, the centers expand brand reach across the region, allowing tenants to capture multiple high-performing markets without cannibalization.

ANNAPOLIS MALL

7.3M Annual Visits ¹

1.4M Annual Unique Visitors ¹

- ANNAPOLIS TRADE AREA
- TYSONS CORNER CENTER TRADE AREA
- COMPETITION CENTERS



Sources: Placer.ai, 70% trade areas | Exported on March 20, 2026
¹ Visits reflect total trips; Unique Visitors reflect distinct individuals

CURATED RETAIL, SHAPING WHAT'S NEXT

Annapolis Mall is being reimagined as a premier retail destination serving a strong, affluent Mid-Atlantic trade area – where an elevated mix of premium retailers will drive increased traffic and longer stays.

A dynamic lineup, including DICK'S House of Sport, Dave & Buster's and a wave of fashion-forward brands, builds on an existing roster featuring Apple, Zara, Macy's, AMC and Urban Outfitters.

With strong momentum and continued enhancements ahead, Annapolis Mall is only getting better – positioned to tap into a growing, loyal and experience-driven customer base.

150+ COMMUNITY FAVORITES



ZARA

★macy's



Foot Locker



amc
THEATRES

HOLLISTER

Crate&Barrel

URBAN
OUTFITTERS

VICTORIA'S
SECRET



lululemon

The Container Store®

AMERICAN EAGLE

EXCITING NEW TENANTS COMING SOON

HOUSE
OF
SPORT

DAVE &
BUSTER'S



POP MART



UNI
QLO

AÉROPOSTALE

Abercrombie & Fitch

JACK&JONES



BUILT-IN DINING DEMAND

OUR SHOPPERS:

94% visited a restaurant in the past 30 days

81% more likely to visit sit-down restaurants 10+ times per month vs. the U.S. average

60% visited a quick service restaurant 5+ times per month (+51% more likely vs. U.S. average)



Source: Scarborough Market/Release: Multi-Market 2025 Release 2 Total (Jul 2024-Oct 2025) visited last 30 days



ON TREND TO SPEND

Compared to the U.S. average, Annapolis Mall shoppers are more likely to spend \$500+ when shopping.

32%

More likely to spend \$500+
on cosmetics & perfume

53%

More likely to spend \$500+
on skin care

82%

More likely to spend \$500+
on jewelry

2x

More likely to spend \$500+
on women's and men's
clothing

STRONG CROSS-SHOPPING

Annapolis Town Center shoppers are highly likely to cross-shop, with 63% visiting Annapolis Mall.
In contrast, only 35% of Annapolis Mall shoppers shop at Annapolis Town Center.

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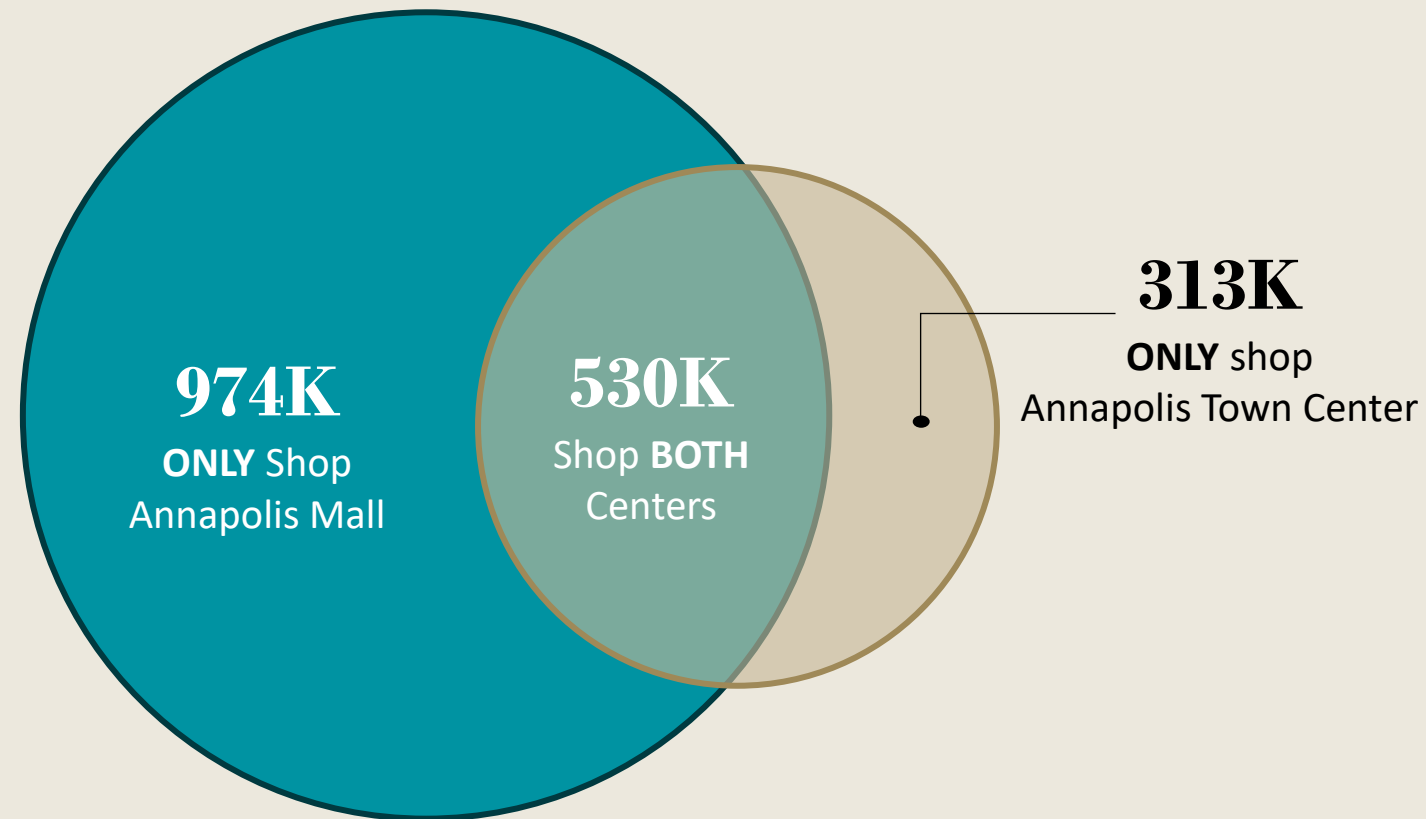
Total Unique Visitors ¹

1.4M

ANNAPOLIS TOWN CENTER

Total Unique Visitors ¹

843K



Source: Placer.ai – as of May 2026

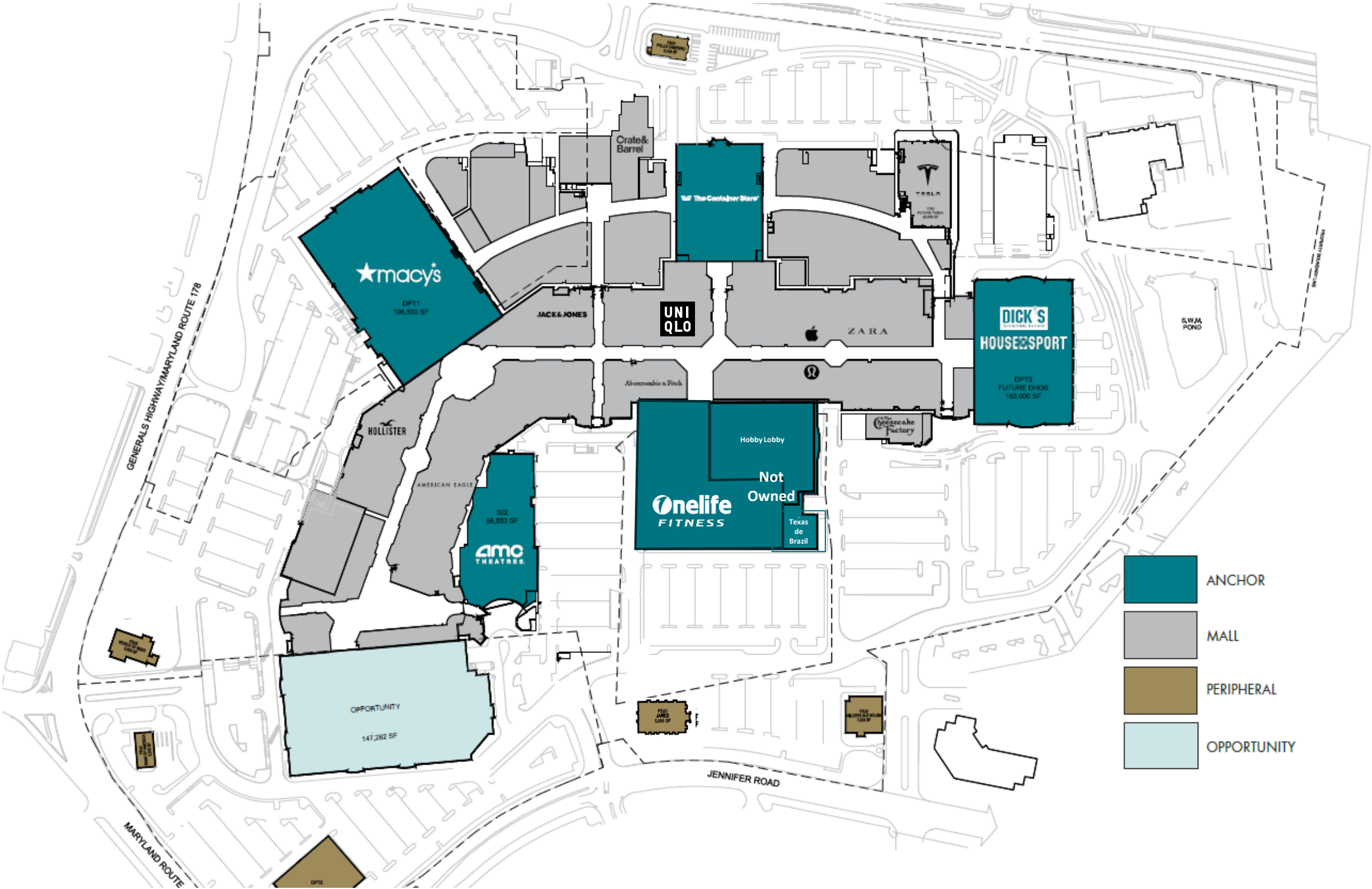
¹ Unique Visitors reflect distinct individuals

AERIAL

Direct access to U.S. Route 50 – a major thoroughfare into D.C.



SITE PLAN





MACERICH (NYSE: MAC)

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