

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

**FORM 25**

**NOTIFICATION OF REMOVAL FROM LISTING  
AND/OR REGISTRATION UNDER SECTION 12(b) OF  
THE SECURITIES EXCHANGE ACT OF 1934.**

Commission File Number 001-11530

Issuer: TAUBMAN CENTERS INC  
Exchange: NEW YORK STOCK EXCHANGE LLC

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(Exact name of Issuer as specified in its charter, and name of Exchange where security is listed and/or registered)

Address: 200 East Long Lake Road, Suite 300  
Bloomfield,  
MICHIGAN  
48303-0200

Telephone number: (248) 258-6800

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(Address, including zip code, and telephone number, including area code, of Issuer's principal executive offices)

Common Stock

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(Description of class of securities)

Please place an X in the box to designate the rule provision relied upon to strike the class of securities from listing and registration:

☐ 17 CFR 240.12d2-2(a)(1)

☐ 17 CFR 240.12d2-2(a)(2)

☒ 17 CFR 240.12d2-2(a)(3)

☐ 17 CFR 240.12d2-2(a)(4)

☐ Pursuant to 17 CFR 240.12d2-2(b), the Exchange has complied with its rules to strike the class of securities from listing and/or withdraw registration on the Exchange. <sup>1</sup>

☐ Pursuant to 17 CFR 240.12d2-2(c), the Issuer has complied with its rules of the Exchange and the requirements of 17 CFR 240.12d-2(c) governing the voluntary withdrawal of the class of securities from listing and registration on the Exchange.

Pursuant to the requirements for the Securities Exchange Act of 1934, NEW YORK STOCK EXCHANGE LLC certifies that it has reasonable grounds to believe that it meets all of the requirements for filing the Form 25 and has caused this notification to be signed on its behalf by the undersigned duly authorized person.

<u>2020-12-29</u>	By	<u>Victoria Paper</u>	<u>Lead Analyst,</u>
Date		Name	Regulation
			Title

<sup>1</sup> Form 25 and attached Notice will be considered compliance with the provisions of 17 CFR 240.19d-1 as applicable. [See](#) General Instructions.

## **NOTIFICATION OF THE REMOVAL FROM LISTING AND REGISTRATION OF THE STATED SECURITIES**

The New York Stock Exchange hereby notifies the SEC of its intention to remove the entire class of the stated securities from listing and registration on the Exchange at the opening of business on January 11, 2021, pursuant to the provisions of Rule 12d2-2 (a).

[ X ] 17 CFR 240.12d2-2(a)(3) That on December 29, 2020 the instruments representing the securities comprising the entire class of this security came to evidence, by operation of law or otherwise, other securities in substitution therefore and represent no other right except, if such be the fact, the right to receive an immediate cash payment.

The merger between Taubman Centers, Inc. and Simon Property Group, Inc. became effective before market open on December 29, 2020. Each share of common stock was converted into USD 43.00 in cash; each share of 6.500% Series J Cumulative Redeemable Preferred Stock will be redeemed for \$25 per share plus any accrued and unpaid dividends from January 1, 2021, up to, but not including, the Redemption Date, without interest, in an amount equal to \$0.121875 per share, for a total payment of \$25.121875; and each share of 6.25% Series K Cumulative Redeemable Preferred Stock will be redeemed for \$25 per share plus any accrued and unpaid dividends from January 1, 2021, up to, but not including, the Redemption Date, without interest, in an amount equal to \$0.1171875 per share, for a total payment of \$25.1171875.

The Exchange also notifies the Securities and Exchange Commission that as a result of the above indicated conditions this security was suspended from trading on December 29, 2020.