



**Kimco
Realty
Corporation**

**Kimco Realty Corporation
Supplemental Financial Information
Quarter and Year Ended December 31, 2006**



About the Company

Kimco Realty Corporation (the "Company") is North America's largest publicly traded owner and operator of neighborhood and community shopping centers. As of January 31, 2007, the Company had interests in 1,348 properties, totaling approximately 175.4 million square feet of GLA located in 45 states, Canada, Mexico and Puerto Rico.

The Company is self-administered and self-managed through present management, which has owned and managed neighborhood and community shopping centers for over 45 years. The executive officers are engaged in the day-to-day management and operation of real estate exclusively with the Company, with nearly all operating functions, including leasing, asset management, maintenance, construction, legal, finance and accounting administered by the Company.

The Company's primary objective has been to generate superior investment returns from its management's expertise derived from developing, owning, operating and managing retail real estate properties. Kimco's ownership interests in real estate consist of its core holdings portfolio and in portfolios where the Company owns an economic interest, such as properties in the Company's investment management program, where the Company partners with institutional investors and also retains management. The Company believes that by utilizing the joint venture structure, Kimco will generate a consistent and growing stream of revenue from these long-term management contracts in addition to attractive investment returns from the properties. Kimco has also expanded its property portfolio internationally, investing in Canada through its Canadian joint venture with RioCan REIT and others, and investing selectively with operating partners in Mexico.

In addition, the Company operates complementary businesses that capitalize on its established expertise owning retail real estate. Kimco operates a merchant building business, provides preferred equity capital for real estate entrepreneurs and provides real estate capital and advisory services to both healthy and distressed retailers. The Company also makes selective investments in secondary market opportunities where a security or other investment is believed to be priced below the value of the underlying real estate.

The Company's executive offices are located at 3333 New Hyde Park Road, Suite 100, New Hyde Park, New York 11042-0020 and its telephone number is (516) 869-9000.

For more information, contact Scott Onufrey, Vice President of Investor Relations at (516) 869-7190.

This supplemental information package contains historical information based upon the books of account of the Company and is intended to supplement the Company's annual report on Form 10-K for the year ended December 31, 2005 and its unaudited quarterly financial statements. It is best read in conjunction with these other documents, particularly since this document does not contain certain explanatory notes that appear in the other documents.

Note: On August 23, 2005 the Company issued a 2 for 1 stock dividend. All per share amounts for periods prior to this stock split have been adjusted accordingly.

Kimco Realty Corporation
Supplemental Financial Information
Quarter and Year Ended December 31, 2006

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Research Coverage:

A.G. Edwards	David Aubuchon	(314) 955-5452
Banc of America Securities	Ross Nussbaum Christy McElroy	(212) 847-5668 (212) 847-5658
Bear Stearns	Ross Smotrich Amy Young	(212) 272-8046 (212) 272-3523
Citigroup	Jonathan Litt Ambika Goel	(212) 816-0231 (212) 816-6981
Deutsche Banc Alex. Brown	Louis Taylor	(212) 469-4912
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey	Paul Morgan	(415) 874-3412
Goldman Sachs	Dennis Maloney	(212) 902-1970
Green Street Advisors	James Sullivan	(949) 640-8780
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Lehman Brothers	David Harris	(212) 526-1790
Merrill Lynch	Steve Sakwa Craig Schmidt	(212) 449-0335 (212) 449-1944
Morgan Stanley Dean Witter	Matthew Ostrower	(212) 761-6284
Morningstar	Ryan Dobratz	(312) 384-4030
Raymond James & Associates	Paul D. Puryear Ken Avalos	(727) 573-3800 (727) 573-3800
RBC Capital Markets	Rich Moore	(216) 378-7625
Stifel Nicolaus	David Fick	(410) 454-5018
UBS Investment Research	Scott Crowe	(212) 713-1419
Wachovia Securities	Jeffrey J. Donnelly Robert LaQuaglia	(617) 603-4262 (617) 603-4263

Rating Agency Coverage:

Moody's Investor Service	Merrie Frankel	(212) 553-3652
Standard & Poors	James Fielding	(212) 438-2452

KIMCO REALTY CORPORATION
OPERATING HIGHLIGHTS
(in thousands, except per share information)

	Three Months Ended Dec 31,			Year Ended Dec 31,			Three Months Ended 9/30/06
	2006	2005	% CHANGE	2006	2005	% CHANGE	
FUNDS FROM OPERATIONS	\$ 147,831	\$ 127,451	16.0%	\$ 544,346	\$ 464,694	17.1%	\$ 138,599
FFO PER COMMON SHARE							
- Basic	\$ 0.60	\$ 0.56	7.1%	\$ 2.27	\$ 2.05	10.7%	\$ 0.58
- Diluted	\$ 0.58 (2)	\$ 0.55 (2)	5.5%	\$ 2.21 (2)	\$ 2.00 (2)	10.5%	\$ 0.56 (2)
INCOME FROM CONTINUING OPERATIONS	\$ 87,150	\$ 92,629	-5.9%	\$ 345,131	\$ 325,947	5.9%	\$ 86,848
INCOME FROM CONTINUING OPERATIONS PER SHARE - Basic	\$ 0.34	\$ 0.39	-12.8%	\$ 1.39	\$ 1.39	0.0%	\$ 0.35
- Diluted	\$ 0.33 (1)	\$ 0.39 (3)	-15.4%	\$ 1.36 (1)	\$ 1.36 (1)	0.0%	\$ 0.34 (1)
NET INCOME	\$ 131,899	\$ 107,667	22.5%	\$ 428,259	\$ 363,628	17.8%	\$ 91,427
NET INCOME PER COMMON SHARE - Basic	\$ 0.52	\$ 0.46	13.0%	\$ 1.74	\$ 1.55	12.3%	\$ 0.37
- Diluted	\$ 0.51 (1)	\$ 0.45 (3)	13.3%	\$ 1.70 (1)	\$ 1.52 (1)	11.8%	\$ 0.36 (1)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
-Basic	247,752	227,625		239,552	226,641		241,002
Units	-	4,766		-	-		-
Dilutive Effect of Options	5,965	4,073		5,063	4,227		5,144
-Diluted	253,717 (1)	236,464 (3)		244,615 (1)	230,868 (1)		246,146 (1)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR FFO CALCULATIONS:							
-Basic	247,752	227,625		239,552	226,641		241,002
Units	6,161	4,766		5,700	4,766		6,476
Dilutive Effect of Options	5,965	4,073		5,063	4,227		5,144
-Diluted	259,878 (2)	236,464 (2)		250,315 (2)	235,634 (2)		252,622 (2)
NET OPERATING INCOME (4)	\$ 182,361	\$ 153,853	18.5%	\$ 690,210	\$ 581,016	18.8%	\$ 177,368
DIVIDENDS PER COMMON SHARE	\$ 0.36	\$ 0.33	9.1%	\$ 1.38	\$ 1.27	8.7%	\$ 0.36
EBITDA (including prorata share of joint ventures) (5)	\$ 234,216	\$ 188,894	24.0%	\$ 853,167	\$ 703,371	21.3%	\$ 220,596
RETURN ON INVESTED CAPITAL	10.9%	11.9%		10.8%	11.2%		10.8%

(1) THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF EACH PERIOD PRESENTED WOULD HAVE AN ANTI-DILUTIVE EFFECT ON NET INCOME AND THEREFORE HAVE NOT BEEN INCLUDED.

(2) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,410 AND \$1,739 FOR THE THREE MONTHS ENDED DECEMBER 31, 2006 AND 2005, RESPECTIVELY, AND \$8,587 AND \$6,693 FOR THE YEAR ENDED DECEMBER 31, 2006 AND 2005, RESPECTIVELY. FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,544.

(3) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. NET INCOME WOULD BE INCREASED BY \$1,739 FOR THE THREE MONTHS ENDED DECEMBER 31, 2005.

(4) NET OPERATING INCOME IS DEFINED AS REVENUES FROM RENTAL PROPERTY LESS OPERATING AND MAINTENANCE, REAL ESTATE TAXES AND RENT EXPENSE FROM CONTINUING OPERATIONS INCLUDING THE PRORATA SHARE OF OUR REAL ESTATE JOINT VENTURES PLUS NET OPERATING INCOME FROM DISCONTINUED OPERATIONS.

(5) EBITDA IS DEFINED AS EARNINGS BEFORE INTEREST, INCOME TAXES, DEPRECIATION AND AMORTIZATION, GAIN ON SALES/TRANSFERS OF OPERATING PROPERTIES, GAIN/LOSS ON EARLY EXTINGUISHMENT OF DEBT AND LOSSES ON OPERATING PROPERTIES HELD FOR SALE/SOLD/TRANSFERRED.

SELECTED FINANCIAL DATA

	Dec 31, 2006	Sept 30, 2006	Jun 30, 2006	Mar 31, 2006	Dec 31, 2005
MARKET DATA					
SHARES OUTSTANDING	250,870	241,372	240,645	240,449	228,059
DOWNREIT UNITS	6,873	6,687	6,468	5,622	4,766
MARKET PRICE PER SHARE (at end of period)	\$ 44.95	\$ 42.87	\$ 36.49	\$ 40.64	\$ 32.08
EQUITY MARKET CAPITALIZATION (at end of period price)	11,760,556	10,809,303	9,192,203	10,175,322	7,644,033
(includes \$175.0 million liquidation preference in preferred stock)					
TOTAL DEBT	3,587,243	3,352,623	3,138,854	2,874,994	2,691,196
TOTAL MARKET CAPITALIZATION	\$ 15,347,799	\$ 14,161,926	\$ 12,331,057	\$ 13,050,316	\$ 10,335,229
TOTAL DEBT TO MARKET CAPITALIZATION	.23:1	.24:1	.25:1	.22:1	.26:1
CAPITAL AVAILABILITY:					
CASH ON HAND	\$ 345,065	\$ 102,795	\$ 142,017	\$ 158,878	\$ 76,273
MARKETABLE SECURITIES	202,659	191,844	203,479	206,577	206,452
AVAILABLE UNDER LINE OF CREDIT	1,110,129	700,263	842,186	1,004,149	770,466
	<u>\$ 1,657,853</u>	<u>\$ 994,902</u>	<u>\$ 1,187,682</u>	<u>\$ 1,369,604</u>	<u>\$ 1,053,191</u>
DIVIDEND DATA					
COMMON DIVIDEND PER SHARE	\$ 0.36	\$ 0.36	\$ 0.33	\$ 0.33	\$ 0.33
PAYOUT RATIO ("BASIC" per share basis)	60.0%	62.1%	58.9%	61.1%	58.9%
OPERATIONAL STATISTICS					
SAME SITE NOI	6.1%	4.3%	5.5%	5.5%	3.3%
NET OPERATING INCOME MARGIN	72.5%	73.0%	73.2%	73.2%	73.4%
DEBT SERVICE COVERAGE	3.7x	3.7x	3.6x	3.8x	4.1x
FIXED CHARGE COVERAGE	3.4x	3.4x	3.4x	3.6x	3.8x
OPERATING COSTS/TOTAL OPERATING REVENUES	4.5%	4.6%	4.2%	4.6%	5.4%

KIMCO REALTY CORPORATION
CONDENSED CONSOLIDATED STATEMENTS OF INCOME
(in thousands, except per share data)
(unaudited)

	Three Months Ended Dec 31,			Year Ended Dec 31,			Three Months
	2006	2005	% CHANGE	2006	2005	% CHANGE	Ended 9/30/06
REVENUES FROM RENTAL PROPERTIES	\$ 157,253	\$ 132,396	18.8%	\$ 593,880	\$ 505,557	17.5%	\$ 150,674
RENTAL PROPERTY EXPENSES:							
RENT	2,952	2,596		11,786	10,267		2,978
REAL ESTATE TAXES	19,491	17,412		75,515	64,731		19,543
OPERATING AND MAINTENANCE	20,810	15,412		74,178	58,715		18,484
	<u>43,253</u>	<u>35,420</u>		<u>161,479</u>	<u>133,713</u>		<u>41,005</u>
NET OPERATING INCOME	114,000	96,976	17.6%	432,401	371,844	16.3%	109,669
INCOME FROM OTHER REAL ESTATE INVESTMENTS	16,123	15,652		77,062	56,751		27,192
MORTGAGE FINANCING INCOME	3,058	17,712		18,816	27,586		2,847
MANAGEMENT AND OTHER FEE INCOME	11,130	8,398		40,684	30,474		9,819
DEPRECIATION AND AMORTIZATION	(41,821)	(26,176)		(141,070)	(101,432)		(36,105)
	<u>102,490</u>	<u>112,562</u>	-8.9%	<u>427,893</u>	<u>385,223</u>	11.1%	<u>113,422</u>
INTEREST, DIVIDENDS AND OTHER INVESTMENT INCOME	15,964	10,743		54,417	28,350		14,109
OTHER (EXPENSE)/INCOME, NET	880	(3,891)		9,522	5,400		(159)
INTEREST EXPENSE	(45,591)	(35,156)		(172,888)	(126,901)		(45,384)
GENERAL AND ADMINISTRATIVE EXPENSES	(21,760)	(17,967)		(77,683)	(56,799)		(22,624)
	51,983	66,291	-21.6%	241,261	235,273	2.5%	59,364
BENEFIT/(PROVISION) FOR INCOME TAXES	(3,613)	3,727		(4,387)	(165)		(2,454)
EQUITY IN INCOME OF REAL ESTATE JOINT VENTURES, NET	34,133	20,313		106,930	77,454		29,286
MINORITY INTERESTS IN INCOME, NET	(6,700)	(1,678)		(26,254)	(12,260)		(5,742)
GAIN ON SALE OF DEVELOPMENT PROPERTIES							
NET OF TAX OF \$2,262, \$1,249, \$12,155, \$10,824, AND 4,262 RESPECTIVELY	10,281	3,976		25,121	22,812		6,394
INCOME FROM CONTINUING OPERATIONS	86,084	92,629	-7.1%	342,671	323,114	6.1%	86,848
DISCONTINUED OPERATIONS:							
INCOME FROM DISCONTINUED OPERATING PROPERTIES	4,622	3,374		14,004	14,337		3,306
MINORITY INTEREST ON DISCONTINUED OPERATING PROPERTIES	32	(347)		(1,497)	(476)		(10)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	(608)	(2,483)		(1,421)	(5,098)		-
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF TAX	40,703	14,494		72,042	28,918		1,283
INCOME FROM DISCONTINUED OPERATIONS	44,749	15,038		83,128	37,681		4,579
GAIN ON TRANSFER OF OPERATING PROPERTIES (1)	-	-		1,394	2,301		-
LOSS ON TRANSFER OF OPERATING PROPERTIES (1)	-	-		-	(150)		-
GAIN ON SALE OF OPERATING PROPERTIES, NET OF TAX (1)	1,066	-		1,066	682		-
	<u>1,066</u>	<u>-</u>		<u>2,460</u>	<u>2,833</u>		<u>-</u>
NET INCOME	131,899	107,667	22.5%	428,259	363,628	17.8%	91,427
PREFERRED DIVIDENDS	(2,909)	(2,909)		(11,638)	(11,638)		(2,909)
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	\$ 128,990	\$ 104,758	23.1%	\$ 416,621	\$ 351,990	18.4%	\$ 88,518
PER COMMON SHARE:							
INCOME FROM CONTINUING OPERATIONS:							
- BASIC	\$ 0.34	\$ 0.39	-12.8%	\$ 1.39	\$ 1.39	0.0%	\$ 0.35
- DILUTED	\$ 0.33 (2)	\$ 0.39 (3)	-15.4%	\$ 1.36 (2)	\$ 1.36 (2)	0.0%	\$ 0.34 (2)
NET INCOME:							
- BASIC	\$ 0.52	\$ 0.46	13.0%	\$ 1.74	\$ 1.55	12.3%	\$ 0.37
- DILUTED	\$ 0.51 (2)	\$ 0.45 (3)	13.3%	\$ 1.70 (2)	\$ 1.52 (2)	11.8%	\$ 0.36 (2)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
- BASIC	247,752	227,625		239,552	226,641		241,002
- DILUTED	253,717 (2)	236,464 (3)		244,615 (2)	230,868 (2)		246,146 (2)

RECLASSIFICATIONS:
CERTAIN AMOUNTS IN THE PRIOR PERIOD HAVE BEEN RECLASSIFIED IN ORDER TO CONFORM WITH THE CURRENT PERIOD'S PRESENTATION.

(1) INCLUDED IN THE CALCULATION OF INCOME FROM CONTINUING OPERATIONS PER SHARE IN ACCORDANCE WITH SEC GUIDELINES

(2) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. THE IMPACT OF THE CONVERSION WOULD HAVE AN ANTI-DILUTIVE EFFECT ON NET INCOME AND THEREFORE HAVE NOT BEEN INCLUDED.

(3) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. NET INCOME WOULD BE INCREASED BY \$1,739 FOR THE THREE MONTHS ENDED DECEMBER 31, 2005.

KIMCO REALTY CORPORATION
FUNDS FROM OPERATIONS
(in thousands, except per share data)
(unaudited)

	Three Months Ended Dec 31,			Year Ended Dec 31,			Three Months Ended	
	2006	2005	% CHANGE	2006	2005	% CHANGE	Sept 30, 2006	
FUNDS FROM OPERATIONS								
NET INCOME	\$ 131,899	\$ 107,667	22.5%	\$ 428,259	\$ 363,628	17.8%	\$ 91,427	
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(40,703)	(14,203)		(71,776)	(31,611)		(1,283)	
GAIN ON DISPOSITION OF JOINT VENTURE OPERATING PROPERTIES	(4,107)	(4,846)		(16,549)	(13,776)		(4,120)	
DEPRECIATION AND AMORTIZATION	42,089	27,470		144,319	108,032		36,934	
DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S, NET OF MINORITY INTERESTS	21,562	14,272		71,731	50,059		18,550	
PREFERRED STOCK DIVIDENDS	(2,909)	(2,909)		(11,638)	(11,638)		(2,909)	
FUNDS FROM OPERATIONS	\$ 147,831	\$ 127,451	16.0%	\$ 544,346	\$ 464,694	17.1%	\$ 138,599	
PER COMMON SHARE - Basic	\$ 0.60	\$ 0.56	7.1%	\$ 2.27	\$ 2.05	10.7%	\$ 0.58	
- Diluted	\$ 0.58 (1)	\$ 0.55 (1)	5.5%	\$ 2.21 (1)	\$ 2.00 (1)	10.5%	\$ 0.56 (1)	
WEIGHTED AVERAGE SHARES OUTSTANDING								
-BASIC	247,752	227,625		239,552	226,641		241,002	
-DILUTED	259,878 (1)	236,464 (1)		250,315 (1)	235,634 (1)		252,622 (1)	

(1) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,410 AND \$1,739 FOR THE THREE MONTHS ENDED DECEMBER 31, 2006 AND 2005, RESPECTIVELY AND \$8,587 AND \$6,693 FOR THE YEAR ENDED DECEMBER 31, 2006 AND 2005, RESPECTIVELY. FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,544.

KIMCO REALTY CORPORATION
RECONCILIATION OF CERTAIN NON-GAAP FINANCIAL MEASURES
(in thousands)
(unaudited)

	Three Months Ended Dec 31,			Year Ended Dec 31,			Three Months
	2006	2005	% CHANGE	2006	2005	% CHANGE	Ended Sept 30, 2006
EBITDA							
NET INCOME	\$ 131,899	\$ 107,667	22.5%	\$ 428,259	\$ 363,628	17.8%	\$ 91,427
INTEREST	45,591	35,156		172,888	126,901		45,384
INTEREST DISCONTINUED OPERATIONS	73	281		382	1,380		99
DEPRECIATION AND AMORTIZATION	41,821	26,176		141,070	101,432		36,105
DEPRECIATION AND AMORTIZATION- DISCONTINUED OPERATIONS	453	1,303		3,697	6,610		861
GAIN ON SALE OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(40,703)	(14,203)		(71,989)	(31,611)		(1,283)
GAIN ON SALE OF JOINT VENTURE OPERATING PROPERTIES	(4,107)	(4,846)		(16,549)	(13,776)		(4,120)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	608	2,483		1,421	5,248		-
PROVISION FOR INCOME TAXES	6,585	(2,478)		17,253	10,990		6,716
PROVISION FOR INCOME TAXES-DISCONTINUED OPERATIONS	1,224	84		1,344	264		55
PRORATA SHARE OF INTEREST EXPENSE - MINORITY INTERESTS	(1,114)	(1,211)		(5,014)	(3,112)		(1,597)
PRORATA SHARE OF INTEREST EXPENSE - REAL ESTATE JV'S	30,324	24,210		108,674	85,358		28,399
PRORATA SHARE OF DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S	21,562	14,272		71,731	50,059		18,550
EBITDA	\$ 234,216	\$ 188,894	24.0%	\$ 853,167	\$ 703,371	21.3%	\$ 220,596
NET OPERATING INCOME							
REAL ESTATE OPERATIONS:							
REVENUES FROM RENTAL PROPERTY	\$ 157,253	\$ 132,396	18.8%	\$ 593,880	\$ 505,557	17.5%	\$ 150,674
RENTAL PROPERTY EXPENSES:							
RENT	2,952	2,596		11,786	10,267		2,978
REAL ESTATE TAXES	19,491	17,412		75,515	64,731		19,543
OPERATING AND MAINTENANCE	20,810	15,412		74,178	58,715		18,484
	<u>43,253</u>	<u>35,420</u>		<u>161,479</u>	<u>133,713</u>		<u>41,005</u>
NET OPERATING INCOME	114,000	96,976	17.6%	432,401	371,844	16.3%	109,669
NET OPERATING INCOME FROM DISCONTINUED OPERATIONS	897	4,790		12,809	19,834		3,512
KIMCO'S PRORATA SHARE OF JOINT VENTURE NOI							
KIMCO'S SHARE OF KIR NOI	18,713	17,397		73,200	69,171		18,892
KIMCO'S SHARE OF KIR NOI - DISCONTINUED OPERATIONS	115	152		685	919		151
KIMCO'S SHARE OF KROP NOI	1,902	2,129		7,845	7,745		2,031
KIMCO'S SHARE OF KROP NOI -DISCONTINUED OPERATIONS	(77)	1,473		2,080	5,407		594
KIMCO'S SHARE OF OTHER STRATEGIC 3RD PARTY PROGRAMS	13,776	6,293		37,909	22,629		8,885
KIMCO'S SHARE OF CANADA NOI	16,713	12,121		61,261	45,639		15,886
KIMCO'S SHARE OF OTHER REAL ESTATE JV'S NOI	17,698	12,865		70,101	39,446		20,540
MINORITY INTERESTS SHARE OF NOI	(1,376)	(343)		(8,081)	(1,618)		(2,792)
NET OPERATING INCOME INCLUDING JOINT VENTURES	\$ 182,361	\$ 153,853	18.5%	\$ 690,210	\$ 581,016	18.8%	\$ 177,368
OTHER FINANCIAL DATA							
DEFERRED RENTS	2,000	-		5,000	3,800		1,000
FAS 141 RENT, NET	4,426	2,020		15,030	7,766		4,113
PRINCIPAL AMORTIZATION OF DEBT-RECURRING	2,853	1,545		10,822	7,557		3,156
AMORTIZATION OF WOOLCO INVESTMENT	350	350		1,400	1,400		350

KIMCO REALTY CORPORATION
CONDENSED CONSOLIDATED BALANCE SHEETS
(in thousands, except share information)
(unaudited)

	<u>December 31,</u> <u>2006</u>	<u>September 30,</u> <u>2006</u>	<u>December 31,</u> <u>2005</u>
ASSETS:			
OPERATING REAL ESTATE, NET OF ACCUMULATED DEPRECIATION OF \$806,670, \$798,418, AND \$740,127, RESPECTIVELY	\$ 4,156,667	\$ 3,963,461	\$ 3,209,158
INVESTMENTS AND ADVANCES IN REAL ESTATE JOINT VENTURES	1,067,918	880,682	735,648
REAL ESTATE UNDER DEVELOPMENT	1,037,982	911,267	611,121
OTHER REAL ESTATE INVESTMENTS	451,731	443,841	283,035
MORTGAGES AND OTHER FINANCING RECEIVABLES	162,669	157,213	132,675
CASH AND CASH EQUIVALENTS	345,065	102,795	76,273
MARKETABLE SECURITIES	202,659	191,844	206,452
ACCOUNTS AND NOTES RECEIVABLE	83,418	75,763	64,329
OTHER ASSETS	361,171	396,940	215,945
	<u>\$ 7,869,280</u>	<u>\$ 7,123,806</u>	<u>\$ 5,534,636</u>
LIABILITIES:			
NOTES PAYABLE	\$ 2,748,345	\$ 2,583,912	\$ 2,147,405
MORTGAGES PAYABLE	567,917	494,961	315,336
CONSTRUCTION LOANS PAYABLE	270,981	273,750	228,455
DIVIDENDS PAYABLE	93,222	89,803	78,169
OTHER LIABILITIES	396,614	396,556	255,213
	<u>4,077,079</u>	<u>3,838,982</u>	<u>3,024,578</u>
MINORITY INTERESTS	<u>425,242</u>	<u>367,699</u>	<u>122,844</u>
STOCKHOLDERS' EQUITY:			
PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 3,600,000 SHARES			
CLASS F PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 700,000 SHARES ISSUED AND OUTSTANDING 700,000 SHARES	700	700	700
AGGREGATE LIQUIDATION PREFERENCE \$175,000			
COMMON STOCK, \$.01 PAR VALUE, AUTHORIZED 300,000,000 SHARES ISSUED 251,416,749, 241,918,360, OUTSTANDING 250,870,169, 241,371,780, IN 2006, RESPECTIVELY, ISSUED AND OUTSTANDING 228,059,056 in 2005	2,509	2,414	2,281
PAID-IN CAPITAL	3,178,016	2,761,250	2,255,332
RETAINED EARNINGS	140,509	101,830	59,855
	<u>3,321,734</u>	<u>2,866,194</u>	<u>2,318,168</u>
ACCUMULATED OTHER COMPREHENSIVE INCOME	45,225	50,931	69,046
	<u>3,366,959</u>	<u>2,917,125</u>	<u>2,387,214</u>
	<u>\$ 7,869,280</u>	<u>\$ 7,123,806</u>	<u>\$ 5,534,636</u>

KIMCO REALTY CORPORATION
CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands)
(unaudited)

	Year Ended December 31,	
	2006	2005
Cash flow from operating activities:		
Net income	\$ 428,259	\$ 363,628
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	144,767	108,042
Loss on operating properties held for sale/sold/transferred	1,421	5,248
Gain on sale of development properties	(37,276)	(33,636)
Gain on sale/transfer of operating properties	(77,300)	(31,901)
Minority interests in income of partnerships, net	27,751	12,446
Equity in income of real estate joint ventures, net	(106,930)	(77,454)
Income from other real estate investments	(54,494)	(40,562)
Distributions from joint ventures	152,099	116,765
Cash retained from excess tax benefits	(2,926)	-
Change in accounts and notes receivable	(17,778)	(12,156)
Change in accounts payable and accrued expenses	38,619	10,606
Change in other operating assets and liabilities	(40,643)	(10,229)
Net cash flow provided by operating activities	<u>455,569</u>	<u>410,797</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(547,001)	(431,514)
Acquisition of and improvements to real estate under development	(619,083)	(452,722)
Investment in marketable securities	(86,463)	(93,299)
Proceeds from sale of marketable securities	83,832	46,692
Proceeds from transferred operating/development properties	1,186,851	128,537
Investments and advances to real estate joint ventures	(472,666)	(267,287)
Reimbursements of advances to real estate joint ventures	183,368	130,590
Other real estate investments	(254,245)	(123,005)
Reimbursements of advances to other real estate investments	74,677	26,969
Investment in mortgage loans receivable	(154,894)	(82,305)
Collection of mortgage loans receivable	125,003	90,709
Other investments	(123,609)	(3,152)
Reimbursements of other investments	16,113	-
Settlement of net investment hedges	(953)	(34,580)
Proceeds from sale of operating properties	110,404	89,072
Proceeds from sale of development properties	232,445	259,280
Net cash flow used for investing activities	<u>(246,221)</u>	<u>(716,015)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(61,758)	(66,794)
Principal payments on rental property debt	(11,062)	(8,296)
Principal payments on construction loan financings	(79,399)	(98,002)
Proceeds from mortgage/construction loan financings	174,087	265,418
Borrowings under revolving credit facilities	317,661	210,188
Repayment of borrowings under revolving credit facilities	(653,219)	(156,486)
Proceeds from issuance of unsecured notes	478,947	672,429
Repayment of unsecured notes	(185,000)	(200,250)
Financing origination costs	(11,442)	(9,538)
Redemption of minority interests in real estate partnerships	(31,553)	(21,024)
Dividends paid	(332,553)	(293,345)
Cash retained from excess tax benefits	2,926	-
Proceeds from issuance of stock	451,809	48,971
Net cash flow provided by financing activities	<u>59,444</u>	<u>343,271</u>
Change in cash and cash equivalents	268,792	38,053
Cash and cash equivalents, beginning of year	76,273	38,220
Cash and cash equivalents, end of year	<u>\$ 345,065</u>	<u>\$ 76,273</u>
Interest paid during the year (net of capitalized interest of \$22,741, and \$12,587, respectively)	<u>\$ 153,664</u>	<u>\$ 121,087</u>
Income taxes paid during the year	<u>\$ 9,350</u>	<u>\$ 13,763</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of debt	<u>\$ 1,627,058</u>	<u>\$ 73,400</u>
Disposition/transfer of real estate interests by assignment of mortgage debt	<u>\$ 293,254</u>	<u>\$ 166,108</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ 247,475</u>	<u>\$ -</u>
Disposition/transfer of real estate interest by assignment of downREIT units	<u>\$ -</u>	<u>\$ 4,236</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ 140,802</u>	<u>\$ -</u>
Proceeds held in escrow through sale of real estate interest	<u>\$ 39,210</u>	<u>\$ 19,217</u>
Acquisition of real estate through the issuance of an unsecured obligation	<u>\$ 10,586</u>	<u>\$ -</u>
Declaration of dividends paid in succeeding period	<u>\$ 93,222</u>	<u>\$ 78,169</u>
Consolidation of Kimsouth:		
Increase in real estate and other assets	<u>\$ 28,377</u>	<u>\$ -</u>
Increase in mortgages payable and other liabilities	<u>\$ 28,377</u>	<u>\$ -</u>

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED DECEMBER 31, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
INVESTMENT MANAGEMENT PROGRAMS											
KIMCO INCOME REIT	\$ 56,111	\$ 14,526	\$ 41,585	\$ 19,778	\$ 273	\$ 2,349	\$ 10,085	\$ 28	\$ 13,826	\$ 6,723	\$ 10,244
KIMCO/GE INVESTMENT PROGRAM	14,466	3,985	10,481	5,032	105	54,459	4,232	(995)	54,576	16,017 (2)	13,982 (2)
KIMCO INCOME FUND I	8,108	1,894	6,214	2,426	176	-	2,174	-	1,438	303	626
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	61,094	11,761	49,333	25,713	(38)	-	22,339	-	1,319	496	3,846
PL RETAIL LLC	26,263	7,775	18,488	10,870	(1,031)	7	6,330	(211)	2,115	446	1,395
KUBS	23,089	5,577	17,512	7,990	762	-	9,182	-	(422)	312	2,004
OTHER INSTITUTIONAL PROGRAMS	22,130	5,617	16,513	8,301	1,636	179	5,197	-	1,558	322	1,182
TOTAL INVESTMENT MANAGEMENT PROGRAMS	\$ 211,261	\$ 51,135	\$ 160,126	\$ 80,110	\$ 1,883	\$ 56,994	\$ 59,539	\$ (1,178)	\$ 74,410	\$ 24,619	\$ 33,279
CORE HOLDINGS											
US PROPERTIES	\$ 29,214	\$ 11,640	\$ 17,574	\$ 8,456	\$ 1,173	\$ 1,133	\$ 5,423	\$ -	\$ 3,655	\$ 1,620	\$ 3,902
CANADA PROPERTIES	39,546	12,909	26,637	9,959	398	-	6,195	-	10,085	5,044	8,141
MEXICO PROPERTIES	12,618	1,600	11,018	2,875	258	-	3,143	-	4,742	2,455	4,019
TOTAL CORE HOLDINGS	\$ 81,378	\$ 26,149	\$ 55,229	\$ 21,290	\$ 1,829	\$ 1,133	\$ 14,761	\$ -	\$ 18,482	\$ 9,119	\$ 16,062
OTHER INVESTMENTS	\$ 35,536	\$ 17,615	\$ 17,921	\$ 8,745	\$ 1,959	\$ -	\$ 4,912	\$ -	\$ 2,305	\$ 274	\$ 2,358
TOTAL INVESTMENTS IN REAL ESTATE JOINT VENTURES	\$ 328,175	\$ 94,899	\$ 233,276	\$ 110,145	\$ 5,671	\$ 58,127	\$ 79,212	\$ (1,178)	\$ 95,197	\$ 34,012	\$ 51,699

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
YEAR ENDED DECEMBER 31, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
INVESTMENT MANAGEMENT PROGRAMS											
KIMCO INCOME REIT	\$ 219,837	\$ 54,064	\$ 165,773	\$ 79,482	\$ 386	\$ 3,969	\$ 39,056	\$ 590	\$ 51,408	\$ 24,613	\$ 40,271
KIMCO/GE INVESTMENT PROGRAM	54,721	14,486	40,235	17,859	641	110,056	15,820	5,367	121,338	33,964 (2)	28,078 (2)
KIMCO INCOME FUND I	32,083	7,172	24,911	9,744	876	-	8,666	-	5,625	1,193	2,479
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	61,094	11,761	49,333	25,713	(38)	-	22,339	-	1,319	496	3,846
PL RETAIL LLC	102,155	29,366	72,789	42,688	(806)	12,015	26,396	2,168	18,694	2,237	5,849
KUBS	58,231	13,909	44,322	19,958	1,593	-	22,894	-	(123)	867	5,213
OTHER INSTITUTIONAL PROGRAMS	81,137	19,704	61,433	28,794	917	5,324	20,307	-	16,739	1,910	4,710
TOTAL INVESTMENT MANAGEMENT PROGRAMS	\$ 609,258	\$ 150,462	\$ 458,796	\$ 224,238	\$ 3,569	\$ 131,364	\$ 155,478	\$ 8,125	\$ 215,000	\$ 65,280	\$ 90,446
CORE HOLDINGS											
US PROPERTIES	\$ 119,087	\$ 36,895	\$ 82,192	\$ 33,640	\$ 1,828	\$ 3,255	\$ 24,281	\$ -	\$ 25,698	\$ 11,369	\$ 21,563
CANADA PROPERTIES	158,056	52,610	105,446	39,131	1,995	-	23,526	-	40,794	20,413	32,176
MEXICO PROPERTIES	47,924	6,714	41,210	11,241	617	-	12,061	-	17,291	8,784	14,794
TOTAL CORE HOLDINGS	\$ 325,067	\$ 96,219	\$ 228,848	\$ 84,012	\$ 4,440	\$ 3,255	\$ 59,868	\$ -	\$ 83,783	\$ 40,566	\$ 68,533
OTHER INVESTMENTS	\$ 72,755	\$ 40,881	\$ 31,874	\$ 15,499	\$ 5,081	\$ -	\$ 7,978	\$ -	\$ 3,316	\$ 1,169	\$ 5,547
TOTAL INVESTMENTS IN REAL ESTATE JOINT VENTURES	\$ 1,007,080	\$ 287,562	\$ 719,518	\$ 323,749	\$ 13,090	\$ 134,619	\$ 223,324	\$ 8,125	\$ 302,099	\$ 107,015	\$ 164,526

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses.

(2) Includes \$22.2M and \$13.0M in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement for the year and quarter ended 12/31/06, respectively.

Note: Does not include depreciation adjustment for Kimco's share of minority interests depreciation and incidental operations on various development projects shown on balance sheet in Real Estate Under Development.

KIMCO REALTY CORPORATION
INVESTMENTS IN REAL ESTATE JOINT VENTURES
December 31, 2006
(in thousands)

VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	GROSS INVESTMENT IN REAL ESTATE	OTHER ASSETS (LIAB)	MORTGAGES AND NOTES PAYABLE	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM (MONTHS)	% FIXED RATE	% VARIABLE RATE
<u>INVESTMENT MANGEMENT PROGRAMS</u>										
KIMCO INCOME REIT	66	13,996	1,664,471	45,676	1,094,698	45.00%	7.06%	49.4	98.72%	1.28%
KIMCO/PRUDENTIAL INVESTMENT PROGRAMS	137	19,645	4,100,400	(25,133)	2,780,440	15.00%	5.73%	63.8	56.60%	43.40%
KIMCO/GE INVESTMENT PROGRAMS	27	4,180	531,514	7,076	359,772	19.80%	5.99%	48.7	73.96%	26.04%
KIMCO INCOME FUND I	12	1,521	276,758	13,975	177,642	15.15%	5.48%	97.0	100.00%	0.00%
PL RETAIL LLC	23	5,809	967,874	42,635	721,672	15.00%	6.46%	29.1	65.42%	34.58%
KUBS	31	4,994	1,001,358	19,935	592,178	18.93%	* 5.59%	96.7	100.00%	0.00%
OTHER INSTITUTIONAL PROGRAMS	67	5,428	995,205	(17,665)	647,575	15.00%	* 5.68%	90.1	100.00%	0.00%
TOTAL INVESTMENT MANAGEMENT PROGRAMS	363	55,573	9,537,580	86,499	6,373,977					
<u>CORE HOLDINGS</u>										
US PROPERTIES	70	8,752	807,647	(3,911)	566,794	47.46%	* 6.53%	51.0	58.15%	41.85%
CANADA PROPERTIES	37	8,179	1,019,852	5,564	641,434	50.00%	* 6.11%	65.0	100.00%	0.00%
MEXICO PROPERTIES	69	7,970	408,078	5,640	212,503	50.77%	* 6.67%	57.0	100.00%	0.00%
TOTAL CORE HOLDINGS	176	24,901	2,235,577	7,293	1,420,731					
OTHER INVESTMENTS	63	8,888	698,839	40,658	549,464	40.63%	* 6.33%	49.3	60.43%	39.57%

Excludes various development projects shown on balance sheet in Real Estate Under Development.

* Ownership % is a blended rate

KIMCO REALTY CORPORATION
OTHER INVESTMENTS
DECEMBER 31, 2006
(in thousands)

Other Real Estate Investments **\$ 451,731**

Kimco's "Other Real Estate Investments" line item includes opportunistic retail real estate investments including: the Company's preferred equity program, which provides capital to developers and owners of shopping centers, and investments in various transactions in connection with disposal and advisory services for healthy and distressed retailers, are also included in this caption. In addition, Kimco's retail store lease portfolio and other real estate investments where the Company is able to generate superior returns on investment are also included in this Balance Sheet category. A summary is as follows:

<i>Preferred Equity Capital</i>	<i>\$ 400,363</i>
<i>Retail Store Leases</i>	<i>4,445</i>
<i>Other</i>	<i>46,923</i>
Other Real Estate Investments	\$ 451,731

Mortgages and Other Financing Receivables **\$ 162,669**

Kimco provides mortgage financing to retailers with significant real estate assets, in the form of leasehold interests or fee owned property, where the Company believes the underlying value of the real estate collateral is far in excess of its loan balance. In some instances, Kimco will acquire mortgages at a discount to the stated par value of the loan. The Company may maximize the return on investment by gaining control of the collateral and capturing the inherent value of the real estate or by receiving current and past due interest plus repayment above the discounted purchase price.

Marketable Securities **\$ 202,659**

Kimco invests in marketable debt and equity securities where the Company recognizes an opportunity to generate current income in the form of interest and dividends, the realization of value from long term appreciation, or where there is a strategic opportunity.

KIMCO REALTY CORPORATION
SCHEDULE OF DEBT
December 31, 2006
(in thousands)

YEAR	FIXED RATE						FLOATING RATE					
	<u>SECURED</u>	<u>WEIGHTED</u>	<u>UNSECURED</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>SECURED</u>	<u>WEIGHTED</u>	<u>UNSECURED</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>TOTAL</u>
	<u>DEBT</u>	<u>AVG</u>	<u>DEBT</u>	<u>AVG</u>	<u>AVG RATE</u>	<u>DEBT</u>	<u>AVG</u>	<u>DEBT</u>	<u>AVG</u>	<u>AVG RATE</u>	<u>DEBT</u>	<u>AVG RATE</u>
2007	26,507	8.06%	250,018	6.83%	276,525	6.95%	173,528	7.22%	6,931	8.00%	180,459	7.25%
2008	94,836	7.21%	125,663	4.61%	220,499	5.73%	81,525	7.04%	-	-	81,525	7.04%
2009	49,224	7.83%	180,000	6.98%	229,224	7.16%	25,257	6.91%	-	-	25,257	6.91%
2010	19,913	8.39%	205,094	4.86%	225,007	5.17%	16,400	7.35%	-	-	16,400	7.35%
2011	46,725	7.42%	363,433	6.36%	410,158	6.48%	-	-	-	-	-	-
2012	53,575	7.26%	217,000	6.00%	270,575	6.25%	-	-	-	-	-	-
2013	13,152	6.91%	448,937	5.32%	462,089	5.36%	-	-	-	-	-	-
2014	45,398	5.72%	301,269	5.20%	346,667	5.27%	554	8.25%	-	-	554	8.25%
2015	37,810	6.73%	350,000	5.29%	387,810	5.43%	-	-	-	-	-	-
2016	28,500	6.67%	300,000	5.78%	328,500	5.86%	-	-	-	-	-	-
2017	2,711	7.60%	-	-	2,711	7.60%	-	-	-	-	-	-
THEREAFTER	123,283	6.32%	-	-	123,283	6.32%	-	-	-	-	-	-
	541,634	7.00%	2,741,414	5.73%	3,283,048	5.94%	297,264	7.12%	6,931	8.00%	304,195	7.12%

Total debt is \$3,587,243 with a weighted average rate of 6.04% for an average maturity of 5.7 years (68 months).

Line of Credit (000's)

	<u>Available</u>	<u>Outstanding</u>	<u>Rate</u>
US	\$ 850,000	\$ -	45 basis points above Libor rate subject to bid facility
Canada	214,399	-	45 basis points above CDOR rate
Mexico	45,730	-	100 basis points above TIIE rate
	<u>\$ 1,110,129</u>	<u>\$ -</u>	

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

ACQUISITIONS

	MONTH ACQUIRED		PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS	
			CASH	DEBT / STOCK/ UNITS	TOTAL				
U.S. RETAIL ACQUISITIONS :									
1.	Various: CA, NV, & HI	19 properties	Jan-06	\$ 114,430	\$ 19,124	\$ 133,554	815	100.0%	Target, Home Depot, Raley's Supermarket
2.	Houston, TX	Copperwood Village	Feb-06	73,850	-	73,850	350	20.0%	Michael's, OfficeMax, Marshalls, Bed Bath & Beyond
3.	Allen & Colleyville, TX	Two properties	Feb-06	2,409	7,229	9,638	41	50.0%	Crème De La Crème
4.	Lakeland, FL	Groves at Lakeland	Feb-06	1,500	-	1,500	105	100.0%	Purchased Partners 50% interest
5.	CO, OR, NM, NY	5 free standing locations	Mar-06	7,000	-	7,000	162	50.0%	Acquired vacant boxes
6.	Cupertino, CA	Cupertino Village	Mar-06	27,400	38,000	65,400	115	100.0%	Ranch Market
7.	Poway, CA	Poway Center	Mar-06	3,500	-	3,500	16	100.0%	acquired additional square footage
8.	Edgewater, NJ	Edgewater Commons	Mar-06	44,104	74,250	118,354	424	5.0%	TJ Maxx, Bed Bath & Beyond, Target, Pathmark
9.	Ellicott City, MD	Long Gate Shopping Center	Mar-06	36,330	40,200	76,530	433	5.0%	Target, Linen N Things
10.	Clakamas, OR	Clakamas Promenade	Mar-06	35,240	42,550	77,790	237	5.0%	Gart Sports, Nordstrom Rack, Old Navy
11.	Staten Island, NY	Hylan Plaza	Mar-06	-	81,800 **	81,800	358	100.0%	Kmart, Toys R US
12.	Riverside, CA	Tyler Street Plaza	Apr-06	10,100	-	10,100	86	100.0%	Burlington Coat Factory
13.	Bay Shore, NY	Market at Bay Shore	Apr-06	-	39,673	39,673	177	100.0%	Best Buy, Toys R Us, Office Depot, Petco
14.	Centereach, NY	Pathmark Shopping Center	Apr-06	-	21,955	21,955	102	100.0%	Pathmark, Ace Hardware
15.	Palm Aire, FL	Cypress Lakes Town Center	Apr-06	14,195	17,050	31,245	250	5.0%	Home Depot, Publix
16.	Austin, TX	Sunset Valley Marketfair	Apr-06	19,835	21,690	41,525	290	5.0%	Bed Bath & Beyond, Petsmart, OfficeMax, TJ Maxx
17.	West Lake Hills, TX	Westbank Market	Apr-06	12,668	27,460	40,128	138	5.0%	Randalls Food & Drugs
18.	Philadelphia, PA	Great Northeast Plaza	Apr-06	36,500	-	36,500	290	50.0%	Sears
19.	Sturbridge, MA	The Center at Hobbs Brook	Apr-06	53,100	-	53,100	231	20.0%	Marshalls, Linen N Things, Stop & Shop, Old Navy, Staples
20.	Coppell, TX	Crème de la Crème	Jun-06	1,325	4,275	5,600	20	50.0%	Crème De La Crème
21.	Portland, ME	Mallside Plaza	Jun-06	23,100	-	23,100	91	100.0%	Office Max, Dollar Tree
22.	Farmingdale, NY	Airport Plaza	Jul-06	41,573	53,477	95,050	448	20.0%	Home Depot, CompUSA, Bed Bath & Beyond, Staples
23.	Various cities in Florida	10 Publix anchored shopping centers	Aug-06	74,716	83,284	158,000	722	15.0%	Publix, Staples, Ross
24.	Kildeer, IL	Shops at Kildeer	Aug-06	47,350	-	47,350	167	19.0%	Bed, Bath & Beyond, Circuit City, Old Navy
25.	Duluth, GA	Riverwalk Marketplace	Oct-06	20,400	-	20,400	78	19.0%	Whole Foods
26.	Maple Grove, MN	Fountains at Arbor Lakes	Dec-06	95,025	-	95,025	407	100.0%	Petsmart, DSW, Lowe's Home Center, Circuit City, Dick's Sporting Goods
27.	Conroe, TX	Conroe Marketplace	Dec-06	18,150	42,350	60,500	244	15.0%	Ross Dress, Bed Bath & Beyond, TJ Maxx, Old Navy, Petsmart
				\$ 813,800	\$ 614,367	\$ 1,428,167	6,797	43.0%	
PUERTO RICO ACQUISITIONS:									
1.	Caguas, PR	Plaza Centro	Q1 & Q3	\$ 51,896	\$ 80,959	\$ 132,855	577	100.0%	Costco, JCPenny, OfficeMax, Sam's Club
2.	Carolina, PR	Los Colobos	Q1 & Q3	38,718	66,133	104,851	571	100.0%	Bed Bath & Beyond, Pep Boys, OfficeMax, Cinema, Kmart & Home Depot
3.	Mayaguez, PR	Western Plaza	Q2 & Q3	6,462	49,821	56,283	352	100.0%	Wal-Mart (Sam's Club), Mayaguez Cinema, Home Depot
4.	Trujillo Alto, PR	Trujillo Alto Plaza	Sep-06	7,379	26,058	33,437	201	100.0%	Kmart, Pueblo Supermarket
5.	Ponce, PR	Ponce Town Center	Oct-06	3,679	38,974	42,653	193	100.0%	Caribbean Cinema, Supermercados Maximo
6.	Manati, PR	Villa Maria Shopping Center	Oct-06	1,382	6,825	8,207	70	100.0%	Grande Supermarket
7.	Bayamon, PR	Rexville Towne Center	Nov-06	6,813	66,766	73,579	186	100.0%	Amigo Supermarket, OfficeMax
				\$ 116,329	\$ 335,536	\$ 451,865	2,150	100.0%	
MEXICO ACQUISITIONS: (1)									
1.	Saltillo, Coahuila	Stabilus Building (American Industries)	Jan-06	\$ 2,600	\$ -	\$ 2,600	63	50.0%	Stabilus
2.	Chihuahua & San Luis Postosi	Goodyear Tire/ Labinal / Dana Corporation (AI)	Feb-06	12,200	-	12,200	224	50.0%	Expansion of existing buildings
3.	Chihuahua, Mexico	Cessna Building (AI)	Apr-06	2,060	-	2,060	62	50.0%	Cessna
4.	Juarez, Mexico	Werner II (AI)	Jun-06	1,800	-	1,800	52	50.0%	acquired new improvements
5.	Juarez, Mexico	Multi-Tenant Building (AI)	Aug-06	8,000	-	8,000	187	50.0%	International Paper
6.	Guadalajara, Jalisco	Pabellon Retail Center	Sep-06	5,300	-	5,300	99	70.0%	Cinepolis
7.	Chihuahua, Mexico	ITT (AI)	Nov-06	3,152	-	3,152	62	50.0%	Expansion of existing buildings
8.	Juarez, Mexico	Columbus (AI)	Nov-06	2,174	-	2,174	39	50.0%	Expansion of existing buildings
9.	Mexicali, Baja California	Plaza San Pedro	Nov-06	16,300	-	16,300	118	100.0%	Office Depot, Cinepolis
10.	Chihuahua, Mexico	Zodiac (AI)	Nov-06	3,100	-	3,100	80	50.0%	Zodiac Group
				\$ 56,686	\$ -	\$ 56,686	986	66.2%	

* Acquired additional square footage of existing property

** Common Stock issued due to the acquisition of Atlantic Realty

(1) Excludes sites acquired for development. See page 32 for new projects in Mexico under development.

KIMCO REALTY CORPORATION
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Pan Pacific Retail Properties Acquisition

On October 31, 2006 Kimco and Prudential Real Estate Investors ("PREI") completed its joint venture acquisition of Pan Pacific Retail Properties. Funding for this transaction was provided by approximately \$1.3 billion of new individual non-recourse mortgage debt encumbering 51 properties, a \$1.2 billion two year credit facility, the issuance of approximately \$407.7 million of Common Stock, the assumption of approximately \$630 million of unsecured bonds and approximately \$289.4 million of existing non-recourse mortgage debt encumbering 23 properties and approximately \$300 million in cash. Immediately following the merger, the Company commenced its joint venture agreements with Prudential Real Estate Investors. PREI contributed approximately \$1.1 billion on behalf of institutional investors in three of its portfolios. Below is a list of properties acquired.

	LOCATION	SHOPPING CENTER	KIMCO'S ECONOMIC		ANCHOR TENANTS
			GLA	INTEREST	
1.	Phoenix, AZ	North Mountain Village	95	15.0%	TJ Maxx
2.	Anaheim, CA	Anaheim Plaza	346	15.0%	Mervyn's, Gigante, Officemax, Ross Dress, Comp USA
3.	Anaheim, CA	Brookhurst Center	185	15.0%	Ralphs, Rite Aid
4.	Anaheim, CA	Sycamore Plaza	105	15.0%	Stater Brothers, Sav-on Drug, CVS
5.	Angel's Camp, CA	Angels Camp Town Center	78	15.0%	Save Mart, Rite Aid
6.	Bellflower, CA	Lakewood Plaza	114	15.0%	Stater Brothers, Staples
7.	Bakersfield, CA	Shops at Bakersfield	14	15.0%	
8.	Chino, CA	Chino Town Square	342	15.0%	La Curacao, Ross Dress for Less, DD's Discount
9.	Chino, CA	Country Fair Shopping Center	168	15.0%	Dollar Tree, Petsmart, Rite Aid, Staples
10.	Cathedral City, CA	Date Palm Center	121	15.0%	site sold on 11/8/06
11.	Chino Hills, CA	Gordon Ranch Marketplace	128	15.0%	Ralphs
12.	Calsbad, cA	North County Plaza	161	15.0%	Marshalls, Dollar Tree, Kids R US
13.	Chico, CA	Chico Crossroads	265	15.0%	Food Maxx, Ashley Home Furnishing, Bed, Bath & Beyond
14.	Chico, CA	Sky Park Plaza	187	15.0%	Raley's, Ross Dress for Less, Jo-ann Fabrics
15.	Downey, CA	Sam's Club Downey	115	15.0%	A World of D'scor
16.	Dublin, CA	Dublin Retail Center	155	15.0%	Orchard Supply Hardware, Marshalls, Ross Dress for Less, Michaels
17.	Dublin, CA	North Coast Center	126	15.0%	50% interest in North Coast Health Center
18.	Escondido, CA	Del Norte Plaza	133	15.0%	Vons, LA Fitness, Sav-on Drug, Kahoots
19.	Encinitas, CA	Emerald Place	-	15.0%	development site
20.	Encinitas, CA	Encinitas Marketplace	120	15.0%	Albertsons
21.	Elk Grove, CA	Bel Air Village Shopping Center	89	15.0%	Bel Air Market
22.	Elk Grove, CA	Laguna Park Village	34	15.0%	
23.	Fullerton, CA	Fullerton Town Center	271	15.0%	Toys R US, AMC Theatres, Office Depot
24.	Fremont, CA	Brookvale Shopping Center	131	15.0%	Albertsons, Longs Drugs, Bally Total Fitness
25.	Folsom, CA	Commonwealth Square	141	15.0%	Raley's
26.	Fair Oaks, CA	Northridge Plaza	99	15.0%	Raley's
27.	Fresno, CA	Victorian Walk	103	15.0%	Save Mart, Rite Aid
28.	Gardena, CA	Gardena Gateway Center	66	15.0%	Tawa Market, Rite Aid
29.	Granite Bay, CA	Country Gables Shopping Center	140	15.0%	Raley's
30.	Grass Valley, CA	Pine Creek Shopping Center	218	15.0%	Raley's, JCPenney
31.	Hacienda Heights, CA	Bixby Hacienda Plaza	135	15.0%	Albertsons
32.	Huntington Beach, CA	Marina Village	149	15.0%	Vons, Sav-on Drug
33.	Westminster, CA	Pavilions Place	209	15.0%	Vons Pavilions, Easy Life Furniture
34.	Hayward, CA	Creekside Center	81	15.0%	99 cents only stores, Big Lots
35.	Los Angeles, CA	Kenneth Hahn	165	15.0%	Ralphs/Food 4 Less, Factory 2-U, Rite Aid, General Discount
36.	La Verne, CA	La Verne Towne Center	231	15.0%	Target, Vons Store
37.	Los Angeles, CA	Vermont-Slauson Shopping Center	170	15.0%	Kmart, Superior Markets, Sav-on Drug
38.	Los Banos, CA	Canal Farms	111	15.0%	Save Mart, Rite Aid
39.	Livermore, CA	Plaza 580 Shopping Center	104	15.0%	Ross Dress for Less
40.	Modesto, CA	Century Center	215	15.0%	Gottschalks, Raley's
41.	Manteca, CA	Manteca Marketplace	172	15.0%	stadium 10 cinemas, Save Mart, Rite Aid
42.	Manteca, CA	Mission Ridge Plaza	96	15.0%	Pak 'n' Save
43.	Moraga, CA	Rheem Valley	164	15.0%	TJ Maxx, Longs Drugs
44.	Modesto, CA	Shops at Lincoln School	78	15.0%	Save Mart
45.	Oceanside, CA	El Camino North	367	15.0%	Stein Mart, Ross Dress for Less, Barnes & Noble, Michaels
46.	Oceanside, CA	Fire Mountain	92	15.0%	
47.	Oceanside, CA	Oceanside Town & Country	87	15.0%	Vons, Longs Drugs
48.	Ontario, CA	Vineyard Village	97	15.0%	Pep Boys, 24 Hour Fitness
49.	Ontario, CA	Vineyard Village East	45	15.0%	Sears Outlet
50.	Palmdale, CA	Palmdale Center	81	15.0%	Smart & Final, Dollar Tree, Big Lots
51.	Porterville, CA	Eastridge Plaza	81	15.0%	Save Mart, County of Tulare
52.	Pacifica, CA	Fairmont Shopping Center	103	15.0%	Albertsons, Rite Aid
53.	Rancho Cucamonga, CA	Foothill Marketplace	287	15.0%	Wal-Mart, Living Spaces Furniture, Food 4 Less, Sports Chalet
54.	Rancho Mirage, CA	Rancho Las Palmas	150	15.0%	Vons Market, Longs Drugs
55.	Rancho Cucamonga, CA	Vineyards Marketplace	56	15.0%	Sav-on Drug
56.	Redding, CA	Cobblestone	122	15.0%	Raley's

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LOCATION	SHOPPING CENTER	GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
57. Santa Clarita, CA	Canyon Square Plaza	97	15.0%	Albertsons
58. San Diego, CA	Loma Square	211	15.0%	Circuit City, TJ Maxx, Sav-on Drug, Henry's Marketplace
59. San Dimas, CA	San Dimas Marketplace	154	15.0%	OfficeMax, Ross Dress for Less, Petco
60. Orangevale, CA	Cable Park	161	15.0%	Albertsons, Longs Drugs, US Post Office
61. Antelope, CA	Elverta Crossing	120	15.0%	Food Maxx, Goodwill Industries
62. San Leandro, CA	Fashion Faire Place	95	15.0%	Ross Dress for Less, Michaels
63. Sacramento, CA	Glenbrook Shopping Center	69	15.0%	Big Lots
64. Suisun City, CA	Heritage Park Shopping Center	162	15.0%	Raley's, Ace Hardware
65. Sacramento, CA	Kmart Center	133	15.0%	Kmart
66. Sacramento, CA	Laguna Village	117	15.0%	United Artists Theatre, 24 Hour Fitness
67. San Jose, CA	Monterey Plaza	183	15.0%	Wal-Mart
68. Sacramento, CA	Southpointe Plaza	189	15.0%	SD Mart, Seafood City
69. Tustin, CA	Larwin Square Shopping Center	211	15.0%	Vons, Rite Aid, Kragen Auto Parts
70. Temecula, CA	Palomar Village Shopping Center	139	15.0%	Albertsons, Longs Drugs
71. Tustin, CA	Tustin Heights Shopping Center	138	15.0%	Ralphs, Longs Drugs, Michaels
72. Turlock, CA	Blossom Valley Plaza	112	15.0%	Raley's
73. Tulare, CA	Heritage Place	119	15.0%	Save Mart, Rite Aid
74. Upland, CA	Mountain Square	273	15.0%	Home Depot, Vons Pavilions, Staples, Best Bargain
75. Ukiah, CA	Ukiah Crossroads	111	15.0%	Raley's
76. Valencia, CA	Granary Square	143	15.0%	Ralphs, Longs Drugs
77. Vista, CA	Melrose Village Plaza	137	15.0%	Albertsons, Sav-on Drug
78. Vallejo, CA	Glen Cove Center	66	15.0%	Safeway
79. Visalia, CA	Mineral King	46	15.0%	Chuck E. Cheese
80. Vallejo, CA	Park Place	151	15.0%	Raley's, 24 Hour fitness
81. Windsor, CA	Lakewood Shopping Center	108	15.0%	Raley's
82. Windsor, CA	Lakewood Village	127	15.0%	Safeway, Longs Drugs
83. Walnut Creek, CA	Olympia Place	115	15.0%	Century Theatres, Nearon Enterprises, Cost Plus
84. Yreka, CA	Yreka Junction	127	15.0%	Raley's, JCPenney
85. Maysville, KY	Maysville Marketsquare	216	15.0%	Kroger, JCPenney
86. Albuquerque, NM	Country Club Center	75	15.0%	
87. Carson City, NV	Eagle Station	114	15.0%	Raley's
88. Elko, NV	Elko Junction Shopping Center	171	15.0%	Raley's, Builders Mart
89. Henderson, NV	Green Valley Town & Country	131	15.0%	Albertsons
90. Las Vegas, NV	Alamosa Plaza	78	15.0%	Albertsons
91. Las Vegas, NV	Cheyenne Commons	363	15.0%	Wal-Mart, Marshalls, 24 Hour fitness, Ross Dress for Less
92. Las Vegas, NV	Decatur Meadows	111	15.0%	Vons Grocery, Dollar Tree
93. Las Vegas, NV	Rainbow Promenade	228	15.0%	UAA Theatres, Linens N Things, OfficeMax, Barnes & Noble, Cost Plus
94. Las Vegas, NV	Renaissance West	169	15.0%	Food 4 Less
95. Las Vegas, NV	Sahara Pavilion North	334	15.0%	Vons, Carpets-N-More, TJ Maxx, Gold's Gym, Shepler's Western Wear
96. Las Vegas, NV	Sahara Pavilion South	161	15.0%	Sports Authority, OfficeMax, Dollar Discount Center
97. Las Vegas, NV	Winterwood Pavilion	145	15.0%	Vons, Aaron Rents
98. Reno, NV	Caughlin Ranch	113	15.0%	Scolari's Warehouse Market
99. Reno, NV	Mira Loma Center	103	15.0%	Scolari's Food & Drug, Longs Drugs
100. Reno, NV	North Reno	130	15.0%	Sak 'N Save
101. Winnemucca, NV	West Town	65	15.0%	Raley's
102. Albany, OR	Albany Plaza	110	15.0%	Rite Aid, Big Lots
103. Canby, OR	Canby Square Shopping Center	116	15.0%	Safeway, Rite Aid
104. Gresham, OR	Gresham Town Fair	266	15.0%	G.I. Joe's, Petsmart, Ross Dress for Less, Craft Warehouse
105. Gresham, OR	Oregon Trail Center	208	15.0%	Wild Oats Markets, Office Depot, Big Lots, Michaels
106. Gresham, OR	Powell Valley Junction	108	15.0%	Food 4 Less, Cascade Athletic Club
107. Gresham, OR	Rockwood Plaza	93	15.0%	Dollar Tree, Volunteers of America
108. Hermiston, OR	Hermiston Plaza	149	15.0%	Safeway, Big Lots
109. Hood River, OR	Hood River Shopping Center	109	15.0%	Rosauers, Hi School Pharmacy
110. Hillsboro, OR	Sunset Esplanade	261	15.0%	Safeway, Staples, Rite Aid, Jo-ann Fabrics, Dollar Tree, Petco
111. Hillsboro, OR	Tanasbourne Village	211	15.0%	Safeway, Rite Aid, Hillsboro Public Library
112. Medford, OR	Bear Creek Plaza	184	15.0%	Bi-Mart, TJ Maxx, Big Lots, Toys for the Home, Dollar Tree
113. Medford, OR	Medford Center	335	15.0%	Sears, Tinseltown, 24 Hour Fitness, Circuit City
114. Milwaukie, OR	Milwaukie Marketplace	186	15.0%	Albertsons, Rite Aid
115. Milwaukie, OR	Southgate Shopping Center	51	15.0%	OfficeMax
116. Oregon City, OR	Oregon City Shopping Center	247	15.0%	Coastal Farm/Home Supply, Rite Aid, Fishermen's Marine Supply, Michaels
117. Portland, OR	East Burnside Plaza	38	15.0%	QFC

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LOCATION	SHOPPING CENTER	GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS		
118. Portland, OR	Menlo Park Plaza	113	15.0%	Staples, Walgreens		
119. Portland, OR	Sunset Mall	116	15.0%	Safeway		
120. Springfield, OR	Pioneer Plaza	96	15.0%	Safeway		
121. Sandy, OR	Sandy Marketplace	101	15.0%	Hi School Pharmacy		
122. Troutdale, OR	Troutdale Market	98	15.0%	Lambs Thriftway,		
123. Memphis, TN	Memphis Retail Center	52	15.0%	Peppermill Properties		
124. Auburn, WA	Auburn North	171	15.0%	Albertsons, Office Depot, Rite Aid, Dollar Tree		
125. Blaine, WA	Blaine International Center	109	15.0%	Cost Cutters, Rite Aid		
126. Bellingham, WA	Sunset Square	376	15.0%	Kmart, Cost Cutters, Jo-Ann Fabrics, Rite Aid, OfficeMax, Goodwill		
127. Everett, WA	Claremont Village Plaza	89	15.0%	QFC		
128. Kent, WA	Canyon Ridge Plaza	87	15.0%	Ross Dress for Less		
129. Kent, WA	Panther Lake	69	15.0%	Albertsons, Rite Aid		
130. Lake Stevens, WA	Frontier Village Shopping Center	200	15.0%	Safeway, G.I Joe's, Bartell Drugs		
131. Mill Creek, WA	Gateway Shopping Center	94	15.0%	Safeway		
132. Oak Harbor, WA	Harbor Town	70	15.0%	Saar's		
133. Olympia, WA	Olympia Square	168	15.0%	Albertsons, Ross Dress for Less		
134. Olympia, WA	Olympia West Center	70	15.0%	Barnes & Noble, Petco		
135. Seattle, WA	Jefferson Square	144	15.0%	Safeway		
136. Spanaway, WA	Pacific Commons	117	15.0%	Marketplace Grocery		
137. Silverdale, WA	Silverdale Plaza	170	15.0%	Safeway, Jo-Ann Fabrics, Rite Aid, Staples		
138. Silverdale, WA	Silverdale Shopping Center	67	15.0%	Ross Dress for Less		
139. Tacoma, WA	Tacoma Central	158	15.0%	TJ Maxx, Galaxy Theatres, Office Depot, Petsmart		
140. Vancouver, WA	Garrison Square	70	15.0%	Supermax, Hi School Pharmacy		
Subtotal Q4 Pan Pacific acquisition		<u>\$ 1,307,700</u>	<u>\$ 2,819,400</u>	<u>\$ 4,127,100</u>	<u>19,896</u>	<u>15.0%</u>
Grand Total		<u>\$ 2,294,515</u>	<u>\$ 3,769,303</u>	<u>\$ 6,063,818</u>	<u>29,829</u>	<u>28.4%</u>

PREFERRED EQUITY INVESTMENTS

		MONTH	INVESTMENT	
U.S. Preferred Equity Investments:				
1.	Austin, TX	Homestead Shopping Center	Jan-06	\$ 2,822
2.	Lake Jackson, TX	Lake Jackson Marketplace	Jan-06	897
3.	Austin, TX	Century South	Jan-06	3,643
4.	Round Rock, TX	Round Rock West	Jan-06	3,078
5.	Killeen, TX	Kohl's anchor development	Feb-06	536
6.	New York, NY	625 Broadway	Feb-06	36,600
7.	New York, NY	387 Bleecker Street	Feb-06	3,700
8.	Austin & Georgetown, TX	Arboretum & Southbrook	Feb-06	2,600
9.	Florida (various cities)	Tandem (3 properties)	Feb-06	12,602
10.	Various States	28 retail properties	Mar-06	17,769
11.	Farmingdale, NY	Long Island Hotel development	Apr-06	3,900
12.	Cambridge, MA	Porter Square	Apr-06	5,336
13.	Various Cities in New Hampshire	5 properties	May-06	2,544
14.	Various Cities in Massachusetts	3 properties	Jun-06	8,439
15.	Tucson, AZ	Foothills Mall	Jun-06	14,700
16.	Dallas, TX	Trinity Mills	Jun-06	500
17.	Haverhill, MA	Haverhill Plaza	Jul-06	1,802
18.	Anchorage, AI	Dimond Shopping Center	Jul-06	2,437
19.	Boston, MA	Boston MBC Portfolio (8 properties)	Aug-06	10,139
20.	New York, NY	Greenwich Avenue	Sep-06	5,050
21.	Shreveport, LA	East Side Plaza	Sep-06	3,000
22.	Owensboro, KY	Owensboro Town Center	Sep-06	2,472
23.	Boston, MA	180 Canal Street	Sep-06	1,245
24.	Moultrie, GA	South Central Shopping Center	Oct-06	2,324
25.	Auburndale, FL	Auburndale (Tandem)	Oct-06	2,420
26.	New York, NY	100 Van Dam Street	Oct-06	20,050
27.	Newton, MA	University Business Center	Nov-06	3,394
28.	West Des Moines, IA	Bridgewood Plaza	Nov-06	1,047
29.	Overland Park, KS	Overland Park	Dec-06	4,230
30.	East Windsor, NJ	Windsor Corporate Park	Dec-06	2,200
				<u>\$ 181,476</u>

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		MONTH	INVESTMENT	
Canadian Preferred Equity Investments:				
1.	North York, Toronto	875 Don Mills Road (Apple Storage)	Jan-06	\$ 2,209
2.	Montreal, Quebec	15 properties	Jan-06	20,850
3.	Lethbridge, Alberta	Centre Village Mall	Feb-06	9,742
4.	St. John's, Newfoundland	The Village Centre	Mar-06	7,200
5.	Westbank, British Columbia	Real Canadian (Loblaws) anchor development	Mar-06	3,910
6.	Various cities in Quebec	3 grocery anchored shopping centers	Apr-06	3,000
7.	Innisfil, Ontario	Cowan (Apple Self Storage)	Jun-06	729
8.	Montreal, Quebec	Faubourg Boisbriand Retail Development	Jul-06	45,115
9.	Quebec City, Quebec	Secure Max (Apple Self Storage)	Aug-06	3,764
10.	Ottawa, Ontario	Walkley Road (Apple Self Storage)	Oct-06	357
11.	Kitchener & Sudbury, Ontario	Daros Portfolio (3 retail assets)	Nov-06	2,500
12.	Montreal, QC & St. John's, NB	Sandalwood Engel (3 office properties)	Dec-06	7,139
				<u>\$ 106,515</u>
Total Preferred Equity Investments				<u>\$ 287,991</u>

KIMCO SELECT/RETAILER SERVICES/ MORTGAGE INVESTMENT AND OTHER ACTIVITIES

INVESTMENT	TYPE		
• Westmont Investment Properties	Joint venture	Q1 & Q2	\$ 35,000
• Other Debt & Equity Purchases	Securities	Q1 thru Q4	66,049
• Mortgages & Notes Receivable	Mortgage	Q1 thru Q4	71,147
• Investments in Other Assets	Other Investments	Q1 thru Q4	104,702
• Albertsons LLC	Other Investments	Q2 06	50,975
• Acquired Additional 48% Interest in Kimsouth	Other Investments	Q2 06	22,900
• Newkirk Portfolio (51 property interests)	Other Investments	Q3 06	174,500
Total			<u>\$ 525,273</u>

TRANSFERS

	MONTH TRANSFERRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS	
		CASH	DEBT / UNITS	TOTAL				
UBS								
1.	Columbia, MD	Mar-06	\$ 23,044	\$ -	\$ 23,044	73	20.0%	Old Navy
2.	Columbia, MD	Mar-06	22,665	-	22,665	86	20.0%	Giant Food
3.	Columbia, MD	Mar-06	16,502	-	16,502	108	20.0%	Safeway
4.	Columbia, MD	Mar-06	29,754	-	29,754	100	20.0%	Giant Food
5.	Sterling, VA	Sep-06	62,035	46,965	109,000	738	19.0%	Wal-Mart, Lowe's, Sam's Club, Best Buy
6.	Colma, CA	Oct-06	49,763	46,237	96,000	214	19.0%	Marshalls, Nordstrom, Bed Bath & Beyond, Old Navy
			<u>\$ 203,763</u>	<u>\$ 93,202</u>	<u>\$ 296,965</u>	<u>1,319</u>	<u>19.3%</u>	
KROP								
1.	Harrisonburg, VA	May-06	\$ 3,450	\$ -	\$ 3,450	-	20.0%	
2.	Jensen Beach, FL (KROP II)	Sep-06	18,300	5,000	23,300	198	18.0%	Home Depot
3.	Mobile, AL (KROP II)	Sep-06	12,600	18,100	30,700	528	18.0%	Michaels, Circuit City, Ross, Marshalls, Bed Bath & Beyond
			<u>\$ 34,350</u>	<u>\$ 23,100</u>	<u>\$ 57,450</u>	<u>726</u>	<u>18.1%</u>	
GE PENSION								
1.	Cypress, TX	Aug-06 ***	\$ 13,332	\$ 25,650	\$ 38,982	196	15.0%	TJ Maxx, Ross, Bed Bath & Beyond, Petsmart, Office Depot
			<u>\$ 13,332</u>	<u>\$ 25,650</u>	<u>\$ 38,982</u>	<u>196</u>	<u>15.0%</u>	
TOTAL TRANSFERS TO CO-INVESTMENT PROGRAMS			<u>\$ 251,445</u>	<u>\$ 141,952</u>	<u>\$ 393,397</u>	<u>2,241</u>	<u>18.7%</u>	

*** Former Kimco Developers, Inc. Property

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DISPOSITIONS

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE				GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT	TOTAL		
PARENT PORTFOLIO							
1. Timonium, MD	Jan-06 **	\$ 300	\$ -	\$ -	\$ 300	80	100.0%
2. New Orleans, LA	Mar-06	3,400	-	-	3,400	190	50.0%
3. Tempe, AZ	Mar-06	37,800	-	-	37,800	237	100.0%
4. Sacramento, CA	Apr-06	5,564	-	-	5,564	46	100.0%
5. Turlock, CA	Apr-06	5,598	-	-	5,598	22	100.0%
6. Corning, CA	May-06	2,412	-	-	2,412	11	100.0%
7. Stockton, CA	May-06	8,028	-	-	8,028	46	100.0%
8. Pollock Pines, CA	May-06	2,558	-	-	2,558	12	100.0%
9. Macon, GA	Jun-06	4,200	-	-	4,200	127	100.0%
10. Rochester, NY	Jun-06	6,200	-	-	6,200	129	100.0%
11. Santee, CA	Jun-06	23,400	-	-	23,400	107	100.0%
12. Palatka, FL	Jun-06	1,400	-	-	1,400	83	100.0%
13. Richmond, VA	Jun-06	15,200	-	-	15,200	128	57.4%
14. Downers Grove, IL	Jun-06 ***	750	-	-	750	-	100.0%
15. Jackson, CA	Jun-06	5,307	-	-	5,307	23	100.0%
16. Middletown, PA	Aug-06	3,150	-	-	3,150	39	100.0%
17. Sante Fe, MN	Aug-06	3,400	-	-	3,400	31	50.0%
18. Dallas, TX	Sep-06	4,900	-	-	4,900	50	42.5%
19. Fairfield, AL	Sep-06	4,350	-	-	4,350	87	100.0%
20. Racine, WI	Oct-06	7,650	-	-	7,650	157	100.0%
21. Garland, TX	Oct-06	2,590	-	-	2,590	104	100.0%
22. Raleigh, NC	Nov-06	10,000	-	-	10,000	85	100.0%
23. Dover, DE	Nov-06	17,400	-	-	17,400	-	50.0%
24. Gastonia, NC	Nov-06	17,665	-	-	17,665	241	100.0%
25. Landover, MD	Nov-06	28,000	-	-	28,000	233	100.0%
26. BelAir, MD	Nov-06	1,817	-	-	1,817	-	100.0%
27. Franklin, NJ	Dec-06	41,500	-	-	41,500	138	100.0%
28. Four properties: Springfield, Ohio & Felbram, Indianapolis, & Evansville in Indiana	Dec-06	14,000	-	-	14,000	511	100.0%
29. Springboro, OH	Dec-06	7,500	-	-	7,500	121	100.0%
30. Bel Air, MD	Dec-06	2,503	-	-	2,503	27	100.0%
31. Harrisburg, PA	Dec-06	5,705	-	-	5,705	122	100.0%
		\$ 294,247	\$ -	\$ -	\$ 294,247	3,187	92.7%
RETAIL STORE LEASE							
1. Dekalb, IL	May-06	Lease termination	-	-	\$ -	81	100.0%
2. Eules, TX	Aug-06	Lease termination	-	-	-	61	100.0%
			-	-	\$ -	142	100.0%
KIR							
1. Garland, TX	Feb-06	\$ 4,133	\$ -	\$ 3,094	\$ 7,227	62	43.3%
2. Snellville, GA	Feb-06 **	650	-	-	650	-	43.3%
3. Foxborough, MA	Dec-06	7,320	-	-	7,320	119	43.3%
		\$ 12,103	\$ -	\$ 3,094	\$ 15,197	181	43.3%
G.E. / KIMCO JV							
1. Glen Burnie, MD	Mar-06	\$ 1,259	\$ 6,241	\$ -	\$ 7,500	75	20.0%
2. Laredo, TX	Apr-06 **	2,000	-	-	2,000	-	20.0%
3. Copley, OH	May-06	12,975	25,875	-	38,850	530	20.0%
4. Mt. Pleasant, SC	Jun-06	21,250	-	-	21,250	117	20.0%
5. Lutherville Station, MD	Jun-06	30,750	-	-	30,750	270	20.0%
6. Waynesboro, PA	Jun-06	7,300	-	-	7,300	112	20.0%
7. Fredericksburg, VA	Sep-06	17,600	-	-	17,600	142	20.0%
8. Charleston, SC	Oct-06	24,125	-	-	24,125	141	20.0%
9. Rensselaer, NY	Nov-06	13,400	-	-	13,400	133	20.0%
10. Albany, NY	Nov-06	8,656	-	-	8,656	140	20.0%
		\$ 139,315	\$ 32,116	\$ -	\$ 171,431	1,660	20.0%

** Partial site sold

*** Two acres of vacant land sold

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

DISPOSITIONS continued.....

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE				GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT	TOTAL		
PL RETAIL							
1. Philadelphia, PA	May-06	\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%
		\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%
PAN PACIFIC VENTURE							
1. Cathedral City, CA	Nov-06	\$ 5,300	\$ -	\$ -	\$ 5,300	121	15.0%
		\$ 5,300	\$ -	\$ -	\$ 5,300	121	15.0%
OTHER INSTITUTIONAL PROGRAMS							
1. Carlisle, PA	Jul-06	\$ 13,450	\$ -	\$ -	\$ 13,450	87	11.0%
2. Raleigh, NC	Aug-06	19,880	-	-	19,880	102	10.0%
		\$ 33,330	\$ -	\$ -	\$ 33,330	189	10.4%
FNC							
1. Bloomfield, MI	Jan-06	\$ 5,000	\$ -	\$ -	\$ 5,000	23	51.0%
2. Grandville, OH	Jan-06	890	-	-	890	-	51.0%
3. St. Charles Plaza, IL	Feb-06	2,500	-	-	2,500	19	51.0%
4. Hazlet, NJ	Feb-06	4,900	-	-	4,900	15	51.0%
5. Libertyville, IL	Jul-06	3,600	-	-	3,600	19	51.0%
6. Branford, CT	Oct-06	2,943	-	-	2,943	20	51.0%
7. Evergreen Park, IL	Nov-06	1,740	-	-	1,740	19	51.0%
8. Baldwin, MO	Dec-06	3,000	-	-	3,000	18	51.0%
		\$ 24,573	\$ -	\$ -	\$ 24,573	133	51.0%
KIMSOUTH							
1. Wilson, NC	Jan-06	\$ 2,525	\$ 2,475	\$ -	\$ 5,000	167	44.5%
2. Harrisonburg, VA	Dec-06	4,790	-	-	4,790	139	92.5%
		\$ 7,315	\$ 2,475	\$ -	\$ 9,790	306	68.0%
TOTAL DISPOSITIONS		\$ 558,283	\$ 34,591	\$ 3,094	\$ 595,968	6,220	57.6%

PREFERRED EQUITY DISPOSITIONS

			PROCEEDS
1. Jersey City, NJ	Jersey City Retail Center	Jan-06	\$ 10,800
2. Nashville, TN	JPG Self Storage (2 properties)	Jan-06	3,300
3. New York, NY	71 Second Avenue	Apr-06	3,708
4. Vaughn, Ontario	7/400 Power Center	Jun-06	7,200
5. Various: Ohio, Texas, Georgia	JPG Self Storage (9 properties)	Jul-06	12,300
6. Odessa, FL	Keystone Crossings	Sep-06	6,160
7. Bronx, NY	JPG Self Storage	Nov-06	6,025
8. Plano, TX	Berkeley Square & Preston Towne Crossing	Dec-06	5,600
			\$ 55,093

KIMCO REALTY CORPORATION
2007 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

ACQUISITIONS

	LOCATION	SHOPPING CENTER	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
				CASH	DEBT / UNITS	TOTAL			
U.S. RETAIL ACQUISITIONS :									
1.	Fairfax City, VA	Old Town Village	Jan-07	\$ 60,593	\$ 1,407	\$ 62,000	-	100.0%	Development site
2.	Alpharetta, GA	Market at Haynes Bridge	Jan-07	10,015	15,700	25,715	131	100.0%	Kroger
3.	Southlake, TX	Southlake Oaks Phase I & II	Jan-07	6,020	3,780	9,800	37	100.0%	
4.	Harriman, NY	Woodbury Centre	Jan-07	18,759	24,831	43,590	228	15.0%	Kohl's, Linen N Things, Staples, Michaels, Modell's

PRUDENTIAL/ KIMCO JOINT VENTURE ACQUISITION

On January 12, 2007 Kimco with Prudential acquired the following 16 properties from GE Real Estate and Crow Holdings Realty Partners for approximately \$822.4MM, which consists of \$486.9MM in assumed debt and \$335.5MM in cash:

	LOCATION	SHOPPING CENTER				GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS		
1.	Germantown, TN	Germantown Collection	Jan-07			55	15.0%			
2.	Fairfax, VA	Main Street Marketplace	Jan-07			101	15.0%	Harris Teeter, TJ Maxx		
3.	Dallas, TX	Preston Forest Village	Jan-07			171	15.0%	Whole Foods		
4.	Gaithersburg, MD	Gaithersstowne	Jan-07			71	15.0%	Rugged Warehouse		
5.	Torrance, CA	Southwood Village	Jan-07			68	15.0%	Ace Hardware		
6.	Austin, TX	Teakwood Plaza	Jan-07			33	15.0%	Jo-ann Fabrics		
7.	Pittsburgh, PA	Wexford	Jan-07			130	15.0%	Eckerd		
8.	Hastings, MN	Hastings Marketplace	Jan-07			98	15.0%	Cubs Food		
9.	Leesburg, VA	Battlefield Marketplace	Jan-07			315	15.0%	Shopper Food, Stein Mart, Roos Dress, Michaels, Gold's Gym, Staples		
10.	Edgewater, NJ	Edgewater Commons	Jan-07	*		424	15.0%	TJ Maxx, Bed Bath & Beyond, Target, Pathmark		
11.	Ellicott City, MD	Long Gate Shopping Center	Jan-07	*		433	15.0%	Target, Linen N Things		
12.	Clakamas, OR	Clakamas Promenade	Jan-07	*		237	15.0%	Gart Sports, Nordstrom Rack, Old Navy		
13.	Palm Aire, FL	Cypress Lakes Town Center	Jan-07	*		250	15.0%	Home Depot, Publix		
14.	Austin, TX	Sunset Valley Marketfair	Jan-07	*		290	15.0%	Bed Bath & Beyond, Petsmart, OfficeMax, TJ Maxx		
15.	West Lake Hills, TX	Westbank Market	Jan-07	*		138	15.0%	Randalls Food & Drugs		
16.	Fremont, CA	Fremont Hub	Jan-07	**		505	15.0%	Safeway, Ross Dress, Bed Bath & Beyond, Marshalls, Michaels, Petsmart		
						\$ 335,530	\$ 486,955	\$ 822,485	3,319	15.0%
Grand Total						\$ 430,917	\$ 532,673	\$ 963,590	7,034	23.6%

* Properties originally acquired and reported in 2006 as part of the Crow/ Kimco Joint Venture at 5% ownership. The total purchase price included in 2006 was \$385.5MM.

** Since December 2005, property was part of the Crow/ Kimco Joint Venture at 30% ownership.

PREFERRED EQUITY INVESTMENTS

		MONTH	INVESTMENT	
U.S. Preferred Equity Investments:				
1.	Orlando, FL	Errol Plaza	Jan-07	\$ 6,200
2.	Miami, FL	The 2500 Building	Jan-07	3,359
3.	Farmingdale, NY	Long Island Hotel II (Runway II)	Jan-07	3,375
4.	Whiting, NJ	Whiting Commons	Jan-07	1,762
5.	Lake Wales, FL	Lake Wales (Tandem)	Jan-07	1,583
				\$ 16,279
Canadian Preferred Equity Investments:				
1.	Ottawa, Ontario	Abacus Portfolio (9 properties)	Jan-07	\$ 8,218
				\$ 8,218
Total Preferred Equity Investments				\$ 24,497

KIMCO REALTY CORPORATION
2007 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

TRANSFERS

	MONTH TRANSFERRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
		CASH	DEBT / UNITS	TOTAL			
GE PENSION							
1. Cypress, TX	Jan-07	\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	Best Buy
		\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	
TOTAL TRANSFERS TO CO-INVESTMENT PROGRAMS		\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	

DISPOSITIONS

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE				GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT	TOTAL		
G.E. / KIMCO JV							
1. Dallas, TX	Jan-07	\$ 14,500	\$ -	\$ -	\$ 14,500	125	20.0%
		\$ 14,500	\$ -	\$ -	\$ 14,500	125	20.0%
KIR							
1. Yonkers, NY	Jan-07	\$ 11,800	\$ -	\$ -	\$ 11,800	56	45.0%
		\$ 11,800	\$ -	\$ -	\$ 11,800	56	45.0%
FNC							
1. Fort Wayne, IN	Jan-07	\$ 500	\$ -	\$ -	\$ 500	-	51.0%
		\$ 500	\$ -	\$ -	\$ 500	-	51.0%
TOTAL DISPOSITIONS		\$ 26,800	\$ -	\$ -	\$ 26,800	181	31.6%

PREFERRED EQUITY DISPOSITIONS

							PROCEEDS
1. Southlake, TX		Wyndham Plaza	Jan-07				2,097
							\$ 2,097

KIMCO REALTY CORPORATION
COMBINED REAL ESTATE PORTFOLIO STATISTICS

	DEC 31, 2006	SEP 30, 2006	JUN 30, 2006	MAR 31, 2006	DEC 31, 2005
CORE HOLDINGS REAL ESTATE PROPERTIES					
NUMBER OF PROPERTIES	491	501	499	494	464
PRORATA SHARE OF GROSS LEASABLE AREA (in thousands)	57,554	58,465	57,608	57,386	55,687
PERCENT LEASED (adjusted for Kimco Prorata share)	95.5%	95.0%	94.8%	94.6%	94.6%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 10.19	\$ 9.95	\$ 9.86	\$ 9.73	\$ 9.44
TOTAL GROSS LEASABLE AREA (in thousands)	65,871	66,781	65,876	65,440	63,331
PERCENT LEASED	95.8%	95.3%	95.2%	94.7%	94.9%
INVESTMENT MANAGEMENT PROGRAMS					
KIMCO / PRUDENTIAL INVESTMENT PROGRAM					
NUMBER OF PROPERTIES	137				
TOTAL GROSS LEASABLE AREA (in thousands)	19,645				
PERCENT LEASED	95.5%				
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.05				
KIMCO INCOME REIT PROPERTIES					
NUMBER OF PROPERTIES	66	67	67	67	68
TOTAL GROSS LEASABLE AREA (in thousands)	13,996	14,108	14,102	14,102	14,159
PERCENT LEASED	97.1%	97.2%	96.7%	96.5%	96.9%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.56	\$ 12.44	\$ 12.42	\$ 12.41	\$ 12.28
KIMCO / GE INVESTMENT PROGRAMS (KROP I & II)					
NUMBER OF PROPERTIES	27	31	30	34	38
TOTAL GROSS LEASABLE AREA (in thousands)	4,180	4,954	4,417	5,328	5,614
PERCENT LEASED	94.0%	91.9%	95.2%	95.2%	96.3%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.93	\$ 12.23	\$ 12.60	\$ 11.61	\$ 11.83
KIMCO INCOME FUND I PORTFOLIO					
NUMBER OF PROPERTIES	12	12	12	12	12
TOTAL GROSS LEASABLE AREA (in thousands)	1,521	1,518	1,518	1,518	1,515
PERCENT LEASED	98.3%	99.1%	99.1%	99.2%	98.8%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 16.34	\$ 16.02	\$ 15.97	\$ 15.94	\$ 15.74
PL RETAIL LLC					
NUMBER OF PROPERTIES	23	23	24	25	25
TOTAL GROSS LEASABLE AREA (in thousands)	5,809	5,826	6,563	6,863	6,835
PERCENT LEASED	98.8%	98.4%	98.5%	98.0%	98.0%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.77	\$ 12.72	\$ 12.35	\$ 12.33	\$ 12.27
KIMCO / UBS PROGRAMS					
NUMBER OF PROPERTIES	31	29	16	15	10
TOTAL GROSS LEASABLE AREA (in thousands)	4,994	4,711	2,641	2,410	1,708
PERCENT LEASED	95.5%	96.5%	92.8%	93.3%	91.1%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 14.08	\$ 13.47	\$ 13.44	\$ 13.27	\$ 11.63
OTHER INSTITUTIONAL PROGRAMS					
NUMBER OF PROPERTIES	67 *	66	67	64	61
TOTAL GROSS LEASABLE AREA (in thousands)	5,428	5,128	5,121	4,523	3,421
PERCENT LEASED	97.3%	98.2%	97.6%	98.1%	97.6%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.78	\$ 13.68	\$ 13.51	\$ 13.67	\$ 13.08
OTHER REAL ESTATE INVESTMENTS					
RETAIL STORE LEASES					
NUMBER OF RETAIL STORE LEASES	20	20	21	22	22
TOTAL GROSS LEASABLE AREA (in thousands)	1,867	1,867	1,929	2,009	2,009
PERCENT LEASED	99.8%	99.7%	99.7%	99.9%	99.9%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 4.02	\$ 4.00	\$ 4.07	\$ 3.95	\$ 3.93
KIMSOUTH REALTY, INC. (KONOVER)					
NUMBER OF PROPERTIES	n/a	n/a	4	4	4
TOTAL GROSS LEASABLE AREA (in thousands)	n/a	n/a	881	881	1,049
PERCENT LEASED	n/a	n/a	65.4%	66.2%	59.8%
AVERAGE RENT PER LEASED SQUARE FOOT	n/a	n/a	\$ 7.95	\$ 7.98	\$ 7.91
PREFERRED EQUITY PORTFOLIO					
NUMBER OF STABILIZED PROPERTIES	187	180	177	164	117
TOTAL GROSS LEASABLE AREA (in thousands)	14,721	13,876	13,457	12,336	9,816
PERCENT LEASED	93.5%	92.6%	91.7%	92.0%	93.2%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.63	\$ 11.85	\$ 11.63	\$ 11.76	\$ 11.25
NUMBER OF PROPERTIES UNDER DEVELOPMENT	36	32	29	28	19
GROSS LEASABLE AREA UNDER DEVELOPMENT (in thousands)	3,537	3,198	1,820	1,587	971
GROUND-UP DEVELOPMENTS					
NUMBER OF DEVELOPMENT PROJECTS	45	43	41	41	43
POTENTIAL GROSS LEASABLE AREA (in thousands)	18,272	16,440	15,401	15,088	15,379
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.65	\$ 13.46	\$ 13.39	\$ 13.10	\$ 12.86
AGGREGATE OWNED/ MANAGED REAL ESTATE PORTFOLIO (STABILIZED PORTFOLIO ONLY) **					
NUMBER OF PROPERTIES	1,061	929	917	901	821
TOTAL GROSS LEASABLE AREA (in thousands)	138,033	118,768	116,504	115,410	109,457
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.55	\$ 11.15	\$ 11.01	\$ 10.88	\$ 10.58
PERCENT LEASED	95.8%	95.5%	95.1%	94.9%	95.1%

* Includes 45 Net leased properties.

** Excludes the following portfolios: FNC Realty Inc. (38 properties), all ground up development projects and undeveloped land parcels (77 properties), preferred equity under development (36 properties), the American Industries portfolio (61 properties) and the Newkirk portfolio (51 properties). As of 12/31/06, Kimco holds interests in 1,324 properties, totaling approximately 173.6 million square feet of gross leasable area.

KIMCO REALTY CORPORATION
COMBINED MAJOR TENANT PROFILE
(rank by annualized base rent)
DECEMBER 31, 2006

<u>TENANT NAME (1)</u>	<u># OF LOCATIONS</u>	<u>ANNUALIZED BASE RENT (in thousands)</u>	<u>% OF ANNUALIZED BASE RENT</u>	<u>LEASED GLA (in thousands)</u>	<u>% OF LEASED GLA</u>
HOME DEPOT	40	\$ 25,745	3.5%	3,260	4.7%
TJX COMPANIES	124	21,289	2.9%	2,336	3.4%
SEARS HOLDINGS	52	18,225	2.5%	3,466	5.0%
KOHL'S	36	16,134	2.2%	2,435	3.5%
WAL-MART	34	14,964	2.1%	2,362	3.4%
BEST BUY	42	10,682	1.5%	1,055	1.5%
LINENS N THINGS	33	10,013	1.4%	603	0.9%
ROYAL AHOLD	32	9,265	1.3%	927	1.3%
BED BATH & BEYOND	50	9,095	1.2%	846	1.2%
COSTCO	17	8,847	1.2%	1,287	1.9%
		<u>\$ 144,259</u>	<u>19.8%</u>	<u>18,577</u>	<u>26.8%</u>

(1) Schedule reflects ten largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 12,800 leases to 7,200 tenants totaling approximately \$1.3 billion of annual base rent.

KIMCO CORE HOLDINGS

KIMCO REALTY CORPORATION
CORE HOLDINGS REAL ESTATE PORTFOLIO COMPOSITION
DECEMBER 31, 2006

	<u>NUMBER OF PROPERTIES</u>	<u>GROSS LEASABLE AREA (in thousands)</u>	<u>LEASED SQ. FT (in thousands)</u>	<u>% LEASED</u>	<u>RENT PER LEASED SQ. FT.</u>
Operating Real Estate	491	57,554	54,973	95.5%	\$ 10.19

Note: Excludes retail store leases. Gross leasable area and leased square feet of joint venture properties are included on a prorata basis.

ANALYSIS OF PORTFOLIO CHANGES 2006 YEAR TO DATE

Shopping Center Portfolio (excluding retail store leases)

	<u>TOTAL SQ. FT. (000's)</u>	<u>LEASED SQ. FT. (000's)</u>	<u>% LEASED</u>	<u>RENT PSF/ LEASED</u>
January 1, 2006	55,687	52,696	94.6%	\$ 9.44
Acquisitions - Kimco	4,768	4,613	96.7%	14.40
Net Transfers (to) / from Joint Ventures	(101)	(101)	100.0%	21.19
Completed Mexico Developments	473	406	85.8%	8.25
Net Absorption (1)	(161)	(48)	-	*
Disposals	(3,112)	(2,592)	83.3%	8.27
December 31, 2006	57,554	54,973	95.5%	\$ 10.19

***NEW LEASES SIGNED
YEAR TO DATE**

	<u>TOTAL</u>
Number of leases	468
Sq. ft.(000's)	1,789
Average rate psf	\$ 13.03

***VACATES YEAR TO DATE**

Sq. ft.(000's)	2,106
Average rate psf	\$ 9.31

(1) Changes to "total sq. ft." reflects new developments where the tenant has opened and/or paying rent; also includes renovations, expansions or demolition related redevelopment of existing portfolio; changes to "leased sq. ft." reflects newly occupied space, less vacated space. Actual activity varies from "new leases signed" data due to timing of actual lease commencement.

KIMCO REALTY CORPORATION
CORE HOLDINGS OPERATING REAL ESTATE LEASING SUMMARY
Trailing Four Quarters as of December 31, 2006

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA ⁽²⁾</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase in Base Rent</u>	<u>Increase in Base Rent Over Prior Year</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's/SF</u>
<u>United States</u>												
New Leases	155	21%	693,011	\$ 13.19	\$ 9,138,119	\$ 10.85	\$ 7,521,885	\$ 1,616,235	21.5%	8.85	\$ 3,783,218	\$ 5.46
Renewals/Options	248	50%	1,652,693	10.84	17,916,178	9.82	16,232,014	1,684,164	10.4%	4.86	-	-
Redevelopments	2	0%	7,840	29.63	232,320	22.62	177,312	55,008	31.0%	9.33	320,000	40.82
US Same Space Total	405	72%	2,353,544	\$ 11.59	\$ 27,286,617	\$ 10.17	\$ 23,931,211	\$ 3,355,407	14.0%	6.05	\$ 4,103,218	\$ 1.74
Non-same space new leases	132	25%	815,891	\$ 11.46	\$ 9,349,072					7.93	\$ 15,573,224	\$ 19.09
Non-same space redevelopments	28	3%	111,645	18.09	2,019,784					9.98	2,940,983	26.34
US Total	565	100%	3,281,080	\$ 11.78	\$ 38,655,473					6.65	\$ 22,617,425	\$ 6.89
<u>Canada and Mexico</u>												
New Leases	61	21%	84,912	\$ 15.56	\$ 1,321,295	\$ 14.09	\$ 1,196,003	\$ 125,292	10.5%	7.92	\$ 1,422,829	\$ 16.76
Renewals/Options	172	59%	235,154	18.90	4,444,564	17.56	4,130,430	314,134	7.6%	4.65	-	-
RioKim/Mexico Same Space Total	233	81%	320,066	\$ 18.01	\$ 5,765,859	\$ 16.64	\$ 5,326,433	\$ 439,426	8.2%	5.52	\$ 1,422,829	\$ 4.45
Non - same space leases	90	19%	75,295	\$ 16.59	\$ 1,249,421					6.42	\$ 737,777	\$ 9.80
Canada and Mexico Total	323	100%	395,362	\$ 17.74	\$ 7,015,280					5.69	\$ 2,160,607	\$ 5.46
Grand Total	888	100%	3,676,441	\$ 12.42	\$ 45,670,753					6.55	\$ 24,778,032	\$ 6.74
Total New Leases	216	21%	777,923	\$ 13.45	\$ 10,459,414	\$ 11.21	\$ 8,717,887	\$ 1,741,527	20.0%	8.75	5,206,047	\$ 6.69
Total Renewals/Options	420	51%	1,887,848	11.84	22,360,742	10.79	20,362,444	1,998,298	9.8%	4.84	-	-
Total Same Space Redevelopments	2	0%	7,840	29.63	232,320	22.62	177,312	55,008	31.0%	9.33	320,000	40.82
Total Non-same space Redevelopments	28	3%	111,645	18.09	2,019,784					9.98	2,940,983	26.34
Total Non-same space new leases	222	24%	891,186	11.89	10,598,493					7.80	16,311,001	18.30
Grand Total	888	100%	3,676,441	\$ 12.42	\$ 45,670,753					6.55	\$ 24,778,032	\$ 6.74

All lease information is included on a prorata basis where less than 100% of the property is owned by Kimco.

KIMCO REALTY CORPORATION
CORE HOLDINGS OPERATING REAL ESTATE
(ranked by annualized base rent)
DECEMBER 31, 2006

UNITED STATES	NUMBER OF PROPERTIES	GROSS LEASABLE AREA * (in thousands)	% LEASED	ANNUALIZED BASE RENT	RENT PER LEASED SQ. FT.
FLORIDA	60	6,554	96.9%	\$ 63,047	\$ 9.93
CALIFORNIA	31	4,093	98.5%	59,193	14.69
NEW YORK	42	3,373	93.8%	51,385	16.24
ILLINOIS	39	4,634	93.2%	33,028	7.64
PUERTO RICO	7	2,141	98.4%	31,626	15.00
PENNSYLVANIA	35	3,776	97.0%	29,170	7.97
OHIO	33	4,557	90.5%	24,792	6.01
NEW JERSEY	13	1,853	94.7%	22,597	12.88
MISSOURI	20	2,859	97.1%	19,665	7.09
TEXAS	22	2,240	94.6%	17,151	8.09
NORTH CAROLINA	11	1,381	96.8%	13,910	10.40
MARYLAND	17	993	90.7%	12,041	13.36
CONNECTICUT	5	1,023	99.8%	11,241	11.01
ARIZONA	9	1,259	96.4%	10,296	8.49
MICHIGAN	9	1,092	97.9%	9,389	8.79
TENNESSEE	8	1,024	95.4%	8,378	8.58
SOUTH CAROLINA	5	845	92.8%	7,709	9.83
INDIANA	10	1,399	85.8%	7,657	6.38
COLORADO	10	869	90.0%	7,359	9.41
LOUISIANA	4	732	97.0%	6,534	9.20
MINNESOTA	1	408	100.0%	4,939	12.11
VIRGINIA	6	624	98.9%	4,556	7.38
NEW HAMPSHIRE	2	451	100.0%	4,423	9.81
GEORGIA	4	427	92.7%	3,687	9.32
MASSACHUSETTS	3	281	100.0%	3,469	12.34
NEW MEXICO	4	297	88.7%	3,442	13.07
WEST VIRGINIA	4	402	86.6%	3,161	9.08
IOWA	6	629	95.9%	3,106	5.15
KENTUCKY	3	398	99.2%	2,657	6.73
WASHINGTON	1	223	100.0%	2,471	11.08
OKLAHOMA	3	341	99.7%	2,410	7.08
MAINE	2	185	95.8%	1,882	10.62
RHODE ISLAND	2	166	90.9%	1,781	11.81
NEVADA	2	68	99.4%	1,310	19.37
KANSAS	1	120	100.0%	1,093	9.11
ALABAMA	1	115	100.0%	858	7.46
HAWAII	1	18	100.0%	865	48.04
VERMONT	1	53	100.0%	764	14.42
UTAH	1	143	100.0%	727	5.08
ALASKA	1	73	100.0%	595	8.16
DELAWARE	1	115	100.0%	520	4.52
MISSISSIPPI	1	21	100.0%	190	9.05
OREGON	1	11	100.0%	107	9.75
	442	52,266	95.3%	\$ 495,181	\$ 9.94
CANADA **					
ONTARIO	19	1,614	99.1%	\$ 21,151	\$ 13.22
BRITISH COLUMBIA	9	1,193	99.2%	16,420	13.87
ALBERTA	5	637	99.9%	9,436	14.82
QUEBEC	3	394	98.2%	3,666	9.48
PRINCE EDWARD ISLAND	1	195	97.2%	1,653	8.72
	37	4,033	99.1%	\$ 52,326	\$ 13.09
MEXICO ***	12	1,255	93.8%	\$ 12,511	\$ 10.63
TOTALS	491	57,554	95.5%	\$ 560,018	\$ 10.19
AMERICAN INDUSTRIES	61	6,388	98.3%	\$ 34,460	\$ 5.49

Notes:

The data above excludes seventeen development properties in Mexico.

* Represents only Kimco's prorata interest in property gross leaseable area where the company owns less than 100% interest

** Kimco's 50% interest in approximately 8.1 million square feet of GLA in the Canadian properties. Rent per leased square foot stated in USD based on an average conversion rate of \$1.13877 CAD to \$1.00 USD for the three months ended December 31, 2006.

*** Rent per leased square foot stated in USD based on an average conversion rate of 10.90353 pesos to \$1.00 USD for the three months ended December 31, 2006.

KIMCO REALTY CORPORATION
CORE HOLDINGS TOP TEN MAJOR TENANTS
 (ranked by annualized base rent)
DECEMBER 31, 2006

<u>TENANT</u>	<u>NUMBER OF LOCATIONS</u>	<u>ANNUALIZED BASE RENT (in thousands)</u>	<u>% OF ANNUALIZED BASE RENT</u>	<u>LEASED GLA (in thousands)</u>	<u>% OF LEASED GLA</u>
HOME DEPOT	28	\$ 21,666	3.8%	2,880	5.1%
TJX COMPANIES	79	17,631	3.1%	2,015	3.5%
SEARS HOLDINGS	33	16,490	2.9%	3,124	5.5%
KOHL'S	24	13,862	2.4%	2,067	3.6%
WAL-MART	21	11,617	2.0%	1,880	3.3%
VALUE CITY	25	8,383	1.5%	1,368	2.4%
LINEN N THINGS	15	7,998	1.4%	447	0.8%
BURLINGTON COAT	18	7,017	1.2%	1,435	2.5%
ROYAL AHOLD	13	6,619	1.2%	713	1.3%
COSTCO	9	6,559	1.2%	1,078	1.9%
	<u>265</u>	<u>\$ 117,842</u>	<u>20.8%</u>	<u>17,007</u>	<u>29.9%</u>

Note: Includes Retail Store Lease tenants

KIMCO REALTY CORPORATION
CORE HOLDINGS LEASE EXPIRATION SCHEDULE
SHOPPING CENTERS ONLY
DECEMBER 31, 2006

ASSUMES NO EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2007	41	1,398,567	\$ 6.35	652	1,661,682	\$ 16.51	693	3,060,249	5.7%	\$ 11.87
2008	75	2,647,126	6.83	781	2,011,394	\$ 16.36	856	4,658,520	8.7%	\$ 10.95
2009	83	3,155,053	6.84	745	1,972,236	\$ 17.13	828	5,127,289	9.5%	\$ 10.80
2010	96	3,567,294	7.10	701	1,852,247	\$ 18.60	797	5,419,541	10.1%	\$ 11.03
2011	86	3,199,816	7.57	612	1,698,452	\$ 18.33	698	4,898,268	9.1%	\$ 11.30
2012	88	3,205,606	7.00	299	972,401	\$ 18.84	387	4,178,007	7.8%	\$ 9.76
2013	55	2,413,659	8.40	179	609,470	\$ 19.64	234	3,023,129	5.6%	\$ 10.67
2014	67	2,415,422	11.03	143	448,321	\$ 21.25	210	2,863,743	5.3%	\$ 12.63
2015	52	1,718,323	10.13	162	591,771	\$ 21.02	214	2,310,094	4.3%	\$ 12.92
2016	58	2,124,742	10.66	133	438,128	\$ 23.64	191	2,562,870	4.8%	\$ 12.87
							Thereafter	15,692,290	29.2%	\$ 7.50
							Total (2)	53,794,000	100.0%	\$ 10.18

ASSUMES EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2007	9	387,815	\$ 4.70	371	784,059	\$ 16.73	380	1,171,874	2.2%	\$ 12.75
2008	7	213,917	4.44	416	925,914	17.46	423	1,139,831	2.1%	15.02
2009	5	141,732	5.29	375	803,309	18.77	380	945,041	1.8%	16.75
2010	7	188,839	7.49	392	840,212	18.99	399	1,029,051	1.9%	16.88
2011	11	376,688	6.01	358	729,637	20.45	369	1,106,325	2.1%	15.54
2012	6	236,152	6.99	358	886,217	19.10	364	1,122,369	2.1%	16.55
2013	15	499,648	7.15	299	739,808	18.53	314	1,239,456	2.3%	13.94
2014	27	768,815	16.49	279	764,774	19.49	306	1,533,589	2.9%	17.99
2015	24	841,566	8.66	251	734,752	20.95	275	1,576,318	2.9%	14.39
2016	14	381,197	8.34	221	700,800	19.37	235	1,081,997	2.0%	15.48
							Thereafter	41,848,149	77.8%	8.65
							Total (2)	53,794,000	100.0%	\$ 10.18

(1) Anchor is defined as a tenant leasing 15,000 square feet or more

(2) Represents occupied square footage as of December 31, 2006 for US parent and Canada properties.

DEVELOPMENT ACTIVITIES

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF DECEMBER 31, 2006

<u>Consolidated Projects</u> <i>(All \$ amounts in Millions)</i>	<u>Full Year Ended</u>	<u>Full Year Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>
	<u>Dec 31, 2006</u>	<u>Dec 31, 2005</u>	<u>Dec 31 2006</u>	<u>Sept 30 2006</u>	<u>Jun 30 2006</u>	<u>Mar 31 2006</u>
Redevelopment and Expansion Projects	\$ 42.2	\$ 40.8	\$ 9.4	\$ 12.4	\$ 12.1	\$ 8.3
Tenant Improvements and Allowances	20.0	14.7	9.2	4.6	2.5	3.7
Capitalized Leasing Commissions	14.5	15.5	4.8	4.0	3.3	2.4
<u>Building Improvements *</u>						
Capitalized	8.4	6.8	3.6	2.4	1.4	1.0
Expensed to Operations	14.6	10.5	4.7	3.7	3.5	2.7
	\$ 23.0	\$ 17.3	\$ 8.3	\$ 6.1	\$ 4.9	\$ 3.7

<u>Co-Investment Programs/Joint Ventures</u> <i>(All \$ amounts in Millions, Kimco's pro-rata share only)</i>	<u>Full Year Ended</u>	<u>Full Year Ended</u>
	<u>Dec 31 2006</u>	<u>Dec 31, 2005</u>
Redevelopment and Expansion Projects	\$ 10.3	\$ 3.9
Tenant Improvements and Allowances	3.9	3.5
Capitalized Leasing Commissions	1.3	1.6
<u>Building Improvements *</u>		
Capitalized	2.3	2.2
Expensed to Operations	4.2	3.8
	\$ 6.5	\$ 6.0

* Expenditures related to structural costs and common areas

SELECTED ACTIVE REDEVELOPMENT PIPELINE

	<u>4th Qtr 2006 -</u>	<u>2007 Estimate</u>
	<u>Actual (In Millions)</u>	<u>(in Millions)</u>
Projected Expenditures on Selected Redevelopment and Expansion Projects	\$25.0	\$122.1
Kimco's Projected Share of Costs (\$)	\$16.0	\$82.5
Kimco's Projected Share of Costs (%)	64%	68%

Active Projects- Consolidated Assets

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Cost (in Millions)</u>	<u>Expenditures to Date (in Millions)</u>	<u>Project Description & Strategy</u>
Clawson Center	Clawson	MI	\$ 5.5	\$ -	Rite Aid reverse build to suit. Build space for Aldi and Autozone in former Farmer Jack location.
Fort Collins Shopping Center	Fort Collins	CO	1.5	0.1	Expansion of property for Guitar Center.
Hagerstown Shopping Center	Hagerstown	MD	2.4	0.9	Ames building -- Retenant Ames box with subdivision for a new Aldi.
Holmdel Town Center	Holmdel	NJ	5.4	0.4	Redevelopment of former Wiz box. Add 37K SF LA Fitness Box.
Largo Plaza	Savannah	GA	5.4	0.1	Redevelop site for Publix and shops.
Lemay S.C.	Lemay	MO	3.4	2.7	Site redevelopment with expanded Shop 'N Save and new 16,000sf of shop space.
Mission Bell	Tampa	FL	7.9	1.5	Redevelopment of entire center with ground lease to Lowes for 165,000sf store, plus other in-line and pads.
N. Brunswick Plaza	N. Brunswick	NJ	2.8	0.1	Develop Petsmart on pad.
Perry Hall Square	Perry Hall	MD	2.4	0.6	Redeveloping the vacant Franks.
Shady Oaks S.C.	Ocala	FL	2.9	-	Bring in Junior Anchor. Upgrade façade and upgrade entire center.
Timonium Shopping Center	Timonium	MD	5.0	-	Negotiating with grocery operators for a 75,000sf store.
Village on the Park	Aurora	CO	4.7	4.6	Relocate current tenants, construct new junior anchor.
Villages At Urbana	Frederick	MD	11.8	10.1	New Giant Food Center (56,000sf) with approximately 27,000sf of in-line space in Phase I.
Westlake Shopping Center	Daly City	CA	79.5	52.5	Redevelopment of shopping center. Budget reflects expanded garage and phase 4 GLA.
Total Consolidated Projects			14 \$ 140.6	\$ 73.6	

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF DECEMBER 31, 2006

Active Projects - Joint Ventures

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Expenditures</u>		<u>Project Description & Strategy</u>
			<u>Cost</u> <u>(in Millions)</u>	<u>to Date</u> <u>(in Millions)</u>	
Cottman & Bustleton Center	Philadelphia	PA	\$ 10.5	\$ 0.3	Redevelop - Demo AMC theater, new anchor, PepBoys, Petsmart, and one pad.
Cottman & Castor S.C.	Philadelphia	PA	9.0	-	Existing JC Penney space and in-line retail to be demolished for full redevelopment.
Elm Plaza	Enfield	CT	1.5	1.5	Construct Famous Footwear pad building.
Factoria Mall	Bellevue	WA	8.0	3.9	Phase 1 of a full center redevelopment.
Grant Square	Orlando	FL	76.5	5.6	Redevelopment of the entire center; site development for 185,000 sf Target. Ground up construction of mixed use development
Greenbrier Shop Center	Bel Air	MD	2.3	-	Create two pads and additional 12,500sf of in-line retail.
Kings Contrivance	Columbia	MD	2.3	0.3	Create a larger food anchor with Harris Teeter which replaces Safeway.
Millside Plaza	Delran	NJ	5.6	4.8	Redevelopment of approximately 79,000sf including a PetSmart and Office Max & anchored by a new Target.
Scottsdale Mall	South Bend	IN	31.0	27.8	Redevelopment of the entire center. Includes site development for 124,000sf Target & 88,000sf of Kohl's and 90,000sf new retail.
Skyline Village	Harrisonburg	VA	15.3	7.3	New Giant store in place of Toys R Us box and the old Hechinger's building.
Smoketown Station/Block 2	Woodbridge	VA	2.2	-	Create additional retail space for a new AC Moore replacing the Lowes garden center.
The Piers Shopping Centre	Port Richey	FL	1.4	-	Target Expansion, relocation of some inline tenants, and center renovation.
Wilkens Beltway Plaza	Baltimore	MD	3.2	0.1	New 74,000sf Giant Food Store behind the existing store.
Total Co-Investment Programs/Joint Ventures			133	\$ 51.6	
Total Active Projects			27	\$ 309.4	

All Completed Projects

Barberton S.C	Barberton	OH	\$ 1.7	\$ 1.6	Develop 14,000sf of B-Shop adjacent to Giant Eagle.
Bridgewater Promenade	Bridgewater	NJ	0.7	0.7	Expansion of Marshall's by approximately 8,000sf. to 40,000sf.
Calumet Center	Calumet City	IL	14.9	13.3	Redevelopment of Kmart box and creation of outlot. Gross of TIF and tax abatements totaling \$3.8M.
Center at Baybrook	Webster	TX	2.0	2.0	Develop 11,000sf B-Shop in former BSQ Garden Center and Hobby Lobby expansion.
Elm Plaza	Enfield	CT	4.0	3.3	Demolishing building, delivering pad to Best Buy to construct new building.
Fremont Hub	Fremont	CA	8.3	7.9	Expansion of former Michael's box for Marshall's, Cost Plus, and Ulta3. Construction of new Petsmart building.
Hamden Mart	Hamden	CT	0.6	0.6	Jo-Ann's Expansion, construct Taco Bell pad.
Kirkwood Crossing	Kirkwood	MO	2.2	2.2	Develop build to suit Petco in former Frank's Garden Center.
La Mirada Theater Center	La Mirada	CA	1.3	1.3	Relocate Century 21 and Construct Pad Building.
Maple Hill Mall	Kalamazoo	MI	19.9	18.8	Redevelopment of the entire center. Improvements to de-mall and convert property to a power center.
Maplewood Town Center	Maplewood	MN	3.5	3.5	New Best Buy.
Pleasant Valley Promenade	Raleigh	NC	1.5	1.5	Redevelop to add Gold's Gym.
Pleasant Valley Promenade	Raleigh	NC	4.7	4.7	Redevelop to add Bed Bath & Beyond and Ross Stores.
Rio Norte S.C.	Laredo	TX	2.8	2.1	Build to suit 15,000sf PetCo and 6,600sf B-Shops.
Wayne Heights Mall	Waynesboro	PA	2.1	2.1	Re-tenant the vacant Ames with Peeble and Dollar Tree and improve façade. New Giant gas pad.
Wayne Plaza	Chambersburg	PA	0.1	0.1	Giant expanding store.
West Ashley Shops	Charleston	SC	0.1	0.1	Entitle and groundlease to Tideland Bank.
Total Completed Projects			17	\$ 70.4	

KIMCO REALTY CORPORATION
CURRENT DEVELOPMENT PROJECTS
(000's)

DEVELOPMENT STATUS AT DECEMBER 31, 2006

Project	City	State	Project GLA * By Size Order	Anchor/ Tenant Owned GLA	Leased GLA To Date	Committed GLA ***	Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Construction Loan Balance @ 12/31/06	Estimated Completion	Tenants / Retailers
MERCHANT BUILDING												
Gilbert Esplanade	Gilbert	AZ	651	-	-	23%	N/A	\$ 50,807	\$ 14,417	\$ -	2008	Wells Fargo (pending); Robb and Stuckey (pending).
Avenues Walk	(A) Jacksonville	FL	600	204	45	42%	8.15	76,199	34,404	-	2009	Wal-Mart, Haverly's
Lake Prairie Towne Crossing	Grand Prairie	TX	536	264	69	68%	16.40	34,769	16,598	10,547	2008	Target, 24 Hour Fitness, Petco
Sorenson Park Plaza	Omaha	NE	531	181	141	61%	11.59	35,367	36,667	25,277	4th Qtr 2007	Target, Office Max, Linens & Things, Factory Card, Petsmart.
Metro Crossings	Council Bluffs	IA	529	-	-	23%	N/A	38,426	4,938	-	2009	Kohl's (pending)
Market Street	Woodlands	TX	498	-	456	92%	23.13	110,521	106,232	72,750	(1)	HEB, Borders, Cinemark, Tommy Bahama, Z Gallerie, Regus
Montgomery Plaza	(B) Fort Worth	TX	466	174	200	80%	15.67	39,177	61,615	46,618	4th Qtr 2007	Target, Ross, Marshalls, Anna's Linens, Office Depot, PetsMart, Dollar Tree
Midway Plantation	Knightsdale	NC	465	263	188	98%	14.85	28,990	30,844	25,526	Completed	Home Depot, Target, Petco, Michaels, Office Max, Bed Bath & Beyond (BBB)
Turtle Creek Crossing	Hattiesburg	MS	438	150	248	92%	12.79	37,203	40,712	30,867	Completed	Target, PetsMart, Old Navy, BBB, Ross, Ashley Furniture, Shoe Station
Hazel Dell Town Center	Vancouver	WA	436	124	230	81%	13.50	46,068	41,453	28,852	(2)	Target, Kohls, Petco, Office Depot, Party City, Best Buy, BBB
Shoppes at Amelia Concourse	Nassau County	FL	400	256	34	73%	18.75	17,711	15,821	9,547	** 4th Qtr 2007	Home Depot, Target, Petco
Las Tiendas	Brownsville	TX	378	124	197	85%	13.46	37,039	24,206	16,781	** 3rd Qtr 2007	Target, Petsmart, Inc., TJ Maxx, Mervyn's, Michaels
Warm Springs Promenade (UJV)	Henderson	NV	331	129	156	86%	15.20	34,585	29,366	22,420	(3)	Sears, Levitz, Savers, Big Lots
Pablo Creek Plaza East	Jacksonville	FL	320	190	74	88%	17.92	21,973	18,923	14,710	4th Qtr 2007	Target, Michaels, Office Max
Plantation Crossing (Blanding)	Middleburg	FL	317	156	14	56%	27.58	33,515	15,408	6,740	2007/2008	Home Depot
Central Islip Town Center	Central Islip	NY	308	251	42	95%	25.38	12,978	10,395	9,380	1st Qtr 2007	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores, Inc.
Preston Lebanon Crossings	Frisco	TX	296	-	106	40%	8.17	27,853	14,801	-	2008	Hobby Lobby, Sprouts
Miramar Town Center (UJV)	(B) Miramar	FL	241	-	-	13%	N/A	43,412	26,534	-	2009	-
Edgewater Place	Raleigh	NC	128	5	87	72%	12.45	10,693	11,659	9,313	Completed	Food Lion, Ace Hardware
Gateway Station Phase II	Burleson	TX	80	-	64	80%	17.71	11,909	10,600	-	Completed	Bombay, Zales Jewelry, Catherine's, Old Navy, Ulta Cosmetics
Harpeth Village	Harpeth	TN	77	-	53	78%	15.66	11,345	11,975	10,822	2nd Qtr 2007	Publix
Cypress Town Center (Phase II only)	Cypress	TX	70	-	30	46%	15.75	11,085	7,042	-	4th Qtr 2007	Best Buy
East Northport Town Center (UJV)	(C) East Northport	NY	66	-	-	0%	N/A	14,976	4,137	3,200	2008	-
			23	8,162	2,471	2,434	65%	\$ 15.91	\$ 786,601	\$ 588,744	\$ 343,351	
DEVELOP AND HOLD PROPERTIES												
Riverview at Dobson (Retail)	Mesa	AZ	1,252	-	829	67%	\$ 8.71	\$ 130,130	71,361	\$ -	(4)	Bass Pro Shops, Cinemark Theatre, Wal-Mart, Home Depot, BBB, Marshalls
Tustin Legacy (UJV)	Tustin	CA	988	298	626	94%	24.22	176,802	113,482	103,024	(5)	Lowes, Costco, Target, Whole Foods, TJ Maxx/Home Goods, AMC Theaters
Guadalajara III / Motorola	Guadalajara	MX	767	-	170	22%	5.77	83,300	47,894	-	2007	WalMart, Cinepolis
Treasure Valley Market Place	Nampa	ID	691	357	177	78%	15.93	40,993	18,694	16,621	** 3rd Qtr 2007	Costco, Target, Petco, Best Buy, Michaels, BBB, Old Navy, Cost Plus, Olive Garden
Centro Sur (UJV)	Guadalajara	MX	664	-	571	89%	11.02	63,522	58,556	-	2nd Qtr 2007	Wal-Mart, Cinepolis, Suburbia
Plaza Insurgentes (UJV)	Tijuana	MX	579	-	182	31%	5.55	54,146	46,238	-	2nd Qtr 2007	Wal-Mart
Plaza Cuautla	Cuautla	MX	566	-	233	41%	3.14	32,000	7,570	-	2007	Sams, Wal-Mart
Plaza Nogalera Saltillo	Saltillo	MX	473	-	252	54%	9.84	29,179	28,397	-	2nd Qtr 2007	HEB, Cinepolis
Progreso	Mexicali	MX	421	-	103	24%	4.77	40,700	12,628	-	2007	Wal-Mart
Plaza Nuevo Laredo	Nuevo Laredo	MX	420	-	110	26%	2.82	30,800	10,628	-	2007	Wal-Mart
Gabler Farm (Chambersburg Crossing)	Chambersburg	PA	409	127	251	94%	11.65	31,572	21,318	-	1st Qtr 2008	Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City, TGI Friday, Red Robin
Multiplaza Arboledas (UJV)	Tlalnepantla	MX	399	-	356	89%	16.42	43,507	43,912	-	2nd Qtr 2007	Wal-Mart, Cinepolis, Suburbia
Lindavista Miguel Aleman	Monterrey	MX	386	-	98	25%	10.66	41,100	22,996	-	2007	HEB
Multiplaza Lincoln (UJV)	Escobedo	MX	312	-	92	29%	7.10	35,600	21,807	-	1st qtr 2007	HEB
Nampa II	(D) Nampa	ID	299	-	-	16%	N/A	27,384	11,741	6,923	** 2008	-
Glenn Square	Anchorage	AK	256	-	95	38%	12.78	31,132	17,424	-	4th Qtr 2007	Petco, Michaels, Old Navy, Famous Footwear, BBB
San Juan Del Rio Peralta	San Juan Del Rio	MX	223	-	84	38%	2.61	28,300	10,490	-	2007	Wal-Mart
Multiplaza Las Palmas II - Acapulco	Acapulco	MX	223	-	110	49%	3.44	11,300	759	-	2nd Qtr 2007	Sam's, Suburbia
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	195	-	132	68%	4.80	9,917	6,787	-	2nd Qtr 2007	Home Depot
Plaza Universidad Hidalgo	Pachuca	MX	189	-	140	74%	9.04	10,320	9,825	-	2007	Wal-Mart
Plaza Mexiquense (Tecamac II)	Tecamac	MX	161	-	82	51%	4.62	13,200	10,216	-	2007	Bodega Aurrera (Wal-mart)
Juarez II (Walmart Plaza)	Juarez	MX	154	-	118	77%	12.72	19,211	8,895	-	4th Qtr 2007	Wal-mart
Plaza Puerto Vallarta (UJV)	Puerto Vallarta	MX	83	-	72	87%	3.76	7,331	7,392	-	2007	Soriana
			22	10,110	782	4,883	57%	\$ 11.02	\$ 991,445	\$ 609,010	\$ 126,569	
Subtotal of Active Developments			45	18,272	3,253	7,317	61%	\$ 12.65	\$ 1,778,046	\$ 1,197,755	\$ 469,920	
LAND HOLDINGS												
Asante Retail Center	(E) Surprise	AZ	113.4 acres	-	-	-	-	-	\$ 16,082	-	-	-
Mesa (Auto/Office)	(F) Mesa	AZ	43.1 acres	-	-	-	-	-	10,147	-	-	-
Chandler 202 Auto Mall	(F) Chandler	AZ	29.3 acres	-	-	-	-	-	7,965	-	-	-
Peoria Crossings	(G) Peoria	AZ	2.2 acres	-	-	-	-	-	1,482	-	-	-
High Park Center	(F) Orange Township	OH	12.2 acres	-	-	-	-	-	1,290	-	-	-
Wakefield Crossings	(F) Raleigh	NC	4.06 acres	-	-	-	-	-	759	-	-	-
Wakefield Commons Phase III	(H) Raleigh	NC	8.83 acres	-	-	-	-	-	3,269	-	-	-
McMinnville	(E) McMinnville	OR	90.5 acres	-	-	-	-	-	4,078	-	-	-
Marana Retail Center	(E) Marana	AZ	158.9 acres	-	-	-	-	-	30,501	-	-	-
Total			9	-	-	-	-	-	75,572	-	-	-
DEVELOP AND HOLD PROPERTIES - COMPLETED IN 2006												
Sudbury (UJV)	Sudbury	CD	170	-	170	100%	\$ 13.76	\$ 23,931	\$ 22,789	\$ -	2006	TJ Maxx, Linens N Things, Michaels, Old Navy, Petsmart
Multiplaza Tlajomulco (UJV)	Guadalajara	MX	129	-	109	84%	7.03	6,627	6,548	-	2006	Wal-Mart
Plaza Magno Deco	Mexico City	MX	30	-	22	73%	24.60	5,316	5,157	-	2006	Mercedes Benz, Moda Casa Europa, Dupuis
Total			3	329	-	301	91%	\$ 12.12	\$ 35,874	\$ 34,494	\$ -	

KIMCO REALTY CORPORATION
CURRENT DEVELOPMENT PROJECTS
(000's)

LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT IN 2006 AND 2007

Project	City	State	Date Acquired	Purchase Price
US Acquisitions				
Camp Wisdom	Lake Prairie	TX	Feb-06	\$ 13,129
Harpeth Village	Harpeth	TN	Mar-06	4,120
Gilbert Esplanade	Gilbert	AZ	Mar-06	13,485
Glenn Square	Anchorage	AK	Jun-06	3,307
Nampa II (additional land parcel)	Nampa	ID	Jul-06	5,052
Preston Lebanon	Frisco	TX	Jul-06	13,552
Metro Crossings	Council Bluffs	IA	Sep-06	3,014
McMinnville	McMinnville	OR	Nov-06	4,062
Marana Retail	Marana	AZ	Dec-06	30,044
Avenues Walk (various)	Jacksonville	FL	May 06 - Dec 06	11,281
				\$ 101,045
Mexico Acquisitions				
Multiplaza Lincoln	Escobedo	Nuevo Leon	Mar-06	\$ 12,800
Guadalajara III	Guadalajara	Jalisco	Apr-06	31,600
Plaza Puerto Vallarta	Puerto Vallarta	Jalisco	Jun-06	5,739
San Juan Del Rio Peralta	San Juan Del Rio	Queretaro	Aug-06	10,100
Progreso	Mexicali	Baja California	Sep-06	11,800
Lindavista Miguel Aleman	Monterrey	Nuevo Leon	Oct-06	17,134
Juarez II (Walmart Plaza)	Juarez	Chihuahua	Dec-06	8,900
Plaza Nuevo Laredo	Nuevo Laredo	Tamaulipas	Dec-06	10,600
Plaza Mexiquense (Tecamac II)	Tecamac	Mexico	Dec-06	9,200
Plaza Cuautla	Cuautla	Morelos	Dec-06	7,200
Multiplaza Las Palmas II	Acapulco	Guerrero	Nov-06	759
Plaza Soriana	Huehuetoca	Mexico	Jan-07	2,983
				\$ 128,815
				\$ 229,860

DEVELOPMENT COSTS INCURRED

Full Year 2006	Q1 2006	Q2 2006	Q3 2006	Q4 2006	Full Year 2005
\$ 725,542	\$ 151,680	\$ 158,613	\$ 201,467	\$ 213,782	\$ 522,581

DEVELOPMENT LEASES SIGNED IN 2006

	U.S.	Mexico
Number	245	269
Total square feet (000's)	1,835	1,074
Average rate per sq. ft. for year	\$ 15.75	\$ 12.68

2006 SALES

Project	City	State	Date Sold	Sales Price
Governors Marketplace - earnout	Tallahassee	FL	Jan-06	\$ 1,157
Triangle Mall - earnout	Longview	WA	Jan 06 - Mar 06	2,622
9 pad sales across 6 developments	Various	Various	Jan 06 - Mar 06	8,890
Camp Wisdom (Target)	Lake Prairie	TX	Feb-06	2,614
Fountain Hills earnout	Fountain Hills	AZ	Mar-06	1,309
11 pad sales across 8 developments	Various	Various	Apr 06 - Jun 06	14,067
Triangle Mall - earnout	Longview	WA	Jun-06	1,783
South Town sale of project	Burleson	TX	Jun-06	11,776
Lake Worth - sale of project	Lake Worth	TX	Jun-06	37,526
Plaza Del Rio (sold 30% interest)	Tijuana	MX	Jun-06	6,400
2 pad sales across 2 developments	Various	Various	Jul 06 - Aug 06	478
Cypress Town Center - sale of project	Cypress	TX	Aug-06	38,982
Main Street Anthem - sale of interest	Anthem	AZ	Aug-06	19,802
Governors - earnout	Tampa	FL	Sep-06	650
Lake Worth - earnout	Lake Worth	TX	Sep-06	2,181
South Town - earnout	Burleson	TX	Sep-06	356
Multiplaza Lincoln (sold 50% interest)	Monterrey	MX	Aug-06	9,600
Wakefield Phase II - sale of project	Raleigh	NC	Nov-06	19,500
Four Peaks - earnout	Fountain Hills	AZ	Nov-06	833
Lake Worth - earnout	Lake Worth	TX	Dec-06	1,474
Dowlen Phase I and II - sale of project	Beaumont	TX	Dec-06	21,020
Forum @ Olympia- sale of project	San Antonio	TX	Dec-06	38,700
7 pad sales across 6 developments	Various	Various	Oct 06 - Dec 06	34,321
				\$ 276,040

Project Notes:

* Project GLA is subject to change based upon changes related to "build-to-suit" requests and other tenant driven changes.

** Project financed by Kimco.

*** Committed GLA represents anchored tenant owned GLA, leased GLA, and space where LOI's have been negotiated with retailers.

(A) GLA does not include residential component of project. Retail and residential construction to commence 4/07 and 11/07, respectively.

(B) GLA does not include residential component of project.

(C) Additional land acquisitions in progress; once all land has been acquired, site approval /rezoning process to commence.

(D) Nampa II land is planned for development subsequent to development of Treasure Valley Marketplace.

(E) Land Held for future development

(F) Remainder includes land parcels held for sale to retail, office and auto dealer users.

(G) Acres remaining of approximately 67 acres acquired.

(H) Consists of four parcels retained from sale of Wakefield Commons II. Parcels to be developed/sold.

Completion Date Notes:

(1) Final phase completed 3rd Qtr '06 (except buildings 11 and portion of 8)

(2) Phase I estimated completion of 1st quarter 2007

(3) Final phase estimated to be completed in early 2007.

(4) Phase I completed; Phase II completion estimated in 2007.

(5) Phase I estimated completion 2007.

**OTHER REAL ESTATE
PROPERTY INTERESTS**

KIMCO REALTY CORPORATION
OTHER REAL ESTATE PROPERTY INTERESTS
December 31, 2006

	<u># of Properties</u>	<u>GLA (000's)</u>	<u>Occupancy %</u>	<u>Rent PSF</u>	<u>Major Retail Tenants</u>	<u>% Annualized Base Rent ***</u>	<u>% Leased GLA ***</u>
KIMCO INCOME REIT	66	13,996	97.1%	\$ 12.56	HOME DEPOT BEST BUY BED BATH & BEYOND	4.2% 4.1% 3.4%	4.6% 4.1% 3.1%
KIMCO / PRUDENTIAL INVESTMENT PROGRAM	137	19,645	95.5%	\$ 13.05	RALEY'S ALBERTSON'S SAFEWAY	3.2% 2.5% 2.2%	5.7% 4.3% 3.3%
KIMCO / GE INVESTMENT PROGRAMS *	27	4,180	94.0%	\$ 11.93	BEST BUY ROYAL AHOLD ROSS STORES	5.0% 5.0% 3.1%	4.5% 5.9% 3.6%
KIMCO INCOME FUND I PORTFOLIO	12	1,521	98.3%	\$ 16.34	ROYAL AHOLD LINEN N THINGS GREAT ATLANTIC & PACIFIC	9.1% 4.7% 4.2%	12.3% 4.5% 3.8%
PL RETAIL LLC	23	5,809	98.8%	\$ 12.77	COSTCO TJX COMPANIES SPORTS AUTHORITY	13.1% 4.8% 4.6%	11.6% 4.1% 4.0%
KIMCO / UBS PROGRAMS	31	4,994	95.5%	\$ 14.08	PUBLIX SUPERMARKETS ROYAL AHOLD BED BATH & BEYOND	7.0% 5.4% 5.4%	8.6% 5.9% 5.5%
OTHER INSTITUTIONAL PROGRAMS	** 67	5,428	97.3%	\$ 13.78	TJX COMPANIES ROYAL AHOLD SAFEWAY	4.2% 3.9% 3.9%	5.3% 5.4% 5.2%
PREFERRED EQUITY STABILIZED PORTFOLIO	187	14,721	93.5%	\$ 11.63	SAVE-ON-FOODS **** ROYAL AHOLD DOLLAR TREE STORES, INC.	1.9% 1.8% 1.7%	2.2% 1.9% 2.6%

* Includes two properties acquired in a new GE joint venture program called KROP II

** Includes 45 net leased buildings.

*** Retail portfolio only

**** Includes the tenant Buy-Low Foods

Kimco Realty Corporation
Glossary of Terms

<u>Term</u>	<u>Definition</u>
Funds From Operations (FFO)	FFO, a widely accepted measure of REIT performance is defined as Net Income before depreciation and amortization, extraordinary items, gains on sales of operating real estate, plus the pro-rata share amount of depreciation and amortization and gains on sales of unconsolidated joint venture properties less depreciation and amortization and gains included in minority interests determined on a consistent basis.
Gross Leaseable Area (GLA)	Measure the total amount of leasable space in a commercial property.
Joint Venture (JV)	A co-investment in real estate, usually in the form of a partnership.
Net Operating Income	Revenues from all rental property less operating and maintenance, real estate taxes and rent expense including the Company's prorata share of real estate joint ventures.
Payout Ratio	A measure used to determine a companies ability to pay its common dividend. Computed by dividing Kimco's common dividend per share by its basic funds from operations per share.
Return on Invested Capital (ROIC)	Kimco's funds from operations plus interest and preferred dividends divided by its consolidated debt, preferred equity, common equity and retained earnings adjusted for accumulated depreciation on its consolidated real estate assets.

RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES

IT IS IMPORTANT TO NOTE THAT THROUGHOUT THIS PRESENTATION MANAGEMENT MAKES REFERENCES TO NON-GAAP FINANCIAL MEASURES, AN EXAMPLE OF WHICH IS FUNDS FROM OPERATIONS ("FFO").

MANAGEMENT BELIEVES FFO IS AN IMPORTANT SUPPLEMENTAL MEASURE WHEN EVALUATING THE PERFORMANCE OF AN EQUITY REIT. FFO IS DEFINED AS NET INCOME APPLICABLE TO COMMON SHARES BEFORE DEPRECIATION AND AMORTIZATION, EXTRAORDINARY ITEMS, GAINS ON SALES OF OPERATING REAL ESTATE, PLUS THE PRO-RATA SHARE AMOUNT OF DEPRECIATION AND AMORTIZATION AND GAINS ON SALES OF UNCONSOLIDATED JOINT VENTURE PROPERTIES LESS DEPRECIATION AND AMORTIZATION AND GAINS INCLUDED IN MINORITY INTERESTS DETERMINED ON A CONSISTENT BASIS. GIVEN THE COMPANY'S BUSINESS AS A REAL ESTATE OWNER AND OPERATOR THE COMPANY BELIEVES THAT FFO IS HELPFUL TO INVESTORS AS A MEASURE OF ITS OPERATING PERFORMANCE BECAUSE IT EXCLUDES VARIOUS ITEMS INCLUDED IN NET INCOME THAT DO NOT RELATE TO, OR ARE NOT INDICATIVE OF OUR OPERATING PERFORMANCE.

FFO DOES NOT REPRESENT CASH GENERATED FROM OPERATING ACTIVITIES IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AND THEREFORE SHOULD NOT BE CONSIDERED AN ALTERNATIVE FOR NET INCOME AS A MEASURE OF LIQUIDITY. IN ADDITION, COMPARABILITY OF THE COMPANY'S FFO WITH THE FFO REPORTED BY OTHER REITS MAY BE AFFECTED BY THE DIFFERENCES THAT EXIST REGARDING CERTAIN ACCOUNTING POLICIES RELATING TO EXPENDITURES FOR REPAIRS AND OTHER RECURRING ITEMS. THE COMPANY ALSO BELIEVES NET OPERATING INCOME, EBITDA, FUNDS AVAILABLE FOR DISTRIBUTION, AND INCOME FROM OPERATING REAL ESTATE ARE IMPORTANT MEASURES WHEN VIEWING THE COMPANY'S PERFORMANCE.

RECONCILIATIONS FOR THESE NON-GAAP FINANCIAL MEASURES ARE PROVIDED WITHIN THIS DOCUMENT.

**Kimco Realty Corporation
Corporate Directory**

Board of Directors

Martin S. Kimmel

Chairman (Emeritus) of the Board

Milton Cooper

Chairman and Chief Executive Officer

Michael J. Flynn

Vice Chairman, President and Chief Operating Officer

David B. Henry

Vice Chairman and Chief Investment Officer

Richard G. Dooley

Executive Vice President and
Chief Investment Officer- Retired
Massachusetts Mutual Life Insurance Company

Joe Grills

Chief Investment Officer- Retired
IBM Retirement Funds

Frank Lourenso

Executive Vice President
J.P. Morgan

Richard Saltzman

President
Colony Capital LLC

F. Patrick Hughes

Former Chief Executive Officer and President
Mid-Atlantic Realty Trust

Officers and Operating Management

Norm Brody

Vice President, Kimco Developers Inc.

Thomas A. Caputo

Executive Vice President

JoAnn Carpenter

Vice President, Preferred Equity

Glenn G. Cohen

Vice President and Treasurer

Joseph V. Denis

Vice President, Construction

Raymond Edwards

Vice President, Retailer Services

Jerald Friedman

President, Kimco Developers Inc.

Bruce M. Kauderer

Vice President, Legal General Counsel & Secretary

Seth Layton

Executive Vice President, Florida Region

David Lukes

Executive Vice President, Northeast & Southeast Regions

Robert D. Nadler

President, Central Region

Howard Overton

Executive Vice President, Western Region

Scott Onufrey

Vice President, Investor Relations

Michael V. Pappagallo

Executive Vice President and Chief Financial Officer

Bruce Rubenstein

Vice President, Legal Operations

Michael Schindler

Vice President, Tax Planning & Strategy

Edward Senenman

Vice President, Acquisitions

Tom Simmons

President, Mid-Atlantic Region

Daniel Slattery

Executive Vice President, Kimco Developers Inc.

Thomas Taddeo

Chief Information Officer

John Visconsi

Senior Vice President, Western Region

Paul Weinberg

Vice President, Human Resources

Joel Yarmak

Vice President, Financial Operations

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