



Tyson's

CORNER CENTER

WHERE THE STORES ARE

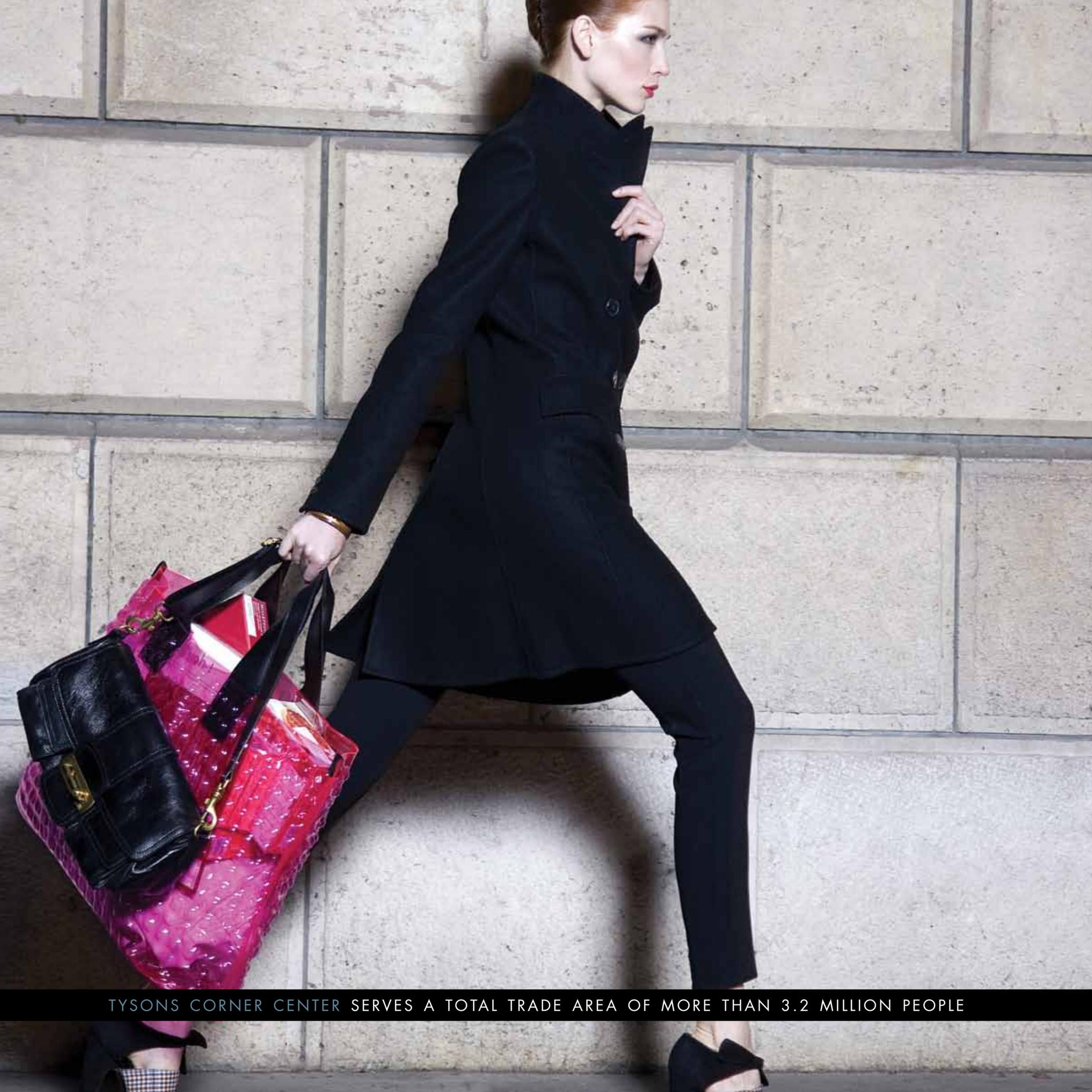


It's one of the most productive retail destinations in the nation. Each year, over 25 million visitors are drawn to Tysons Corner Center. The area is fast becoming the central hub of the greater Washington, D.C. area. Some are attracted to the department stores like Bloomingdale's, Nordstrom, Lord & Taylor and Macy's.

TURNING THE CORNER

While others are drawn to the unique mix of 300+ shops and restaurants, including first-to-market boutiques and new concept stores, the Tysons of today is impressive. But it's nothing compared to what we're building. Here is your chance to be a part of our future.

25
MILLION
VISITORS
ANNUALLY



TYSONS CORNER CENTER SERVES A TOTAL TRADE AREA OF MORE THAN 3.2 MILLION PEOPLE

INFLUENCE

MEETS



AFFLUENCE

With over two million square feet of dynamic retail, open-air courtyards and elevated plazas, Tysons Corner Center is the go-to destination for families and fashionistas alike. But these are not ordinary shoppers. Because of Tysons' ideal location and sophisticated retail offerings, the typical Tysons visitor is both affluent and well educated. The Center serves a primary trade area with an average household income of \$147,896. With the right mix of retail and demography, it's no wonder Tysons Corner Center continues to surpass all shopping center industry benchmarks.



Tysons Corner Center is the epi-center of the greater Washington, D.C. shopping area. Featuring an exclusive store mix where luxury retailers meet accessible brands,

WHERE THE STORES ARE

including Michael Kors, Cusp, Madewell, Microsoft, Gucci, Louis Vuitton, Lacoste, Kiehl's, C. Wonder, American Girl and the first ever Apple and Spanx Stores. These, plus many more, come together to create an unmatched shopping experience.

FIRST
EVER
APPLE
AND
SPANX
STORES

TYSONS 2014
THE NEW DOWNTOWN



HYATT REGENCY

Tiffany's





TYSONS CORNER CENTER WILL BE ADDING 50,000 SQ. FT. OF RETAIL TO THEIR LINE UP OF 300+ STORES

The future of Tysons Corner Center will be a 24-hour urban center where people enjoy living, working and playing. The expansion includes Tysons Tower, Vita Apartments, Hyatt Regency and a Grand Plaza with exciting new shopping and dining options and world-class events. Residents will savor the unobstructed, panoramic views of the D.C. skyline from the area's only rooftop swimming pool.

SEE AND BE SCENE

Tenants will appreciate the flexible office space and views from the tallest office building in Tysons Corner. And commuters will love the covered walkway that directly connects them to the new Metrorail station. In 2014, retail, hotel, office and residential space are converging into a one-of-a-kind space.





VITA APARTMENTS
429 Ultra-Luxury Apartments | 30 Floors

TYSONS TOWER
INTELSAT HEADQUARTERS
524,000 sf Trophy Office Space | 22 Floors

ELEVATED PLAZA
Links Metrorail to Tysons Corner Center

TYSONS CORNER METRO STOP
5,000 Daily Ridership

TYSONS CORNER CENTER
300+ Stores & Restaurants



HYATT REGENCY
300 Deluxe Guest Rooms | 17 Floors

ROOM WITH A VIEW

ALL OF THESE PRIME LOCATIONS OFFER
PANORAMIC VIEWS OF THE D.C. METRO AREA

TYSONS TOWER

- 22 floors of trophy office space
- 524,000 square feet
- Future world headquarters of Intelsat
- Ground floor retail and restaurants

VITA APARTMENTS

- 429 ultra-luxury apartments
- 30 floors
- 511 spaces of subgrade parking
- Rooftop pool
- Directly connected to Metro via covered walkway

HYATT REGENCY

- 300 deluxe guest rooms
- 17 floors
- 15,000 sf world-class executive conference center
- Fine dining restaurant and lounge
- Rooftop pool and fitness center



TYSONS CORNER CENTER WILL BECOME THE NEW DOWNTOWN OF NORTHERN VIRGINIA

The first Silver Line Metrorail will begin service to Tysons Corner in 2013, connecting visitors to all points in the Greater D.C. area. In future years, additional stations, including Washington Dulles International Airport, will serve the area

NEXT STOP TYSONS

creating the “new” downtown of Northern Virginia. Ridership to these new stops is projected to exceed 5,000 passengers daily. This access will attract businesses, residents and tourists with over 95% of all new development within walking distance of the expanded Metrorail.



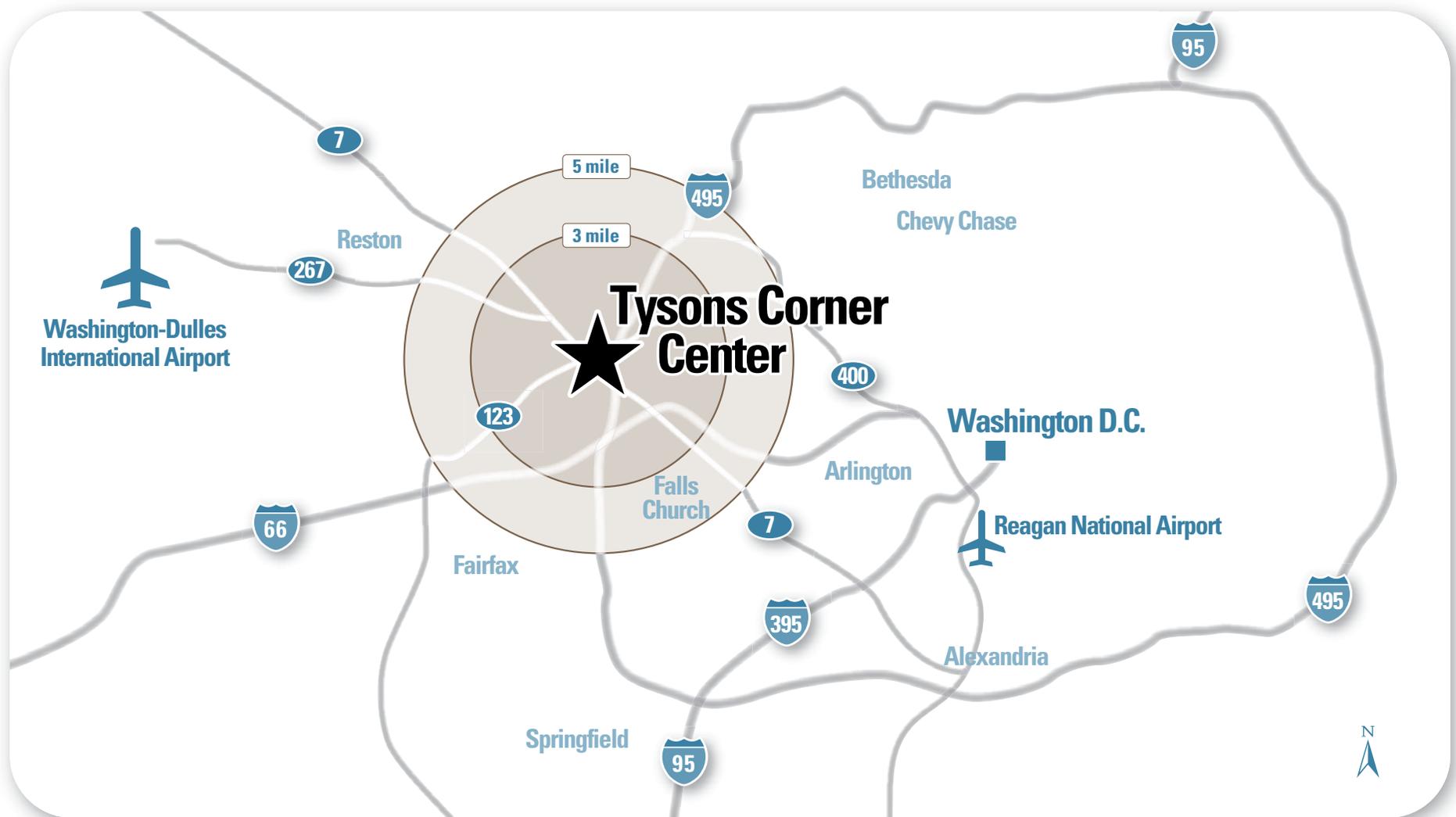




ATTRACTING THE ATTRACTIVE

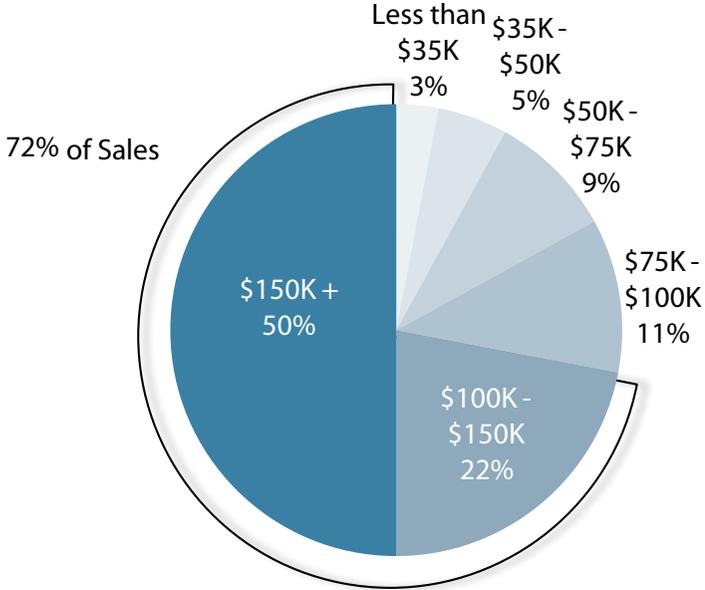
- Population for the Primary Trade Area is 1,309,792
- Annual GAFO per household is \$13,219
- Average Total Expenditure Per Visit is \$172.59
- Fairfax and Loudon are the top two wealthiest counties in the nation
- Tysons Corner Center is the most frequently visited attraction by tourists in the Northern Virginia area

TRADE AREA

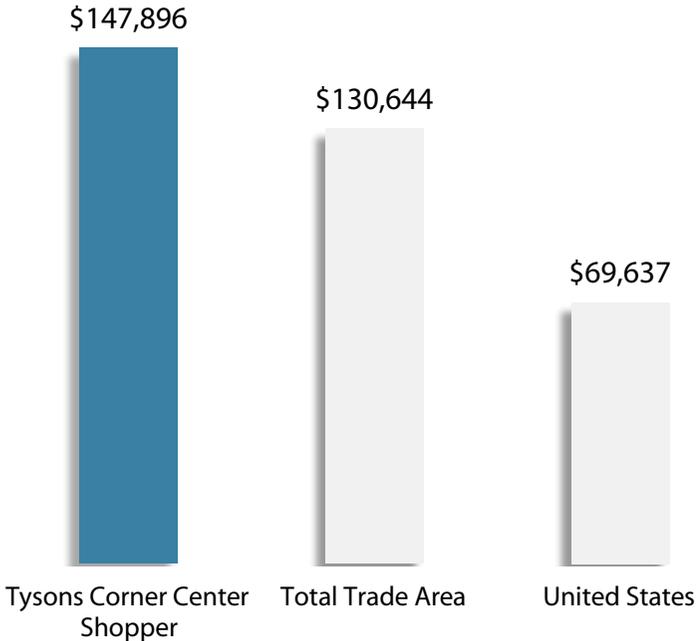


TRADE AREA POPULATION IS PROJECTED TO INCREASE 7.5% TO NEARLY 3.5 MILLION BY 2018

CENTER SALES BY SHOPPER INCOME SEGMENT



AVERAGE HOUSEHOLD INCOME



DATA SOURCE: 2013 Nielson



INTELSAT

THE DEVELOPER

As the owner and master developer of the Tysons Corner Center expansion, Macerich enjoys the support of a number of best-in-class partners that underscore the high-caliber nature of this project. Building on its history of joint ventures throughout the country, Macerich has engaged a core team of partners that includes a four-star hotel tenant, a premier hotel operator, and a development manager for the Tysons Tower office building, residential building and hotel. Macerich welcomes additional partnerships as the project progresses.

ALASKA PERMANENT FUND CORPORATION

APFC is a key investor in the project. The APFC supports a dedicated fund owned by the state of Alaska, known as the Alaska Permanent Fund, which was established in 1976 to safeguard the robust income that Alaskans anticipated the oil pipeline would produce for the state.



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