



**Kimco Realty Corporation  
Supplemental Financial Information  
Quarter Ended March 31, 2007**

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Kimco Realty Corporation (the “Company”) is North America's largest publicly traded owner and operator of neighborhood and community shopping centers. As of April 23, 2007, the Company had interests in 1,365 properties, totaling approximately 175 million square feet of GLA located in 45 states, Puerto Rico, Canada, Mexico, and Chile.

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 Barbara Pooley Vice President of Investor Relations at (516) 869-2530.

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*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, 2006 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.*



***Research Coverage:***

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A.G. Edwards	Mark Hoffmeister	(314) 955-5784
Banc of America Securities	Ross Nussbaum	(212) 847-5668
	Christy McElroy	(212) 847-5658
Bear Stearns	Ross Smotrich	(212) 272-8046
	Amy Young	(212) 272-3523
Citigroup	Jonathan Litt	(212) 816-0231
	Ambika Goel	(212) 816-6981
Deutsche Bank	Louis Taylor	(212) 250-4912
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey	Paul Morgan	(703) 469-1255
Goldman Sachs	Dennis Maloney	(212) 902-1970
Green Street Advisors	James Sullivan	(949) 640-8780
	Nicholas Vedder	
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Lehman Brothers	David Harris	(212) 526-1790
Merrill Lynch	Steve Sakwa	(212) 449-0335
	Craig Schmidt	(212) 449-1944
Morgan Stanley	Matthew Ostrower	(212) 761-6284
Morningstar	Ryan Dobratz	(312) 384-4030
Raymond James & Associates	Paul D. Puryear	(727) 573-3800
	Ken Avalos	(727) 573-3800
RBC Capital Markets	Rich Moore	(216) 378-7625
Stifel Nicolaus	David Fick	(410) 454-5018
UBS Investment Research	Jeffrey Spector	(212) 713-6144
Wachovia Securities	Jeffrey J. Donnelly	(617) 603-4262
	Robert LaQuaglia	(617) 603-4263

***Rating Agency Coverage:***

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Moody's Investor Service	Merrie Frankel	(212) 553-3652
Standard & Poors	Elizabeth Campbell	(212) 438-2415

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

	March 31, 2007	December 31, 2006
<b>Assets:</b>		
Operating Real Estate, Net of Accumulated Depreciation of \$844,240, and \$806,670, respectively	\$ 4,268,973	\$ 4,156,667
Investments and Advances in Real Estate Joint Ventures	1,107,255	1,067,918
Real Estate Under Development	1,128,432	1,037,982
Other Real Estate Investments	465,729	451,731
Mortgages and Other Financing Receivables	205,416	162,669
Cash and Cash Equivalents	120,044	345,065
Marketable Securities	219,836	202,659
Accounts and Notes Receivable	84,672	83,418
Other Assets	384,874	361,171
<b>Total Assets</b>	<b>\$ 7,985,231</b>	<b>\$ 7,869,280</b>
<b>Liabilities:</b>		
Notes Payable	\$ 2,749,253	\$ 2,748,345
Mortgages Payable	598,059	567,917
Construction Loans Payable	282,204	270,981
Dividends Payable	93,607	93,222
Other Liabilities	389,318	396,614
	<u>4,112,441</u>	<u>4,077,079</u>
Minority Interests	427,278	425,242
<b>Stockholders' Equity:</b>		
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
Aggregate Liquidation Preference \$175,000		
Common Stock, \$.01 par value, authorized 300,000,000 shares Issued 252,484,841, and 251,416,749, Outstanding 251,938,261, and 250,870,169, respectively.	2,519	2,509
Paid-In Capital	3,203,877	3,178,016
Retained Earnings	200,666	140,509
	<u>3,407,762</u>	<u>3,321,734</u>
Accumulated Other Comprehensive Income	37,750	45,225
	<u>3,445,512</u>	<u>3,366,959</u>
<b>Total Liabilities and Equity</b>	<b>\$ 7,985,231</b>	<b>\$ 7,869,280</b>

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

	Three Months Ended March 31, 2007	2006	%	Three Months Ended 12/31/06	%
			Change		Change
Revenues from Rental Properties	\$ 158,277	\$ 137,156	15.4%	\$ 155,911	1.5%
Rental Property Expenses:					
Rent	2,884	2,849		2,888	
Real Estate Taxes	18,736	16,994		19,353	
Operating and Maintenance	20,963	17,153		20,488	
	<u>42,583</u>	<u>36,996</u>		<u>42,729</u>	
<b>Net Operating Income</b>	<b>115,694</b>	<b>100,160</b>	<b>15.5%</b>	<b>113,182</b>	<b>2.2%</b>
Income from Other Real Estate Investments	14,519	18,317		16,123	
Mortgage Financing Income	3,138	4,194		3,058	
Management and Other Fee Income	17,046	7,395		11,130	
Depreciation and Amortization	(41,790)	(28,206)		(41,378)	
	<u>108,607</u>	<u>101,860</u>	6.6%	<u>102,115</u>	6.4%
Interest, Dividends and Other Investment Income	6,243	12,290		17,369	
Other (Expense)/Income, Net	(3,707)	11,934		882	
Interest Expense	(46,258)	(39,554)		(45,041)	
General and Administrative Expenses	(22,698)	(16,731)		(21,749)	
	<u>42,187</u>	<u>69,799</u>	<b>-39.6%</b>	<u>53,576</u>	<b>-21.3%</b>
Benefit/(Provision) for Income Taxes	30,114	(1,577)		(858)	
Equity in Income of Joint Ventures, Net	30,160	16,751		32,728	
Minority Interests in Income, Net	(4,134)	(5,742)		(6,687)	
Gain on Sale of Development Properties					
Net of Tax of \$1,602, \$1,209, and \$5,017, respectively	2,403	1,813		7,526	
<b>Income from Continuing Operations</b>	<b>100,730</b>	<b>81,044</b>	<b>24.3%</b>	<b>86,285</b>	<b>16.7%</b>
<b>Discontinued Operations:</b>					
Income from Discontinued Operating Properties	8,045	3,598		4,434	
Minority Interest in Income	(157)	(73)		19	
Loss on Operating Properties Held for Sale/Sold	-	-		(608)	
Gain on Disposition of Operating Properties	2,794	11,626		40,703	
<b>Income from Discontinued Operations</b>	<b>10,682</b>	<b>15,151</b>		<b>44,548</b>	
Gain on Sale of Operating Properties, Net of Tax (1)	727	-		1,066	
	<u>727</u>	<u>-</u>		<u>1,066</u>	
<b>Income before Extraordinary Item</b>	<b>112,139</b>	<b>96,195</b>		<b>131,899</b>	
Extraordinary Gain from Joint Venture Investment Resulting from Purchase Price Allocation, Net of Income Tax of \$30,000 and Minority Interest	41,625	-		-	
<b>Net Income</b>	<b>153,764</b>	<b>96,195</b>	<b>59.8%</b>	<b>131,899</b>	<b>16.6%</b>
Preferred Dividends	(2,909)	(2,909)		(2,909)	
<b>Net Income Available to Common Shareholders</b>	<b>\$ 150,855</b>	<b>\$ 93,286</b>	<b>61.7%</b>	<b>\$ 128,990</b>	<b>17.0%</b>
Weighted Average Shares Outstanding for Net Income Calculations:					
Basic	251,365	228,674		247,752	
Units	-	143		-	
Dilutive Effect of Options	6,057	4,803		5,965	
Diluted	<u>257,422 (2)</u>	<u>233,620 (2)</u>		<u>253,717 (2)</u>	
<b>Per Common Share:</b>					
<b>Income from Continuing Operations:</b>					
Basic	<u>\$ 0.39</u>	<u>\$ 0.34</u>	14.7%	<u>\$ 0.34</u>	14.7%
Diluted	<u>\$ 0.38 (2)</u>	<u>\$ 0.33 (2)</u>	15.2%	<u>\$ 0.33 (2)</u>	15.2%
<b>Net Income:</b>					
Basic	<u>\$ 0.60</u>	<u>\$ 0.41</u>	46.3%	<u>\$ 0.52</u>	15.4%
Diluted	<u>\$ 0.59 (2)</u>	<u>\$ 0.40 (2)</u>	47.5%	<u>\$ 0.51 (2)</u>	15.7%

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 common 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.

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

	Three Months Ended March 31, 2007	2006	%	Three Months Ended 12/31/06
			Change	
<b>Funds From Operations</b>				
Net Income	\$ 153,764	\$ 96,195	59.8%	\$ 131,899
Gain on Disposition of Operating Properties, Net of Minority Interests	(2,794)	(11,626)		(40,703)
Gain on Disposition of Joint Venture Operating Properties	(12,172)	(1,732)		(4,107)
Depreciation and Amortization	42,142	29,677		42,089
Depreciation and Amortization - Real Estate JV's, Net of Minority Interests	24,753	15,009		21,562
Preferred Stock Dividends	(2,909)	(2,909)		(2,909)
<b>Funds From Operations</b>	<b>\$ 202,784</b>	<b>\$ 124,614</b>	62.7%	<b>\$ 147,831</b>
Weighted Average Shares Outstanding for FFO Calculations:				
-Basic	251,365	228,674		247,752
Units	5,832	4,909		6,161
Dilutive Effect of Options	6,057	4,803		5,965
-Diluted	263,254 (1)	238,386 (1)		259,878 (1)
<b>Per Common Share - Basic</b>	<b>\$ 0.81</b>	<b>\$ 0.54</b>	50.0%	<b>\$ 0.60</b>
<b>- Diluted</b>	<b>\$ 0.78 (1)</b>	<b>\$ 0.53 (1)</b>	47.2%	<b>\$ 0.58</b>

(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 March 31, 2007 and 2006, respectively. For the three months ended December 31, 2006 Funds from Operations would be increased by \$2,410.





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

	Three Months Ended March 31,	
	2007	2006
Cash flow from operating activities:		
Net income	\$ 153,764	\$ 96,195
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	42,218	29,687
Extraordinary item	(41,625)	-
Gain on sale of development properties	(4,005)	(3,021)
Gain on sale/transfer of operating properties	(4,006)	(11,626)
Minority interests in income of partnerships, net	4,291	5,814
Equity in income of joint ventures, net	(30,160)	(16,751)
Income from other real estate investments	(11,267)	(17,510)
Distributions from joint ventures	138,158	30,550
Cash retained from excess tax benefits	(1,553)	-
Change in accounts and notes receivable	(1,335)	1,604
Change in accounts payable and accrued expenses	15,576	19,297
Change in other operating assets and liabilities	(63,580)	(1,112)
Net cash flow provided by operating activities	<u>196,476</u>	<u>133,127</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(153,817)	(321,622)
Acquisition of and improvements to real estate under development	(193,496)	(123,601)
Investment in marketable securities	(16,651)	(39,847)
Proceeds from sale of marketable securities	2,274	17,602
Proceeds from transferred operating/development properties	12,026	73,573
Investments and advances to real estate joint ventures	(57,944)	(73,544)
Reimbursements of advances to real estate joint ventures	49,160	34,961
Other real estate investments	(31,494)	(95,090)
Reimbursements of advances to other real estate investments	18,295	15,470
Investment in mortgage loans receivable	(47,205)	(32,412)
Collection of mortgage loans receivable	4,133	9,339
Other investments	(826)	(12,085)
Reimbursements of other investments	51,532	-
Proceeds from sale of operating properties	5,310	13,012
Proceeds from sale of development properties	34,253	9,776
Net cash flow used for investing activities	<u>(324,450)</u>	<u>(524,468)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(726)	(300)
Principal payments on rental property debt	(3,611)	(2,525)
Principal payments on construction loan financings	(13,306)	(2,619)
Proceeds from mortgage/construction loan financings	25,202	67,335
Borrowings under revolving credit facilities	-	1,294
Repayment of borrowings under revolving credit facilities	(938)	(234,419)
Proceeds from issuance of unsecured notes	-	300,000
Financing origination costs	(326)	(3,084)
Redemption of minority interests in real estate partnerships	(34,356)	(1,537)
Dividends paid	(93,222)	(78,169)
Cash retained from excess tax benefits	1,553	-
Proceeds from issuance of stock	22,683	427,970
Net cash flow (used for)/provided by financing activities	<u>(97,047)</u>	<u>473,946</u>
Change in cash and cash equivalents	(225,021)	82,605
Cash and cash equivalents, beginning of period	345,065	76,273
Cash and cash equivalents, end of period	<u>\$ 120,044</u>	<u>\$ 158,878</u>
Interest paid during the period (net of capitalized interest of \$6,180, and \$4,520, respectively)	<u>\$ 25,958</u>	<u>\$ 19,919</u>
Income taxes paid during the period	<u>\$ 131</u>	<u>\$ 22</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 34,713</u>	<u>\$ 105,483</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ -</u>	<u>\$ 113,493</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ -</u>	<u>\$ 19,218</u>
Proceeds held in escrow through sale of real estate interest	<u>\$ 8,144</u>	<u>\$ 37,051</u>
Declaration of dividends paid in succeeding period	<u>\$ 93,607</u>	<u>\$ 82,258</u>

**KIMCO REALTY CORPORATION**  
**BALANCE SHEET ACCOUNT DETAIL**  
**MARCH 31, 2007**  
**(in thousands)**

**Other Real Estate Investments** **\$ 465,729**

*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:*

Preferred Equity Capital	\$	414,988
Retail Store Leases		4,025
Other		46,716
<b>Total Other Real Estate Investments</b>	<b>\$</b>	<b>465,729</b>

**Mortgages and Other Financing Receivables** **\$ 205,416**

*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** **\$ 219,836**

*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.*

**Other Assets**

Transaction Deposits	\$	98,944
Real Estate Held for Sale		42,898
Deferred Charges		96,630
Deferred Tax Asset		42,999
Other		103,403
<b>Total Other Assets</b>	<b>\$</b>	<b>384,874</b>

**Other Liabilities**

Accounts Payable and Accrued Expenses	\$	166,674
Below Market Rent		132,609
Other		90,035
<b>Total Other Liabilities</b>	<b>\$</b>	<b>389,318</b>

**KIMCO REALTY CORPORATION**  
**OPERATING JOINT VENTURE INCOME SUMMARY**  
**THREE MONTHS ENDED MARCH 31, 2007**  
(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
<b>INVESTMENT MANAGEMENT PROGRAMS</b>											
KIMCO INCOME REIT	\$ 55,841	\$ 14,341	\$ 41,500	\$ 19,333	\$ 65	\$ 2,143	\$ 9,802	\$ (185)	\$ 14,257	\$ 6,856	\$ 10,302
KIMCO/GE INVESTMENT PROGRAM*	\$ 13,398	\$ 3,651	\$ 9,747	\$ 4,518	\$ 111	26,987	3,807	(1,442)	\$ 26,856	\$ 10,961 (2)	\$ 7,771 (2)
KIMCO INCOME FUND I	\$ 8,204	\$ 1,848	\$ 6,356	\$ 2,416	\$ 205	-	2,186	(14)	\$ 1,535	\$ 321	\$ 646
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 103,819	\$ 24,873	\$ 78,946	\$ 44,727	\$ (231)	-	39,777	-	\$ (5,327)	\$ (255)	\$ 5,705
PL RETAIL LLC	\$ 25,422	\$ 8,396	\$ 17,026	\$ 10,649	\$ (588)	-	6,454	(118)	\$ 393	\$ 174	\$ 1,142
KUBS	\$ 25,335	\$ 6,900	\$ 18,435	\$ 8,917	\$ 726	-	9,213	(8)	\$ (429)	\$ 225	\$ 1,938
OTHER INSTITUTIONAL PROGRAMS	\$ 14,954	\$ 2,765	\$ 12,189	\$ 4,743	\$ 41	21,323	3,336	(284)	\$ 25,108	\$ 8,484 (3)	\$ 4,616 (3)
<b>TOTAL INVESTMENT MANAGEMENT PROGRAMS</b>	<b>\$ 246,973</b>	<b>\$ 62,774</b>	<b>\$ 184,199</b>	<b>\$ 95,303</b>	<b>\$ 329</b>	<b>\$ 50,453</b>	<b>\$ 74,575</b>	<b>\$ (2,052)</b>	<b>\$ 62,393</b>	<b>\$ 26,766</b>	<b>\$ 32,120</b>
<b>CORE HOLDINGS</b>											
US PROPERTIES	\$ 29,318	\$ 9,867	\$ 19,451	\$ 9,254	\$ (298)	1,431	5,726	(40)	\$ 6,160	\$ 2,672	\$ 4,847
CANADA PROPERTIES	\$ 39,390	\$ 14,639	\$ 24,751	\$ 9,570	\$ 14	-	5,998	-	\$ 9,169	\$ 4,592	\$ 7,591
MEXICO PROPERTIES	\$ 13,806	\$ 2,277	\$ 11,529	\$ 3,616	\$ (159)	-	3,767	-	\$ 4,305	\$ 2,401	\$ 4,370
<b>TOTAL CORE HOLDINGS</b>	<b>\$ 82,514</b>	<b>\$ 26,783</b>	<b>\$ 55,731</b>	<b>\$ 22,440</b>	<b>\$ (442)</b>	<b>\$ 1,431</b>	<b>\$ 15,491</b>	<b>\$ (40)</b>	<b>\$ 19,634</b>	<b>\$ 9,665</b>	<b>\$ 16,808</b>
<b>OTHER INVESTMENTS</b>	<b>\$ 27,689</b>	<b>\$ 18,569</b>	<b>\$ 9,120</b>	<b>\$ 8,850</b>	<b>\$ 1,590</b>	<b>25,109</b>	<b>6,924</b>	<b>-</b>	<b>\$ 16,865</b>	<b>\$ 8,182</b>	<b>\$ 8,527</b>
	<b>\$ 357,176</b>	<b>\$ 108,126</b>	<b>\$ 249,050</b>	<b>\$ 126,593</b>	<b>\$ 1,476</b>	<b>\$ 76,993</b>	<b>\$ 96,990</b>	<b>\$ (2,092)</b>	<b>\$ 98,892</b>	<b>\$ 44,613</b>	<b>\$ 57,455</b>

(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 \$6.7M in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement

(3) Includes \$3.7M in promote income to Kimco as a result of Fremont Crow returns exceeding the minimum IRR hurdle per the JV agreement

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.

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

**KIMCO REALTY CORPORATION**  
**INVESTMENTS IN REAL ESTATE JOINT VENTURES**  
**March 31, 2007**  
**(in thousands)**

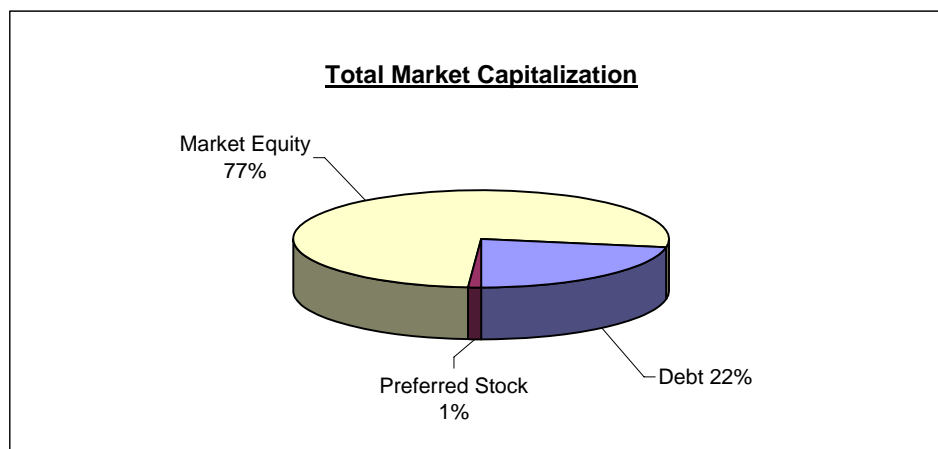
VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	GROSS INVESTMENT IN REAL ESTATE	OTHER ASSETS (LIAB)	MORTGAGES AND NOTES PAYABLE	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM	% FIXED RATE	% VARIABLE RATE
<b><u>INVESTMENT MANAGEMENT PROGRAMS</u></b>										
KIMCO INCOME REIT	65	13,951	1,658,638	47,734	1,079,936	45.00%	7.05%	47.0	98.80%	1.20%
KIMCO/PRUDENTIAL INVESTMENT PROGRAMS	150	22,667	4,866,738	(1,500)	3,192,328	14.98%	5.67%	71.0	64.70%	35.30%
KIMCO/GE INVESTMENT PROGRAMS	22	3,293	458,442	8,898	305,364	19.77%	6.19%	56.0	80.46%	19.54%
KIMCO INCOME FUND I	12	1,521	276,927	13,292	176,982	15.15%	5.47%	94.0	100.00%	0.00%
PL RETAIL LLC	23	5,809	968,334	71,663	750,516	15.00%	6.45%	27.0	66.74%	33.26%
KUBS	32	5,197	1,047,353	20,719	630,425	18.76%	5.60%	93.6	100.00%	0.00%
OTHER INSTITUTIONAL PROGRAMS	62	3,561	639,365	(19,419)	347,529	16.29%	5.95%	84.5	100.00%	0.00%
<b>TOTAL INVESTMENT MANAGEMENT PROGRAMS</b>	<b>366</b>	<b>55,999</b>	<b>9,915,797</b>	<b>141,387</b>	<b>6,483,080</b>					
<b><u>CORE HOLDINGS</u></b>										
US PROPERTIES	67	7,846	815,946	4,212	565,020	47.49%	6.49%	56.3	63.59%	36.41%
CANADA PROPERTIES	37	8,193	1,035,047	(58)	653,633	50.00%	6.22%	68.4	100.00%	0.00%
MEXICO PROPERTIES	70	8,254	461,035	5,644	211,276	53.49%	6.67%	53.0	100.00%	0.00%
<b>TOTAL CORE HOLDINGS</b>	<b>174</b>	<b>24,293</b>	<b>2,312,028</b>	<b>9,798</b>	<b>1,429,929</b>					
OTHER INVESTMENTS	62	5,549	615,991	53,860	475,870	33.75%	6.53%	36.5	54.26%	45.74%
	<b>602</b>	<b>85,841</b>	<b>12,843,816</b>	<b>205,045</b>	<b>8,388,879</b>					

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

\* Ownership % is a blended rate

**KIMCO REALTY CORPORATION**  
**SELECTED FINANCIAL DATA**  
(in thousands, except per share information)

	March 31, 2007	December 31, 2006	March 31, 2006
<b><u>Operational Statistics</u></b>			
Same Store NOI	4.0%	6.1%	5.5%
Net Operating Income Margin	73.1%	72.6%	73.0%
Operating Costs/Total Operating Revenues	4.3%	4.5%	4.6%
Return on Invested Capital (quarter ended)	12.7%	10.9%	11.0%
<b><u>Market Capitalization</u></b>			
<b>Market Data</b>			
Common Shares Outstanding	251,938	250,870	240,449
Downreit Units	5,915	6,873	5,622
	<u>257,853</u>	<u>257,743</u>	<u>246,071</u>
Market Price per Share (at end of period)	\$ 48.74	\$ 44.95	\$ 40.64
Preferred Stock 6.65% Series F	175,000	175,000	175,000
<b>Equity Market Capitalization (at end of period price)</b>	<b>12,742,756</b>	<b>11,760,556</b>	<b>10,175,322</b>
Total Debt	3,629,516	3,587,243	2,874,994
<b>Total Market Capitalization</b>	<b>\$ 16,372,272</b>	<b>\$ 15,347,799</b>	<b>\$ 13,050,316</b>
<b>Total Debt to Market Capitalization</b>	<u>.22:1</u>	<u>.23:1</u>	<u>.22:1</u>



**Capital Availability**

Cash on Hand	\$ 120,044	\$ 345,065	\$ 158,878
Marketable Securities	219,836	202,659	206,577
Available under Line of Credit	1,111,731	1,110,129	1,004,149
	<u>\$ 1,451,611</u>	<u>\$ 1,657,853</u>	<u>\$ 1,369,604</u>

**Coverage Ratios**

Debt Service Coverage	3.9x	3.7x	3.8x
Fixed Charge Coverage	3.6x	3.4x	3.6x

**Dividend Data**

Common Dividend per Share	\$ 0.36	\$ 0.36	\$ 0.33
Payout Ratio ("Basic" per Share Basis)	44.6%	60.3%	61.1%

**KIMCO REALTY CORPORATION**  
**SCHEDULE OF DEBT**  
**March 31, 2007**  
**(in thousands)**

Year	Fixed Rate						Floating Rate					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Weighted Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2007	\$ 26,168	8.06%	\$ 250,009	6.83%	\$ 276,177	6.95%	\$ 104,681	7.13%	\$ 5,993	7.87%	\$ 110,674	7.17%
2008	91,684	7.19%	125,568	4.61%	217,252	5.70%	149,600	6.92%	-	-	149,600	6.92%
2009	59,564	7.32%	180,000	6.98%	239,564	7.07%	39,037	6.95%	-	-	39,037	6.95%
2010	19,637	8.40%	206,266	4.86%	225,903	5.16%	16,400	7.32%	-	-	16,400	7.32%
2011	49,425	7.32%	362,658	6.36%	412,083	6.47%	-	-	-	-	-	-
2012	53,151	7.26%	217,000	6.00%	270,151	6.25%	-	-	-	-	-	-
2013	12,965	6.89%	450,531	5.32%	463,496	5.36%	-	-	-	-	-	-
2014	45,185	5.72%	301,227	5.20%	346,412	5.27%	537	8.25%	-	-	537	8.25%
2015	52,851	6.42%	350,000	5.29%	402,851	5.44%	-	-	-	-	-	-
2016	28,500	6.46%	300,000	5.78%	328,500	5.84%	-	-	-	-	-	-
2017	2,626	7.60%	-	-	2,626	7.60%	-	-	-	-	-	-
Thereafter	124,253	6.38%	-	-	124,253	6.38%	4,000	6.22%	-	-	4,000	6.22%
	<u>\$ 566,009</u>	<u>6.89%</u>	<u>\$ 2,743,259</u>	<u>5.72%</u>	<u>\$ 3,309,268</u>	<u>5.92%</u>	<u>\$ 314,255</u>	<u>7.01%</u>	<u>\$ 5,993</u>	<u>8.00%</u>	<u>\$ 320,248</u>	<u>7.03%</u>

Total debt is \$3,629,516 with a weighted average rate of 6.02% for an average maturity of 5.5 years (66 months).

**Line of Credit (000's)**

	<u>Available</u>	<u>Outstanding</u>	<u>Rate</u>
US LOC	\$ 850,000	\$ -	45 basis points above Libor rate subject to bid facility
Canada	216,516	-	45 basis points above CDOR rate
Mexico	45,215	-	100 basis points above TIIE rate
	<u>\$ 1,111,731</u>	<u>\$ -</u>	

**KIMCO REALTY CORPORATION**  
**COMBINED REAL ESTATE PORTFOLIO STATISTICS**

	MAR 31, 2007	DEC 31, 2006	SEP 30, 2006	JUN 30, 2006	MAR 31, 2006
<b>CORE HOLDINGS REAL ESTATE PROPERTIES</b>					
Number of Properties	509	491	501	499	494
Prorata Share of Gross Leasable Area (in thousands)	58,588	57,554	58,465	57,608	57,386
Percent Leased (adjusted for Kimco Prorata Share)	95.6%	95.5%	95.0%	94.8%	94.6%
Average Rent per Leased Square Foot	\$ 10.31	\$ 10.19	\$ 9.95	\$ 9.86	\$ 9.73
Total Gross Leasable Area (in thousands)	66,942	65,871	66,781	65,876	65,440
Percent Leased	95.9%	95.8%	95.3%	95.2%	94.7%
<b>INVESTMENT MANAGEMENT PROGRAMS</b>					
<b>KIMCO / PRUDENTIAL INVESTMENT PROGRAM</b>					
Number of Properties	150	137			
Total Gross Leasable Area (in thousands)	22,667	19,645			
Percent Leased	95.9%	95.5%			
Average Rent per Leased Square Foot	\$ 13.59	\$ 13.05			
<b>KIMCO INCOME REIT PROPERTIES</b>					
Number of Properties	65	66	67	67	67
Total Gross Leasable Area (in thousands)	13,951	13,996	14,108	14,102	14,102
Percent Leased	96.9%	97.1%	97.2%	96.7%	96.5%
Average Rent per Leased Square Foot	\$ 12.61	\$ 12.56	\$ 12.44	\$ 12.42	\$ 12.41
<b>KIMCO / GE INVESTMENT PROGRAMS (KROP I &amp; II)</b>					
Number of Properties	22	27	31	30	34
Total Gross Leasable Area (in thousands)	3,293	4,180	4,954	4,417	5,328
Percent Leased	93.1%	94.0%	91.9%	95.2%	95.2%
Average Rent per Leased Square Foot	\$ 12.78	\$ 11.93	\$ 12.23	\$ 12.60	\$ 11.61
<b>KIMCO INCOME FUND I PORTFOLIO</b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area (in thousands)	1,521	1,521	1,518	1,518	1,518
Percent Leased	98.4%	98.3%	99.1%	99.1%	99.2%
Average Rent per Leased Square Foot	\$ 16.44	\$ 16.34	\$ 16.02	\$ 15.97	\$ 15.94
<b>PL RETAIL LLC</b>					
Number of Properties	23	23	23	24	25
Total Gross Leasable Area (in thousands)	5,809	5,809	5,826	6,563	6,863
Percent Leased	97.9%	98.8%	98.4%	98.5%	98.0%
Average Rent per Leased Square Foot	\$ 12.85	\$ 12.77	\$ 12.72	\$ 12.35	\$ 12.33
<b>KIMCO / UBS PROGRAMS</b>					
Number of Properties	32	31	29	16	15
Total Gross Leasable Area (in thousands)	5,197	4,994	4,711	2,641	2,410
Percent Leased	95.5%	95.5%	96.5%	92.8%	93.3%
Average Rent per Leased Square Foot	\$ 14.13	\$ 14.08	\$ 13.47	\$ 13.44	\$ 13.27
<b>OTHER INSTITUTIONAL PROGRAMS</b>					
Number of Properties	62 *	67	66	67	64
Total Gross Leasable Area (in thousands)	3,561	5,428	5,128	5,121	4,523
Percent Leased	97.5%	97.3%	98.2%	97.6%	98.1%
Average Rent per Leased Square Foot	\$ 13.23	\$ 13.78	\$ 13.68	\$ 13.51	\$ 13.67
<b>OTHER REAL ESTATE INVESTMENTS</b>					
<b>RETAIL STORE LEASES</b>					
Number of Properties	19	20	20	21	22
Total Gross Leasable Area (in thousands)	1,764	1,867	1,867	1,929	2,009
Percent Leased	99.8%	99.8%	99.7%	99.7%	99.9%
Average Rent per Leased Square Foot	\$ 4.12	\$ 4.02	\$ 4.00	\$ 4.07	\$ 3.95
<b>PREFERRED EQUITY PORTFOLIO (Stabilized)</b>					
Number of Properties	199	187	180	177	164
Total Gross Leasable Area (in thousands)	14,821	14,721	13,876	13,457	12,336
Percent Leased	93.2%	93.5%	92.6%	91.7%	92.0%
Average Rent per Leased Square Foot	\$ 11.94	\$ 11.63	\$ 11.85	\$ 11.63	\$ 11.76
<b>AGGREGATE OWNED/ MANAGED REAL ESTATE PORTFOLIO (Stabilized Portfolio Only)</b>					
Number of Properties	1,093	1,061	929	913	897
Total Gross Leasable Area (in thousands)	139,527	138,033	118,768	115,623	114,529
Percent Leased	95.8%	95.8%	95.5%	95.3%	95.1%
Average Rent per Leased Square Foot	\$ 11.73	\$ 11.55	\$ 11.15	\$ 11.02	\$ 10.90
<b>GROUND-UP DEVELOPMENTS</b>					
Number of Development Projects	50	45	43	41	41
Potential Gross Leasable Area (in thousands)	18,451	18,272	16,440	15,401	15,088
Average Rent per Leased Square Foot	\$ 12.54	\$ 12.65	\$ 13.46	\$ 13.39	\$ 13.10
<b>PREFERRED EQUITY PORTFOLIO UNDER DEVELOPMENT</b>					
Number of Development Properties	38	36	32	29	28
Gross Leasable Area Under Development (in thousands)	3,650	3,537	3,198	1,820	1,587
<b>OTHER REAL ESTATE INVESTMENTS **</b>					
Number of Properties	179	182	180	134 *	140 *
Total Gross Leasable Area (in thousands)	13,131	13,751	13,168	10,380	9,872

\* Includes four Kimsouth properties in Q1 and Q2 2006 totals

\*\* Includes the following portfolios: FNC Realty Inc. (36 properties), the American Industries portfolio (61 properties), the Newkirk portfolio (51 properties) and all undeveloped land parcels and other non-retail assets (31 properties). As of 3/31/07, Kimco holds interests in 1,360 properties, totaling approximately 175 million square feet of gross leasable area.

**KIMCO REALTY CORPORATION  
COMBINED MAJOR TENANT PROFILE  
(ranked by annualized base rent)  
March 31, 2007**

<b>Tenant Name (1)</b>	<b># of Locations</b>	<b>Annualized Base Rent (in thousands)</b>	<b>% of Annualized Base Rent</b>	<b>Leased GLA (in thousands)</b>	<b>% of Leased GLA</b>
Home Depot	40	\$ 25,861	3.5%	3,271	4.7%
TJX Companies	125	21,238	2.8%	2,317	3.3%
Sears Holdings	54	18,352	2.4%	3,472	4.9%
Kohl's	37	16,373	2.2%	2,459	3.5%
Wal-Mart	34	15,495	2.1%	2,357	3.4%
Best Buy	44	10,878	1.5%	1,065	1.5%
Linen N Things	36	10,298	1.4%	620	0.9%
Royal Ahold	32	9,299	1.2%	927	1.3%
Bed Bath & Beyond	51	9,223	1.2%	853	1.2%
Costco	17	8,849	1.2%	1,287	1.8%
		<u>\$ 145,866</u>	<u>19.5%</u>	<u>18,628</u>	<u>26.5%</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 13,300 leases to 7,100 tenants totaling approximately \$1.4 billion of annual base rent.



**KIMCO REALTY CORPORATION**  
**2007 INVESTMENTS AND PROPERTY TRANSACTIONS**  
(in thousands)

**ACQUISITIONS**

LOCATION	SHOPPING CENTER	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS	
			CASH	DEBT / UNITS	TOTAL				
<b>RETAIL ACQUISITIONS:</b>									
<b>CORE HOLDINGS</b>									
<b>US</b>									
1.	Alpharetta, GA	Market at Haynes Bridge	Jan-07	\$ 10,015	\$ 15,700	\$ 25,715	131	100.0%	Kroger
2.	Southlake, TX	Southlake Oaks Phase I & II	Jan-07	6,020	3,780	9,800	37	100.0%	
3.	Atlanta, GA	Embry Village	Feb-07	46,800	-	46,800	215	100.0%	Kroger, Ace Hardware
4.	Pittsburgh, PA	Cranberry Commons Phase II	Mar-07	1,431	3,108	4,539	17	100.0%	Famous Footwear
5.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	21,400	170	100.0%	Carmike Cinemas, Stein Mart, Food Lion
	<b>Subtotal Q1</b>			\$ 74,966	\$ 33,288	\$ 108,254	570	100.0%	
6.	Chico, CA	Chico Crossroads	Apr-07	\$ 38,500	\$ -	\$ 38,500	265	100.0%	Food Maxx, BB&B, Barnes & Noble, Circuit City, Office Depot
7.	Auburn, WA	Auburn North	Apr-07	24,300	-	24,300	171	100.0%	Albertsons, Office Depot, Rite Aid, Dollar Tree
8.	Visalia, CA	Sequoia Mall & Tower	Apr-07	27,550	-	27,550	397	50.0%	Bed, Bath & Beyond, Borders, Marshalls
9.	Miami, FL	Flagler Park	Apr-07	95,000	-	95,000	350	100.0%	Linen N Things, Michaels, Office Depot, Petsmart, Big Lots
	<b>Subtotal Q2</b>			\$ 185,350	\$ -	\$ 185,350	1,183	92.6%	
<b>CANADA</b>									
1.	Charlottetown, P.E.I.	Charlottetown Mall (existing property)	Feb-07	\$ 1,000	\$ -	\$ 1,000	4	50.0%	Mike's Restaurant
<b>MEXICO</b>									
1.	Various Cities in Mexico	Waldo's Mexico Portfolio (17 centers)	Mar-07	\$ 51,500	\$ -	\$ 51,500	488	100.0%	Waldo's, Gigante, Cinepolis, Office Depot, Sanborns
<b>CHILE</b>									
1.	Santiago, Chile	4 properties	Apr-07	\$ 5,374	\$ 11,148	\$ 16,522	95	50.0%	
	<b>Subtotal Core Holdings Acquisitions</b>			\$ 318,190	\$ 44,436	\$ 362,626	2,340	93.8%	
<b>PRUDENTIAL/ KIMCO JV</b>									
1.	Various Cities & States	See below detail list of properties	Jan-07	\$ 335,530	\$ 486,955	\$ 822,485	3,319	15.0%	
<b>KIMCO / UBS PROGRAMS</b>									
1.	Harriman, NY	Woodbury Centre	Jan-07	\$ 18,759	\$ 24,831	\$ 43,590	228	15.0%	Kohl's, Linen N Things, Staples, Michaels, Modell's
<b>OTHER INSTITUTIONAL PROGRAMS</b>									
1.	Cypress, TX	Cypress Towne Center	Jan-07	\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	Best Buy
2.	Pittsburgh, PA	Cranberry Commons Phase I	Mar-07	9,961	18,500	28,461	150	15.0%	Linen N Things, Petsmart, Staples, TJ Maxx
3.	Tampa, FL	Westgate Plaza	Mar-07	4,000	8,100	12,100	100	15.0%	Publix
4.	Atlanta, GA	Perimeter Expo	Mar-07	62,150	-	62,150	176	15.0%	Marshall's, Best Buy, Linens N Things, Off Broadway Shoes, Old Navy
	<b>Subtotal Q1</b>			\$ 78,286	\$ 30,639	\$ 108,925	456	15.0%	
	<b>Total Q1 Property Acquisitions</b>			\$ 560,041	\$ 575,713	\$ 1,135,754	5,065	27.0%	
	<b>Total Q2 Property Acquisitions</b>			190,724	11,148	201,872	1,278	89.1%	
	<b>TOTAL ACQUISITIONS</b>			\$ 750,765	\$ 586,861	\$ 1,337,626	6,343	36.4%	

**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	MONTH ACQUIRED	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	Gaithersdowne	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%	Cub Foods
9.	Leesburg, VA	Battlefield Marketplace	Jan-07	315	15.0%	Shopper Food, Stein Mart, Ross 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.	Clackamas, OR	Clackamas 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, BB&B, Marshalls, Michaels, Petsmart

\* 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.

**KIMCO REALTY CORPORATION**  
**2007 INVESTMENTS AND PROPERTY TRANSACTIONS**  
(in thousands)

<b>DISPOSITIONS</b>			<b>SELLING PRICE</b>				<b>GLA</b>	<b>KIMCO'S ECONOMIC INTEREST</b>	
<b>LOCATION</b>	<b>SHOPPING CENTER</b>	<b>MONTH DISPOSED</b>	<b>CASH</b>	<b>DEBT PAYOFF</b>	<b>KIMCO DEBT REPAYMENT</b>	<b>TOTAL</b>			
<b>CORE HOLDINGS</b>									
1.	Carbondale, IL	Carbondale Mall	Feb-07	lease termination		\$ -	\$ -	81	100.0%
2.	Columbus, OH	South High Plaza	Mar-07	1,120	-	-	1,120	99	100.0%
3.	Greensboro, NC	Landmark Station	Mar-07	9,000	-	-	9,000	103	100.0%
4.	East Northport, NY	The Center at East Northport	Mar-07	10,500	-	-	10,500	26	50.0%
5.	Raleigh, NC	Millpond Office	Mar-07	9,125	-	-	9,125	15	92.5%
	<b>Subtotal Q1</b>			<u>\$ 29,745</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,745</u>	<u>324</u>	<u>80.0%</u>
<b>PRUDENTIAL/ KIMCO JV</b>									
1.	Chico, CA	Sky Park Plaza	Mar-07	\$ 32,400	\$ -	\$ -	\$ 32,400	187	15.0%
2.	Redding, CA	Cobblestone	Mar-07	17,325	-	-	17,325	122	15.0%
3.	Suisun City, CA	Hertiage Park Shopping Center	Mar-07	33,700	-	-	33,700	162	15.0%
4.	Palmdale, CA	Palmdale Shopping Center	Mar-07	10,840	-	-	10,840	81	15.0%
	<b>Subtotal Q1</b>			<u>\$ 94,265</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 94,265</u>	<u>552</u>	<u>15.0%</u>
5.	Modesto, CA	Shops at Lincoln School	Apr-07	\$ 12,900	\$ -	\$ -	\$ 12,900	78	15.0%
6.	Los Banos, CA	Canal Farms	Apr-07	16,100	-	-	16,100	111	15.0%
7.	Chico, CA	Chico Crossroads	Apr-07	38,500	-	-	38,500	265	15.0%
8.	Auburn, WA	Auburn North	Apr-07	24,300	-	-	24,300	171	15.0%
9.	Reno, NV	Mira Loma Shopping Center	Apr-07	18,600	-	-	18,600	103	15.0%
	<b>Subtotal Q2</b>			<u>\$ 110,400</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 110,400</u>	<u>728</u>	<u>15.0%</u>
<b>G.E. / KIMCO JV</b>									
1.	Dallas, TX	Plaza Rios	Jan-07	\$ 14,500	\$ -	\$ -	\$ 14,500	125	20.0%
2.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	-	21,400	170	20.0%
3.	Laredo, TX	Rio Norte	Mar-07	31,400	-	-	31,400	258	20.0%
4.	Woodbridge, VA	Smoketown Plaza	Mar-07	32,500	-	-	32,500	284	20.0%
5.	Milford, DE	Milford Commons	Mar-07	4,450	-	-	4,450	61	20.0%
	<b>Subtotal Q1</b>			<u>\$ 93,550</u>	<u>\$ 10,700</u>	<u>\$ -</u>	<u>\$ 104,250</u>	<u>898</u>	<u>20.0%</u>
<b>KIR</b>									
1.	Yonkers, NY	Yonkers	Jan-07	\$ 11,800	\$ -	\$ -	\$ 11,800	56	45.0%
	<b>Subtotal Q1</b>			<u>\$ 11,800</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,800</u>	<u>56</u>	<u>45.0%</u>
<b>FNC</b>									
1.	Fort Wayne, IN	Fort Wayne Plaza	Jan-07	\$ 500	\$ -	\$ -	\$ 500	-	51.0%
2.	Hillside, IL	Hillside Plaza	Mar-07	1,600	-	-	1,600	-	51.0%
	<b>Subtotal Q1</b>			<u>\$ 2,100</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,100</u>	<u>-</u>	<u>51.0%</u>
<b>Total Q1 Property Dispositions</b>				\$ 231,460	\$ 10,700	\$ -	\$ 242,160	1,830	26.9%
<b>Total Q2 Property Dispositions</b>				110,400	-	-	110,400	728	15.0%
<b>TOTAL DISPOSITIONS</b>				<u>\$ 341,860</u>	<u>\$ 10,700</u>	<u>\$ -</u>	<u>\$ 352,560</u>	<u>2,558</u>	<u>23.2%</u>

**SUMMARY OF TRANSACTIONS BETWEEN KIMCO ENTITIES**

<b>City/ State</b>	<b>Center Name</b>	<b>Month</b>	<b>Seller</b>	<b>Acquired by</b>
1. Cypress, TX	Cypress Towne Center	Jan-07	Kimco Developers, Inc.	GE Pension
2. Morrisville, NC	Park Place Shopping Center	Mar-07	G.E./ Kimco JV	Kimco
3. Chico, CA	Chico Crossroads	Apr-07	Prudential/ Kimco JV	Kimco
4. Auburn, WA	Auburn North	Apr-07	Prudential/ Kimco JV	Kimco

**KIMCO REALTY CORPORATION**  
**2007 INVESTMENTS AND PROPERTY TRANSACTIONS**  
(in thousands)

**PREFERRED EQUITY INVESTMENTS**

			MONTH	INVESTMENT
<b><u>U.S. Preferred Equity Investments:</u></b>				
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	Jan-07	3,375
4.	Whiting, NJ	Whiting Commons	Jan-07	1,762
5.	Lake Wales, FL	Lake Wales	Jan-07	1,583
6.	Mailibu, CA	22601 Pacific Coast Highway	Feb-07	3,405
7.	Crestview, MO	Spectrum development	Mar-07	2,115
8.	Richardson, TX	Canyon Creek Plaza	Mar-07	1,465
9.	Port Jefferson, NY	3 Roads Plaza	Mar-07	2,764
	<b>Subtotal Q1</b>			<u>\$ 26,028</u>
10.	Lake Grove, NY	Lake Grove Shopping Center	Apr-07	\$ 31,500
	<b>Subtotal Q2</b>			<u>\$ 31,500</u>
<b><u>Canadian Preferred Equity Investments:</u></b>				
1.	Ottawa, Ontario	Abacus Portfolio (9 properties)	Jan-07	\$ 8,218
	<b>Subtotal Q1</b>			<u>\$ 8,218</u>
<b>Total Q1 Preferred Equity Investments</b>				\$ 34,246
<b>Total Q2 Preferred Equity Investments</b>				31,500
<b>TOTAL PREFERRED EQUITY INVESTMENTS</b>				<u><u>\$ 65,746</u></u>

**PREFERRED EQUITY DISPOSITIONS**

				PROCEEDS
1.	Southlake, TX	Wyndham Plaza	Jan-07	\$ 2,097
2.	Pittsburgh, PA	Cranberry Commons	Mar-07	7,800
3.	Tampa, FL	Westgate Plaza	Mar-07	1,900
4.	Augusta, GA	Masters Glen	Mar-07	3,100
				<u><u>\$ 14,897</u></u>

**KIMCO SELECT/ RETAILER SERVICES**

INVESTMENT	TYPE	QTR	
• Various Debt & Equity Purchases	Securities	Q1 07	\$ 16,643
• Mortgages & Notes Receivable	Mortgage	Q1 & Q2	27,609
• One City Center	Disposition	Q1 07	115,000
• Albertsons	Cash Distribution	Q1 07	121,300
• 35 North Third Street, PA	Other Investments	Q1 07	2,100
• 1628 Walnut Street, PA	Other Investments	Q2 07	3,500
<b>Total</b>			<u><u>\$ 286,152</u></u>

**KIMCO CORE HOLDINGS**

**KIMCO REALTY CORPORATION**  
**CORE HOLDINGS REAL ESTATE PORTFOLIO COMPOSITION**  
**March 31, 2007**

	Number of Properties	Gross Leasable Area (in thousands)	Leased SQ. FT. (in thousands)	% Leased	Rent Per Leased SQ. FT.
<b>Operating Real Estate</b>	509	58,588	56,036	95.6%	\$ 10.31

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 2007 YEAR TO DATE**

**Shopping Center Portfolio (excluding retail store leases)**

	Total SQ. FT. (000's)	Leased SQ. FT. (000's)	% Leased	Rent PSF Leased
January 1, 2007	57,554	54,973	95.5%	\$ 10.19
Acquisitions - Kimco	873	856	98.1%	12.82
Net Transfers (to) / from Joint Ventures	187	182	97.7%	11.02
Completed Mexico Developments	341	311	91.4%	16.92
Net Absorption (1)	(56)	(62)	-	*
Disposals	(311)	(224)	71.9%	5.68
March 31, 2007	58,588	56,036	95.6%	\$ 10.31

**\*New leases Signed  
Year to Date**

	Total
Number of leases	84
Sq. ft.(000's)	386
Average rate psf	\$ 12.10

**\*Vacates Year to Date**

Sq. ft.(000's)	438
Average rate psf	\$ 10.40

(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 LEASING SUMMARY**  
Trailing Four Quarters as of March 31, 2007  
(in thousands)

Lease Type	Leases	% of Total GLA Signed	GLA (2)	New Rent \$PSF	New Rent Total \$	Prior Rent \$PSF	Prior Rent Total \$	Incremental Increase in Base Rent	Increase in Base Rent Over Prior Year	Weighted Average Term (Years)	TI's	TI's per SF
<b><u>United States</u></b>												
New Leases	158	18%	640	\$ 14.73	\$ 9,428	\$ 12.20	\$ 7,810	\$ 1,618	20.7%	7.47	\$ 4,057	\$ 6.34
Renewals/Options	252	54%	1,896	10.19	19,320	9.31	17,644	1,676	9.5%	4.85	-	-
<b>US Same Space Total</b>	<b>410</b>	<b>73%</b>	<b>2,536</b>	<b>\$ 11.34</b>	<b>\$ 28,748</b>	<b>\$ 10.04</b>	<b>\$ 25,453</b>	<b>\$ 3,295</b>	<b>12.9%</b>	<b>5.51</b>	<b>\$ 4,057</b>	<b>\$ 1.60</b>
Non-same space new leases	125	22%	772	\$ 11.68	\$ 9,021					8.06	\$ 13,279	\$ 17.20
Non-same space redevelopments	25	5%	189	14.18	2,680					13.77	5,599	29.61
<b>US Total</b>	<b>560</b>	<b>100%</b>	<b>3,497</b>	<b>\$ 11.57</b>	<b>\$ 40,449</b>					<b>6.52</b>	<b>\$ 22,934</b>	<b>\$ 6.56</b>
<b><u>Canada and Mexico</u></b>												
New Leases	50	13%	57	\$ 16.04	\$ 916	\$ 13.70	\$ 782	\$ 134	17.2%	7.31	\$ 907	\$ 15.89
Renewals/Options	199	68%	298	17.66	5,270	16.48	4,921	349	7.1%	4.72	-	-
<b>RioKim/Mexico Same Space Total</b>	<b>249</b>	<b>81%</b>	<b>356</b>	<b>\$ 17.40</b>	<b>\$ 6,186</b>	<b>\$ 16.04</b>	<b>\$ 5,702</b>	<b>\$ 483</b>	<b>8.5%</b>	<b>5.14</b>	<b>\$ 907</b>	<b>\$ 2.55</b>
Non - same space leases	84	19%	83	\$ 16.45	\$ 1,358					6.13	\$ 711	\$ 8.61
<b>Canada and Mexico Total</b>	<b>333</b>	<b>100%</b>	<b>438</b>	<b>\$ 17.22</b>	<b>\$ 7,544</b>					<b>5.32</b>	<b>\$ 1,618</b>	<b>\$ 3.69</b>
<b>Grand Total</b>	<b>893</b>	<b>100%</b>	<b>3,935</b>	<b>\$ 12.20</b>	<b>\$ 47,993</b>					<b>6.39</b>	<b>\$ 24,552</b>	<b>\$ 6.24</b>
Total New Leases (Same Space)	208	18%	697	\$ 14.84	\$ 10,344	\$ 12.33	\$ 8,591	\$ 1,752	20.4%	7.45	4,964	\$ 7.12
Total Renewals/Options	451	56%	2,194	11.21	24,590	10.28	22,564	2,025	9.0%	4.83	-	-
Total Non-same space Redevelopments	25	5%	189	14.18	2,680					13.77	5,599	29.61
Total Non-same space new leases	209	22%	855	12.14	10,379					7.87	13,990	16.37
<b>Grand Total</b>	<b>893</b>	<b>100%</b>	<b>3,935</b>	<b>\$ 12.20</b>	<b>\$ 47,993</b>					<b>6.39</b>	<b>\$ 24,552</b>	<b>\$ 6.24</b>

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 LEASE EXPIRATION SCHEDULE**  
**SHOPPING CENTERS ONLY**  
**March 31, 2007**

**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	24	618,939	\$ 9.39	506	1,281,889	\$ 16.36	530	1,900,828	3.5%	\$ 14.09
2008	74	2,627,140	6.62	807	2,058,244	\$ 16.17	881	4,685,383	8.7%	\$ 10.81
2009	85	3,297,681	6.61	778	2,081,992	\$ 17.00	863	5,379,673	10.0%	\$ 10.63
2010	97	3,582,318	7.10	734	1,920,658	\$ 18.43	831	5,502,975	10.2%	\$ 11.05
2011	87	3,209,835	7.56	635	1,729,782	\$ 18.54	722	4,939,618	9.1%	\$ 11.41
2012	101	3,659,646	6.94	411	1,303,825	\$ 19.13	512	4,963,471	9.2%	\$ 10.14
2013	61	2,542,325	8.47	198	653,620	\$ 19.52	259	3,195,945	5.9%	\$ 10.73
2014	66	2,266,242	11.48	161	490,166	\$ 21.35	227	2,756,407	5.1%	\$ 13.24
2015	51	1,689,973	10.11	166	617,326	\$ 20.71	217	2,307,299	4.3%	\$ 12.95
2016	58	2,104,742	10.63	143	464,232	\$ 25.55	201	2,568,974	4.8%	\$ 13.33
							<b>Thereafter</b>	<b>15,862,425</b>	<b>29.3%</b>	<b>\$ 7.41</b>
							<b>Total (2)</b>	<b>54,063,000</b>	<b>100.0%</b>	<b>\$ 10.26</b>

**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	6	133,676	\$ 10.64	273	544,909	\$ 16.76	279	678,585	1.3%	\$ 15.55
2008	9	265,689	4.32	428	952,277	16.80	437	1,217,966	2.3%	14.08
2009	6	264,337	3.83	396	771,924	20.89	402	1,036,261	1.9%	16.54
2010	8	203,863	7.76	405	847,244	19.00	413	1,051,107	1.9%	16.82
2011	11	376,688	6.01	374	765,255	20.55	385	1,141,943	2.1%	15.76
2012	6	236,152	7.39	391	956,181	19.51	397	1,192,333	2.2%	17.11
2013	15	499,648	7.15	304	766,749	18.37	319	1,266,397	2.3%	13.94
2014	27	768,815	16.49	277	787,295	19.28	304	1,556,110	2.9%	17.90
2015	23	819,566	8.44	259	749,856	20.87	282	1,569,421	2.9%	14.38
2016	14	361,197	8.21	230	729,547	20.68	244	1,090,744	2.0%	16.55
							<b>Thereafter</b>	<b>42,262,133</b>	<b>78.2%</b>	<b>8.70</b>
							<b>Total (2)</b>	<b>54,063,000</b>	<b>100.0%</b>	<b>\$ 10.26</b>

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

(2) Represents occupied square footage as of March 31, 2007 for US parent and Canada properties.

**KIMCO REALTY CORPORATION**  
**CORE HOLDINGS OPERATING REAL ESTATE**  
**(ranked by annualized base rent)**  
**MARCH 31, 2007**

<b>UNITED STATES</b>	<b>NUMBER OF PROPERTIES</b>	<b>GROSS LEASABLE AREA * (in thousands)</b>	<b>% LEASED</b>	<b>ANNUALIZED BASE RENT</b>	<b>RENT PER LEASED SQ. FT.</b>
FLORIDA	60	6,502	97.0%	\$ 63,370	\$ 10.05
CALIFORNIA	31	4,096	98.8%	59,622	14.73
NEW YORK	41	3,349	94.3%	51,512	16.31
ILLINOIS	38	4,553	96.3%	33,265	7.58
PUERTO RICO	7	2,144	98.5%	31,854	15.08
PENNSYLVANIA	35	3,791	96.5%	29,513	8.07
OHIO	32	4,458	90.4%	24,674	6.12
NEW JERSEY	13	1,853	94.4%	22,590	12.92
MISSOURI	20	2,859	97.0%	19,712	7.11
TEXAS	23	2,278	94.7%	18,052	8.37
NORTH CAROLINA	10	1,431	95.5%	14,416	10.55
MARYLAND	17	993	93.4%	12,198	13.15
CONNECTICUT	5	1,004	99.8%	11,158	11.14
ARIZONA	9	1,259	96.2%	10,370	8.56
MICHIGAN	9	1,109	94.2%	9,458	9.06
GEORGIA	6	803	95.7%	8,750	11.39
TENNESSEE	8	1,024	92.9%	8,269	8.70
INDIANA	10	1,404	86.3%	7,793	6.43
SOUTH CAROLINA	5	845	92.9%	7,748	9.87
COLORADO	10	854	91.0%	7,341	9.45
LOUISIANA	4	732	96.9%	6,530	9.21
MINNESOTA	1	408	100.0%	5,074	12.44
VIRGINIA	6	624	98.9%	4,574	7.41
NEW HAMPSHIRE	2	451	100.0%	4,423	9.81
NEW MEXICO	4	281	97.0%	3,621	13.28
MASSACHUSETTS	3	281	100.0%	3,478	12.38
WEST VIRGINIA	4	402	88.4%	3,256	9.16
IOWA	6	629	95.9%	3,106	5.15
KENTUCKY	3	398	91.5%	2,436	6.69
OKLAHOMA	3	341	99.7%	2,410	7.08
WASHINGTON	1	223	82.9%	2,386	12.91
MAINE	2	185	95.8%	1,883	10.63
RHODE ISLAND	2	166	90.9%	1,765	11.70
NEVADA	2	68	99.4%	1,313	19.42
KANSAS	1	120	100.0%	1,093	9.11
HAWAII	1	18	100.0%	885	49.17
ALABAMA	1	115	100.0%	858	7.46
VERMONT	1	53	100.0%	773	14.58
UTAH	1	143	100.0%	727	5.08
ALASKA	1	73	100.0%	597	8.18
DELAWARE	1	115	100.0%	521	4.53
MISSISSIPPI	1	21	100.0%	190	9.05
OREGON	1	11	100.0%	107	9.75
	<b>441</b>	<b>52,467</b>	<b>95.4%</b>	<b>\$ 503,671</b>	<b>\$ 10.06</b>
<b>CANADA **</b>					
ONTARIO	19	1,614	98.7%	\$ 20,479	\$ 12.86
BRITISH COLUMBIA	9	1,198	98.9%	16,058	13.55
ALBERTA	5	637	99.8%	9,173	14.42
QUEBEC	3	394	98.0%	3,583	9.28
PRINCE EDWARD ISLAND	1	198	96.3%	1,620	8.50
	<b>37</b>	<b>4,041</b>	<b>98.8%</b>	<b>\$ 50,913</b>	<b>\$ 12.76</b>
<b>MEXICO ***</b>	<b>31</b>	<b>2,080</b>	<b>94.9%</b>	<b>\$ 23,327</b>	<b>\$ 11.81</b>
<b>TOTALS</b>	<b>509</b>	<b>58,588</b>	<b>95.6%</b>	<b>\$ 577,911</b>	<b>\$ 10.31</b>
<b>AMERICAN INDUSTRIES</b>	<b>61</b>	<b>6,393</b>	<b>98.3%</b>	<b>\$ 34,490</b>	<b>\$ 5.49</b>

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 \$1.17207 CAD to \$1.00 USD for the three months ended March 31, 2007.

\*\*\* Rent per leased square foot stated in USD based on an average conversion rate of 11.02713 pesos to \$1.00 USD for the three months ended March 31, 2007.



**KIMCO REALTY CORPORATION**  
**CORE HOLDINGS TOP TEN MAJOR TENANTS**  
**(ranked by annualized base rent)**  
**March 31, 2007**

<b>Tenant</b>	<b>Number of Locations</b>	<b>Annualized Base Rent (in thousands)</b>	<b>% of Annualized Base Rent</b>	<b>Leased GLA (in thousands)</b>	<b>% of Leased GLA</b>
Home Depot	28	\$ 21,667	3.7%	2,880	5.0%
TJX Companies	77	17,310	3.0%	1,978	3.4%
Sears Holdings	33	16,476	2.8%	3,124	5.4%
Kohl's	24	13,936	2.4%	2,067	3.6%
Wal-Mart	21	12,148	2.1%	1,875	3.2%
Value City	25	8,447	1.4%	1,368	2.4%
Linen N Things	15	7,968	1.4%	447	0.8%
Burlington Coat	18	7,017	1.2%	1,435	2.5%
Royal Ahold	13	6,619	1.1%	713	1.2%
Costco	9	6,562	1.1%	1,078	1.9%
	<u>263</u>	<u>\$ 118,150</u>	<u>20.1%</u>	<u>16,965</u>	<u>29.5%</u>

Note: Includes Retail Store Lease tenants

# **DEVELOPMENT ACTIVITIES**

**KIMCO REALTY CORPORATION**  
**CURRENT DEVELOPMENT PROJECTS**  
**(000's)**

**DEVELOPMENT STATUS AT MARCH 31, 2007**

Project	City	State	Project GLA *	Anchor/ Tenant Owned GLA	Leased GLA To Date	Committed GLA	Average Rent PSF	Est. Cost Net of Parcel Sales	Net Costs To Date	Construct. Loan Bal. @ 3/31/07	Estimated Completion	Tenants / Retailers	
<b>MERCHANT BUILDING</b>													
Avenues Walk	(A) Jacksonville	FL	600	204	45	42%	\$ 8.15	\$ 76,199	\$ 36,743	\$ -	2009	Wal-Mart, Haverly's	
Lake Prairie Towne Crossing	Grand Prairie	TX	536	264	118	78%	15.15	34,769	20,140	15,102	2008	Target, 24 Hour Fitness, Petco, Ross	
Sorenson Park Plaza	Omaha	NE	531	181	141	61%	11.59	35,367	38,086	28,490	**	2008	Target, Office Max, Linens & Things, Factory Card, Petsmart.
Metro Crossings	Council Bluffs	IA	529	68	-	27%	N/A	38,426	5,315	-	2009	Kohl's, Hobby Lobby, Bed Bath and Beyond	
Market Street	Woodlands	TX	498	-	462	93%	23.21	110,521	107,202	72,750	(1)	HEB, Borders, Cinemark, Tommy Bah., Z Gallerie, Regus	
Montgomery Plaza	(B) Fort Worth	TX	466	174	205	82%	15.83	39,177	48,808	36,231	4Q 2007	Target, Ross, Marshalls, Anna's Linens, Office Depot, PetsMart, Dollar Tree	
Midway Plantation	Knightsdale	NC	465	263	191	98%	15.05	28,990	32,061	26,605	Completed	Home Depot, Target, Petco, Michaels, Office Max, Bed Bath & Beyond	
Turtle Creek Crossing	Hattiesburg	MS	438	150	251	94%	12.85	37,203	41,535	30,867	Completed	Target, PetsMart, Old Navy, Bed Bath & Beyond, Ross, Ashley Furniture, Shoe Station	
Hazel Dell Town Center	Vancouver	WA	436	124	231	81%	13.59	46,068	45,695	32,398	(2)	Target, Kohls, Petco, Office Depot, Party City, Best Buy, Bed Bath & Beyond,	
Shoppes at Amelia Concourse	Nassau County	FL	400	258	36	74%	19.14	17,711	15,708	10,003	**	4Q 2007	Home Depot, Target, Petco
Las Tiendas	Brownsville	TX	378	124	197	86%	13.46	37,039	32,209	25,443	**	4Q 2007	Target, Petsmart, Inc., TJ Maxx, Mervyn's, Michaels
Warm Springs Promenade (UJV)	Henderson	NV	331	129	159	88%	15.44	34,585	29,484	22,420	Completed	Sears, Levit, Savers, Big Lots	
Harmon Town Crossing	N. Fort Worth	TX	330	-	-	0%	N/A	23,428	7,904	4,634	4Q 2009		
Pablo Creek Plaza East	Jacksonville	FL	320	190	76	92%	18.11	21,973	22,078	14,967	4Q 2007	Target, Michaels, Office Max	
Plantation Crossing (Blanding)	Middleburg	FL	317	156	14	59%	27.69	33,515	16,537	7,810	**	2008	Home Depot
Central Islip Town Center	Central Islip	NY	309	251	46	96%	26.49	15,284	10,710	9,380	4Q 2007	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores, Inc.	
Preston Lebanon Crossings	Frisco	TX	296	-	156	59%	8.28	27,853	16,338	7,991	**	2008	Hobby Lobby, Sprouts, Hemispheres
Miramar Town Center (UJV)	(C) Miramar	FL	241	-	2	16%	N/A	43,412	32,629	-	2009		
Edgewater Place	Raleigh	NC	128	5	87	72%	12.34	10,693	12,638	10,458	Completed	Food Lion, Ace Hardware	
Gateway Station Phase II	Burleson	TX	80	-	77	96%	17.71	11,909	10,876	-	Completed	Bombay, Zales Jewelry, Catherine's, Old Navy, Ulta Cosmetics	
Harpeth Village	Bellevue	TN	77	8	53	79%	15.66	11,345	14,523	11,732	2Q 2007	Publix	
Cypress Town Center (Phase II only)	Cypress	TX	70	30	6	51%	15.76	11,085	2,546	-	4Q 2007	Best Buy	
East Northport Town Center (UJV)	(D) East Northport	NY	66	-	-	0%	N/A	14,976	4,241	3,200	2008		
Old Town Village	Fairfax	VA	52	-	-	0%	-	26,350	34,349	5,968	4Q 2008	Tenant negotiations with Potbelly, Panera, Mama Lucia, Burton's Grill, Pacers, Bellissimo, Saxby's Coffee.	
Wakefield Commons Phase III	Raleigh	NC	34	-	7	21%	22.02	1,387	3,445	-	4Q 2007		
			25	7,928	2,579	2,560	68%	\$ 15.85	\$ 789,265	\$ 641,799	\$ 376,448		

**DEVELOP AND HOLD PROPERTIES**

**US**

Riverview at Dobson (Retail)	Mesa	AZ	1,252	-	863	71%	\$ 9.34	\$ 130,130	\$ 99,541	\$ -	(3)	Bass Pro Shops, Cinemark Theatre, Wal-Mart, Home Depot, JoAnn Fabrics, Sheplers, Inc., BBB, Marshalls	
Tustin Legacy (UJV) (REIT)	Tustin	CA	983	298	630	96%	24.25	176,245	146,866	135,060	(4)	Lowe's, Costco, Target, Whole Foods, TJ Maxx/Home Goods, AMC Theaters	
Treasure Valley Market Place	Nampa	ID	691	357	202	88%	16.27	40,993	24,958	22,716	**	3Q 2007	Costco, Target, Petco, Best Buy, Michaels, BBB, Old Navy, Cost Plus, Olive Garden, Office Max
Gabler Farm (Chambersburg Crossing)	Chambersburg	PA	409	127	252	94%	11.68	32,510	30,576	-	1Q 2008	Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City, TGI Friday, Red Robin	
Nampa II	(E) Nampa	ID	269	-	-	18%	N/A	29,324	11,767	6,923	**	2008	
Glenn Square	Anchorage	AK	256	-	95	39%	12.78	31,132	20,918	-	2009	Petco, Michaels, Old Navy, Famous Footwear, Bed Bath and Beyond	
Union Crescent Marketplace	Union	NJ	233	137	60	98%	18.00	38,100	7,700	-	3Q 2008	Target, Whole Foods, Best Buy	
Milton	Milton	FL	100	150	-	0%	-	1,350	798	-	2008	Lowe's	
<b>Subtotal US</b>			8	4,193	1,069	2,102	75%	\$ 15.16	\$ 479,784	\$ 343,124	\$ 164,699		

**Mexico**

Guadalajara III / Motorola	Guadalajara	MX	767	-	170	22%	5.77	\$ 83,300	\$ 46,783	\$ -	2007	WalMart, Cinopolis	
Centro Sur (UJV)	Guadalajara	MX	664	-	571	89%	11.02	63,522	61,010	-	2007	Wal-Mart, Cinopolis, Suburbia	
Plaza Cuautla	Cuautla	MX	566	-	233	41%	3.14	32,000	7,615	-	2007	Sams, Wal-Mart	
Plaza Insurgentes (UJV)	Tijuana	MX	505	-	325	64%	9.01	54,146	47,311	-	2007	Wal-Mart,MMCinema,Copell,C&A,Peter Piper,Ashley's,Famsa	
Plaza Nogalera Saltillo	Saltillo	MX	473	-	252	54%	9.84	29,179	29,097	-	2007	HEB, Cinopolis	
Ciudad del Carmen	Ciudad del Carmen	MX	427	-	81	19%	5.70	37,900	11,135	-	2Q 2008	Chedraui Grocery Store	
Progreso (UJV)	Mexicali	MX	421	-	103	24%	4.77	40,700	12,226	-	2007	Wal-Mart	
Plaza Nuevo Laredo	Nuevo Laredo	MX	420	-	110	26%	2.82	30,800	11,019	-	2007	Wal-mart	
Lindavista Miguel Aleman	Monterrey	MX	386	-	98	25%	10.66	41,100	26,919	-	2007	HEB	
Multiplaza Lincoln (UJV)	Escobedo	MX	347	-	196	56%	9.85	35,600	25,220	-	1Q 2007	HEB	
San Juan Del Rio Peralta	Queretaro	MX	223	-	84	38%	2.61	28,300	10,370	-	2Q 2008	Wal-Mart	
Multiplaza Las Palmas II - Acapulco	Acapulco	MX	223	-	110	49%	3.44	11,300	759	-	2007	Sam's, Suburbia	
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	195	-	132	68%	4.81	9,917	6,961	-	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	10,467	-	2007	Bodega Aurrera (Wal-mart)	
Juarez II (Walmart Plaza)	Juarez	MX	154	-	118	77%	12.72	19,211	10,315	-	4Q 2007	Wal-mart	
Plaza Soriana	Huehuetoca	MX	126	-	16	13%	3.75	10,000	3,061	-	4Q 2007	Coppel	
Plaza Puerto Vallarta (UJV)	Puerto Vallarta	MX	83	-	72	87%	3.76	7,331	7,274	-	2007	Soriana	
<b>Subtotal Mexico</b>			17	6,330	-	2,893	46%	\$ 7.73	\$ 557,825	\$ 337,369	\$ -		

**Subtotal of Active Developments**

	50	18,451	3,648	7,548	62%	\$ 12.54	\$ 1,826,874	\$ 1,322,293	\$ 541,147		
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**Project notes:**

- (A) GLA does not include residential component of project that is under contract for sale.  
 Retail and residential construction to commence 4/07 and 11/07, respectively.  
 (B) GLA does not include residential component of project that was sold in 1Q 07.  
 (C) GLA does not include residential component of project that is under contract for sale.  
 (D) Additional land acquisition in progress; once all land has been acquired, site approval /rezoning process to commence.  
 (E) Nampa II land is planned for development subsequent to development of Treasure Valley Marketplace.

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

\*\* Project financed by Kimco.

**Completion Date Notes:**

- (1) Final phase completed 3rd Qtr '06 (except buildings 11 and portion of 8)  
 (2) Phase I completed 1st quarter 2007; Project was sold in April 2007.  
 (3) Phase I completed; Phase II completion estimated in 2007.  
 (4) Phase I estimated completion 2007.

**DEVELOPMENT LEASES SIGNED**

	U.S.	Mexico
Number	54	90
Total square feet (000's)	224	327
Average rate per sq. ft. for year	\$ 17.97	\$ 8.77

**DEVELOPMENT COSTS INCURRED**

Full Year	Q1	Q2	Q3	Q4	Full Year
2007	2007	2007	2007	2007	2006
\$ 213,082	\$ 213,082	\$ -	\$ -	\$ -	\$ 731,776

**KIMCO REALTY CORPORATION**  
**CURRENT DEVELOPMENT PROJECTS**  
(000's)

**LAND**

**LAND HOLDINGS**

Project	City	State/Co	Acres	% Ownership	Cost
Asante Retail Center	(F) Surprise	AZ	113.4 acres	50.0%	16,234
Mesa (Auto/Office)	(G) Mesa	AZ	7.5 acres	100.0%	-
Chandler 202 Auto Mall	(H) Chandler	AZ	29.3 acres	50.0%	17,481
Peoria Crossings	(I) Peoria	AZ	2.2 acres	50.0%	1,555
High Park Center	(H) Orange Township	OH	12.2 acres	100.0%	1,297
Wakefield Crossings	(H) Raleigh	NC	4.06 acres	50.0%	763
McMinnville	(F) McMinnville	OR	90.5 acres	50.0%	4,109
Marana Retail Center	(F) Marana	AZ	158.9 acres	50.0%	30,765
Gilbert Esplanade	(F) Gilbert	AZ	57.9 acres	50.0%	14,654
		9			86,857

**LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT**

Project	City	State/Co	Date Acquired	Acres	% Ownership	Purchase Price
<b>Mexico</b>						
Plaza Soriana	Huehuetoca	MX	Jan-07	7.9 acres	100.0%	\$ 3,000
Ciudad del Carmen	Ciudad del Carmen	MX	Mar-07	24.7 acres	100.0%	11,100
						\$ 14,100
<b>US</b>						
Old Town Village	Fairfax	VA	Jan-07	3.46 acres	100.0%	\$ 30,000
Union Crescent Marketplace	Union	NJ	Feb-07	22.0 acres	100.0%	7,700
Milton	Milton	FL	Mar-07	2.25 acres	50.0%	798
Avenues Walk	Jacksonville	FL	Mar-07	0.18 acres	58.82%	25
Harmon Town Center	N. Fort Worth	TX	Mar-07	39.0 acres	43.0%	7,816
						\$ 46,339
						\$ 60,439

(F) Land held for future development

(G) Net costs incurred and have been recovered through land sale reimbursements.

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

(I) Remaining acreage of approximately 67 acres acquired.

**DEVELOP AND HOLD PROPERTIES - RECENTLY COMPLETED**

Shopping Center	City	State	Total Costs	% Ownership	GLA
Multipiazza Arboledas (UJV)	Tlalnepanitla	MX	44,429	80%	399

**2007 SALES OF DEVELOPMENT PROJECTS/LAND**

Project	City	State	Date Sold	Sales Price
Harpeth Village - pad sale (1)	Bellevue	TN	Jan-07	\$ 855
Amelia - pad sale (1)	Jacksonville	FL	Jan-07	383
Montgomery Plaza - Residential Sale	Fort Worth	TX	Jan-07	14,500
Cypress Town Center Phase II -BB (1)	Cypress	TX	Jan-07	6,214
Riverview Mesa - Auto Park	Riverview	AZ	Jan-07	13,691
Lake Worth - earnouts (2)	Lake Worth	TX	Feb-07	1,278
Metro Crossings - pad sale (1)	Council Bluffs	IA	Feb-07	700
				\$ 37,622

**KIMCO REALTY CORPORATION**  
**CAPITAL EXPENDITURES**  
**AS OF MARCH 31, 2007**

<b><u>Consolidated Projects (\$M)</u></b>	<b>Quarter Ended</b>	<b>Full Year Ended</b>
	<b>Mar 31, 2007</b>	<b>Dec 31, 2006</b>
Redevelopment and Expansion Projects	\$ 10.1	\$ 45.0
Tenant Improvements and Allowances	5.7	20.0
Capitalized Leasing Commissions	3.7	14.5
Building Improvements - Capitalized*	1.1	8.4
Building Improvements - Expensed to Operations*	3.9	14.6

<b><u>Co-Investment Programs/Joint Ventures (\$M) (Kimco's pro rata share only)</u></b>	<b>Quarter Ended</b>	<b>Full Year Ended</b>
	<b>Mar 31, 2007</b>	<b>Dec 31, 2006</b>
Redevelopment and Expansion Projects	\$ 4.2	\$ 10.3
Tenant Improvements and Allowances	1.4	3.9
Capitalized Leasing Commissions	0.6	1.3
Building Improvements - Capitalized*	0.6	2.3
Building Improvements - Expensed to Operations*	1.8	4.2

<b><u>Total Expenditures by Category (\$M) (Consolidated &amp; Kimco's pro rata share of JV)</u></b>	<b>Quarter Ended</b>	<b>Full Year Ended</b>
	<b>Mar 31, 2007</b>	<b>Dec 31, 2006</b>
Redevelopment and Expansion Projects	\$ 14.3	\$ 55.3
Tenant Improvements and Allowances	7.1	23.9
Capitalized Leasing Commissions	4.3	15.8
Building Improvements - Capitalized*	1.7	10.7
Building Improvements - Expensed to Operations*	5.7	18.8

	<b>2007</b>				<b>2008</b>
	<b>1Q Actual (\$M)</b>	<b>2Q Estimate (\$M)</b>	<b>3Q Estimate (\$M)</b>	<b>4Q Estimate (\$M)</b>	<b>FY Estimate (\$M)</b>
<b>Projected Expenditures on Redevelopment &amp; Expansion Projects</b>					
Total Projected Expenditures	\$18.8	\$30.2	\$27.4	\$34.0	\$83.2
Kimco's Projected Share of Costs (\$)	\$14.3	\$20.3	\$18.5	\$19.4	\$42.1
Kimco's Projected Share of Costs (%)	76%	67%	67%	57%	51%

\* Expenditures related to structural costs and common areas

**KIMCO REALTY CORPORATION**  
**SELECTED ACTIVE REDEVELOPMENT PIPELINE**  
**AS OF MARCH 31, 2007**

**Consolidated Projects**

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Expenditures</u>		<u>Project Description &amp; Strategy</u>
			<u>Cost</u> <u>(in Millions)</u>	<u>to Date</u> <u>(in Millions)</u>	
Clawson Center	Clawson	MI	\$ 5.5	\$ 2.1	Rite Aid reverse build to suit. Build space for Aldi & Murray's in former Farmer Jack location.
Costco Plaza	Phoenix	AZ	9.5	0.7	Redevelop site with grocer and redemised shop space
Fort Collins Shopping Center	Fort Collins	CO	1.5	0.5	Expansion of property for Guitar Center.
Hagerstown Shop Center	Hagerstown	MD	2.4	0.9	Re-tenant Ames box with subdivision for a new Aldi grocery store & three additional tenants.
Holmdel Town Center	Holmdel	NJ	3.2	1.3	Redev't of former Wiz box.
Largo Plaza	Savannah	GA	5.4	0.1	Redevelop site for Publix and shops.
Lemay S.C.	Lemay	MO	3.4	2.8	Site redev't with expanded Shop 'N Save and new 16k sf of shop space.
Mission Bell	Tampa	FL	7.9	2.2	Redev't of entire center with ground lease to Lowes for 165k sf store, plus other in-line and pads.
N. Brunswick Plaza	N. Brunswick	NJ	3.4	0.1	Develop Petsmart on pad.
Perry Hall Square	Perry Hall	MD	2.4	0.7	Redeveloping the vacant Franks with Ace Hardware & approximately 4k sf of new in-line retail.
Shady Oaks S.C.	Ocala	FL	3.1	0.1	Redev't to bring in Staples. Includes façade renovations & related site improvements
Timonium Shopping Center	Timonium	MD	5.0	0.1	Negotiating with grocery operators for an 88k sf store & developing 3k sf pad site.
Villages At Urbana	Frederick	MD	11.8	10.9	New Giant Food Center (56k sf) with 18k sf of small retail in Phase I.
Westlake Shopping Center	Daly City	CA	79.5	58.9	Redev't of shopping center. Budget reflects expanded garage and phase 4 GLA.
<b>Total Consolidated Projects</b>			<b>14 \$ 144.0</b>	<b>\$ 81.4</b>	

**Co-Investment Programs/Joint Ventures**

Cottman & Bustleton Center	Philadelphia	PA	\$ 10.5	\$ 0.3	Redevelop - Demo AMC theater, new anchor, PepBoys, Petsmart, & one pad.
Cottman & Castor S.C.	Philadelphia	PA	9.0	-	Existing JC Penney space and in-line retail to be demolished for full redevelopment.
Factoria Mall	Bellevue	WA	8.0	5.6	Phase 1 of a full center redev't.
Grant Square	Orlando	FL	76.5	6.6	Redevelop entire center; site dev't for 185k sf Target. Ground up construction of mixed use dev't
Greenbrier Shop Center	Bel Air	MD	1.9	-	Create two pads and additional 12k sf of in-line retail.
Kings Contrivance	Columbia	MD	2.3	0.4	Create a larger food anchor with Harris Teeter which replaces Safeway.
Millside Plaza	Delran	NJ	5.6	5.2	Redev't of approx. 79k sf including Petsmart, Office Depot & anchored by a new shadow Target.
Scottsdale Mall	South Bend	IN	33.5	28.1	Redevelop entire center. Includes site dev't for 124k sf Target, 88k sf Kohl's & 90k sf new retail.
Skyline Village	Harrisonburg	VA	16.2	10.2	New Giant store in place of TRU box & the old Hechinger's bldg. New retail outbldg & gas pad.
Smoketown Station/Block 2	Woodbridge	VA	2.2	-	Create add'l retail space for a new AC Moore replacing the Lowes garden center.
The Piers Shopping Centre	Port Richey	FL	1.6	-	Target Expansion, relocation of some inline tenants, & center renovation.
Wilkens Beltway Plaza	Baltimore	MD	3.2	0.1	New 74k sf Giant Food Store behind the existing store.
<b>Total Co-Invest Programs/Joint Ventures</b>			<b>12 \$ 170.5</b>	<b>\$ 56.5</b>	

**Total Active Projects**

**26 \$ 314.5 \$ 137.9**

**All Recently 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 8k sf to 40k sf.
Calumet Center	Calumet City	IL	14.9	13.3	Redev't of Kmart box & creation of outlot. Gross of TIF & tax abatements totaling \$3.8M.
Center at Baybrook	Webster	TX	2.0	2.0	Develop 11k sf B-Shop in former BSQ Garden Center & Hobby Lobby expansion.
Elm Plaza	Enfield	CT	1.5	1.5	Construct Famous Footwear pad 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.
Maple Hill Mall	Kalamazoo	MI	19.9	18.8	Redev't of the entire center. Improvements to de-mall & convert property to a power center.
Maplewood Town Center	Maplewood	MN	3.6	3.6	New Best Buy.
Pleasant Valley Promenade	Raleigh	NC	1.7	1.7	Redevelop to add Gold's Gym.
Pleasant Valley Promenade	Raleigh	NC	4.7	4.7	Redevelop to add Bed Bath & Beyond and Ross Stores.
Village on the Park	Aurora	CO	4.7	4.6	Relocate current tenants, construct new junior anchor.
Wayne Plaza	Chambersburg	PA	0.1	0.1	Giant expanding store.
<b>Total Completed Projects</b>			<b>13 \$ 58.3</b>	<b>\$ 55.4</b>	

**Kimco Realty Corporation**  
**Glossary of Terms**

<u>Term</u>	<u>Definition</u>
Funds From Operations (FFO)	<p>Pursuant to the definition of Funds from Operations ("FFO") adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), FFO is calculated by adjusting net income (loss) (computed in accordance with GAAP), excluding gains from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO on the same basis.</p> <p>Given the nature of 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 operational performance and FFO is a widely recognized measure in the Company's industry. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net cash flows from operating activities (determined in accordance with GAAP), as a measure of our liquidity, or as an indicator of our ability to make cash distributions. In addition, the 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.</p>
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**

**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

**Scott G. Onufrey**  
Vice President, Investment Management

**Howard Overton**  
Executive Vice President, Western Region

**Michael V. Pappagallo**  
Executive Vice President and Chief Financial Officer

**Barbara Pooley**  
Vice President, Investor Relations

**Bruce Rubenstein**  
Vice President, Legal Operations

**Michael Schindler**  
Vice President, Tax Planning & Strategy

**Edward Seneman**  
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

**Regional Offices**

Mesa, AZ 480-890-1600	San Diego, CA 858-674-6688	Sanford, FL 407-302-4400	Columbia, MD 443-367-0110	Las Vegas, NV 702-258-4330	Portland, OR 503-574-3329	Arlington, VA 703-415-7612
Irvine, CA 949-252-3880	Vista, CA 760-727-1002	Largo, FL 727-536-3287	Lutherville, MD 410-684-2000	Albany, NY 518-459-6796	Philadelphia, PA 215-322-2750	Burke, VA 703-866-4990
Daly City, CA 650-756-2162	Walnut Creek, CA 925-977-9011	Jacksonville, FL 904-384-8801	Algonac, MI 810-794-5007	New York, NY 212-972-7456	Dallas, TX 214-720-0559	Woodbridge, VA 703-583-0071
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