

MACERICH CO  
Form 8-K  
August 09, 2013

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

WASHINGTON, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of Earliest Event Reported): **August 6, 2013**

**THE MACERICH COMPANY**

(Exact Name of Registrant as Specified in its Charter)

**MARYLAND**  
(State or Other Jurisdiction  
  
of Incorporation)

**1-12504**  
(Commission  
  
File Number)

**95-4448705**  
(I.R.S. Employer  
  
Identification No.)

**401 Wilshire Boulevard, Suite 700**  
**Santa Monica, California**  
(Address of Principal Executive Offices)

**90401**  
(Zip Code)

Registrant's telephone number, including area code: **(310) 394-6000**

N/A

## Edgar Filing: MACERICH CO - Form 8-K

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**ITEM 1.01 ENTRY INTO A MATERIAL DEFINITIVE AGREEMENT.**

On August 6, 2013, The Macerich Company, a Maryland corporation (the "Company"); The Macerich Partnership, L.P., a Delaware limited partnership and the operating partnership of the Company (the "Borrower"); Deutsche Bank Trust Company Americas, as administrative agent; Deutsche Bank Securities Inc., J.P. Morgan Securities LLC and Wells Fargo Securities, LLC as joint lead arrangers and joint bookrunning managers; JPMorgan Chase Bank, N.A. and Wells Fargo Bank, N.A. as co-syndication agents; and various lenders party thereto entered into a \$1,500,000,000 Revolving Loan Facility and \$125,000,000 Term Loan Facility Amended and Restated Credit Agreement (the "Credit Agreement"). At closing, approximately \$1.4 million of letters of credit were outstanding under the Credit Agreement and \$405 million of revolving loans and \$125 million of term loans were outstanding under the Credit Agreement. The Credit Agreement amends and restates the Company's \$1,500,000,000 Revolving Loan Facility and \$125,000,000 Term Loan Facility Credit Agreement, dated as of May 2, 2011.

The Credit Agreement provides for a \$1.5 billion revolving loan facility that matures on August 6, 2018 and a \$125 million term loan facility that matures on December 8, 2018. Under the Credit Agreement, the Borrower may obtain incremental revolving commitments or new term loans in an amount that, taken together with the existing revolving commitments, does not exceed \$2 billion (without giving effect to the existing \$125 million term loan), subject to certain conditions. Loans made under this loan facility bear interest, at the Borrower's election, at either the daily average Base Rate (as defined in the Credit Agreement) or the Reserve Adjusted LIBO Rate (as defined in the Credit Agreement) plus, in both bases, an applicable margin. The applicable margin depends on the Company's overall leverage level. As of the date of the Credit Agreement, the applicable margin for Base Rate revolving loans was 0.50% per annum, the applicable margin for LIBO Rate revolving loans was 1.50% per annum, the applicable margin for Base Rate term loans was 1.20% per annum and the applicable margin for LIBO Rate term loans was 2.20% per annum.

The Borrower may voluntarily repay outstanding loans under the revolving loan facility, in whole or in part, at any time, subject to customary administrative provisions.

All obligations under the Credit Agreement are unconditionally guaranteed by the Company.

The Credit Agreement includes financial covenants requiring a minimum net worth, maximum leverage ratio, minimum fixed charge coverage ratio, maximum secured leverage ratio and maximum floating rate debt. In addition, the Credit Agreement also contains other customary affirmative and negative covenants and events of default.

The foregoing summary of the Credit Agreement, the guaranty and the transactions contemplated thereby do not purport to be complete and are subject to, and qualified in their entirety by, the full text of the Credit Agreement and the guaranty, copies of which are attached as Exhibits 10.1 and 10.2, respectively, and incorporated herein by reference.

**ITEM 2.03 CREATION OF A DIRECT FINANCIAL OBLIGATION OR AN OBLIGATION UNDER AN OFF-BALANCE SHEET ARRANGEMENT OF A REGISTRANT.**

The information set forth in Item 1.01 above is incorporated by reference into this Item 2.03.



**ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.**

Listed below are the financial statements, pro forma financial information and exhibits furnished as part of this report:

(a), (b) and (c) Not applicable.

(d) Exhibits.

Exhibit Index attached hereto and incorporated herein by reference.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, The Macerich Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**THE MACERICH COMPANY**

Date: August 9, 2013

By: /s/ Thomas E. O Hern  
Thomas E. O Hern  
Senior Executive Vice President  
Chief Financial Officer  
and Treasurer

**EXHIBIT INDEX**

**EXHIBIT  
NUMBER**

**NAME**

- |      |  |
|------|--|
| 10.1 | \$1,500,000,000 Revolving Loan Facility and \$125,000,000 Term Loan Facility Amended and Restated Credit Agreement, dated as of August 6, 2013, by and among the Company, the Borrower, Deutsche Bank Trust Company Americas, as administrative agent; Deutsche Bank Securities Inc., J.P. Morgan Securities LLC and Wells Fargo Securities, LLC as joint lead arrangers and joint bookrunning managers, JPMorgan Chase Bank, N.A. and Wells Fargo Bank, N.A. as co-syndication agents, and various lenders party thereto. |
| 10.2 | Amended and Restated Unconditional Guaranty, dated as of August 6, 2013, by the Company in favor of Deutsche Bank Trust Company Americas, as administrative agent.   |