

## The Macerich Company (MAC)

**\$18.67** (Stock Price as of 12/22/2025)

Price Target (6-12 Months): **\$20.00**

Long Term: 6-12 Months

**Zacks Recommendation:**

**Neutral**

(Since: 09/25/24)

Prior Recommendation: Underperform

Short Term: 1-3 Months

**Zacks Rank: (1-5)**

**4-Sell**

Zacks Style Scores:

VGM: D

Value: D

Growth: C

Momentum: F

### Summary

Macerich enjoys a portfolio of premium shopping centers in the United States. With a decent leasing pipeline, the company is likely to continue witnessing healthy leasing activity at its properties in the quarters ahead, driving occupancy. Its focus on omni-channel retailing is likely to support its long-term growth. A shift toward re-use and mixed-use properties through the recapturing and repositioning of anchor tenants remains a key emphasis, while bringing brands to new markets at its mall will likely attract shoppers. We expect its total revenues to increase 12.7% in 2025. However, Macerich shares have underperformed the industry over the past three months. Growing e-commerce adoption by consumers raises concerns for the company. Its substantially leveraged balance sheet position and ongoing tenant bankruptcies add to its woes.

### Data Overview

52 Week High-Low	\$21.12 - \$12.48
20 Day Average Volume (sh)	1,759,514
Market Cap	\$4.8 B
YTD Price Change	-6.3%
Beta	2.06
Dividend / Div Yld	\$0.68 / 3.7%
Industry	<a href="#">REIT and Equity Trust - Retail</a>
Zacks Industry Rank	Top 28% (68 out of 243)

Last EPS Surprise	-2.8%
Last Sales Surprise	-1.5%
EPS F1 Est- 4 week change	-0.9%
Expected Report Date	02/26/2026
Earnings ESP	-5.8%

P/E TTM	12.7
P/E F1	13.0
PEG F1	-4.4
P/S TTM	4.7

### Price, Consensus & Surprise<sup>(1)</sup>



### Sales and EPS Growth Rates (Y/Y %)<sup>(2)</sup>



### Sales Estimates (millions of \$)<sup>(2)</sup>

	Q1	Q2	Q3	Q4	Annual*
2026	243 E	243 E	254 E	290 E	1,030 E
2025	249 A	250 A	253 A	283 E	1,035 E
2024	209 A	216 A	220 A	274 A	918 A

### EPS Estimates<sup>(2)</sup>

	Q1	Q2	Q3	Q4	Annual*
2026	0.32 E	0.34 E	0.36 E	0.44 E	1.47 E
2025	0.33 A	0.32 A	0.35 A	0.43 E	1.44 E
2024	0.31 A	0.44 A	0.38 A	0.47 A	1.56 A

\*Quarterly figures may not add up to annual.

(1) The data in the charts and tables, except the estimates, is as of 12/22/2025.

(2) The report's text, the analyst-provided estimates, and the price target are as of 12/22/2025.

## Overview

Founded in 1972 and headquartered in Santa Monica, CA, The Macerich Company is a retail real estate investment trust (REIT) that owns, acquires, leases, manages, develops, and redevelops regional and community shopping centers in high barrier-to-entry markets.

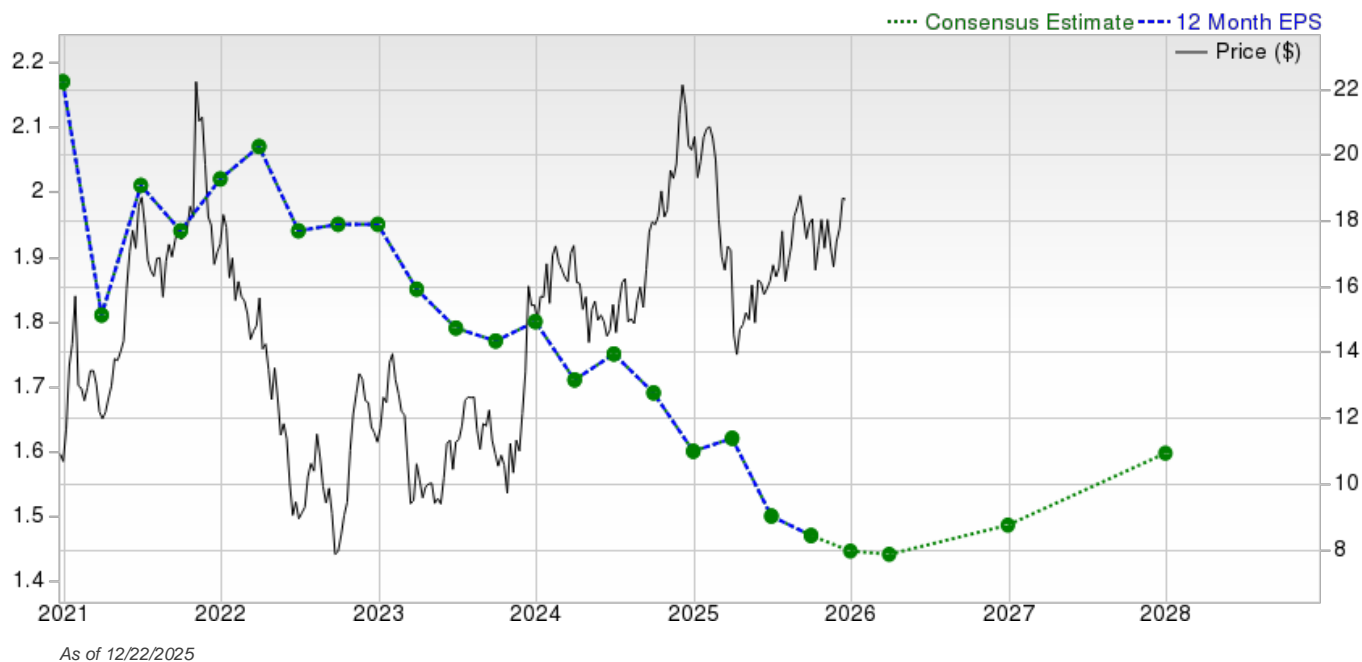
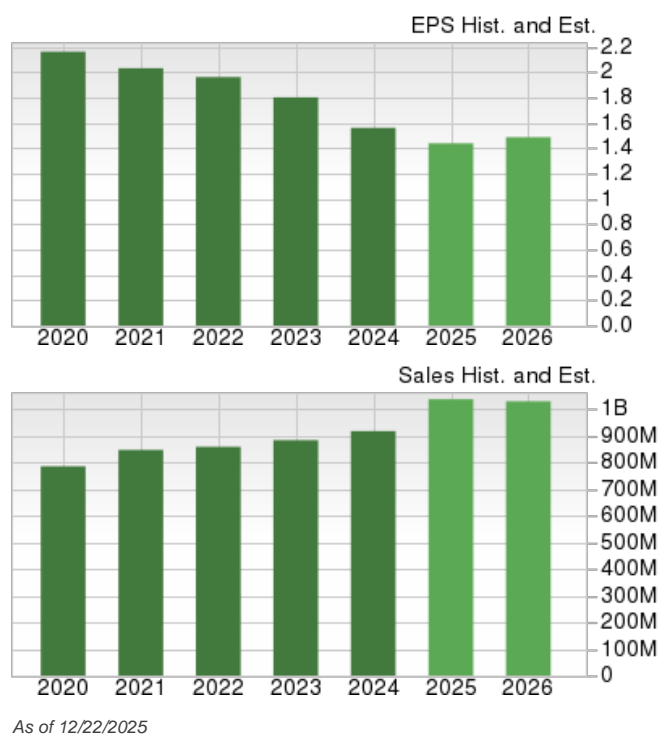
Macerich primarily focuses on the attractive, densely populated markets of the United States. It has a notable presence in California, the Pacific Northwest, Phoenix/Scottsdale and the Metro New York to Washington, DC corridor. As of Nov. 5, 2025, Macerich's real estate ownership encompassed 42 million square feet of gross leasable area, comprising mainly interests in 39 regional retail centers and one community/power shopping center.

The company has a joint venture (JV) in Flatiron Crossing, a 1.4 million regional retail center in Broomfield, CO. The total cost of the project is estimated to be between \$245 and \$265 million with \$125-\$135 million estimated to be its pro rata share. As of Sept. 30, 2025, the company has incurred \$22.8 million of the total \$47.7 million incurred by the joint venture. The anticipated opening will be in phases, with commencement in 2027.

Moreover, the company has a JV in Scottsdale Fashion Square, a 1.9 million regional retail center in Scottsdale, AZ. The total cost of the project is estimated to be between \$84-\$90 million, with \$42-\$45 million estimated to be its pro rata share. As of Sept. 30, 2025, the company has incurred \$32.1 million of the total \$64.2 million incurred by the joint venture. The anticipated opening will be in phases, which commenced in 2024 and expected to be completed in 2027.

In March 2025, Macerich announced that it has sealed a multi-year sponsorship and member engagement agreement with PenFed Credit Union, America's second-largest federal credit union, for its Tysons Corner Center Plaza. This arrangement will aid in elevating the brand appeal and reach of the center's experiential marketing programs and media network, attracting millions of shoppers and PenFed members annually.

*Note: All EPS numbers presented in this report represents funds from operations (FFO) per share. FFO, a widely used metric to gauge the performance of REITs, is obtained after adding depreciation and amortization and other non-cash expenses to net income.*



## Reasons To Buy:

▲ Macerich has a high concentration of premium malls in vibrant U.S. markets. These properties are located in densely-populated areas, where affluent consumers with significant disposable incomes live and play, offering the company solid scope to generate decent cash flows. Macerich's decent number of well-capitalized retailers in its tenant roster and well-laddered lease maturity schedule, helps it well to navigate through any challenging times. We expect the company's total revenues to increase 12.7% in 2025.

▲ Macerich has been focusing on an aggressive capital-recycling program, which involves the divestiture of non-core and slower-growth assets, and the use of the proceeds to increase its presence in core markets and invest in higher-growth properties through acquisitions, developments and redevelopment initiatives, as well as lower its leverage. Its strategic plan also entails business simplification through selective consolidation of some JV interests over time. In June 2025, Macerich announced the buyout of Crabtree Mall, a Class A retail center spanning roughly 1.3 million square feet in Raleigh, NC, for \$290 million. In August 2025, it closed on the sale of Lakewood Center for \$332 million. In the same month, the company closed on the sale of Valley Mall for \$22 million. In July 2025, the company's JV closed on the sale of Atlas Park for \$72 million. In April 2025, the company closed on the sale of SouthPark for \$11 million. Macerich is redeveloping the northeast quadrant of Green Acres Mall, a 2.1 million square foot regional retail center in Valley Stream, NY, anticipated to open in 2026. The total estimated cost for this project is between \$130 and \$150 million. As of Sept. 30, 2025, the company has incurred around \$31.4 million. Apart from raising capital, the strategic dispositions made over the years have helped reduce impending bankruptcy issues across the lower-quality disposed portfolio. The company continues to expect to complete its \$2 billion disposition program by the end of 2026. During the next 12 months, Macerich expects to incur approximately \$250-\$300 million for development, redevelopment, expansion and renovations, which includes Scottsdale Fashion Square, Green Acres Mall and Flatiron Crossing.

▲ Macerich has been making efforts to enhance its assets quality as well as customer relationships through increasing adoption of the omni-channel model. The omni-channel business model has become crucial among several store retailers, while digital brands are focusing on enhancing their brick-and-mortar presence that are playing a key role in satisfying orders. Several retailers have resorted to fulfilling orders out of their mall-based stores. Further, the shift towards re-use and mixed-use properties through recapture and repositioning of anchor tenants remains a key emphasis, while bringing brands to new markets at its mall will likely attract shoppers.

▲ In May 2024, Macerich announced a thorough Path-Forward plan, which is designed to simplify the business, enhance operational performance and decrease leverage. It encompasses three main elements aimed at fostering long-term growth. The initial element of the plan aims to refresh the ranking of the portfolio by prioritizing criteria beyond sales per square foot. It seeks to enhance the quality of the portfolio through asset sales and give-backs. The second element involves Macerich's plan to proactively replace outdated anchor spaces while prioritizing anchors that align with future trends. Finally, the third initiative from the plan aims to reduce leverage in order to maintain a healthy balance sheet position. This will involve reducing leverage through organic net operating income (NOI) growth. Additionally, the goal is to enhance and expand Macerich's existing free cash flow generation. In May 2025, Macerich provided an update on Path Forward plan. This includes a comprehensive NOI bridge from year-end 2024 to 2028 for pro forma go-forward portfolio NOI (Go-Forward Portfolio is a group of high-quality, market-dominant retail properties that are the core focus of ongoing strategic investment and operational improvement under the Path Forward Plan). It also provided a road map for 2028 target FFO per share of \$1.80 and a path to its 2028 target leverage range of low-to-mid 6x.

The presence of premium shopping centers in vibrant markets, efforts to support omni-channel retailing, along with balance-sheet strengthening moves, poise Macerich well for growth.

## Reasons To Sell:

- ▼ Macerich's performance in the upcoming quarters is expected to be negatively impacted by the bankruptcy of Forever 21 (filed in the first quarter of 2025), Express (in 2024) and others. From the beginning of the year through Nov. 5, 2025, the company witnessed seven bankruptcy filings from its tenants, including the bankruptcies of Forever 21 and Claire's, totaling 66 leases and representing approximately 873,000 square feet of leased space and \$12.8 million of annual leasing revenues at the company's share. However, the company expects that the pace of bankruptcy filings in 2025 will be lower than the average bankruptcy rate over the last decade.
- ▼ Although mall traffic rebounded significantly following the pandemic, given the convenience of online shopping, it is a popular choice among customers. Consequently, this adversely impact the market share for brick-and-mortar stores.
- ▼ Solid dividend payouts remain the biggest attraction for REIT investors. However, Macerich reduced the dividend from 75 cents per share to 50 cents per share for the second quarter of 2020 and to 15 cents per share for the third quarter of 2020. Although the company increased its dividend per share from 15 cents to 17 cents in October 2022 and maintained this payment thereafter, it is still lower than the amount paid before the pandemic. Given our current projections for both top line and bottom-line, we do not expect a significant increase in dividend in the near term.
- ▼ The company has a substantial number of centers positioned across California (representing 23.3% of Go-Forward Portfolio Centers pro-rata real estate NOI for trailing twelve months ending Sept. 30, 2025), Arizona (20.2%) and New York (18.9%). This geographical concentration risk will likely weigh upon its earnings in times of economic and political uncertainty.
- ▼ Macerich has a substantially leveraged balance sheet. As of Sept. 30, 2025, its total pro-rata share of debt was approximately \$6.60 billion, with a weighted average interest rate of 5.36%. Moreover, the company had net debt to adjusted EBITDA of 7.76x. While the company aims to reduce leverage to a low-mid 6X range over the next several years, this leveraged balance sheet limits its strength to withstand any credit crisis and unexpected negative externalities in the near term. In addition, with a high level of debt, interest expenses are likely to remain elevated. In the third quarter of 2025, interest expenses grew 27.3% year over year to \$72.7 million. We estimate 2025 interest expenses to grow 32.8% year over year.

Tenant bankruptcy, growing adoption of online shopping and substantial geographic concentration of assets raise Macerich's risk. Moreover, high interest expenses remains a concern.

## Last Earnings Report

### Macerich's Q3 FFO & Revenues Miss Estimates, Occupancy Declines Y/Y

The Macerich Company reported third-quarter 2025 FFO per share of 35 cents, lagging the Zacks Consensus Estimate of 36 cents. The reported figure compares unfavorably with the prior-year quarter's 38 cents.

Results reflected a decline in occupancy and a rise in interest expenses year over year. However, with solid leasing volume, Go-Forward Portfolio Centers' NOI and base rent re-leasing spreads increased.

Quarterly revenues of \$253.3 million increased 15% from the year-ago quarter's figure. However, the metric missed the Zacks Consensus Estimate of \$257 million.

#### Q3 in Detail

The portfolio tenant sales per square foot for spaces less than 10,000 square feet for the trailing 12 months ended Sept. 30, 2025, came in at \$867, up from \$834 year over year.

In the third quarter, Macerich signed leases encompassing 1.5 million square feet. On a comparable center basis, this reflected an 81% increase in the amount of leased square footage signed year over year.

Go-Forward Portfolio Centers' NOI, excluding lease termination income, rose 1.7% year over year to \$178.8 million.

For the trailing 12 months ended Sept. 30, 2025, base rent re-leasing spreads were 5.9% more than the expiring base rent, making it the 16th consecutive quarter of positive base rent leasing spreads.

However, portfolio occupancy was 93.4% as of Sept. 30, 2025, down from 93.7% as of Sept. 30, 2024. Our expectation for the same was pegged at 92.3%. Go-Forward Portfolio Center occupancy as of the same period was 94.3%.

Interest expenses grew 27.3% year over year to \$72.7 million.

#### Portfolio Activity

In July 2025, Macerich's joint venture closed on the sale of Atlas Park for \$72 million.

In August 2025, Macerich closed on the sale of Lakewood Center for \$332 million and Valley Mall for \$22 million.

#### Balance Sheet

As of Nov. 4, 2025, Macerich had around \$1 billion of liquidity, including \$650 million of available capacity on its revolving line of credit.

In the third quarter, Macerich sold 2.8 million shares of common stock for around \$50 million of net proceeds through its at-the-market program.

**FY Quarter Ending** **12/31/2024**

Earnings Reporting Date	Nov 04, 2025
Sales Surprise	-1.46%
EPS Surprise	-2.78%
Quarterly EPS	0.35
Annual EPS (TTM)	1.47

## Recent News

### Dividend Update

On Oct. 30, 2025, Macerich's board of directors announced a quarterly cash dividend of 17 cents per share on its common stock. The dividend will be paid out on Dec. 29, to its shareholders on record as of Dec. 15, 2025.

## Valuation

Macerich's shares have declined 7.1% in the trailing 12 months. While stocks in the Zacks sub-industry have decreased 6.7%, while the Zacks Finance sector have increased 16.9%, respectively, over the past year.

The S&P 500 Index is up 16.4% over the past year.

The stock is currently trading at 12.55X forward 12-month FFO, which compares to 14.50X for the Zacks sub-industry, 17.30X for the Zacks sector and 23.27X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 13.95X and as low as 4.00X, with a five-year median of 8.62X. Our Neutral recommendation indicates that the stock will perform in line with the market. Our \$20.00 price target reflects 12.35X FFO.

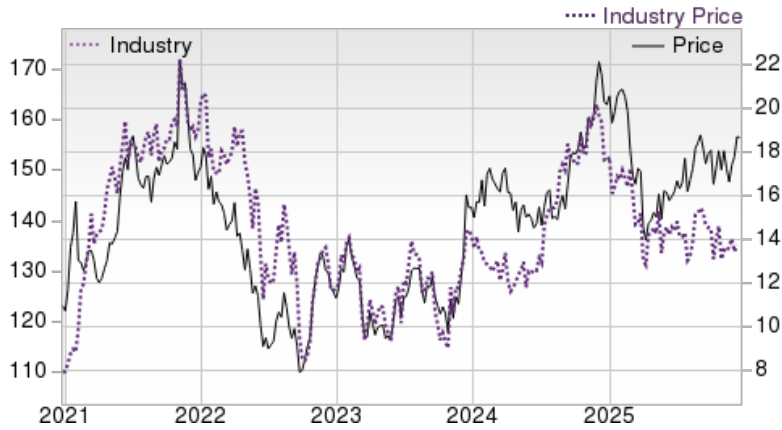
The table below shows the summary valuation data for Macerich.

Valuation Multiples - MAC					
		Stock	Sub-Industry	Sector	S&P 500
P/E F12M	Current	12.55	14.50	17.30	23.27
	5-Year High	13.95	18.89	18.28	23.78
	5-Year Low	4.00	12.21	12.36	15.73
	5-Year Median	8.62	15.16	16.12	21.22
P/S F12M	Current	4.63	9.67	9.08	5.25
	5-Year High	6.16	13.33	10.06	5.50
	5-Year Low	1.86	8.23	6.69	3.82
	5-Year Median	3.70	10.16	8.40	5.04
P/B TTM	Current	1.82	2.27	4.28	8.48
	5-Year High	1.84	4.25	4.38	9.15
	5-Year Low	0.54	1.94	2.87	6.59
	5-Year Median	1.06	2.36	3.53	8.04

As of 12/19/2025

Source: Zacks Investment Research

## Industry Analysis<sup>(1)</sup> Zacks Industry Rank: Top 28% (68 out of 243)



## Top Peers<sup>(1)</sup>

Company (Ticker)	Rec	Rank
Agree Realty Corpora...(ADC)	Neutral	3
CBL & Associates Pro...(CBL)	Neutral	
EPR Properties (EPR)	Neutral	2
Federal Realty Inves...(FRT)	Neutral	3
Kite Realty Group Tr...(KRG)	Neutral	3
Phillips Edison & Co...(PECO)	Neutral	2
SmartCentres Real Es...(CWYUF)	Underperform	4
SITE CENTERS CORP. (SITC)	NA	

## Industry Comparison<sup>(1)</sup> Industry: Reit And Equity Trust - Retail

	MAC	X Industry	S&P 500	EPR	FRT	KRG
Zacks Recommendation (Long Term)	Neutral	-	-	Neutral	Neutral	Neutral
Zacks Rank (Short Term)	4	-	-	2	3	3
VGM Score	D	-	-	C	D	D
Market Cap	4.78 B	4.24 B	38.78 B	3.81 B	8.77 B	5.18 B
# of Analysts	7	6	22	7	8	4
Dividend Yield	3.64%	4.15%	1.39%	7.08%	4.45%	4.52%
Value Score	D	-	-	B	C	C
Cash/Price	0.08	0.02	0.04	0.01	0.01	0.01
EV/EBITDA	30.24	17.11	14.61	14.49	16.45	16.45
PEG Ratio	-4.43	2.67	2.19	2.93	3.73	6.03
Price/Book (P/B)	1.83	1.70	3.32	1.63	2.81	1.63
Price/Cash Flow (P/CF)	33.81	13.95	15.20	11.86	13.62	13.73
P/E (F1)	12.97	13.94	19.70	9.80	14.05	11.45
Price/Sales (P/S)	4.66	6.37	3.10	5.34	6.99	6.06
Earnings Yield	7.71%	7.18%	5.07%	10.20%	7.11%	8.74%
Debt/Equity	1.97	0.79	0.56	1.19	1.52	0.93
Cash Flow (\$/share)	0.55	2.82	8.99	4.23	7.44	1.73
Growth Score	C	-	-	D	D	D
Hist. EPS Growth (3-5 yrs)	-6.24%	6.89%	8.16%	26.46%	9.39%	12.21%
Proj. EPS Growth (F1/F0)	-7.69%	5.19%	8.50%	5.37%	6.79%	0.97%
Curr. Cash Flow Growth	285.82%	3.26%	6.86%	-8.27%	14.15%	-15.96%
Hist. Cash Flow Growth (3-5 yrs)	-21.02%	4.15%	7.43%	-0.72%	1.45%	24.10%
Current Ratio	1.03	1.48	1.19	7.21	1.60	0.98
Debt/Capital	66.29%	46.37%	38.01%	54.31%	59.95%	48.09%
Net Margin	-37.97%	24.22%	12.78%	28.01%	27.65%	16.34%
Return on Equity	-14.21%	6.26%	17.00%	8.58%	11.12%	4.27%
Sales/Assets	0.12	0.13	0.53	0.13	0.14	0.13
Proj. Sales Growth (F1/F0)	12.70%	4.82%	5.81%	3.90%	5.30%	0.80%
Momentum Score	F	-	-	B	D	C
Daily Price Chg	0.81%	-0.30%	0.88%	0.82%	-0.28%	0.34%
1 Week Price Chg	-0.21%	0.33%	0.10%	0.20%	1.80%	1.76%
4 Week Price Chg	12.30%	0.26%	3.51%	-3.26%	3.47%	3.85%
12 Week Price Chg	4.08%	-1.00%	2.87%	-12.73%	1.86%	7.22%
52 Week Price Chg	-8.05%	-5.70%	15.24%	15.10%	-9.43%	-5.45%
20 Day Average Volume	1,780,940	1,024,616	3,013,825	706,049	659,486	1,912,902
(F1) EPS Est 1 week change	-0.59%	0.00%	0.00%	0.00%	0.00%	0.00%
(F1) EPS Est 4 week change	-0.89%	0.00%	0.00%	0.48%	-0.01%	0.12%
(F1) EPS Est 12 week change	-2.61%	0.60%	0.69%	1.06%	0.69%	0.60%
(Q1) EPS Est Mthly Chg	-2.80%	0.00%	0.00%	-0.27%	0.07%	0.49%



## Analyst Earnings Model<sup>(2)</sup>

### The Macerich Company (MAC)

In \$MM, except per share data

	2022A	2023A	2024A	2025E				2026E				2027E		
	FY	FY	FY	1QA	2QA	3QA	4QE	FY	1QE	2QE	3QE	4QE	FY	FY
FY Ends December 31st	Dec-22	Dec-23	Dec-24	31-Mar-25	30-Jun-25	30-Sep-25	31-Dec-25	Dec-25	31-Mar-26	30-Jun-26	30-Sep-26	31-Dec-26	Dec-26	Dec-27
Income Statement														
Total Revenues	\$859.2	\$884.1	\$918.2	\$249.2	\$249.8	\$253.3	\$282.5	\$1,034.8	\$242.7	\$243.2	\$253.9	\$289.8	\$1,029.6	\$1,059.4
Shopping Center and Operating Expenses	\$289.9	\$288.4	\$306.9	\$85.2	\$79.8	\$79.8	\$87.2	\$332.0	\$76.7	\$75.4	\$80.6	\$83.5	\$316.2	\$317.2
Management Companies' Operating Expenses	\$67.8	\$70.1	\$82.1	\$20.8	\$21.9	\$20.2	\$20.6	\$83.5	\$19.6	\$19.5	\$19.9	\$19.8	\$78.9	\$77.3
Leasing Expenses	\$32.7	\$36.4	\$41.3	\$11.2	\$10.6	\$10.6	\$12.2	\$44.7	\$11.0	\$11.1	\$11.2	\$10.0	\$43.3	\$39.8
REIT General and Administrative Expenses	\$27.2	\$29.2	\$28.1	\$7.6	\$7.8	\$6.9	\$8.4	\$30.7	\$7.2	\$6.7	\$7.0	\$8.1	\$29.0	\$26.1
Depreciation and Amortization	\$291.6	\$282.4	\$294.8	\$92.6	\$88.5	\$90.9	\$87.7	\$359.7	\$85.3	\$84.2	\$85.5	\$90.9	\$345.9	\$344.9
Interest Expense	\$216.9	\$172.9	\$220.0	\$69.1	\$71.9	\$72.7	\$78.5	\$292.2	\$73.4	\$71.5	\$74.0	\$91.1	\$309.9	\$329.2
Loss on Extinguishment of Debt	\$0.0	(\$8.2)	(\$14.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Expenses	\$926.0	\$871.2	\$958.8	\$286.4	\$280.6	\$281.1	\$294.7	\$1,142.7	\$273.2	\$268.4	\$278.1	\$303.4	\$1,123.1	\$1,134.5
Interest Expense & Depreciation and Amortization Allocable to Noncontrolling Interests in Consolidated Joint Ventures	(\$38.3)	(\$25.9)	(\$9.7)	(\$0.9)	(\$0.9)	(\$0.9)	(\$1.0)	(\$3.8)	(\$0.9)	(\$0.9)	(\$0.9)	(\$1.1)	(\$3.8)	(\$3.9)
Distributions on Preferred Units	\$0.3	\$0.3	\$0.3	\$0.1	\$0.1	\$0.1	\$0.1	\$0.3	\$0.1	\$0.1	\$0.1	\$0.1	\$0.3	\$0.3
Adjusted EBITDA	\$702.6	\$722.0	\$707.2	\$172.7	\$177.6	\$180.9	\$214.2	\$745.4	\$178.2	\$181.3	\$189.4	\$229.4	\$778.2	\$821.8
Equity in (Loss) Income of Unconsolidated Joint Ventures	(\$5.3)	(\$156.9)	(\$197.4)	(\$0.8)	(\$0.5)	\$9.8	\$5.9	\$14.4	\$2.3	\$1.9	\$3.0	\$6.3	\$13.5	\$11.5
Income Tax Expense	\$0.7	(\$0.5)	(\$1.3)	(\$0.8)	(\$0.2)	(\$0.7)	(\$0.7)	(\$2.4)	(\$0.7)	(\$0.7)	(\$0.7)	(\$0.7)	(\$2.8)	(\$2.8)
Gain (Loss) on Sale or Write Down of Assets, Net	\$7.7	(\$134.5)	\$39.0	(\$14.0)	(\$10.5)	(\$72.6)	\$0.0	(\$97.1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Net Income	(\$65.1)	(\$278.1)	(\$197.7)	(\$51.2)	(\$41.5)	(\$90.0)	(\$5.5)	(\$188.2)	(\$27.5)	(\$22.5)	(\$20.5)	(\$6.6)	(\$77.3)	(\$60.8)
Non-Controlling Interest	\$1.0	(\$4.0)	(\$3.5)	(\$1.0)	(\$0.6)	(\$2.6)	(\$2.6)	(\$6.9)	(\$2.6)	(\$2.6)	(\$2.6)	(\$2.6)	(\$10.5)	(\$10.5)
Net Income Attributable to Company	(\$66.1)	(\$274.1)	(\$194.1)	(\$50.1)	(\$40.9)	(\$87.4)	(\$2.9)	(\$181.2)	(\$24.9)	(\$19.9)	(\$17.9)	(\$4.0)	(\$66.7)	(\$50.2)
Allocation of Earnings to Participating Securities	(\$0.9)	(\$0.9)	(\$0.9)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.8)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.8)	(\$0.8)
Net Income Attributable to Common Stockholders	(\$66.9)	(\$274.9)	(\$195.0)	(\$50.3)	(\$41.1)	(\$87.6)	(\$3.1)	(\$182.0)	(\$25.1)	(\$20.1)	(\$18.1)	(\$4.2)	(\$67.5)	(\$51.0)
Diluted Shares Outstanding	215.0	215.5	221.8	253.0	253.1	254.1	254.1	253.6	254.1	254.1	254.1	254.1	254.1	254.1
Diluted EPS	(\$0.31)	(\$1.28)	(\$0.88)	(\$0.20)	(\$0.16)	(\$0.34)	(\$0.01)	(\$0.71)	(\$0.10)	(\$0.08)	(\$0.07)	(\$0.02)	(\$0.27)	(\$0.20)
Dividend Per Share	\$0.62	\$0.68	\$0.68	\$0.17	\$0.17	\$0.17	\$0.17	\$0.68	\$0.17	\$0.17	\$0.17	\$0.17	\$0.68	\$0.68
FFO														
Net Income Attributable to Company	(\$66.1)	(\$274.1)	(\$194.1)	(\$50.1)	(\$40.9)	(\$87.4)	(\$2.9)	(\$181.2)	(\$24.9)	(\$19.9)	(\$17.9)	(\$4.0)	(\$66.7)	(\$50.2)
FFO Attributable to Common Stockholders & Unit Holders	\$404.6	\$431.1	\$373.7	\$81.0	\$84.0	\$88.6	\$110.4	\$363.9	\$81.9	\$88.0	\$93.1	\$113.9	\$376.9	\$396.1
FFO Attributable to Common Stockholders & Unit Holders, Excluding Financing Expense in Connection with Chandler Freehold	\$437.5	\$404.8	\$360.9	\$81.0	\$84.0	\$88.6	\$110.4	\$363.9	\$81.9	\$88.0	\$93.1	\$113.9	\$376.9	\$396.1
FFO Attributable to Common Stockholders & Unit Holders, Excluding Financing Expense in Connection with Chandler Freehold & Accrued Default Interest Expense	\$437.5	\$403.0	\$354.3	\$84.0	\$87.0	\$91.7	\$113.4	\$376.1	\$84.9	\$91.1	\$96.2	\$117.0	\$389.2	\$408.4
FFO Attributable to Common Stockholders & Unit Holders, Excluding Financing Expense in Connection with Chandler Freehold, Accrued Default Interest Expense & Unrealized Loss on Non-Real Estate Investments			\$365.3	\$87.4	\$87.3	\$93.4	\$113.4	\$381.5	\$84.9	\$91.1	\$96.2	\$117.0	\$389.2	\$408.4
Diluted Shares Outstanding, FFO	223.7	224.5	231.9	263.9	264.0	264.8	264.8	264.4	264.8	264.8	264.8	264.8	264.8	264.8
FFO Per Share	\$1.81	\$1.92	\$1.61	\$0.31	\$0.32	\$0.33	\$0.42	\$1.38	\$0.31	\$0.33	\$0.35	\$0.43	\$1.42	\$1.50
FFO Per Share, Excluding Financing Expense in Connection with Chandler Freehold	\$1.96	\$1.80	\$1.56	\$0.32	\$0.32	\$0.33	\$0.42	\$1.39	\$0.31	\$0.33	\$0.35	\$0.43	\$1.42	\$1.50
FFO Per Share, Excluding Financing Expense in Connection with Chandler Freehold & Accrued Default Interest Expense	\$1.96	\$1.80	\$1.52	\$0.32	\$0.33	\$0.35	\$0.43	\$1.42	\$0.32	\$0.34	\$0.36	\$0.44	\$1.47	\$1.54
FFO Per Share, Excluding Financing Expense in Connection with Chandler Freehold, Accrued Default Interest Expense & Unrealized Loss on Non-Real Estate Investments		\$1.84	\$1.58	\$0.33	\$0.33	\$0.35	\$0.43	\$1.44	\$0.32	\$0.34	\$0.36	\$0.44	\$1.47	\$1.54
Additional FFO Information														
Lease Termination Income	\$25.2	\$13.2	\$3.6	\$5.0	\$0.8	\$2.0	\$2.0	\$9.8	\$2.5	\$2.5	\$2.5	\$2.5	\$9.8	\$9.8



## Zacks Stock Rating System

We offer two rating systems that take into account investors' holding horizons: Zacks Rank and Zacks Recommendation. Each provides valuable insights into the future profitability of the stock and can be used separately or in combination with each other depending on your investment style.

### Zacks Recommendation

The Zacks Recommendation aims to predict performance over the next 6 to 12 months. The foundation for the quantitatively determined Zacks Recommendation is trends in the company's estimate revisions and earnings outlook. The Zacks Recommendation is broken down into 3 Levels; Outperform, Neutral and Underperform. Unlike many Wall Street firms, we have an excellent balance between the number of Outperform and Neutral recommendations. Our team of 70 analysts are fully versed in the benefits of earnings estimate revisions and how that is harnessed through the Zacks quantitative rating system. But we have given our analysts the ability to override the Zacks Recommendation for the 1200 stocks that they follow. The reason for the analyst over-rides is that there are often factors such as valuation, industry conditions and management effectiveness that a trained investment professional can spot better than a quantitative model.

### Zacks Rank

The Zacks Rank is our short-term rating system that is most effective over the one- to three-month holding horizon. The underlying driver for the quantitatively-determined Zacks Rank is the same as the Zacks Recommendation, and reflects trends in earnings estimate revisions.

### Zacks Style Scores

The Zacks Style Score is as a complementary indicator to the Zacks rating system, giving investors a way to focus on the highest rated stocks that best fit their own stock picking preferences.

Academic research has proven that stocks with the best Value, Growth and Momentum characteristics outperform the market. The Zacks Style Scores rate stocks on each of these individual styles and assigns a rating of A, B, C, D and F. We also produce the VGM Score (V for Value, G for Growth and M for Momentum), which combines the weighted average of the individual Style Scores into one score. This is perfectly suited for those who want their stocks to have the best scores across the board.

Value Score	<b>D</b>
Growth Score	<b>C</b>
Momentum Score	<b>F</b>
VGM Score	<b>D</b>

As an investor, you want to buy stocks with the highest probability of success. That means buying stocks with a Zacks Recommendation of Outperform, which also has a Style Score of an A or a B.

## Disclosures

**This report contains independent commentary to be used for informational purposes only. The analysts contributing to this report do not hold any shares of this stock. The analysts contributing to this report do not serve on the board of the company that issued this stock. The EPS and revenue forecasts are the Zacks Consensus estimates, unless otherwise indicated in the report's first-page footnote.** Additionally, the analysts contributing to this report certify that the views expressed herein accurately reflect the analysts' personal views as to the subject securities and issuers. ZIR certifies that no part of the analysts' compensation was, is, or will be, directly or indirectly, related to the specific recommendation or views expressed by the analyst in the report.

Additional information on the securities mentioned in this report is available upon request. This report is based on data obtained from sources we believe to be reliable, but is not guaranteed as to accuracy and does not purport to be complete. Any opinions expressed herein are subject to change.

ZIR is not an investment advisor and the report should not be construed as advice designed to meet the particular investment needs of any investor. Prior to making any investment decision, you are advised to consult with your broker, investment advisor, or other appropriate tax or financial professional to determine the suitability of any investment. This report and others like it are published regularly and not in response to episodic market activity or events affecting the securities industry.

This report is not to be construed as an offer or the solicitation of an offer to buy or sell the securities herein mentioned. ZIR or its officers, employees or customers may have a position long or short in the securities mentioned and buy or sell the securities from time to time. ZIR is not a broker-dealer. ZIR may enter into arms-length agreements with broker-dealers to provide this research to their clients. Zacks and its staff are not involved in investment banking activities for the stock issuer covered in this report.

ZIR uses the following rating system for the securities it covers. **Outperform-** ZIR expects that the subject company will outperform the broader U.S. equities markets over the next six to twelve months. **Neutral-** ZIR expects that the company will perform in line with the broader U.S. equities markets over the next six to twelve months. **Underperform-** ZIR expects the company will underperform the broader U.S. equities markets over the next six to twelve months.

No part of this report can be reprinted, republished or transmitted electronically without the prior written authorization of ZIR.