



Kimco Realty Corporation Supplemental Financial Information Quarter Ended September 30, 2007

Investor Relations
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Forward-Looking Statements

The statements in this release state the Company's and management's hopes, intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the Company's actual results could differ materially from those projected in such forward-looking statements. Factors that could cause actual results to differ materially from current expectations include, but are not limited to, (i) general economic conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or general downturn in their business, (iii) local real estate conditions, (iv) increases in interest rates, (v) increases in operating costs and real estate taxes. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the Company's SEC filings, including but not limited to the Company's report on Form 10-K for the year ended December 31, 2006. Copies of each filing may be obtained from the Company or the Securities & Exchange Commission.

The company refers you to the documents filed by the company from time to time with the Securities and Exchange Commission, specifically the section titled "Risk Factors" in the company's Annual Report on Form 10-K for the year ended December 31, 2006, as may be updated or supplemented in the company's Form 10-Q filings, which discuss these and other factors that could adversely affect the company's results.

Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended September 30, 2007

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Financial Summary

KIMCO REALTY CORPORATION
Condensed Consolidated Balance Sheet
(in thousands, except share information)
(unaudited)

| | September 30, 2007 | June 30, 2007 | December 31, 2006 |
|--|-----------------------|---------------------|----------------------|
| Assets: | | | |
| Operating Real Estate, Net of Accumulated Depreciation of \$927,402, \$883,094, and \$806,670, respectively | \$ 5,022,221 | \$ 4,831,752 | \$ 4,156,667 |
| Investments and Advances in Real Estate Joint Ventures | 1,310,014 | 1,273,382 | 1,067,918 |
| Real Estate Under Development | 1,132,834 | 1,115,980 | 1,037,982 |
| Other Real Estate Investments | 596,504 | 461,734 | 451,731 |
| Mortgages and Other Financing Receivables | 171,813 | 176,070 | 162,669 |
| Cash and Cash Equivalents | 45,439 | 109,531 | 345,065 |
| Marketable Securities | 213,385 | 228,579 | 202,659 |
| Accounts and Notes Receivable | 84,274 | 90,364 | 83,418 |
| Other Assets | 321,894 | 337,858 | 361,171 |
| Total Assets | \$ 8,898,378 | \$ 8,625,250 | \$ 7,869,280 |
| Liabilities: | | | |
| Notes Payable | \$ 3,618,192 | \$ 3,414,047 | \$ 2,748,345 |
| Mortgages Payable | 556,085 | 563,975 | 567,917 |
| Construction Loans Payable | 242,197 | 213,193 | 270,981 |
| Dividends Payable | 103,976 | 93,697 | 93,222 |
| Other Liabilities | 455,611 | 419,141 | 396,614 |
| Total Liabilities | 4,976,061 | 4,704,053 | 4,077,079 |
| Minority Interests | 437,060 | 421,194 | 425,242 |
| 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 750,000,000, 750,000,000, and 300,000,000 shares- Issued 253,213,968, 252,735,515, and 251,416,749, Outstanding 252,667,388, 252,188,935, and 250,870,169, respectively. | 2,527 | 2,522 | 2,509 |
| Paid-In Capital | 3,227,560 | 3,211,398 | 3,178,016 |
| Retained Earnings | 209,018 | 234,990 | 140,509 |
| | 3,439,805 | 3,449,610 | 3,321,734 |
| Accumulated Other Comprehensive Income | 45,452 | 50,393 | 45,225 |
| Total Stockholders' Equity | 3,485,257 | 3,500,003 | 3,366,959 |
| Total Liabilities and Stockholders' Equity | \$ 8,898,378 | \$ 8,625,250 | \$ 7,869,280 |

KIMCO REALTY CORPORATION
Condensed Consolidated Statements of Income
(in thousands, except per share data)
(unaudited)

| | Three Months Ended September 30, | | % | Nine Months Ended September 30, | | % | Three Months Ended 6/30/07 | | % |
|--|-------------------------------------|-------------------------------|-------|------------------------------------|-------------------------------|-------|----------------------------------|--------|---|
| | 2007 | 2006 | | Change | 2007 | | 2006 | Change | |
| Revenues from Rental Properties | \$ 173,712 | \$ 149,124 | 16.5% | \$ 501,827 | \$ 431,868 | 16.2% | \$ 170,094 | 2.1% | |
| Rental Property Expenses: | | | | | | | | | |
| Rent | 3,029 | 2,914 | | 9,011 | 8,643 | | 3,097 | | |
| Real Estate Taxes | 21,026 | 19,289 | | 59,500 | 55,347 | | 19,830 | | |
| Operating and Maintenance | 21,752 | 18,077 | | 65,184 | 52,274 | | 22,545 | | |
| | <u>45,807</u> | <u>40,280</u> | | <u>133,695</u> | <u>116,264</u> | | <u>45,472</u> | | |
| Net Operating Income | 127,905 | 108,844 | 17.5% | 368,132 | 315,604 | 16.6% | 124,622 | 2.6% | |
| Income from Other Real Estate Investments | 19,846 | 27,192 | | 66,815 | 60,939 | | 32,450 | | |
| Mortgage Financing Income | 4,084 | 2,847 | | 11,809 | 15,758 | | 4,586 | | |
| Management and Other Fee Income | 12,700 | 9,819 | | 43,486 | 29,554 | | 13,740 | | |
| Depreciation and Amortization | (48,131) | (35,666) | | (136,265) | (98,021) | | (46,472) | | |
| | <u>116,404</u> | <u>113,036</u> | | <u>353,977</u> | <u>323,834</u> | | <u>128,926</u> | | |
| Interest, Dividends and Other Investment Income | 16,083 | 14,109 | | 30,641 | 38,453 | | 8,315 | | |
| Other (Expense)/Income, Net | (1,306) | (159) | | (5,954) | 8,046 | | (941) | | |
| Interest Expense | (58,978) | (44,863) | | (157,817) | (125,690) | | (52,631) | | |
| General and Administrative Expenses | (29,552) | (22,618) | | (77,042) | (55,899) | | (24,794) | | |
| | 42,651 | 59,505 | | 143,805 | 188,744 | | 58,875 | | |
| (Provision) / Benefit for Income Taxes | (348) | (2,454) | | 32,740 | (775) | | 2,974 | | |
| Equity in Income of Joint Ventures, Net | 39,310 | 29,286 | | 111,685 | 72,798 | | 42,215 | | |
| Minority Interests in Income, Net | (10,625) | (5,722) | | (24,441) | (19,479) | | (9,681) | | |
| Gain on Sale of Development Properties | | | | | | | | | |
| Net of Tax of \$3,352, \$4,262, \$8,487, \$9,893 & \$3,533, respectively | 5,028 | 6,394 | | 12,731 | 14,840 | | 5,300 | | |
| Income from Continuing Operations | 76,016 | 87,009 | | 276,520 | 256,128 | | 99,683 | | |
| Discontinued Operations: | | | | | | | | | |
| Income from Discontinued Operating Properties | 1,558 | 3,172 | | 32,363 | 9,924 | | 22,852 | | |
| Minority Interest in Income | (212) | (30) | | (5,771) | (1,604) | | (5,403) | | |
| Loss on Operating Properties Held for Sale/Sold | - | - | | (1,832) | (813) | | (1,832) | | |
| Gain on Disposition of Operating Properties, Net of Tax | 267 | 1,276 | | 5,538 | 31,331 | | 2,476 | | |
| Income from Discontinued Operations | 1,613 | 4,418 | | 30,298 | 38,838 | | 18,093 | | |
| Gain On Transfer Of Operating Properties (1) | - | - | | - | 1,394 | | - | | |
| Gain On Sale Of Operating Properties, Net Of Tax (1) | 376 | - | | 2,708 | - | | 1,606 | | |
| | <u>376</u> | <u>-</u> | | <u>2,708</u> | <u>1,394</u> | | <u>1,606</u> | | |
| Income before Extraordinary Item | 78,005 | 91,427 | | 309,526 | 296,360 | | 119,382 | | |
| Extraordinary Gain from Joint Venture Investment Resulting from Purchase Price Allocation, Net of Income Tax of \$0, \$0, \$36,277, \$0, \$6,277 and Minority Interest | - | - | | 50,265 | - | | 8,640 | | |
| Net Income | 78,005 | 91,427 | | 359,791 | 296,360 | | 128,022 | | |
| Preferred Dividends | (2,909) | (2,909) | | (8,728) | (8,728) | | (2,909) | | |
| Net Income Available to Common Shareholders | \$ 75,096 | \$ 88,518 | | \$ 351,063 | \$ 287,632 | | \$ 125,113 | | |
| Weighted Average Shares Outstanding for Net Income Calcs: | | | | | | | | | |
| Basic | <u>252,327</u> | <u>241,002</u> | | <u>251,925</u> | <u>236,789</u> | | <u>252,074</u> | | |
| Units | - | - | | - | 302 | | - | | |
| Dilutive Effect of Options | 4,170 | 5,144 | | 5,165 | 4,869 | | 5,324 | | |
| Diluted | <u>256,497</u> | <u>246,146</u> | | <u>257,090</u> | <u>241,960</u> | | <u>257,398</u> | | |
| Per Common Share: | | | | | | | | | |
| Income from Continuing Operations: | | | | | | | | | |
| Basic | <u>\$ 0.29</u> | <u>\$ 0.35</u> | | <u>\$ 1.07</u> | <u>\$ 1.05</u> | | <u>\$ 0.39</u> | | |
| Diluted | <u>\$ 0.29</u> ⁽²⁾ | <u>\$ 0.34</u> ⁽²⁾ | | <u>\$ 1.05</u> ⁽²⁾ | <u>\$ 1.03</u> ⁽³⁾ | | <u>\$ 0.38</u> ⁽²⁾ | | |
| Net Income: | | | | | | | | | |
| Basic | <u>\$ 0.30</u> | <u>\$ 0.37</u> | | <u>\$ 1.39</u> | <u>\$ 1.21</u> | | <u>\$ 0.50</u> | | |
| Diluted | <u>\$ 0.29</u> ⁽²⁾ | <u>\$ 0.36</u> ⁽²⁾ | | <u>\$ 1.37</u> ⁽²⁾ | <u>\$ 1.19</u> ⁽³⁾ | | <u>\$ 0.49</u> ⁽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 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.

(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 \$310 for the nine months ended September 30, 2006.

KIMCO REALTY CORPORATION
Funds from Operations
(in thousands, except per share data)
(unaudited)

| | Three Months Ended September 30, | | % Change | Nine Months Ended September 30, | | % Change | Three Months |
|--|-------------------------------------|--------------------|-------------|------------------------------------|--------------------|-------------|--------------------|
| | 2007 | 2006 | | 2007 | 2006 | | Ended 6/30/07 |
| Funds From Operations | | | | | | | |
| Net Income | \$ 78,005 | \$ 91,427 | -14.7% | \$ 359,791 | \$ 296,360 | 21.4% | \$ 128,022 |
| Gain on Disp. of Operating Prop., Net of Minority Interests | (643) | (1,283) | | (5,914) | (31,072) | | (2,476) |
| Gain on Disposition of Joint Venture Operating Properties | (4,341) | (4,120) | | (26,138) | (12,442) | | (9,624) |
| Depreciation and Amortization | 48,164 | 36,934 | | 136,417 | 102,228 | | 46,109 |
| Depr. and Amort. - Real Estate JV's, Net of Minority Interests | 28,366 | 18,550 | | 78,174 | 50,168 | | 25,055 |
| Preferred Stock Dividends | (2,909) | (2,909) | | (8,728) | (8,728) | | (2,909) |
| Funds From Operations | \$ 146,642 | \$ 138,599 | 5.8% | \$ 533,602 | \$ 396,514 | 34.6% | \$ 184,177 |
| Weighted Average Shares Outstanding for FFO Calculations: | | | | | | | |
| -Basic | 252,327 | 241,002 | | 251,925 | 236,789 | | 252,074 |
| Units | 5,851 | 6,476 | | 5,766 | 5,888 | | 5,688 |
| Dilutive Effect of Options | 4,170 | 5,144 | | 5,165 | 4,869 | | 5,324 |
| -Diluted | 262,348 (1) | 252,622 (1) | | 262,856 (1) | 247,546 (1) | | 263,086 (1) |
| Per Common Share - Basic | \$ 0.58 | \$ 0.58 | 0.0% | \$ 2.12 | \$ 1.67 | 26.9% | \$ 0.73 |
| - Diluted | \$ 0.57 (1) | \$ 0.56 (1) | 1.8% | \$ 2.06 (1) | \$ 1.63 (1) | 26.4% | \$ 0.71 (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 \$2,635 and \$2,544 for the three months ended September 30, 2007 and 2006, respectively and \$7,434 and \$6,733 for the nine months ended September 30, 2007 and 2006, respectively. For the three months ended June 30, 2007 Funds From Operations would be increased by \$2,388.

KIMCO REALTY CORPORATION
Reconciliation of Certain Non-GAAP Financial Measures
(in thousands)
(unaudited)

| | Three Months | | | Nine Months | | | Three Months |
|---|---------------------|-------------------|--------------|---------------------|-------------------|--------------|-------------------|
| | Ended September 30, | | % | Ended September 30, | | % | Ended |
| EBITDA | 2007 | 2006 | Change | 2007 | 2006 | Change | June 30, 2007 |
| Net Income | \$ 78,005 | \$ 91,427 | -14.7% | 359,791 | \$ 296,360 | 21.4% | \$ 128,022 |
| Interest | 58,978 | 44,863 | | 157,817 | 125,690 | | 52,631 |
| Interest Discontinued Operations | 5 | 620 | | 9 | 1,916 | | (603) |
| Depreciation and Amortization | 48,131 | 35,666 | | 136,265 | 98,021 | | 46,472 |
| Depreciation and Amortization- Discontinued Operations | 432 | 1,300 | | 1,619 | 4,472 | | 631 |
| Gain on Sale of Operating Properties, Net of Minority Interests | (643) | (1,283) | | (5,914) | (31,286) | | (2,476) |
| Gain on Sale of Joint Venture Operating Properties | (4,341) | (4,120) | | (26,138) | (12,442) | | (9,624) |
| Loss on Operating Properties Held for Sale/Sold | - | - | | 1,832 | 813 | | 1,832 |
| Provision for Income Taxes, Net of Minority Interests | 2,735 | 6,716 | | 11,692 | 10,668 | | 9,106 |
| Provision for Income Taxes-Discontinued Operations | - | 55 | | 4,570 | 120 | | - |
| Prorata Share of Interest Expense - Minority Int | (1,067) | (1,816) | | (4,253) | (4,989) | | (1,567) |
| Prorata Share of Interest Expense - Real Estate JV | 35,952 | 28,399 | | 105,975 | 78,350 | | 35,293 |
| Prorata Share of Depreciation and Amortization - Real Estate JV | 28,366 | 18,550 | | 78,174 | 50,168 | | 25,055 |
| EBITDA | \$ 246,553 | \$ 220,377 | 11.9% | \$ 821,439 | \$ 617,861 | 32.9% | \$ 284,772 |
| Net Operating Income | | | | | | | |
| Real Estate Operations: | | | | | | | |
| Revenues from Rental Property | \$ 173,712 | \$ 149,124 | 16.5% | \$ 501,827 | \$ 431,868 | 16.2% | \$ 170,094 |
| Rental Property Expenses: | | | | | | | |
| Rent | 3,029 | 2,914 | | 9,011 | 8,643 | | 3,097 |
| Real Estate Taxes | 21,026 | 19,289 | | 59,500 | 55,347 | | 19,830 |
| Operating and Maintenance | 21,752 | 18,077 | | 65,184 | 52,274 | | 22,545 |
| Subtotal | 45,807 | 40,280 | | 133,695 | 116,264 | | 45,472 |
| Net Operating Income | 127,905 | 108,844 | 17.5% | 368,132 | 315,604 | 16.6% | 124,622 |
| Net Operating Income from Discontinued Operations | 432 | 4,356 | | 2,612 | 14,059 | | 938 |
| Kimco's Prorata Share of Joint Venture NOI | | | | | | | |
| Kimco's Share of Prudential NOI | 10,490 | 50 | | 34,934 | 196 | | 12,627 |
| Kimco's Share of KIR NOI | 18,040 | 19,290 | | 55,075 | 54,338 | | 18,359 |
| Kimco's Share of KIR NOI -Discontinued Operations | (2) | 473 | | 576 | 1,439 | | 581 |
| Kimco's Share of UBS NOI | 4,089 | 2,039 | | 11,210 | 4,789 | | 3,654 |
| Kimco's Share of PL Retail NOI | 2,609 | 2,759 | | 7,989 | 8,708 | | 2,826 |
| Kimco's Share of SEB Immobilien NOI | 567 | - | | 668 | - | | 100 |
| Kimco's Share of KIF I NOI | 991 | 934 | | 2,925 | 2,839 | | 968 |
| Kimco's Share of KROP NOI | 541 | 687 | | 2,998 | 2,174 | | 679 |
| Kimco's Share of KROP NOI - Discontinued Operations | 588 | 1,938 | | 1,786 | 5,926 | | 1,011 |
| Kimco's Share of Other Investment Management Programs | 2,016 | 3,103 | | 5,894 | 7,609 | | 1,916 |
| Kimco's Share of Other Real Estate JV NOI | 9,528 | 12,357 | | 27,363 | 30,768 | | 8,930 |
| Kimco's Share of Canada NOI | 14,465 | 13,202 | | 40,119 | 39,404 | | 13,279 |
| Kimco's Share of Mexico Shopping Center NOI | 2,648 | 1,462 | | 7,210 | 3,722 | | 2,979 |
| Kimco's Share of Mexico Industrial NOI | 4,107 | 3,844 | | 12,114 | 11,433 | | 4,052 |
| Kimco's Share of Other Investments NOI | 8,968 | 3,348 | | 15,377 | 11,440 | | 3,778 |
| Minority Interests Share of NOI | (2,822) | (2,792) | | (9,711) | (6,705) | | (4,149) |
| Subtotal of Kimco's Share of JV NOI | 76,823 | 62,694 | | 216,527 | 178,080 | | 71,590 |
| Net Operating Income including Joint Ventures | \$ 205,160 | \$ 175,894 | 16.6% | \$ 587,271 | \$ 507,743 | 15.7% | \$ 197,150 |
| Other Financial Data | | | | | | | |
| Deferred Rents | 1,500 | 1,000 | | 2,637 | 3,000 | | 1,005 |
| FAS 141 Rent, net | 5,575 | 4,113 | | 17,505 | 10,604 | | 6,671 |
| Principal Amortization of Debt-Recurring | 3,602 | 3,156 | | 10,812 | 7,969 | | 3,599 |
| Amortization of Woolco Investment | 350 | 350 | | 1,050 | 1,050 | | 350 |

KIMCO REALTY CORPORATION
Condensed Consolidated Statements of Cash Flows
(in thousands)
(unaudited)

| | Nine Months Ended September 30, | |
|---|--|-------------------|
| | <u>2007</u> | <u>2006</u> |
| Cash flow from operating activities: | | |
| Net income | \$ 359,791 | \$ 296,360 |
| Adjustments to reconcile net income to net cash provided by operating activities: | | |
| Depreciation and amortization | 137,884 | 102,493 |
| Extraordinary item | (50,265) | - |
| Loss on operating properties held for sale/sold/transferred | 1,832 | 813 |
| Gain on sale of development properties | (21,218) | (24,733) |
| Gain on sale/transfer of operating properties | (9,800) | (34,813) |
| Minority interests in income of partnerships, net | 30,212 | 21,083 |
| Equity in income of joint ventures, net | (111,685) | (72,798) |
| Income from other real estate investments | (54,852) | (50,954) |
| Distributions from joint ventures | 302,946 | 104,125 |
| Cash retained from excess tax benefits | (2,408) | - |
| Change in accounts and notes receivable | (997) | (9,689) |
| Change in accounts payable and accrued expenses | 41,649 | 52,862 |
| Change in other operating assets and liabilities | (62,762) | (23,876) |
| Net cash flow provided by operating activities | <u>560,327</u> | <u>360,873</u> |
| Cash flow from investing activities: | | |
| Acquisition of and improvements to operating real estate | (937,834) | (484,113) |
| Acquisition of and improvements to real estate under development | (502,998) | (388,795) |
| Investment in marketable securities | (35,127) | (62,548) |
| Proceeds from sale of marketable securities | 32,670 | 52,774 |
| Proceeds from transferred operating/development properties | 61,211 | 129,880 |
| Investments and advances to real estate joint ventures | (330,550) | (226,214) |
| Reimbursements of advances to real estate joint ventures | 198,420 | 116,301 |
| Other real estate investments | (177,030) | (203,618) |
| Reimbursements of advances to other real estate investments | 81,380 | 41,060 |
| Investment in mortgage loans receivable | (85,601) | (111,701) |
| Collection of mortgage loans receivable | 65,906 | 87,294 |
| Other investments | (20,439) | (101,100) |
| Reimbursements of other investments | 53,228 | - |
| Settlement of net investment hedges | - | (953) |
| Proceeds from sale of operating properties | 59,450 | 74,482 |
| Proceeds from sale of development properties | 175,871 | 122,408 |
| Net cash flow used for investing activities | <u>(1,361,443)</u> | <u>(954,843)</u> |
| Cash flow from financing activities: | | |
| Principal payments on debt, excluding normal amortization of rental property debt | (67,964) | (45,225) |
| Principal payments on rental property debt | (10,812) | (8,126) |
| Principal payments on construction loan financings | (53,903) | (55,217) |
| Proceeds from mortgage/construction loan financings | 117,293 | 136,273 |
| Borrowings under credit facilities | 627,369 | 315,663 |
| Repayment of borrowings under credit facilities | (938) | (234,419) |
| Proceeds from issuance of unsecured senior notes | 300,000 | 478,947 |
| Repayment of unsecured notes | (105,000) | (130,000) |
| Financing origination costs | (4,369) | (10,774) |
| Redemption of minority interests in real estate partnerships | (59,334) | (28,388) |
| Dividends paid | (280,526) | (242,750) |
| Cash retained from excess tax benefits | 2,408 | - |
| Proceeds from issuance of stock | 37,266 | 444,508 |
| Net cash flow provided by financing activities | <u>501,490</u> | <u>620,492</u> |
| Change in cash and cash equivalents | (299,626) | 26,522 |
| Cash and cash equivalents, beginning of period | 345,065 | 76,273 |
| Cash and cash equivalents, end of period | <u>\$ 45,439</u> | <u>\$ 102,795</u> |
| Interest paid during the period (net of capitalized interest of \$19,549, and \$15,335, respectively) | <u>\$ 133,611</u> | <u>\$ 95,357</u> |
| Income taxes paid during the period | <u>\$ 12,323</u> | <u>\$ 6,850</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>\$ 51,445</u> | <u>\$ 220,342</u> |
| Disposition/transfer of real estate interests by assignment of mortgage debt | <u>\$ -</u> | <u>\$ 3,863</u> |
| Acquisition of real estate interests by issuance of downREIT units | <u>\$ -</u> | <u>\$ 207,496</u> |
| Acquisition of real estate interests through proceeds held in escrow | <u>\$ 68,031</u> | <u>\$ 42,136</u> |
| Proceeds held in escrow through sale of real estate interest | <u>\$ -</u> | <u>\$ 41,421</u> |
| Acquisition of real estate through the issuance of an unsecured obligation | <u>\$ -</u> | <u>\$ 10,586</u> |
| Investment in real estate joint venture by contribution of properties | <u>\$ 740</u> | <u>\$ -</u> |
| Deconsolidation of Joint Venture: | | |
| Decrease in real estate and other assets | <u>\$ 113,074</u> | <u>\$ -</u> |
| Decrease in construction loan and other liabilities | <u>\$ 113,074</u> | <u>\$ -</u> |
| Declaration of dividends paid in succeeding period | <u>\$ 103,976</u> | <u>\$ 89,803</u> |
| Consolidation of Kim South | | |
| Increase in real estate and other assets | <u>\$ -</u> | <u>\$ 28,377</u> |
| Increase in mortgage payables and other liabilities | <u>\$ -</u> | <u>\$ 28,377</u> |

KIMCO REALTY CORPORATION
Balance Sheet Account Detail
September 30, 2007
(in thousands)

Other Real Estate Investments **\$ 596,504**

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 | \$ | 464,933 |
| Retail Store Leases | | 3,185 |
| Net Lease Portfolio | | 84,499 |
| Other | | 43,887 |
| Total Other Real Estate Investments | \$ | 596,504 |

Mortgages and Other Financing Receivables **\$ 171,813**

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 **\$ 213,385**

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

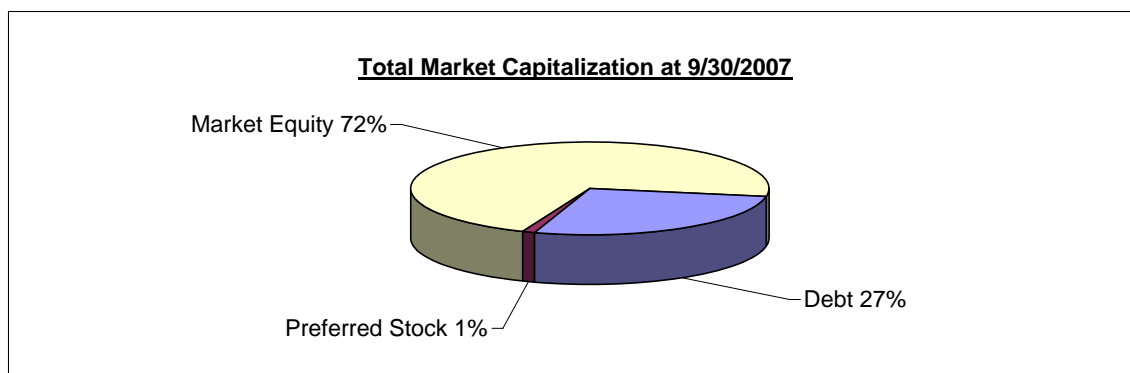
| | | |
|---------------------------|-----------|----------------|
| Transaction Deposits | \$ | 17,233 |
| Real Estate Held for Sale | | 32,974 |
| Deferred Charges | | 104,278 |
| Deferred Tax Asset | | 39,365 |
| Other | | 128,044 |
| Total Other Assets | \$ | 321,894 |

Other Liabilities

| | | |
|---------------------------------------|-----------|----------------|
| Accounts Payable and Accrued Expenses | \$ | 195,552 |
| Below Market Rent | | 162,848 |
| Other | | 97,211 |
| Total Other Liabilities | \$ | 455,611 |

Market Capitalization/Debt Summary

KIMCO REALTY CORPORATION
Market Capitalization and Selected Financial Data
(in thousands, except per share information)



| | September 30, 2007 | June 30, 2007 | March 31, 2007 | September 30, 2006 |
|--|-------------------------------|--------------------------|---------------------------|-------------------------------|
| <u>Market Capitalization</u> | | | | |
| Market Data | | | | |
| Common Shares Outstanding | 252,667 | 252,189 | 251,938 | 241,372 |
| Downreit Units | 5,808 | 5,808 | 5,915 | 6,687 |
| | <u>258,475</u> | <u>257,997</u> | <u>257,853</u> | <u>248,059</u> |
| Market Price per Share (at end of period) | \$ 45.21 | \$ 38.07 | \$ 48.74 | \$ 42.87 |
| Preferred Stock 6.65% Series F | 175,000 | 175,000 | 175,000 | 175,000 |
| Equity Market Capitalization (at end of period price) | 11,860,659 | 9,996,932 | 12,742,756 | 10,809,303 |
| Total Debt | 4,416,474 | 4,191,215 | 3,629,516 | 3,352,623 |
| Total Market Capitalization | \$ 16,277,133 | \$ 14,188,147 | \$ 16,372,272 | \$ 14,161,926 |
| Total Debt to Market Capitalization | .27:1 | .30:1 | .22:1 | .24:1 |
| <u>Capital Availability</u> | | | | |
| Cash on Hand | \$ 45,439 | \$ 109,531 | \$ 120,044 | \$ 157,213 |
| Marketable Securities | 213,385 | 228,579 | 219,836 | 191,844 |
| Available under Line of Credit * | 722,156 | 705,971 | 1,111,731 | 700,263 |
| | <u>\$ 980,980</u> | <u>\$ 1,044,081</u> | <u>\$ 1,451,611</u> | <u>\$ 1,049,320</u> |
| <u>Coverage Ratios</u> | | | | |
| Debt Service Coverage | 3.2x | 3.8x | 3.9x | 3.7x |
| Fixed Charge Coverage | 3.0x | 3.5x | 3.6x | 3.4x |
| <u>Dividend Data</u> | | | | |
| Common Dividend per Share | \$ 0.40 | \$ 0.36 | \$ 0.36 | \$ 0.36 |
| Payout Ratio ("Basic" per Share Basis) | 68.8% | 50.8% | 44.6% | 62.6% |
| <u>Operational Statistics</u> | | | | |
| Same Store NOI | 4.2% | 4.0% | 4.0% | 4.3% |
| Net Operating Income Margin | 73.6% | 73.3% | 73.1% | 73.0% |
| Operating Costs/Total Operating Revenues | 4.7% | 4.5% | 4.3% | 4.6% |
| Return on Invested Capital (quarter ended) | 9.5% | 11.4% | 12.7% | 10.8% |

* Does not reflect new credit facility

KIMCO REALTY CORPORATION
SCHEDULE OF DEBT
September 30, 2007
(in thousands)

| YEAR | FIXED RATE | | | | | | FLOATING RATE | | | | | |
|------------|--------------|-------------------|----------------|-------------------|--------------|-------------------------|---------------|-------------------|----------------|-------------------|------------|-------------------------|
| | SECURED DEBT | WEIGHTED AVG RATE | UNSECURED DEBT | WEIGHTED AVG RATE | TOTAL | TOTAL WEIGHTED AVG RATE | SECURED DEBT | WEIGHTED AVG RATE | UNSECURED DEBT | WEIGHTED AVG RATE | TOTAL | TOTAL WEIGHTED AVG RATE |
| 2007 | \$ - | - | \$ 145,000 | 7.09% | \$ 145,000 | 7.09% | \$ 24,393 | 7.31% | \$ 202,581 | 5.47% | \$ 226,974 | 5.66% |
| 2008 | 89,850 | 7.18% | 125,379 | 4.61% | 215,229 | 5.68% | 120,346 | 7.21% | 425,000 | 5.59% | 545,346 | 5.95% |
| 2009 | 71,221 | 6.78% | 180,000 | 6.98% | 251,221 | 6.92% | 85,962 | 7.13% | - | - | 85,962 | 7.13% |
| 2010 | 18,232 | 8.47% | 226,985 | 4.82% | 245,217 | 5.09% | 35,959 | 7.18% | 5,780 | 7.99% | 41,740 | 7.30% |
| 2011 | 45,510 | 7.43% | 361,108 | 6.35% | 406,618 | 6.47% | - | - | - | - | - | - |
| 2012 | 53,243 | 7.26% | 217,000 | 6.00% | 270,243 | 6.25% | - | - | - | - | - | - |
| 2013 | 12,576 | 6.83% | 478,216 | 5.31% | 490,792 | 5.35% | - | - | - | - | - | - |
| 2014 | 44,773 | 5.72% | 301,142 | 5.20% | 345,915 | 5.27% | 402 | 7.75% | - | - | 402 | 7.75% |
| 2015 | 51,440 | 6.40% | 350,000 | 5.29% | 401,440 | 5.43% | - | - | - | - | - | - |
| 2016 | 7,000 | 6.48% | 300,000 | 5.78% | 307,000 | 5.80% | - | - | - | - | - | - |
| 2017 | 2,537 | 7.60% | 300,000 | 5.70% | 302,537 | 5.72% | - | - | - | - | - | - |
| THEREAFTER | 134,838 | 6.21% | - | - | 134,838 | 6.21% | - | - | - | - | - | - |
| | \$ 531,220 | 6.74% | \$ 2,984,830 | 5.68% | \$ 3,516,050 | 5.84% | \$ 267,062 | 7.19% | \$ 633,362 | 5.50% | \$ 900,424 | 6.05% |

Total debt is \$4,416,474 with a weighted average rate of 5.88% for an average maturity of 4.9 years (59 months)

| Line of Credit (000's) | | | |
|------------------------|---------------------|-------------------|--|
| | Available | Outstanding | Rate |
| US LOC | \$ 850,000 | \$ 425,000 | 45 basis points above Libor rate subject to bid facility |
| Canada | 251,370 | - | 45 basis points above CDOR rate |
| Mexico | 45,786 | - | 100 basis points above TIIE rate |
| | <u>\$ 1,147,156</u> | <u>\$ 425,000</u> | |

| YEAR | TOTAL SECURED DEBT | WEIGHTED AVG RATE | TOTAL UNSECURED DEBT | WEIGHTED AVG RATE | TOTAL DEBT | WEIGHTED AVG RATE | % OF TOTAL DEBT |
|------------|--------------------|-------------------|----------------------|-------------------|------------|-------------------|-----------------|
| 2007 | \$ 24,393 | 7.31% | \$ 347,581 | 6.15% | \$ 371,974 | 6.22% | 8.4% |
| 2008 | 210,196 | 7.20% | 550,379 | 5.37% | 760,575 | 5.87% | 17.2% |
| 2009 | 157,183 | 6.97% | 180,000 | 6.98% | 337,183 | 6.98% | 7.6% |
| 2010 | 54,191 | 7.62% | 232,766 | 4.89% | 286,957 | 5.41% | 6.5% |
| 2011 | 45,510 | 7.43% | 361,108 | 6.35% | 406,618 | 6.47% | 9.2% |
| 2012 | 53,243 | 7.26% | 217,000 | 6.00% | 270,243 | 6.25% | 6.1% |
| 2013 | 12,576 | 6.83% | 478,216 | 5.31% | 490,792 | 5.35% | 11.1% |
| 2014 | 45,175 | 5.74% | 301,142 | 5.20% | 346,317 | 5.27% | 7.8% |
| 2015 | 51,440 | 6.40% | 350,000 | 5.29% | 401,440 | 5.43% | 9.1% |
| 2016 | 7,000 | 6.48% | 300,000 | 5.78% | 307,000 | 5.80% | 7.0% |
| 2017 | 2,537 | 7.60% | 300,000 | 5.70% | 302,537 | 5.72% | 6.9% |
| THEREAFTER | 134,838 | 6.21% | - | - | 134,838 | 6.21% | 3.1% |
| | \$ 798,282 | 6.89% | \$ 3,618,192 | 5.66% | 4,416,474 | 5.88% | 100.0% |

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES
AS OF SEPTEMBER 30, 2007

| | Full Year Ended <u>Dec 31, 2006</u> | Quarter Ended <u>Mar 31, 2007</u> | Quarter Ended <u>Jun 30, 2007</u> | Quarter Ended <u>Sep 30, 2007</u> |
|--|---|---|---|---|
| <u>Consolidated Projects (\$M)</u> | | | | |
| Redevelopment and Expansion Projects | \$ 45.0 | \$ 10.1 | \$ 8.9 | \$ 14.7 |
| Tenant Improvements and Allowances | 20.0 | 5.7 | 4.8 | 4.5 |
| Capitalized Leasing Commissions | 14.5 | 3.7 | 5.1 | 5.0 |
| Building Improvements - Capitalized* | 8.4 | 1.1 | 2.3 | 3.5 |
| Building Improvements - Expensed to Operations* | 14.6 | 3.9 | 5.0 | 5.0 |
| <u>Co-Investment Programs/JV's (\$M) **</u> | | | | |
| Redevelopment and Expansion Projects | \$ 10.3 | \$ 4.2 | \$ 3.7 | \$ 2.8 |
| Tenant Improvements and Allowances | 3.9 | 1.4 | 0.9 | 1.6 |
| Capitalized Leasing Commissions | 1.3 | 0.6 | 0.6 | 0.9 |
| Building Improvements - Capitalized* | 2.3 | 0.6 | 0.8 | 1.9 |
| Building Improvements - Expensed to Operations* | 4.2 | 1.8 | 1.7 | 2.4 |
| <u>Total Expenditures (\$M) (Consolidated & JV's)</u> | | | | |
| Redevelopment and Expansion Projects | \$ 55.3 | \$ 14.3 | \$ 12.6 | \$ 17.5 |
| Tenant Improvements and Allowances | 23.9 | 7.1 | 5.7 | 6.1 |
| Capitalized Leasing Commissions | 15.8 | 4.3 | 5.7 | 5.9 |
| Building Improvements - Capitalized* | 10.7 | 1.7 | 3.1 | 5.4 |
| Building Improvements - Expensed to Operations* | 18.8 | 5.7 | 6.7 | 7.4 |

* Expenditures related to structural costs and common areas

** Kimco's pro rata share of Joint Ventures

Transaction Summary

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 | | | | |
| CONSOLIDATED AND OTHER JOINT VENTURE ACQUISITIONS: | | | | | | | | | |
| UNITED STATES | | | | | | | | | |
| 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 |
| | Subtotal Q1 | | | \$ 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 Dep |
| 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 | 29,550 | - | 29,550 | 235 | 50.0% | Bed, Bath & Beyond, Borders, Marshalls, Regal Cinemas |
| 9. | Miami, FL | Flagler Park Plaza | Apr-07 | 95,000 | - | 95,000 | 350 | 100.0% | Publix, Linen N Things, Michaels, Office Depot, Petsmart |
| 10. | Sparks, NV | D'Andrea Marketplace | May-07 | 21,240 | 16,800 | 38,040 | 120 | 100.0% | Safeway, Long Drugs |
| 11. | San Diego, CA | Black Mountain Village | May-07 | 15,561 | - | 15,561 | 49 | 100.0% | Bank of America, Autozone |
| 12. | Ardmore, PA | Suburban Square | May-07 | 215,000 | - | 215,000 | 359 | 100.0% | Macy's |
| 13. | South Bend, IN | Erskline Village | May-07 | 1,500 | - | 1,500 | - | 50.0% | Kimco acquired additional 12.5% interest |
| 14. | Savannah, GA | Chatham Plaza | Jun-07 | 44,600 | - | 44,600 | 199 | 100.0% | Linen N Things, Ross Dress, Cost Plus |
| 15. | Pompano Beach, FL | Kmart Shopping Center | Jun-07 | 7,800 | - | 7,800 | 103 | 25.0% | Kmart |
| | Subtotal Q2 | | | \$ 493,051 | \$ 16,800 | \$ 509,851 | 1,851 | 95.8% | |
| 16. | Mineola, NY | Mineola Shopping Center | Jul-07 | \$ 10,481 | \$ - | \$ 10,481 | 27 | 100.0% | CVS |
| 17. | Jericho, NY | Birchwood Plaza South | Jul-07 | 28,104 | - | 28,104 | 64 | 100.0% | Whole Foods, CVS |
| 18. | Jericho, NY | Birchwood Plaza North | Jul-07 | 12,135 | - | 12,135 | 57 | 100.0% | Marshalls |
| 19. | Flushing, NY | Kissena Boulevard Shopping Center | Jul-07 | 14,000 | - | 14,000 | 22 | 100.0% | |
| 20. | Jericho, NY | 501 North Broadway Office | Jul-07 | 975 | - | 975 | 9 | 100.0% | |
| 21. | Jericho, NY | Merry Lane Parking Lot | Jul-07 | 1,470 | - | 1,470 | - | 100.0% | 2.43 acre Parking lot |
| 22. | Huntington, NY | 100 Walt Whitman Road | Jul-07 | 6,673 | - | 6,673 | 9 | 100.0% | TGIF |
| 23. | Huntington Station, NY | 110 Walt Whitman Road (Office) | Jul-07 | 6,049 | - | 6,049 | 32 | 100.0% | Office Building |
| 24. | Middle Island, NY | Birchwood Park Drive | Jul-07 | 3,471 | - | 3,471 | - | 100.0% | 23.6 acres of vacant land |
| 25. | Commack, NY | Birchwood Commack Plaza | Jul-07 | 7,638 | - | 7,638 | 25 | 100.0% | |
| 26. | Holtsville, NY | 325 Holbrook Road | Jul-07 | 1,094 | - | 1,094 | 35 | 100.0% | |
| 27. | Moorestville, NC | Moorestville Crossing | Aug-07 | 41,000 | - | 41,000 | 155 | 100.0% | Best Buy, Bed Bath & Beyond, Old Navy, Staples, Petco |
| 28. | Corona, CA | Corona Hills Marketplace | Aug-07 | 32,000 | - | 32,000 | 149 | 100.0% | Vons, Petsmart, Anna's Linens |
| | Subtotal Q3 | | | \$ 165,090 | \$ - | \$ 165,090 | 584 | 100.0% | |
| CANADA | | | | | | | | | |
| 1. | Charlottetown, P.E.I. | Charlottetown Mall (partial acquisition) | Feb-07 | \$ 1,000 | \$ - | \$ 1,000 | 4 | 50.0% | Mike's Restaurant |
| 2. | Toronto, Ontario | 550 Adelaide Street East | May-07 | \$ 9,900 | \$ - | \$ 9,900 | 31 | 50.0% | Volkswagen dealership |
| 3. | Windsor, Ontario | 1150 Provincial Road | Jul-07 | \$ 11,346 | \$ - | \$ 11,346 | 48 | 50.0% | Ford dealership |
| MEXICO | | | | | | | | | |
| 1. | Various | Waldo's Mexico (17 centers) | Mar-07 | \$ 51,500 | \$ - | \$ 51,500 | 488 | 100.0% | Waldo's, Gigante, Cinopolis, Office Depot, Sanborns |
| 2. | Chihuahua, Mexico | American Industries (2 properties) | Jun-07 | \$ 3,968 | \$ - | \$ 3,968 | 146 | 50.0% | |
| 3. | Interlomas, Mexico City | MagnoCentro 26 | Jul-07 | \$ 49,600 | \$ - | \$ 49,600 | 246 | 14.7% | |
| 4. | Various cities in Mexico | At: 6 properties | Jul-07 | 13,300 | - | 13,300 | 202 | 50.0% | |
| 5. | Reynosa, Mexico | At: San Fernando | Aug-07 | 3,579 | - | 3,579 | - | 50.0% | |
| 6. | San Luis Potosi, Mexico | At: Gobierno | Sep-07 | 567 | - | 567 | - | 50.0% | |
| 7. | Chihuahua, Mexico | At: Zodiac & Cessna Expansions | Sep-07 | 2,900 | - | 2,900 | 121 | 50.0% | |
| | Subtotal Q3 | | | \$ 69,946 | \$ - | \$ 69,946 | 569 | 25.0% | |
| CHILE | | | | | | | | | |
| 1. | Santiago, Chile | Shop centers (4) | Apr-07 | \$ 5,374 | \$ 11,148 | \$ 16,522 | 95 | 50.0% | |
| | Subtotal Consolidated and JV Acquisitions | | | \$ 886,141 | \$ 61,236 | \$ 947,377 | 4,386 | 89.9% | |

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 | | | |
| INVESTMENT MANAGEMENT PROGRAMS | | | | | | | | |
| PRUDENTIAL/ KIMCO JV | | | | | | | | |
| 1. | Shop Centers (16) | Various - detail below | Jan-07 | \$ 335,530 | \$ 486,955 | \$ 822,485 | 3,319 | 15.0% |
| KIMCO / UBS PROGRAMS | | | | | | | | |
| 1. | Harriman, NY | Woodbury Centre | Jan-07 | \$ 18,759 | \$ 24,831 | \$ 43,590 | 228 | 15.0% |
| 2. | Miami, FL | Corsica Square Shopping Center | May-07 | \$ 19,400 | \$ - | \$ 19,400 | 60 | 15.0% |
| 3. | Shop Centers (10) | Calif/Nev - detail below | Jun-07 | 219,500 | 69,800 | 289,300 | 913 | 15.0% |
| | Subtotal Q2 | | | \$ 238,900 | \$ 69,800 | \$ 308,700 | 973 | 15.0% |
| OTHER INSTITUTIONAL PROGRAMS | | | | | | | | |
| 1. | Cypress, TX | Cypress Towne Center | Jan-07 | \$ 2,175 | \$ 4,039 | \$ 6,214 | 30 | 15.0% |
| 2. | Pittsburgh, PA | Cranberry Commons Phase I | Mar-07 | 9,961 | 18,500 | 28,461 | 150 | 15.0% |
| 3. | Tampa, FL | Westgate Plaza | Mar-07 | 4,000 | 8,100 | 12,100 | 100 | 15.0% |
| 4. | Atlanta, GA | Perimeter Expo | Mar-07 | 62,150 | - | 62,150 | 176 | 15.0% |
| | Subtotal Q1 | | | \$ 78,286 | \$ 30,639 | \$ 108,925 | 456 | 15.0% |
| 5. | Pittsburgh, PA | Cranberry Commons Phase II | May-07 | \$ 4,539 | \$ - | \$ 4,539 | 17 | 15.0% |
| SEB IMMOBILIEN - INVESTMENT | | | | | | | | |
| 6. | Fullerton, MD | Fullerton Plaza | Jun-07 | \$ 6,397 | \$ 12,450 | \$ 18,847 | 153 | 15.0% |
| 7. | Cherry Hill, NJ | Hillview Shopping Center | Jun-07 | 6,881 | 24,800 | 31,681 | 209 | 15.0% |
| 8. | Baltimore, MD | Ingleside Shopping Center | Jun-07 | 4,806 | 19,150 | 23,956 | 113 | 15.0% |
| 9. | Columbia, MD | Kings Contrivance | Jun-07 | 8,819 | 22,700 | 31,519 | 62 | 15.0% |
| 10. | North East, MD | NE Station | Jun-07 | 4,406 | 8,175 | 12,581 | 80 | 15.0% |
| 11. | Baltimore, MD | Security Square Shopping Center | Jun-07 | 7,348 | 16,125 | 23,473 | 77 | 15.0% |
| 12. | Harrisonburg, VA | Skyline Village | Jun-07 | 10,235 | 28,300 | 38,535 | 107 | 15.0% |
| 13. | Timonium, MD | Timonium Crossing | Jun-07 | 5,479 | 14,550 | 20,029 | 60 | 15.0% |
| 14. | Roanoke, VA | Towne Square | Jun-07 | 9,424 | 24,750 | 34,174 | 302 | 15.0% |
| | Subtotal Q2 | | | 63,795 | 171,000 | 234,795 | 1,163 | 15.0% |
| 15. | Clarksville, MD | River Hill | Sep-07 | \$ 10,500 | \$ 22,500 | \$ 33,000 | 105 | 15.0% |
| | Subtotal Investment Management Acquisitions | | | \$ 750,309 | \$ 805,725 | \$ 1,556,034 | 6,261 | 15.0% |
| TOTAL ACQUISITIONS | | | | \$ 1,636,450 | \$ 866,961 | \$ 2,503,411 | 10,647 | 43.4% |
| Total Q1 Property Acquisitions | | | | 560,041 | 575,713 | 1,135,754 | 5,065 | 27.0% |
| Total Q2 Property Acquisitions | | | | 819,527 | 268,748 | 1,088,275 | 4,276 | 53.8% |
| Total Q3 Property Acquisitions | | | | 256,882 | 22,500 | 279,382 | 1,306 | 69.1% |
| TOTAL ACQUISITIONS | | | | \$ 1,636,450 | \$ 866,961 | \$ 2,503,411 | 10,647 | 43.4% |

FOOTNOTES:

PRUDENTIAL/ KIMCO JOINT VENTURE ACQUISITION

| 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% |
| 3. | Dallas, TX | Preston Forest Village | Jan-07 | 171 | 15.0% |
| 4. | Gaithersburg, MD | Gaitherstowne | Jan-07 | 71 | 15.0% |
| 5. | Torrance, CA | Southwood Village | Jan-07 | 68 | 15.0% |
| 6. | Austin, TX | Teakwood Plaza | Jan-07 | 33 | 15.0% |
| 7. | Pittsburgh, PA | Wexford | Jan-07 | 130 | 15.0% |
| 8. | Hastings, MN | Hastings Marketplace | Jan-07 | 98 | 15.0% |
| 9. | Leesburg, VA | Battlefield Marketplace | Jan-07 | 315 | 15.0% |
| 10. | Edgewater, NJ | Edgewater Commons | Jan-07 ** | 424 | 15.0% |
| 11. | Ellicott City, MD | Long Gate Shopping Center | Jan-07 ** | 433 | 15.0% |
| 12. | Clackamas, OR | Clackamas Promenade | Jan-07 ** | 237 | 15.0% |
| 13. | Palm Aire, FL | Cypress Lakes Town Center | Jan-07 ** | 250 | 15.0% |
| 14. | Austin, TX | Sunset Valley Marketfair | Jan-07 ** | 290 | 15.0% |
| 15. | West Lake Hills, TX | Westbank Market | Jan-07 ** | 138 | 15.0% |
| 16. | Fremont, CA | Fremont Hub | Jan-07 *** | 505 | 15.0% |

** 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 / UBS

| | | | | | |
|-----|---------------|------------------------------------|--------|-----|-------|
| 1. | San Diego, CA | Rancho Penasquitos Towne Center I | Jun-07 | 57 | 15.0% |
| 2. | San Diego, CA | Rancho Penasquitos Towne Center II | Jun-07 | 59 | 15.0% |
| 3. | Truckee, CA | Gateway at Donner Pass | Jun-07 | 41 | 15.0% |
| 4. | Lincoln, CA | Lincoln Hills Town Center | Jun-07 | 120 | 15.0% |
| 5. | Reno, NV | Redfield Promenade | Jun-07 | 147 | 15.0% |
| 6. | Reno, NV | Galena Junction | Jun-07 | 120 | 15.0% |
| 7. | Reno, NV | McQueen Crossings | Jun-07 | 104 | 15.0% |
| 8. | Roseville, CA | Crocker Ranch | Jun-07 | 81 | 15.0% |
| 9. | Sparks, NV | Sparks Mercantile | Jun-07 | 114 | 15.0% |
| 10. | Chico, CA | Chico East & Esplanade | Jun-07 | 70 | 15.0% |

KIMCO REALTY CORPORATION
2007 Investments and Property Transactions
(in thousands)

DISPOSITIONS

| LOCATION | SHOPPING CENTER | MONTH DISPOSED | CASH | DEBT PAYOFF | TOTAL | GLA | ECONOMIC INTEREST | |
|---|-----------------------|-----------------------------------|--------|-------------------|------------|------------|----------------------|--------|
| CONSOLIDATED AND OTHER JOINT VENTURE DISPOSITIONS: | | | | | | | | |
| 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% |
| | Subtotal Q1 | | | \$ 29,745 | \$ - | \$ 29,745 | 324 | 80.0% |
| 6. | Duquesne, PA | Duquesne Plaza | May-07 | \$ 900 | \$ - | \$ 900 | 70 | 100.0% |
| 7. | Pittsburgh, PA | Cranberry Commons Phase II | May-07 | 1,431 | 3,108 | 4,539 | 17 | 100.0% |
| 8. | Baltimore, MD | Club Centre | Jun-07 | 7,000 | - | 7,000 | 44 | 100.0% |
| 9. | Martinsburg, WV | Martins Food Plaza | Jun-07 | 3,150 | - | 3,150 | 43 | 100.0% |
| | Subtotal Q2 | | | \$ 12,481 | \$ 3,108 | \$ 15,589 | 174 | 100.0% |
| 10. | Orlando, FL | Grant Square (vacant land) | Jul-07 | \$ 6,700 | \$ - | \$ 6,700 | - | 33.0% |
| 11. | Arlington Heights, IL | Arlington Heights | Jul-07 | 6,225 | - | 6,225 | 80 | 100.0% |
| 12. | Downers Grove, IL | Butterfield Square (partial sale) | Sep-07 | 3,500 | - | 3,500 | 91 | 100.0% |
| | Subtotal Q3 | | | \$ 16,425 | \$ - | \$ 16,425 | 171 | 72.7% |
| INVESTMENT MANAGEMENT PROGRAMS | | | | | | | | |
| PRUDENTIAL/ KIMCO JV | | | | | | | | |
| 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% |
| | Subtotal Q1 | | | \$ 94,265 | \$ - | \$ 94,265 | 552 | 15.0% |
| 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% |
| 10. | Milwaukie, OR | Southgate Shopping Center | May-07 | 11,050 | - | 11,050 | 51 | 15.0% |
| 11. | Folsom, CA | Commonwealth Square | May-07 | 38,500 | - | 38,500 | 143 | 15.0% |
| 12. | Sandy, OR | Sandy Marketplace | May-07 | 10,000 | - | 10,000 | 101 | 15.0% |
| 13. | Albuquerque, NM | Country Club Center | May-07 | 6,300 | - | 6,300 | 75 | 15.0% |
| 14. | Sacramento, CA | Glenbrook Shopping Center | May-07 | 12,035 | - | 12,035 | 69 | 15.0% |
| 15. | Blaine, WA | Blaine International Center | May-07 | 11,750 | - | 11,750 | 109 | 15.0% |
| 16. | Sacramento, CA | Kmart Center | May-07 | 13,670 | - | 13,670 | 133 | 15.0% |
| 17. | Maysville, KY | Maysville Marketsquare | Jun-07 | 8,700 | - | 8,700 | 216 | 15.0% |
| | Subtotal Q2 | | | \$ 222,405 | \$ - | \$ 222,405 | 1,625 | 15.0% |
| 18. | Oregon City, OR | Oregon City Shopping Center | Jul-07 | \$ 30,500 | \$ - | \$ 30,500 | 247 | 15.0% |
| 19. | Las Vegas, NV | Winterwood Pavilion | Aug-07 | 23,250 | - | 23,250 | 145 | 15.0% |
| 20. | Ontario, CA | Vineyard Village | Aug-07 | 21,334 | - | 21,334 | 97 | 15.0% |
| 21. | Ontario, CA | Vineyard Village East | Aug-07 | 5,966 | - | 5,966 | 45 | 15.0% |
| 22. | Oak Harbor, WA | Harbor Towne Center | Aug-07 | 9,350 | - | 9,350 | 70 | 15.0% |
| 23. | Everett, WA | Claremont Village Plaza | Sep-07 | 19,775 | - | 19,775 | 89 | 15.0% |
| | Subtotal Q3 | | | \$ 110,175 | \$ - | \$ 110,175 | 693 | 15.0% |
| G.E. / KIMCO JV (KROP) | | | | | | | | |
| 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% |
| | Subtotal Q1 | | | \$ 93,550 | \$ 10,700 | \$ 104,250 | 898 | 20.0% |
| 6. | Houston, TX | Northwest Marketplace | Jun-07 | 16,490 | 19,810 | 36,300 | 185 | 20.0% |
| 7. | Fullerton, MD | Fullerton Plaza | Jun-07 | 11,953 | 6,894 | 18,847 | 153 | 20.0% |
| 8. | Cherry Hill, NJ | Hillview Shopping Center | Jun-07 | 13,067 | 18,614 | 31,681 | 209 | 20.0% |
| 9. | Baltimore, MD | Ingleside Shopping Center | Jun-07 | 12,136 | 11,820 | 23,956 | 113 | 20.0% |
| 10. | Columbia, MD | Kings Contrivance | Jun-07 | 15,519 | 16,000 | 31,519 | 62 | 20.0% |
| 11. | North East, MD | NE Station | Jun-07 | 7,042 | 5,539 | 12,581 | 80 | 20.0% |
| 12. | Baltimore, MD | Security Square Shopping Center | Jun-07 | 13,377 | 10,096 | 23,473 | 77 | 20.0% |
| 13. | Harrisonburg, VA | Skyline Village | Jun-07 | 23,535 | 15,000 | 38,535 | 107 | 20.0% |
| 14. | Timonium, MD | Timonium Crossing | Jun-07 | 14,947 | 5,082 | 20,029 | 60 | 20.0% |
| 15. | Roanoke, VA | Towne Square | Jun-07 | 20,667 | 13,507 | 34,174 | 302 | 20.0% |
| | Subtotal Q2 | | | \$ 148,733 | \$ 122,362 | \$ 271,095 | 1,348 | 20.0% |
| 16. | Woodstock, MD | Waverly Woods Village Center | Sep-07 | \$ 15,219 | \$ 11,281 | \$ 26,500 | 104 | 20.0% |
| 17. | Clarksville, MD | River Hill | Sep-07 | 23,923 | 9,077 | 33,000 | 106 | 20.0% |
| | Subtotal Q3 | | | \$ 39,142 | \$ 20,358 | \$ 59,500 | 210 | 20.0% |

KIMCO REALTY CORPORATION
2007 Investments and Property Transactions
(in thousands)

DISPOSITIONS

| LOCATION | SHOPPING CENTER | MONTH DISPOSED | CASH | DEBT PAYOFF | TOTAL | GLA | ECONOMIC INTEREST | |
|---------------------------------------|--|-----------------------------|--------|-------------------|-------------------|---------------------|----------------------|--------------|
| <u>KIR</u> | | | | | | | | |
| 1. | Yonkers, NY | Yonkers | Jan-07 | \$ 11,800 | \$ - | \$ 11,800 | 56 | 45.0% |
| 2. | Norman, OK | Parkway Plaza | Jun-07 | \$ 16,608 | \$ 18,892 | \$ 35,500 | 263 | 45.0% |
| <u>PL RETAIL LLC.</u> | | | | | | | | |
| 1. | Tempe, AZ | The Groves | Aug-07 | \$ 11,500 | \$ 28,600 | \$ 40,100 | 228 | 15.0% |
| | Subtotal Q3 | | | \$ 11,500 | \$ 28,600 | \$ 40,100 | 228 | 15.0% |
| <u>FNC</u> | | | | | | | | |
| 1. | Fort Wayne, IN | Fort Wayne Plaza | Jan-07 | \$ 500 | \$ - | \$ 500 | - | 51.0% |
| 2. | Hillside, IL | Hillside Plaza | Mar-07 | 1,600 | - | 1,600 | 19 | 51.0% |
| | Subtotal Q1 | | | \$ 2,100 | \$ - | \$ 2,100 | 19 | 51.0% |
| 3. | Elmont, NY | Elmont Plaza (partial sale) | Apr-07 | \$ 500 | \$ - | \$ 500 | 11 | 51.0% |
| | Subtotal Q2 | | | \$ 500 | \$ - | \$ 500 | 11 | 51.0% |
| 4. | Lansing, MI | Lansing Plaza | Jul-07 | \$ 1,000 | \$ - | \$ 1,000 | 19 | 51.0% |
| 5. | Grand Rapids, MI | Grand Rapids Plaza | Jul-07 | 1,400 | - | 1,400 | 31 | 51.0% |
| 6. | Naperville, IL | Naperville Plaza | Aug-07 | 2,900 | - | 2,900 | - | 51.0% |
| 7. | Florence, KY | Florence Plaza | Sep-07 | 1,800 | - | 1,800 | 39 | 51.0% |
| 8. | Whitehall, PA | Whitehall Plaza | Sep-07 | 700 | - | 700 | 15 | 51.0% |
| | Subtotal Q3 | | | \$ 7,800 | \$ - | \$ 7,800 | 104 | 51.0% |
| | Subtotal Investment Management Dispositions | | | \$ 758,578 | \$ 200,912 | \$ 959,490 | 6,007 | 19.1% |
| TOTAL DISPOSITIONS | | | | \$ 817,229 | \$ 204,020 | \$ 1,021,249 | 6,676 | 23.0% |
| Total Q1 Property Dispositions | | | | \$ 231,460 | \$ 10,700 | \$ 242,160 | 1,849 | 26.9% |
| Total Q2 Property Dispositions | | | | 400,727 | 144,362 | 545,089 | 3,421 | 21.9% |
| Total Q3 Property Dispositions | | | | 185,042 | 48,958 | 234,000 | 1,406 | 21.5% |
| TOTAL DISPOSITIONS | | | | \$ 817,229 | \$ 204,020 | \$ 1,021,249 | 6,676 | 23.0% |

KIMCO REALTY CORPORATION
2007 Investments and Property Transactions
(in thousands)

SUMMARY OF TRANSACTIONS BETWEEN KIMCO ENTITIES

| | <u>City/ State</u> | <u>Center Name</u> | <u>Month</u> | <u>Seller</u> | <u>Acquired by</u> | <u>Purchase/ Sales Price</u> |
|-----|--------------------|---------------------------------|--------------|----------------------|--------------------|----------------------------------|
| 1. | Morrisville, NC | Park Place Shopping Center | Mar-07 | G.E./ Kimco JV | Kimco | 21,400 |
| 2. | Chico, CA | Chico Crossroads | Apr-07 | Prudential/ Kimco JV | Kimco | 38,500 |
| 3. | Auburn, WA | Auburn North | Apr-07 | Prudential/ Kimco JV | Kimco | 24,300 |
| 4. | Pittsburgh, PA | Cranberry Commons II | May-07 | Kimco | G.E./ Kimco JV | 4,359 |
| 5. | Fullerton, MD | Fullerton Plaza | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 18,847 |
| 6. | Cherry Hill, NJ | Hillview Shopping Center | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 31,681 |
| 7. | Baltimore, MD | Ingleside Shopping Center | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 23,956 |
| 8. | Columbia, MD | Kings Contrivance | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 31,519 |
| 9. | North East, MD | NE Station | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 12,581 |
| 10. | Baltimore, MD | Security Square Shopping Center | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 23,473 |
| 11. | Harrisonburg, VA | Skyline Village | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 38,535 |
| 12. | Timonium, MD | Timonium Crossing | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 20,029 |
| 13. | Roanoke, VA | Towne Square | Jun-07 | G.E./ Kimco JV | SEB/Kimco | 34,174 |
| 14. | Clarksville, MD | River Hill | Sep-07 | G.E./ Kimco JV | SEB/Kimco | 33,000 |
| | | | | | | 356,354 |

KIMCO REALTY CORPORATION
DEVELOPMENT PROPERTY TRANSACTIONS
(000's)

LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT

| Project | City | State/Co | Date Acquired | Acres or SQFT | % Ownership | Purchase Price |
|--|---------------------|----------|---------------|---------------|-------------|-------------------|
| US | | | | | | |
| 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 |
| Subtotal Q1 | | | | | | \$ 46,339 |
| The Grove | Hoover | AL | Apr-07 | 178.23 acres | 60% | \$ 20,607 |
| Gilbert Esplanade | Gilbert | AZ | May-07 | 19,533 acres | 50% | 8,127 |
| Turtle Creek Crossing Phase II | Hattiesburg | MS | May-07 | 6.56 acres | 50% | 3,208 |
| Pensacola (S&S Gonzalez) | Pensacola | FL | May-07 | 1.08 acres | 50% | 500 |
| 801-849 Gun Hill Road, Bronx | New York | NY | Jun-07 | .722 acres | 50% | 6,400 |
| 301-303 West 125th St., Harlem | New York | NY | Jun-07 | .46 acres | 50% | 30,000 |
| Subtotal Q2 | | | | | | \$ 68,841 |
| Pensacola (S&S Gonzalez) | Pensacola | FL | Jul-07 | 2.3 acres | 50% | \$ 1,068 |
| 322 West 231st Street | Bronx | NY | Jul-07 | 0.37 acres | 100% | 3,500 |
| 4452 Broadway | New York | NY | Aug-07 | 0.55 acres | 100% | 11,600 |
| Subtotal Q3 | | | | | | \$ 16,168 |
| Mexico | | | | | | |
| 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 |
| Subtotal Q1 | | | | | | \$ 14,100 |
| Los Cabos Phase I & II | Baja California Sur | MX | Apr & May 07 | 24.76 acres | 100.0% | \$ 10,716 |
| Plaza Rosarito | Baja California | MX | May-07 | 41.40 acres | 100.0% | 20,355 |
| Mazatlan Land | Mazatlan | MX | Jun-07 | 36.0 acres | 14.6% | 11,796 |
| Subtotal Q2 | | | | | | \$ 42,867 |
| Tijuana Refugio | Tijuana | MX | Jul-07 | 12.3 acres | 50.0% | \$ 600 |
| Tijuana Blvd 2000 | Tijuana | MX | Aug-07 | 50.50 acres | 100.0% | 16,900 |
| Apodaca Land Fund | Apodaca | MX | Sep-07 | 22.27 acres | 14.6% | 5,252 |
| Subtotal Q3 | | | | | | \$ 22,752 |
| Total Q1 Land/ Ground Leased Acquisitions | | | | | | \$ 60,439 |
| Total Q2 Land/ Ground Leased Acquisitions | | | | | | 111,708 |
| Total Q3 Land/ Ground Leased Acquisitions | | | | | | 38,920 |
| TOTAL ACQUISITIONS | | | | | | \$ 211,067 |

DEVELOP AND HOLD PROPERTIES - COMPLETED

| Shopping Center | City | State | Total Costs | % Ownership | Qtr Completed | GLA |
|-----------------------------|-----------------|-------|-------------|-------------|---------------|-----|
| Plaza Puerto Vallarta (UJV) | Puerto Vallarta | MX | 7,331 | 75% | 2Q 07 | 83 |
| Multiplaza Arboledas (UJV) | Tlalnepantla | MX | 44,429 | 80% | 2Q 07 | 399 |
| Tustin Legacy (UJV) | Tustin | CA | 204,872 | 50% | 3Q 07 | 983 |

2007 SALES OF DEVELOPMENT PROJECTS/LAND

| Project | City | State | Date Sold | Sales Price |
|--|-------------------|-------|-----------|-------------------|
| US | | | | |
| Harpeth Village - pad sale | Bellevue | TN | Jan-07 | \$ 855 |
| Amelia - pad sale | Jacksonville | FL | Jan-07 | 383 |
| Montgomery Plaza - Residential Sale | Fort Worth | TX | Jan-07 | 14,500 |
| Cypress Town Center Phase II -BB | Cypress | TX | Jan-07 | 6,214 |
| Riverview Mesa - Auto Park | Riverview | AZ | Jan-07 | 13,691 |
| Lake Worth - earnouts | Lake Worth | TX | Feb-07 | 1,278 |
| Metro Crossings - pad sale | Council Bluffs | IA | Feb-07 | 700 |
| Hazel Dell - sale of center | Vancouver | WA | Apr-07 | 59,803 |
| Pablo Creek - pad sale | Jacksonville | FL | Apr-07 | 1,209 |
| Nampa II - pad sale | Nampa | ID | Apr-07 | 1,156 |
| Harpeth - pad sale | Bellevue | TN | Apr-07 | 1,140 |
| Gilbert - land sale | Gilbert | AZ | May-07 | 3,321 |
| Turtle Creek Phase II - pad sale | Hattiesburg | MS | May-07 | 2,100 |
| Miramar - garage sale (condo) | Miramar | FL | May-07 | 6,977 |
| Treasure Valley - pad sale | Nampa | ID | Jun-07 | 915 |
| Peoria - pad sale | Peoria | AZ | Jul-07 | 3,810 |
| Las Tiendas Plaza- parcel sale | Brownsville | TX | Jul-07 | 2,017 |
| Lake Prairie Towne Crossing- pad sale | Grand Prairie | TX | Jul-07 | 700 |
| Treasure Valley - pad sale (1) | Nampa | ID | Aug-07 | 900 |
| Gateway Station Phase II- sale of center | Burleson | TX | Aug-07 | 18,550 |
| Gilbert Esplanade- sale of center | Gilbert | AZ | Aug-07 | 37,750 |
| Pablo Creek - pad sale | Jacksonville | FL | Aug-07 | 1,300 |
| South Town - earnout | Burleson | TX | Aug-07 | 770 |
| Sorensen Park Plaza - pad sale | Omaha | NE | Aug-07 | 670 |
| Old Town Village - condo unit sales | Fairfax | VA | Sep-07 | 5,891 |
| Metro Crossings - land parcel | Council Bluffs | IA | Sep-07 | 501 |
| | | | | \$ 187,102 |
| Mexico | | | | |
| Plaza Mexiquense (Tecamac II) - 50% Ownership sold off | Tecamac | MX | Apr-07 | \$ 5,800 |
| Juarez- 50% Ownership sold off | Juarez | MX | Apr-07 | 5,700 |
| Plaza Cuautla - 50% Ownership sold off | Cuautla | MX | May-07 | 4,200 |
| Landvista Miguel Aleman - 20% Ownership sold off | Monterrey | MX | Jul-07 | 6,200 |
| Ciudad Del Carmen - 50% Ownership sold off | Ciudad del Carmen | MX | Jul-07 | 5,900 |
| Plaza Rosarito - 50% Ownership sold off | Baja California | MX | Sep-07 | 11,300 |
| | | | | \$ 39,100 |

KIMCO DEVELOPERS INC.
CURRENT DEVELOPMENT PROJECTS
(000's)

DEVELOPMENT STATUS AT SEPTEMBER 30, 2007

| Project | City | State | Project GLA * By Size Order | Anchor/ Tenant Owned GLA | Leased GLA To Date | Committed GLA | Avg Rent PSF | Est. Project Costs, Net of Parcel Sales | Net Costs To Date | Loan Balance @ 9/30/07 | Estimated Completion | Tenants / Retailers |
|--------------------------------------|-----------------|-------|--------------------------------------|-----------------------------------|--------------------------|------------------|--------------------|---|----------------------|------------------------------|-------------------------|---|
| MERCHANT BUILDING | | | | | | | | | | | | |
| Treasure Valley Market Place | Nampa | ID | 691 | 365 | 269 | 93% | \$ 16.24 | \$ 40,993 | \$ 29,398 | \$ 27,860 | ** Completed | Target, Costco, Petco, Best Buy, Michaels, BBB, Old Navy, Cost Plus, |
| Midway Plantation | Knightdale | NC | 465 | 263 | 198 | 99% | 15.33 | 28,990 | 34,017 | 27,605 | Completed | Target, Home Depot, Petco, Michaels, Office Max, Bed Bath & Beyond |
| Turtle Creek Crossing | Hattiesburg | MS | 438 | 150 | 260 | 95% | 13.04 | 37,203 | 38,034 | 30,688 | Completed | Target, PetsMart, Old Navy, BBB, Ross, Ashley Furniture, Shoe Station |
| Pablo Creek Plaza East | Jacksonville | FL | 320 | 199 | 98 | 95% | 19.29 | 21,973 | 23,608 | 20,036 | Completed | Target, Michaels, Office Max, Boater World |
| Edgewater Place | Raleigh | NC | 128 | 5 | 91 | 75% | 12.20 | 10,693 | 13,008 | 11,113 | Completed | Food Lion, Ace Hardware |
| Harpeth Village | Bellevue | TN | 77 | 8 | 65 | 95% | 16.63 | 11,345 | 14,214 | 13,280 | Completed | Publix |
| Montgomery Plaza | Fort Worth | TX | 466 | 174 | 224 | 85% | 16.36 | 39,177 | 50,279 | 36,708 | 4th Qtr 2007 | Target, Ross, Marshalls, Anna's Linens, Office Depot, PetsMart, Dollar Tree |
| Wakefield Commons Phase III | Raleigh | NC | 34 | | 8 | 24% | 22.02 | 1,387 | 3,674 | - | 4th Qtr 2007 | |
| Central Islip Town Center | Central Islip | NY | 309 | 251 | 44 | 98% | 27.03 | 15,284 | 14,621 | 9,380 | 1st Qtr 2008 | Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores |
| Las Tiendas | Brownsville | TX | 378 | 129 | 193 | 89% | 13.26 | 37,039 | 32,354 | 23,996 | ** 2nd Qtr 2008 | Target, Petsmart, T.J. Maxx, Mervyn's, Michaels |
| Cypress Town Center (Phase II only) | Cypress | TX | 76 | 36 | 2 | 50% | 41.00 | 11,085 | 2,825 | - | 2nd Qtr 2008 | Best Buy |
| Turtle Creek Crossing - Phase II | Hattiesburg | MS | 116 | 86 | 5 | 78% | - | 6,290 | 3,320 | 1,563 | 3rd Qtr 2008 | |
| Lake Prairie Towne Crossing | Grand Prairie | TX | 536 | 267 | 159 | 82% | 14.86 | 34,769 | 27,300 | 22,818 | 2008 | Target, 24 Hour Fitness, Petco, Ross Dress For Less, Marshalls |
| Sorenson Park Plaza | Omaha | NE | 531 | 185 | 145 | 63% | 11.91 | 35,367 | 37,110 | 26,866 | ** 2008 | Target, Office Max, Linens & Things, Factory Card, Petsmart. |
| Shoppes at Amelia Concourse | Nassau County | FL | 400 | 258 | 46 | 78% | 19.93 | 16,516 | 16,459 | 9,879 | ** 2008 | Target, Home Depot, Petco |
| Old Town Village | Fairfax | VA | 52 | - | 17 | 33% | 42.74 | 26,350 | 46,504 | 12,993 | 4th Qtr 2009 | Pacer's, Potbelly, Mamma Lucia, Panera, HSBC Bank |
| Metro Crossings | Council Bluffs | IA | 553 | 242 | 107 | 63% | 9.84 | 27,838 | 14,534 | - | 2009 | Kohl's, Hobby Lobby, Bed Bath and Beyond, PetSmart |
| Plantation Crossing (Blanding) | Middleburg | FL | 317 | 156 | 14 | 61% | 27.69 | 33,515 | 22,976 | 14,458 | ** 2009 | Home Depot |
| Preston Lebanon Crossings | Frisco | TX | 300 | | 156 | 57% | 8.28 | 35,029 | 21,686 | 12,489 | ** 2009 | Hobby Lobby, Sprouts, Hemispheres |
| Treasure Valley Crossings | Nampa | ID | 269 | 50 | - | 19% | - | 29,324 | 13,950 | 5,853 | ** 2009 | |
| Surprise Spectrum - Phase II | Surprise | AZ | 813 | | - | 0% | - | 87,864 | 14,730 | 11,112 | 2010 | |
| The Grove | Hoover | AL | 629 | | - | 64% | - | 39,135 | 24,286 | 18,497 | 2010 | |
| Harmon Town Crossing | N. Fort Worth | TX | 330 | - | - | 53% | - | 23,428 | 7,993 | 4,852 | 2010 | |
| Surprise Spectrum - Phase I | Surprise | AZ | 156 | | 6 | 73% | 33.74 | 12,558 | 4,174 | - | 2010 | Fry's |
| Avenues Walk | Jacksonville | FL | 600 | 204 | 51 | 44% | 10.77 | 76,199 | 43,854 | - | 2011 | Wal-Mart, Haverty's |
| Market Street (UJV) | Woodlands | TX | 498 | - | 474 | 95% | 23.46 | 110,521 | 109,204 | 113,000 | Completed | HEB, Borders, Cinemark, Tommy Bahama, Z Gallerie, Regus |
| Warm Springs Promenade (UJV) | Henderson | NV | 331 | 129 | 161 | 88% | 15.68 | 34,585 | 29,609 | 28,000 | Completed | Sears, Levitz, Savers, Big Lots |
| East Northport Town Center (UJV) | East Northport | NY | 66 | - | - | 0% | - | 14,976 | 4,318 | 3,200 | 2009 | |
| Miramar Town Center (UJV) | Miramar | FL | 222 | - | 40 | 23% | 23.02 | 61,584 | 33,999 | - | 2010 | 24 Hour Fitness |
| Subtotal US Merchant Building | | | 29 | 10,101 | 3,157 | 67% | \$ 16.35 | \$ 961,017 | \$ 732,038 | \$ 486,246 | | |
| LAND HOLDINGS | | | | | | | | | | | | |
| US | | | | | | | | | | | | |
| Mesa (Auto/Office) | (A) Mesa | AZ | 7.5 acres | | | | | \$ - | \$ - | | | |
| Chandler 202 Auto Mall | Chandler | AZ | 29.3 acres | | | | | 16,971 | - | | | |
| High Park Center | Orange Township | OH | 12.2 acres | | | | | 1,316 | - | | | |
| Wakefield Crossings | Raleigh | NC | 4.06 acres | | | | | 763 | - | | | |
| McMinnville | McMinnville | OR | 90.5 acres | | | | | 4,137 | - | | | |
| Marana Retail Center | Marana | AZ | 158.9 acres | | | | | 31,067 | 23,115 | | | |
| Subtotal US Land Holdings | | | 6 | 302.46 acres | | | | \$ 54,254 | \$ 23,115 | | | |
| Mexico | | | | | | | | | | | | |
| Mazatlan Land | Mazatlan | MX | 36 acres | | | | | \$ 11,796 | \$ - | | | |
| Apodaca Land | Apodaca | MX | 22.27 acres | | | | | 4,980 | - | | | |
| Subtotal Mexico Land Holdings | | | 2 | 58.27 acres | | | | \$ 16,776 | \$ - | | | |

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

** Project financed by Kimco.

(A) Land is currently under contract for sale. All current costs have been recovered through reimbursements.

KIMCO DEVELOPERS INC.
CURRENT DEVELOPMENT PROJECTS
(000's)

| DEVELOPMENT STATUS AT SEPTEMBER 30, 2007 | | | Project GLA * | Anchor/ Tenant Owned GLA | Leased GLA To Date | Committed GLA | Avg Rent PSF | Est. Project Costs, Net of Parcel Sales | Net Costs To Date | Loan Balance @ 9/30/07 | Estimated Completion | Tenants / Retailers |
|--|-------------------|----|------------------|-----------------------------------|--------------------------|------------------|--------------------|---|----------------------|------------------------------|-------------------------|--|
| DEVELOP AND HOLD PROPERTIES | | | | | | | | | | | | |
| US | | | | | | | | | | | | |
| Gabler Farm (Chambersburg Crossing) | Chambersburg | PA | 411 | 127 | 258 | 94% | \$ 12.10 | \$ 32,934 | \$ 33,768 | \$ - | 1Q 2008 | Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City, TGI Friday |
| Pensacola (S&S Gonzales) | Pensacola | FL | 171 | 171 | - | 0% | - | 2,777 | 1,618 | - | 1Q 2008 | Lowe's |
| Union Crescent Marketplace | Union | NJ | 233 | 137 | 90 | 98% | 24.33 | 38,100 | 9,395 | - | 3Q 2008 | Target, Whole Foods, Best Buy |
| 801-849 Gun Hill Road, Bronx | New York | NY | 31 | - | - | 0% | - | 6,500 | 6,795 | - | 3Q 2008 | |
| Riverview at Dobson (Retail) | Mesa | AZ | 1,252 | - | 947 | 79% | 9.83 | 130,130 | 121,683 | - | 4Q 2008 | Bass Pro Shops, Cinemark, Wal-Mart, Home Depot, JoAnn Fabrics, BBB |
| 322 West 231st St., Bronx | New York | NY | 25 | - | - | - | - | 10,962 | 3,565 | - | 4Q 2008 | |
| 4452 Broadway | New York | NY | 12 | - | - | - | - | 15,933 | 12,413 | - | 4Q 2008 | |
| Milton | Milton | FL | 171 | 171 | - | 0% | - | 1,350 | 1,276 | - | 2008 | Lowe's |
| Glenn Square | Anchorage | AK | 256 | - | 96 | 38% | 12.96 | 31,132 | 31,159 | - | 2009 | Petco, Michaels, Old Navy, Famous Footwear, Bed Bath and Beyond |
| 301-303 West 125th St., Harlem (UJV) | New York | NY | 80 | - | - | 0% | - | 59,651 | 31,454 | 25,000 | 4Q 2009 | |
| Subtotal US | | 10 | 2,643 | 606 | 1,391 | 64% | \$ 11.40 | \$ 329,468 | \$ 253,127 | \$ 25,000 | | |
| Mexico | | | | | | | | | | | | |
| Plaza Universidad Hidalgo | Pachuca | MX | 189 | - | 141 | 76% | \$ 9.11 | \$ 10,320 | \$ 9,970 | \$ - | Completed | Wal-Mart |
| Multiplaza Las Palmas II - Acapulco | Acapulco | MX | 298 | - | 252 | 85% | 7.74 | 11,300 | 7,616 | - | 1Q 2008 | Sam's, Suburbia |
| Plaza Nuevo Laredo | Nuevo Laredo | MX | 420 | - | 110 | 26% | 2.82 | 30,800 | 15,374 | - | 2Q 2008 | Wal-mart |
| Lindavista Miguel Aleman | Monterrey | MX | 367 | - | 197 | 54% | 10.66 | 41,100 | 34,467 | - | 2Q 2008 | HEB, MM Cinema |
| Guadalajara III / Motorola | Guadalajara | MX | 767 | - | 170 | 22% | 5.77 | 83,300 | 58,917 | - | 4Q 2008 | WalMart, Cinopolis |
| Los Cabos | Los Cabos | MX | 684 | - | 0 | 0% | - | 47,500 | 11,720 | - | 4Q 2008 | |
| Plaza Nogalera Saltillo | Saltillo | MX | 473 | - | 255 | 54% | 9.91 | 29,179 | 28,587 | - | 4Q 2008 | HEB, Cinopolis |
| Tijuana Blvd 2000 | Tijuana | MX | 455 | - | 165 | 36% | 5.80 | 34,312 | 17,240 | - | 4Q 2008 | Wal Mart, Cinopolis |
| San Juan Del Rio Peralta | Queretaro | MX | 223 | - | 84 | 38% | 2.61 | 28,300 | 10,669 | - | 4Q 2008 | Wal-Mart |
| Plaza Soriana | Huehuetoca | MX | 126 | - | 16 | 13% | 3.75 | 10,000 | 2,941 | - | 4Q 2008 | Coppel |
| Centro Sur (UJV) | Guadalajara | MX | 664 | - | 571 | 89% | 11.02 | 63,522 | 62,278 | - | Completed | Wal-Mart, Cinopolis, Suburbia |
| Plaza Insurgentes (UJV) | Tijuana | MX | 505 | - | 380 | 75% | 15.26 | 54,146 | 51,453 | - | Completed | Wal-Mart, MM Cinema, Copell, C&A, Peter Piper, Ashley's, Famsa |
| Multiplaza Lincoln (UJV) | Lincoln | MX | 347 | - | 233 | 67% | 9.82 | 35,600 | 33,952 | - | 4Q 2007 | HEB, MMCine, Suburbia |
| Progreso (UJV) | Mexicali | MX | 421 | - | 103 | 24% | 4.77 | 28,900 | 14,890 | - | 2Q 2008 | Wal-Mart |
| Plaza Mexiquense (Tecamac II) (UJV) | Tecamac | MX | 161 | - | 82 | 51% | 4.62 | 13,200 | 13,606 | - | 2Q 2008 | Bodega Aurrera (Wal-mart) |
| Juarez II (Walmart Plaza) (UJV) | Juarez | MX | 154 | - | 118 | 77% | 12.72 | 19,211 | 11,975 | - | 2Q 2008 | Wal-mart |
| Plaza Rosarito (UJV) | Rosarito | MX | 600 | - | 147 | 25% | 5.67 | 39,500 | 20,502 | - | 3Q 2008 | Home Depot, Cinopolis |
| Tijuana Refugio (UJV) | Tijuana | MX | 221 | - | 84 | 38% | 3.88 | 21,200 | 8,175 | - | 3Q 2008 | Comercial Mexicana |
| Plaza Comercial Puerta de Hierro (UJV) | Pachuca | MX | 195 | - | 138 | 74% | 4.82 | 9,917 | 7,084 | - | 3Q 2008 | Home Depot |
| Plaza Cuautla (UJV) | Cuautla | MX | 566 | - | 233 | 41% | 3.14 | 32,000 | 9,990 | - | 4Q 2008 | Sams, Wal-Mart |
| Ciudad del Carmen (UJV) | Ciudad del Carmen | MX | 427 | - | 81 | 19% | 5.70 | 37,900 | 11,326 | - | 4Q 2008 | Chedraui Grocery Store |
| Subtotal Mexico | | 20 | 8,263 | - | 3,560 | 43% | \$ 8.47 | \$ 681,207 | \$ 442,730 | \$ - | | |
| Total Active Developments (excl. land holdings) | | 59 | 21,007 | 3,763 | 7,784 | 58% | \$ 11.86 | \$ 1,971,693 | \$ 1,427,894 | \$ 511,246 | | |

| DEVELOPMENT COSTS INCURRED | | | | | | |
|----------------------------|-----------|------|-----------|------------|-----------|------|
| Full Year | YTD | Q4 | Q3 | Q2 | Q1 | |
| 2006 | 2007 | 2007 | 2007 | 2007 | 2007 | 2007 |
| \$731,776 | \$579,461 | - | \$129,772 | \$ 236,607 | \$213,082 | |

| AVE. DEV'T YIELDS | |
|-------------------|---------|
| US | Mexico |
| 9%-11% | 12%-16% |

| Reconciliation to Real Estate Under Development per Balance Sheet | |
|---|-------------|
| Total Net Development Costs to date | \$1,427,894 |
| Land | 54,254 |
| UJV Debt | (169,200) |
| UJV Share (after reduction for debt) | (165,964) |
| Misc | (14,150) |
| Total Real Estate under Development | \$1,132,834 |

KIMCO REALTY CORPORATION
SELECTED ACTIVE REDEVELOPMENT PIPELINE
AS OF SEPTEMBER 30, 2007

Consolidated Projects

| <u>Center Name</u> | <u>City</u> | <u>State</u> | <u>Portfolio</u> | <u>Ownership %</u> | <u>Cost (\$M)</u> | <u>Net</u> | <u>Estimated Completion</u> | <u>Project Description & Strategy</u> |
|------------------------------------|--------------|--------------|------------------|--------------------|-------------------|-----------------------------------|-----------------------------|--|
| | | | | | | <u>Expenditures to Date (\$M)</u> | | |
| Mission Bell | Tampa | FL | Consolidated | 100% | \$ 24.9 | \$ 20.5 | 4Q 2007 | Redevelop entire center with ground lease to Lowes for 165,000sf store, plus other in-line and pads. |
| Villages At Urbana | Frederick | MD | Consolidated | 100% | 11.8 | 11.8 | 4Q 2007 | New Giant Food Center (56,166 sf) with 18,028 sf of small retail in Phase I. |
| Shady Oaks S.C. | Ocala | FL | Consolidated | 100% | 4.0 | 0.7 | 1Q 2008 | Redevelopment to bring in Staples. Includes façade renovations and related site improvements |
| Clawson Center | Clawson | MI | Consolidated | 100% | 5.5 | 2.7 | 2Q 2008 | Rite Aid reverse build to suit. Build space for Aldi and Murray's in former Farmer Jack location. |
| Plaza del Sol (Costco Plaza) | Phoenix | AZ | Consolidated | 100% | 9.1 | 5.1 | 2Q 2008 | Redevelop site with grocer and redemised shop space |
| Largo Plaza | Savannah | GA | Consolidated | 100% | 5.4 | 0.3 | 2Q 2008 | Redevelop site for Publix and shops. |
| Westlake Shopping Center | Daly City | CA | Consolidated | 100% | 79.5 | 70.3 | 3Q 2008 | Redevelopment of shopping center. Budget reflects expanded garage and phase 4 GLA. |
| Holmdel Town Center | Holmdel | NJ | Consolidated | 100% | 3.2 | 1.8 | 3Q 2008 | Redevelopment of former Wiz box and bring in LA Fitness |
| N. Brunswick Plaza | N. Brunswick | NJ | Consolidated | 100% | 3.4 | 0.2 | 4Q 2008 | Develop Petsmart on pad. |
| Timonium Shopping Center | Timonium | MD | Consolidated | 100% | 8.9 | 1.3 | 3Q 2009 | New 88,000 sf Giant to replace vacant Ames building. Also, development of 2,500 sf pad site. |
| Total Consolidated Projects | | 10 | | 100% | \$ 155.7 | \$ 114.7 | | |

Co-Investment Programs/Joint Ventures

| | | | | | | | | |
|--|--------------|-----------|---------------|------------|-----------------|-----------------|---------|---|
| Millside Plaza | Delran | NJ | KIR | 45% | \$ 5.6 | \$ 5.5 | 4Q 2007 | Redevelop approx 79,000 sf including a Petsmart, Office Depot; anchored by a new shadow Target. |
| Scottsdale Mall | South Bend | IN | Schottenstein | 50% | 33.5 | 28.3 | 4Q 2007 | Redevelop entire center. Includes site dev't for Target, Kohl's & 90,000sf new retail. |
| Skyline Village | Harrisonburg | VA | SEB | 15% | 16.6 | 14.6 | 1Q 2008 | New Giant store in place of Toys R Us box and old Hechinger's bldg. New retail outbuilding and gas pad. |
| Towson Place | Towson | MD | DRA | 30% | 4.4 | 0.1 | 3Q 2008 | Construction of new 10,000 sf retail pad. |
| Grant Square (SODO Project) | Orlando | FL | UJV | 33% | 73.7 | 5.0 | 4Q 2008 | Redevelop entire center; site dev't for 185,000 sf Target. Ground up construction of mixed use dev't |
| Cottman & Bustleton Center | Philadelphia | PA | Olshan Mall | 50% | 11.2 | 0.5 | 1Q 2009 | Redevelop - Demo AMC theater, new Target anchor, PepBoys, Petsmart, and one pad. |
| Cottman & Castor S.C. | Philadelphia | PA | Olshan Mall | 29% | 9.0 | - | 2Q 2010 | Existing JC Penney space and in-line retail to be demolished for full redevelopment. |
| Wilkins Beltway Plaza | Baltimore | MD | KIF I | 15% | 3.2 | 0.1 | 3Q 2010 | New 74,000sf Giant Food Store behind the existing store. |
| Factoria Mall | Bellevue | WA | Schottenstein | 50% | 53.1 | 6.6 | 2010 | Redevelop entire center |
| Total Co-Investment Programs/Joint Ventures | | 9 | | 39% | \$ 210.3 | \$ 60.7 | | |
| Total Other Projects | | 7 | | 61% | \$ 14.8 | \$ 3.8 | | |
| Total Active Projects | | 26 | | 65% | \$ 380.8 | \$ 179.2 | | |

RANGE OF REDEVELOPMENT YIELDS **10% - 13%**

| <u>Projected Expenditures on Redevelopment & Expansion Projects</u> | <u>2007</u> | | | | <u>2008</u> |
|---|------------------------|------------------------|------------------------|--------------------------|--------------------------|
| | <u>1Q Actual (\$M)</u> | <u>2Q Actual (\$M)</u> | <u>3Q Actual (\$M)</u> | <u>4Q Estimate (\$M)</u> | <u>FY Estimate (\$M)</u> |
| Total Projected Expenditures | \$18.8 | \$18.1 | \$21.9 | \$38.6 | \$128.0 |
| Kimco's Projected Share of Costs (\$) | \$14.3 | \$12.6 | \$17.5 | \$23.4 | \$67.2 |
| Kimco's Projected Share of Costs (%) | 76% | 70% | 80% | 61% | 52% |

Portfolio Summary

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
Overview

| | SEP 30, 2007 | JUN 30, 2007 | MAR 31, 2007 | DEC 31, 2006 | SEP 30, 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| <u>TOTAL PROPERTIES BY COUNTRY</u> | | | | | |
| <u>United States</u> | | | | | |
| Number of Properties | 1,680 | 1,262 | 1,101 | 1,093 | 967 |
| Gross Leasable Area @ 100% | 146,630 | 144,368 | 140,789 | 140,844 | 122,016 |
| <u>Canada</u> | | | | | |
| Number of Properties | 148 | 139 | 149 | 140 | 133 |
| Gross Leasable Area @ 100% | 17,758 | 17,210 | 17,932 | 17,713 | 16,978 |
| <u>Mexico</u> | | | | | |
| Number of Properties | 127 | 114 | 110 | 91 | 84 |
| Gross Leasable Area @ 100% | 18,770 | 17,471 | 16,038 | 15,036 | 12,545 |
| <u>Chile</u> | | | | | |
| Number of Properties | 4 | 4 | - | - | - |
| Gross Leasable Area @ 100% | 98 | 98 | - | - | - |
| <u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u> | | | | | |
| Total Number of Properties | 1,959 | 1,519 | 1,360 | 1,324 | 1,184 |
| Total Gross Leasable Area @ 100% | 183,256 | 179,147 | 174,759 | 173,593 | 151,539 |

| | | | | | |
|---|---------|---------|---------|---------|---------|
| <u>TOTAL PROPERTIES BY BUSINESS</u> | | | | | |
| <u>Shopping Center Portfolio</u> | | | | | |
| Number of Properties | 889 | 883 | 875 | 854 | 729 |
| Gross Leasable Area @ 100% | 123,864 | 123,640 | 122,942 | 121,445 | 103,025 |
| <u>Ground-Up Developments</u> | | | | | |
| Number of Development Projects | 59 | 57 | 50 | 45 | 43 |
| Potential Gross Leasable Area | 21,007 | 21,215 | 18,451 | 18,272 | 16,440 |
| <u>Kimco Capital Services</u> | | | | | |
| <u>Preferred Equity</u> | | | | | |
| Number of Properties | 261 | 246 | 237 | 223 | 212 |
| Total Gross Leasable Area | 20,504 | 19,082 | 18,471 | 18,258 | 17,073 |
| <u>Other Real Estate Investments</u> | | | | | |
| Number of Properties | 750 | 333 | 198 | 202 | 200 |
| Total Gross Leasable Area | 17,881 | 15,210 | 14,895 | 15,618 | 15,001 |
| <u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u> | | | | | |
| Total Number of Properties | 1,959 | 1,519 | 1,360 | 1,324 | 1,184 |
| Total Gross Leasable Area @ 100% | 183,256 | 179,147 | 174,759 | 173,593 | 151,539 |

Notes: Gross Leaseable Area in thousands.

Total Gross Leasable Area excludes Westmont InTown Suites.

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

| | SEP 30, 2007 | JUN 30, 2007 | MAR 31, 2007 | DEC 31, 2006 | SEP 30, 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| <u>SHOPPING CENTER PORTFOLIO</u> | | | | | |
| <u>United States</u> | | | | | |
| Number of Properties | 813 | 809 | 807 | 805 | 681 |
| Prorata Share of Gross Leasable Area | 66,994 | 66,542 | 65,468 | 65,143 | 63,138 |
| Percent Leased (Kimco Prorata Share) | 96.1% | 95.8% | 95.6% | 95.5% | 95.1% |
| Average Rent per Leased Square Foot | \$ 11.01 | \$ 10.82 | \$ 10.67 | \$ 10.53 | \$ 10.17 |
| Total Gross Leasable Area @ 100% | 112,127 | 112,192 | 111,739 | 111,168 | 92,870 |
| Percent Leased | 96.2% | 96.0% | 95.9% | 95.9% | 95.6% |
| Average Rent per Leased Square Foot | \$ 12.10 | \$ 11.92 | \$ 11.75 | \$ 11.56 | \$ 11.03 |
| <u>Canada</u> | | | | | |
| Number of Properties | 39 | 38 | 37 | 37 | 37 |
| Prorata Share of Gross Leasable Area | 4,094 | 4,071 | 4,040 | 4,033 | 4,033 |
| Percent Leased (Kimco Prorata Share) | 99.1% | 99.0% | 98.8% | 99.1% | 99.1% |
| Average Rent per Leased Square Foot | \$ 14.51 | \$ 13.73 | \$ 12.76 | \$ 13.09 | \$ 13.25 |
| Total Gross Leasable Area @ 100% | 8,301 | 8,254 | 8,193 | 8,179 | 8,179 |
| Percent Leased | 99.1% | 99.1% | 98.8% | 99.1% | 99.1% |
| Average Rent per Leased Square Foot | \$ 14.57 | \$ 13.78 | \$ 12.82 | \$ 13.15 | \$ 13.31 |
| <u>Mexico</u> | | | | | |
| Number of Properties | 33 | 32 | 31 | 12 | 11 |
| Prorata Share of Gross Leasable Area | 2,178 | 2,148 | 2,080 | 1,255 | 1,134 |
| Percent Leased (Kimco Prorata Share) | 96.1% | 94.9% | 94.9% | 93.8% | 92.7% |
| Average Rent per Leased Square Foot | \$ 12.03 | \$ 11.83 | \$ 11.81 | \$ 10.63 | \$ 10.16 |
| Total Gross Leasable Area @ 100% | 3,338 | 3,096 | 3,010 | 2,098 | 1,976 |
| Percent Leased | 95.9% | 94.3% | 94.2% | 93.3% | 92.4% |
| Average Rent per Leased Square Foot | \$ 12.42 | \$ 11.70 | \$ 11.64 | \$ 10.66 | \$ 10.18 |
| <u>Chile</u> | | | | | |
| Number of Properties | 4 | 4 | | | |
| Prorata Share of Gross Leasable Area | 49 | 49 | | | |
| Percent Leased (Kimco Prorata Share) | 87.0% | 89.9% | | | |
| Average Rent per Leased Square Foot | \$ 14.88 | \$ 14.61 | | | |
| Total Gross Leasable Area @ 100% | 98 | 98 | | | |
| Percent Leased | 87.0% | 89.9% | | | |
| Average Rent per Leased Square Foot | \$ 14.88 | \$ 14.61 | | | |
| <u>TOTAL SHOPPING CENTER PORTFOLIO</u> | | | | | |
| Number of Properties | 889 | 883 | 875 | 854 | 729 |
| Prorata Share of Gross Leasable Area | 73,316 | 72,810 | 71,588 | 70,431 | 68,305 |
| Percent Leased (Kimco Prorata Share) | 96.2% | 95.9% | 95.8% | 95.7% | 95.3% |
| Total Gross Leasable Area @ 100% | 123,864 | 123,640 | 122,942 | 121,445 | 103,025 |
| Percent Leased | 96.4% | 96.1% | 96.1% | 96.1% | 95.8% |

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

| | SEP 30, 2007 | JUN 30, 2007 | MAR 31, 2007 | DEC 31, 2006 | SEP 30, 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| <u>GROUND-UP DEVELOPMENTS</u> | | | | | |
| <u>United States</u> | | | | | |
| Number of Development Projects | 39 | 39 | 33 | 29 | 32 |
| Potential Gross Leasable Area | 12,744 | 13,684 | 12,121 | 12,057 | 12,135 |
| <u>Mexico</u> | | | | | |
| Number of Development Projects | 20 | 18 | 17 | 16 | 11 |
| Potential Gross Leasable Area | 8,263 | 7,531 | 6,330 | 6,215 | 4,305 |
| <u>TOTAL GROUND-UP DEVELOPMENTS</u> | | | | | |
| Number of Development Projects | 59 | 57 | 50 | 45 | 43 |
| Potential Gross Leasable Area | 21,007 | 21,215 | 18,451 | 18,272 | 16,440 |
| <u>KIMCO CAPITAL SERVICES</u> | | | | | |
| <u>PREFERRED EQUITY PORTFOLIO</u> | | | | | |
| <u>Preferred Equity Portfolio- United States</u> | | | | | |
| Number of Properties | 160 | 153 | 133 | 128 | 124 |
| Total Gross Leasable Area | 12,330 | 11,409 | 10,015 | 10,007 | 9,477 |
| <u>Preferred Equity Portfolio- Canada</u> | | | | | |
| Number of Properties | 101 | 93 | 104 | 95 | 88 |
| Total Gross Leasable Area | 8,174 | 7,673 | 8,456 | 8,251 | 7,596 |
| <u>TOTAL Preferred Equity Portfolio</u> | | | | | |
| Number of Properties | 261 | 246 | 237 | 223 | 212 |
| Total Gross Leasable Area | 20,504 | 19,082 | 18,471 | 18,258 | 17,073 |
| <u>OTHER REAL ESTATE INVESTMENTS *</u> | | | | | |
| Number of Properties - United States | 668 | 261 | 128 | 131 | 130 |
| Gross Leasable Area | 9,429 | 7,083 | 6,914 | 7,612 | 7,534 |
| Number of Properties - Canada | 8 | 8 | 8 | 8 | 8 |
| Gross Leasable Area | 1,283 | 1,283 | 1,283 | 1,283 | 1,203 |
| Number of Properties - Mexico | 74 | 64 | 62 | 63 | 62 |
| Gross Leasable Area | 7,168 | 6,844 | 6,698 | 6,723 | 6,264 |
| <u>TOTAL Other Real Estate Investments</u> | | | | | |
| Number of Properties | 750 | 333 | 198 | 202 | 200 |
| Total Gross Leasable Area | 17,881 | 15,210 | 14,895 | 15,618 | 15,001 |

* Includes the following portfolios: FNC Realty Inc. (30), Retail Store Leases (19), American Industrial portfolio (71), the Newkirk portfolio (53), Westmont (145), net leased properties (401), and all undeveloped land parcels and other non-retail assets (31). As of 9/30/07, Kimco holds interests in 1,959 properties, totaling approximately 183 million square feet of gross leasable area.

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
Shopping Center Portfolio Detail

| | SEP 30, 2007 | JUN 30, 2007 | MAR 31, 2007 | DEC 31, 2006 | SEP 30, 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| UNITED STATES | | | | | |
| <u>Consolidated Properties</u> | | | | | |
| Number of Properties | 387 | 378 | 374 | 374 | 384 |
| Total Gross Leasable Area | 49,277 | 49,209 | 47,894 | 47,626 | 48,590 |
| Percent Leased | 95.7% | 95.4% | 95.2% | 95.0% | 94.5% |
| Average Rent per Leased Square Foot | \$ 10.30 | \$ 10.14 | \$ 9.98 | \$ 9.86 | \$ 9.61 |
| <u>Investment Management Properties</u> | | | | | |
| Kimco/ Prudential Investment Program | | | | | |
| Number of Properties | 131 | 137 | 150 | 137 | |
| Total Gross Leasable Area | 20,384 | 21,075 | 22,667 | 19,645 | |
| Percent Leased | 95.3% | 95.6% | 95.9% | 95.5% | |
| Average Rent per Leased Square Foot | \$ 14.03 | \$ 13.88 | \$ 13.59 | \$ 13.05 | |
| Kimco Income REIT Properties | | | | | |
| Number of Properties | 64 | 64 | 65 | 66 | 67 |
| Total Gross Leasable Area | 13,719 | 13,688 | 13,951 | 13,996 | 14,108 |
| Percent Leased | 97.0% | 96.9% | 96.9% | 97.1% | 97.2% |
| Average Rent per Leased Square Foot | \$ 12.65 | \$ 12.69 | \$ 12.61 | \$ 12.56 | \$ 12.44 |
| Kimco / UBS Programs | | | | | |
| Number of Properties | 43 | 43 | 32 | 31 | 29 |
| Total Gross Leasable Area | 6,169 | 6,169 | 5,197 | 4,994 | 4,711 |
| Percent Leased | 96.0% | 95.5% | 95.5% | 95.5% | 96.5% |
| Average Rent per Leased Square Foot | \$ 15.16 | \$ 14.97 | \$ 14.13 | \$ 14.08 | \$ 13.47 |
| PL Retail LLC | | | | | |
| Number of Properties | 22 | 23 | 23 | 23 | 23 |
| Total Gross Leasable Area | 5,578 | 5,806 | 5,809 | 5,809 | 5,826 |
| Percent Leased | 97.0% | 97.6% | 97.9% | 98.8% | 98.4% |
| Average Rent per Leased Square Foot | \$ 13.00 | \$ 12.88 | \$ 12.85 | \$ 12.77 | \$ 12.72 |
| SEB Immobilien | | | | | |
| Number of Properties | 10 | 9 | | | |
| Total Gross Leasable Area | 1,328 | 1,143 | | | |
| Percent Leased | 97.1% | 96.9% | | | |
| Average Rent per Leased Square Foot | \$ 13.72 | \$ 12.74 | | | |
| Kimco Income Fund I | | | | | |
| Number of Properties | 12 | 12 | 12 | 12 | 12 |
| Total Gross Leasable Area | 1,524 | 1,524 | 1,521 | 1,521 | 1,518 |
| Percent Leased | 98.3% | 98.7% | 98.4% | 98.3% | 99.1% |
| Average Rent per Leased Square Foot | \$ 16.72 | \$ 16.65 | \$ 16.44 | \$ 16.34 | \$ 16.02 |
| Kimco / GE Investment Programs (KROP I & II) | | | | | |
| Number of Properties | 10 | 12 | 22 | 27 | 31 |
| Total Gross Leasable Area | 1,711 | 1,921 | 3,293 | 4,180 | 4,954 |
| Percent Leased | 90.5% | 91.1% | 93.1% | 94.0% | 91.9% |
| Average Rent per Leased Square Foot | \$ 12.15 | \$ 12.94 | \$ 12.78 | \$ 11.93 | \$ 12.23 |
| Other Institutional Programs | | | | | |
| Number of Properties | 62 | 62 | 62 | 67 | 66 |
| Total Gross Leasable Area | 3,542 | 3,582 | 3,561 | 5,428 | 5,128 |
| Percent Leased | 99.1% | 97.7% | 97.5% | 97.3% | 98.2% |
| Average Rent per Leased Square Foot | \$ 13.48 | \$ 13.41 | \$ 13.23 | \$ 13.78 | \$ 13.68 |
| <u>Other Joint Venture Properties</u> | | | | | |
| Number of Properties | 72 | 69 | 67 | 68 | 69 |
| Total Gross Leasable Area | 8,893 | 8,075 | 7,846 | 7,969 | 8,035 |
| Percent Leased | 98.9% | 97.5% | 97.6% | 97.6% | 97.4% |
| Average Rent per Leased Square Foot | \$ 12.42 | \$ 11.30 | \$ 11.16 | \$ 11.06 | \$ 10.82 |

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
Shopping Center Portfolio Detail

| | SEP 30, 2007 | JUN 30, 2007 | MAR 31, 2007 | DEC 31, 2006 | SEP 30, 2006 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| CANADA | | | | | |
| <u>Other Joint Venture Properties</u> | | | | | |
| Number of Properties | 39 | 38 | 37 | 37 | 37 |
| Total Gross Leasable Area | 8,301 | 8,254 | 8,193 | 8,179 | 8,179 |
| Percent Leased | 99.1% | 99.1% | 98.8% | 99.1% | 99.1% |
| Average Rent per Leased Square Foot | \$ 14.57 | \$ 13.78 | \$ 12.82 | \$ 13.15 | \$ 13.31 |
| <u>MEXICO</u> | | | | | |
| <u>Consolidated Properties</u> | | | | | |
| Number of Properties | 22 | 22 | 23 | 5 | 4 |
| Total Gross Leasable Area | 1,030 | 1,027 | 1,148 | 636 | 512 |
| Percent Leased | 99.5% | 98.4% | 98.3% | 97.4% | 96.9% |
| Average Rent per Leased Square Foot | \$ 11.54 | \$ 11.62 | \$ 11.17 | \$ 10.58 | \$ 10.28 |
| <u>Other Joint Venture Properties</u> | | | | | |
| Number of Properties | 11 | 10 | 8 | 7 | 7 |
| Total Gross Leasable Area | 2,309 | 2,069 | 1,862 | 1,462 | 1,464 |
| Percent Leased | 94.3% | 92.3% | 91.6% | 91.5% | 90.8% |
| Average Rent per Leased Square Foot | \$ 12.84 | \$ 11.74 | \$ 11.95 | \$ 10.70 | \$ 10.14 |
| <u>CHILE</u> | | | | | |
| <u>Other Joint Venture Properties</u> | | | | | |
| Number of Properties | 4 | 4 | | | |
| Total Gross Leasable Area | 98 | 98 | | | |
| Percent Leased | 87.0% | 89.9% | | | |
| Average Rent per Leased Square Foot | \$ 14.88 | \$ 14.61 | | | |
| <u>Subtotal of Shopping Center Portfolio</u> | | | | | |
| <u>Consolidated Properties</u> | | | | | |
| Number of Properties | 409 | 400 | 397 | 379 | 388 |
| Total Gross Leasable Area | 50,306 | 50,236 | 49,042 | 48,262 | 49,102 |
| Percent Leased | 95.7% | 95.5% | 95.3% | 95.1% | 94.5% |
| <u>Investment Management Programs</u> | | | | | |
| Number of Properties | 354 | 362 | 366 | 363 | 228 |
| Total Gross Leasable Area | 53,957 | 54,908 | 56,000 | 55,573 | 36,244 |
| Percent Leased | 96.2% | 96.2% | 96.3% | 96.4% | 96.8% |
| <u>Other Joint Venture Properties</u> | | | | | |
| Number of Properties | 126 | 121 | 112 | 112 | 113 |
| Total Gross Leasable Area | 19,601 | 18,496 | 17,901 | 17,610 | 17,679 |
| Percent Leased | 98.4% | 97.6% | 97.5% | 97.8% | 97.7% |
| <u>GRAND TOTAL SHOPPING CENTER PORTFOLIO</u> | | | | | |
| Number of Properties | 889 | 883 | 875 | 854 | 729 |
| Total Gross Leasable Area | 123,864 | 123,640 | 122,942 | 121,445 | 103,025 |
| Percent Leased | 96.4% | 96.1% | 96.1% | 96.1% | 95.8% |

KIMCO REALTY CORPORATION
Combined Major Tenant Profile
(ranked by annualized base rent)
September 30, 2007

| Tenant Name (1) | # of Locations | Annualized Base Rent (in thousands) | % of Annualized Base Rent | Leased GLA (in thousands) | % of Leased GLA |
|------------------------|-----------------------|--|----------------------------------|----------------------------------|------------------------|
| Home Depot | 40 | \$ 25,941 | 3.3% | 3,271 | 4.6% |
| TJX Companies | 128 | 22,724 | 2.9% | 2,391 | 3.4% |
| Sears Holdings | 53 | 18,319 | 2.3% | 3,468 | 4.9% |
| Kohl's | 37 | 16,423 | 2.1% | 2,450 | 3.5% |
| Wal-Mart | 33 | 15,392 | 1.9% | 2,148 | 3.0% |
| Best Buy | 45 | 11,341 | 1.4% | 1,042 | 1.5% |
| Linen N Things | 38 | 11,076 | 1.4% | 675 | 1.0% |
| Royal Ahold | 33 | 9,510 | 1.2% | 935 | 1.3% |
| Bed Bath & Beyond | 52 | 9,453 | 1.2% | 861 | 1.2% |
| Costco | 17 | 8,871 | 1.1% | 1,287 | 1.8% |
| | | <u>\$ 149,050</u> | <u>18.8%</u> | <u>18,528</u> | <u>26.2%</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 13,600 leases to 7,150 tenants totaling approximately \$1.4 billion of annual base rent.

KIMCO REALTY CORPORATION
ALL OPERATING REAL ESTATE LEASING SUMMARY
Trailing Four Quarters as of September 30, 2007
(in thousands)

| <u>Lease Type</u> | <u>Leases</u> | <u>% of</u> | <u>GLA</u> | <u>New Rent</u> | <u>New Rent</u> | <u>Prior</u> | <u>Prior Rent</u> | <u>Incremental</u> | <u>Increase in</u> | <u>Weighted</u> | <u>TI's</u> | <u>TI's/SF</u> |
|------------------------------------|---------------|---------------|--------------|-----------------|------------------|-----------------|-------------------|--------------------|--------------------|-----------------|------------------|----------------|
| | | <u>Total</u> | | | | | | | | | | |
| | | <u>Signed</u> | | <u>\$PSF</u> | <u>Total \$</u> | <u>\$PSF</u> | <u>Total \$</u> | <u>Base Rent</u> | <u>Over Prior</u> | <u>Term</u> | | |
| | | | | | | | | | <u>Year</u> | <u>(Years)</u> | | |
| <u>United States</u> | | | | | | | | | | | | |
| New Leases | 283 | 17% | 804 | \$ 14.19 | \$ 11,411 | \$ 12.01 | \$ 9,656 | \$ 1,755 | 18.2% | 7.85 | \$ 6,395 | \$ 7.95 |
| Renewals/Options | 596 | 61% | 2,830 | 10.43 | 29,532 | 9.51 | 26,900 | 2,632 | 9.8% | 4.94 | - | - |
| US Same Space Total | 879 | 78% | 3,635 | \$ 11.26 | \$ 40,943 | \$ 10.06 | \$ 36,556 | \$ 4,387 | 12.0% | 5.58 | \$ 6,395 | \$ 1.76 |
| Non-same space new leases | 270 | 18% | 832 | \$ 12.19 | \$ 10,146 | | | | | 8.94 | \$ 10,965 | \$ 13.17 |
| Non-same space redevelopments | 23 | 4% | 179 | 15.80 | 2,835 | | | | | 16.19 | 4,445 | 24.78 |
| US Total | 1,172 | 100% | 4,646 | \$ 11.61 | \$ 53,924 | | | | | 6.59 | \$ 21,805 | \$ 4.69 |
| <u>Canada</u> | | | | | | | | | | | | |
| New Leases | 49 | 10% | 49 | \$ 19.25 | \$ 947 | \$ 16.80 | \$ 826 | \$ 120 | 14.6% | 6.70 | \$ 1,108 | \$ 22.53 |
| Renewals/Options | 165 | 86% | 411 | 15.34 | 6,310 | 14.52 | 5,973 | 337 | 5.6% | 4.84 | - | - |
| Canada Same Space Total | 214 | 96% | 461 | \$ 15.76 | \$ 7,257 | \$ 14.76 | \$ 6,799 | \$ 458 | 6.7% | 5.04 | \$ 1,108 | \$ 2.41 |
| Non - same space leases | 14 | 4% | 17 | \$ 21.60 | \$ 374 | | | | | 7.58 | \$ 369 | \$ 21.33 |
| Canada Total | 228 | 100% | 478 | \$ 15.97 | \$ 7,631 | | | | | 5.13 | \$ 1,477 | \$ 3.09 |
| <u>Mexico</u> | | | | | | | | | | | | |
| New Leases | 9 | 0% | 2 | \$ 32.27 | \$ 70 | \$ 31.10 | \$ 68 | \$ 3 | 3.8% | 1.70 | \$ - | \$ - |
| Renewals/Options | 66 | 5% | 26 | 26.92 | 707 | 25.97 | 683 | 24 | 3.6% | 2.90 | - | - |
| Mexico Same Space Total | 75 | 6% | 28 | \$ 27.33 | \$ 777 | \$ 26.39 | \$ 751 | \$ 27 | 3.6% | 2.81 | \$ - | \$ - |
| Non - same space leases | 91 | 14% | 65 | \$ 19.92 | \$ 1,299 | | | | | 3.47 | \$ - | \$ - |
| Mexico Total | 166 | 20% | 94 | \$ 22.17 | \$ 2,076 | | | | | 3.27 | \$ - | \$ - |
| Grand Total | 1,566 | 100% | 5,218 | | | | | | | | | |
| Total New Leases (Same Space) | 341 | 16% | 855 | | | | | | | | | |
| Total Renewals/Options | 827 | 63% | 3,268 | | | | | | | | | |
| Total Non-same space Redevelopment | 23 | 3% | 179 | | | | | | | | | |
| Total Non-same space new leases | 375 | 18% | 915 | | | | | | | | | |
| Grand Total | 1,566 | 100% | 5,218 | | | | | | | | | |

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

KIMCO REALTY CORPORATION
US & Canada Lease Expiration Schedule
Shopping Centers Only
September 30, 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 | 8 | 201,599 | \$ 3.79 | 306 | 408,596 | \$ 17.69 | 314 | 610,195 | 0.9% | \$ 13.10 |
| 2008 | 103 | 2,110,729 | 7.11 | 1,585 | 2,348,823 | \$ 17.45 | 1,688 | 4,459,552 | 6.5% | \$ 12.56 |
| 2009 | 166 | 4,218,926 | 7.49 | 1,703 | 2,686,917 | \$ 18.15 | 1,869 | 6,905,843 | 10.1% | \$ 11.64 |
| 2010 | 188 | 4,151,912 | 8.05 | 1,689 | 2,642,368 | \$ 19.25 | 1,877 | 6,794,280 | 9.9% | \$ 12.41 |
| 2011 | 192 | 4,179,478 | 8.40 | 1,480 | 2,401,134 | \$ 19.89 | 1,672 | 6,580,612 | 9.6% | \$ 12.59 |
| 2012 | 228 | 5,087,833 | 7.77 | 1,356 | 2,381,397 | \$ 20.38 | 1,584 | 7,469,230 | 10.9% | \$ 11.79 |
| 2013 | 143 | 3,923,488 | 8.96 | 510 | 1,089,622 | \$ 20.55 | 653 | 5,013,110 | 7.3% | \$ 11.48 |
| 2014 | 136 | 3,070,032 | 9.56 | 361 | 711,978 | \$ 22.62 | 497 | 3,782,010 | 5.5% | \$ 12.01 |
| 2015 | 109 | 2,400,694 | 10.42 | 303 | 780,676 | \$ 22.87 | 412 | 3,181,370 | 4.7% | \$ 13.48 |
| 2016 | 123 | 2,784,778 | 11.11 | 259 | 579,628 | \$ 25.70 | 382 | 3,364,406 | 4.9% | \$ 13.62 |
| 2017 | 93 | 2,666,194 | 10.80 | 227 | 522,293 | \$ 25.14 | 320 | 3,188,487 | 4.7% | \$ 13.15 |
| | | | | | | | Thereafter | 17,066,506 | 24.9% | \$ 7.85 |
| | | | | | | | Total (2) | 68,415,601 | 100.0% | \$ 11.21 |

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 | 4 | 55,595 | \$ 4.08 | 172 | 196,757 | \$ 18.10 | 176 | 252,352 | 0.4% | \$ 15.01 |
| 2008 | 16 | 311,349 | 5.83 | 782 | 1,091,882 | 17.78 | 798 | 1,403,230 | 2.1% | 15.13 |
| 2009 | 9 | 311,593 | 4.12 | 806 | 1,072,337 | 19.63 | 815 | 1,383,930 | 2.0% | 16.14 |
| 2010 | 13 | 224,712 | 8.10 | 876 | 1,151,167 | 19.87 | 889 | 1,375,879 | 2.0% | 17.95 |
| 2011 | 23 | 475,314 | 8.19 | 844 | 1,087,879 | 21.93 | 867 | 1,563,194 | 2.3% | 17.75 |
| 2012 | 19 | 405,362 | 7.73 | 885 | 1,185,968 | 21.36 | 904 | 1,591,329 | 2.3% | 17.89 |
| 2013 | 29 | 574,358 | 9.00 | 685 | 1,031,640 | 20.17 | 714 | 1,605,998 | 2.3% | 16.17 |
| 2014 | 36 | 828,284 | 9.82 | 637 | 1,015,176 | 20.75 | 673 | 1,843,461 | 2.7% | 15.84 |
| 2015 | 36 | 778,093 | 9.64 | 591 | 958,385 | 22.57 | 627 | 1,736,480 | 2.5% | 16.78 |
| 2016 | 25 | 421,772 | 8.89 | 564 | 930,583 | 22.40 | 589 | 1,352,355 | 2.0% | 18.19 |
| 2017 | 39 | 714,025 | 7.59 | 509 | 987,557 | 24.00 | 548 | 1,701,582 | 2.5% | 17.11 |
| | | | | | | | Thereafter | 52,605,810 | 76.9% | 9.52 |
| | | | | | | | Total (2) | 68,415,601 | 100.0% | \$ 11.21 |

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

(2) Represents occupied square footage as of September 30, 2007 for US parent and Canada properties.

KIMCO REALTY CORPORATION
COMBINED OPERATING REAL ESTATE
(rank by KIM share of annualized base rent)
September 30, 2007

| | Number of Properties | Gross Leasable Area* (in thousands) | % Leased | Annualized Base Rent | Rent Per Leased SQ. FT. |
|--------------------------------|-------------------------|---|--------------|----------------------------|-------------------------------|
| United States | | | | | |
| California | 130 | 7,590 | 97.6% | 111,687 | \$ 15.07 |
| Florida | 89 | 7,874 | 96.1% | 78,673 | 10.40 |
| New York | 64 | 4,545 | 95.7% | 71,479 | 16.44 |
| Pennsylvania | 44 | 4,218 | 97.9% | 41,469 | 10.04 |
| Illinois | 42 | 4,705 | 98.0% | 36,430 | 7.90 |
| Texas | 40 | 3,437 | 94.9% | 32,196 | 9.87 |
| Puerto Rico | 7 | 2,144 | 98.2% | 32,145 | 15.27 |
| Ohio | 37 | 5,018 | 91.3% | 29,583 | 6.46 |
| New Jersey | 20 | 2,188 | 95.2% | 27,974 | 13.43 |
| North Carolina | 14 | 1,976 | 94.9% | 21,210 | 11.31 |
| Missouri | 22 | 2,929 | 98.3% | 20,507 | 7.12 |
| Maryland | 43 | 1,538 | 97.3% | 20,465 | 13.68 |
| Virginia | 63 | 1,557 | 99.1% | 17,361 | 11.25 |
| Georgia | 11 | 1,422 | 94.9% | 16,323 | 12.09 |
| Washington | 19 | 1,052 | 98.3% | 14,342 | 13.87 |
| Connecticut | 7 | 1,160 | 99.9% | 12,844 | 11.08 |
| Arizona | 13 | 1,480 | 95.6% | 12,610 | 8.91 |
| Michigan | 10 | 1,149 | 93.7% | 10,102 | 9.38 |
| Tennessee | 13 | 1,188 | 94.6% | 10,100 | 8.99 |
| Minnesota | 5 | 739 | 99.6% | 9,597 | 13.04 |
| Nevada | 20 | 586 | 92.0% | 8,517 | 15.79 |
| South Carolina | 6 | 889 | 94.8% | 8,438 | 10.01 |
| Indiana | 10 | 1,422 | 86.8% | 8,086 | 6.55 |
| Colorado | 11 | 844 | 93.4% | 7,603 | 9.64 |
| Louisiana | 5 | 768 | 97.3% | 7,071 | 9.47 |
| Oregon | 20 | 466 | 93.5% | 5,143 | 11.81 |
| Massachusetts | 7 | 381 | 99.1% | 4,972 | 13.17 |
| New Hampshire | 3 | 478 | 99.8% | 4,941 | 10.35 |
| New Mexico | 4 | 281 | 95.8% | 3,571 | 13.27 |
| West Virginia | 3 | 359 | 95.8% | 3,112 | 9.05 |
| Iowa | 6 | 629 | 95.3% | 3,074 | 5.13 |
| Kentucky | 4 | 389 | 94.3% | 2,552 | 6.96 |
| Oklahoma | 3 | 341 | 99.7% | 2,417 | 7.11 |
| Kansas | 4 | 267 | 100.0% | 2,392 | 8.96 |
| Maine | 2 | 185 | 100.0% | 2,081 | 11.25 |
| Rhode Island | 2 | 166 | 92.7% | 1,799 | 11.69 |
| Alabama | 2 | 183 | 89.7% | 1,318 | 8.03 |
| Hawaii | 1 | 18 | 100.0% | 893 | 49.61 |
| Delaware | 2 | 140 | 100.0% | 885 | 6.32 |
| Vermont | 1 | 53 | 97.1% | 755 | 14.67 |
| Utah | 1 | 143 | 100.0% | 725 | 5.07 |
| Alaska | 1 | 73 | 100.0% | 600 | 8.22 |
| Mississippi | 1 | 21 | 100.0% | 192 | 9.14 |
| Subtotal | <u>812</u> | <u>66,991</u> | <u>96.1%</u> | <u>708,234</u> | <u>\$ 11.01</u> |
| Canada ** | 39 | 4,094 | 99.1% | 58,862 | \$ 14.51 |
| Mexico *** | 33 | 2,178 | 96.1% | 25,189 | 12.03 |
| Chile **** | 4 | 49 | 87.0% | 637 | 14.88 |
| Subtotal | <u>76</u> | <u>6,321</u> | <u>98.0%</u> | | |
| Grand Total | <u>888</u> | <u>73,312</u> | <u>96.2%</u> | | |
| American Industries (1) | 65 | 6,863 | 97.5% | 35,601 | \$ 5.32 |

(1) Excludes five land parcels and one land under development.

* 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 8.3 million square feet of GLA in the Canadian properties. Rent per leased square foot in USD based on an average conversion rate of \$1.04719 CAD to \$1.00 USD for the three months ended September 30, 2007.

*** The data above excludes twenty development properties in Mexico. Rent per leased square foot stated in USD based on an average conversion rate of 10.97074 Mexican pesos to \$1.00 USD for the three months ended September 30, 2007.

**** Rent per leased square foot stated in USD based on an average conversion rate of 519.92 Chilean pesos to \$1.00 USD for the three months ended September 30, 2007.

Joint Venture Summary

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED SEPTEMBER 30, 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 |
|---|-------------------|--------------------|----------------------|-------------------|-------------------------|------------------|-----------------------------|---------------------------------------|------------------|-------------------------------|--------------------|
| INVESTMENT MANAGEMENT PROGRAMS | | | | | | | | | | | |
| KIMCO/PRUDENTIAL INVESTMENT PROGRAM | \$ 98,024 | \$ 27,376 | \$ 70,648 | \$ 35,543 | \$ 143 | \$ - | \$ 39,847 | \$ - | \$ (4,885) | \$ (222) | \$ 5,749 |
| KIMCO INCOME REIT | \$ 54,021 | \$ 13,928 | \$ 40,093 | \$ 18,982 | \$ 298 | \$ (2) | \$ 9,772 | \$ (0) | \$ 11,039 | \$ 5,448 | \$ 9,846 |
| KIMCO/ UBS PROGRAMS | \$ 29,941 | \$ 7,269 | \$ 22,672 | \$ 11,040 | \$ 938 | \$ - | \$ 11,628 | \$ - | \$ (934) | \$ 244 | \$ 2,318 |
| PL RETAIL LLC | \$ 24,561 | \$ 7,446 | \$ 17,115 | \$ 9,997 | \$ (575) | \$ - | \$ 4,972 | \$ 13,138 | \$ 15,859 | \$ 2,348 | \$ 1,280 |
| SEB IMMOBILIEN | \$ 4,854 | \$ 1,072 | \$ 3,782 | \$ 2,489 | \$ 80 | \$ - | \$ 1,704 | \$ - | \$ (491) | \$ (74) | \$ 182 |
| KIMCO INCOME FUND I | \$ 8,361 | \$ 1,835 | \$ 6,526 | \$ 2,404 | \$ 240 | \$ - | \$ 1,972 | \$ - | \$ 1,910 | \$ 382 | \$ 677 |
| KIMCO/GE INVESTMENT PROGRAM (KROP) * | \$ 6,380 | \$ 1,818 | \$ 4,562 | \$ 2,507 | \$ 266 | \$ 22,563 | \$ 1,975 | \$ 1,329 | \$ 23,706 | \$ 8,730 (2) | \$ 6,844 (2) |
| OTHER INSTITUTIONAL PROGRAMS | \$ 15,616 | \$ 3,468 | \$ 12,148 | \$ 5,232 | \$ 269 | \$ - | \$ 4,301 | \$ - | \$ 2,346 | \$ 401 | \$ 1,110 |
| TOTAL IM PROGRAMS | \$ 241,758 | \$ 64,212 | \$ 177,546 | \$ 88,194 | \$ 1,659 | \$ 22,561 | \$ 76,171 | \$ 14,467 | \$ 48,550 | \$ 17,257 | \$ 28,006 |
| OTHER JOINT VENTURE PROPERTIES | | | | | | | | | | | |
| US PROPERTIES | \$ 29,674 | \$ 9,246 | \$ 20,428 | \$ 11,022 | \$ (4,880) | \$ 502 | \$ 6,779 | \$ - | \$ 8,007 | \$ 3,737 | \$ 8,077 |
| CANADA PROPERTIES | \$ 44,071 | \$ 15,142 | \$ 28,929 | \$ 11,154 | \$ (58) | \$ - | \$ 6,852 | \$ - | \$ 10,981 | \$ 5,491 | \$ 8,916 |
| MEXICO PROPERTIES | \$ 15,341 | \$ 2,686 | \$ 12,655 | \$ 3,588 | \$ 3,318 | \$ - | \$ 3,906 | \$ - | \$ 1,843 | \$ 1,114 | \$ 3,639 |
| CHILE PROPERTIES | \$ 429 | \$ 75 | \$ 354 | \$ 170 | \$ 0 | \$ - | \$ 98 | \$ - | \$ 86 | \$ 42 | \$ 92 |
| TOTAL JV PROPERTIES | \$ 89,515 | \$ 27,149 | \$ 62,366 | \$ 25,935 | \$ (1,620) | \$ 502 | \$ 17,635 | \$ - | \$ 20,917 | \$ 10,384 | \$ 20,724 |
| OTHER INVESTMENTS | \$ 39,297 | \$ 19,044 | \$ 20,253 | \$ 9,308 | \$ (1,777) | \$ 1 | \$ 8,706 | \$ - | \$ 4,018 | \$ 4,081 | \$ 7,253 |
| | \$ 370,570 | \$ 110,405 | \$ 260,165 | \$ 123,437 | \$ (1,738) | \$ 23,064 | \$ 102,512 | \$ 14,467 | \$ 73,485 | \$ 31,722 | \$ 55,983 |
| NET INCOME/(LOSS) FROM ALBERTSON'S | | | | | | | | | | \$ 7,877 | |
| NET INCOME/(LOSS) - MISCELLANEOUS | | | | | | | | | | \$ (289) | |
| EQUITY IN INCOME OF JOINT VENTURES, NET | | | | | | | | | | \$ 39,310 | |

(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 of \$1.8m for the three months ended September 30, 2007.
(2) Includes \$6.0MM for the three month period in promote income to Kimco as a result of KROP I 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
OPERATING JOINT VENTURE INCOME SUMMARY
NINE MONTHS ENDED SEPTEMBER 30, 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 |
|---|---------------------|--------------------|----------------------|-------------------|-------------------------|-------------------|-----------------------------|---------------------------------------|-------------------|-------------------------------|--------------------|
| INVESTMENT MANAGEMENT PROGRAMS | | | | | | | | | | | |
| KIMCO/PRUDENTIAL INVESTMENT PROGRAM | \$ 314,033 | \$ 80,483 | \$ 233,550 | \$ 127,938 | \$ 5 | 25 | 119,422 | - | \$ (13,790) | \$ (613) | \$ 17,282 |
| KIMCO INCOME REIT | \$ 164,665 | \$ 42,270 | \$ 122,395 | \$ 56,931 | \$ 473 | \$ 11,846 | \$ 29,172 | \$ 333 | \$ 47,998 | \$ 22,963 | \$ 30,871 |
| KIMCO/ UBS PROGRAMS | \$ 81,890 | \$ 21,059 | \$ 60,831 | \$ 29,233 | \$ 2,644 | - | 31,196 | - | \$ (2,242) | \$ 669 | \$ 6,339 |
| PL RETAIL LLC | \$ 74,581 | \$ 22,907 | \$ 51,674 | \$ 31,887 | \$ (1,436) | - | 18,933 | 13,709 | \$ 15,999 | \$ 2,771 | \$ 3,647 |
| SEB IMMOBILIEN | \$ 5,594 | \$ 1,144 | \$ 4,450 | \$ 2,838 | \$ 80 | - | 1,925 | - | \$ (393) | \$ (59) | \$ 230 |
| KIMCO INCOME FUND I | \$ 24,908 | \$ 5,650 | \$ 19,258 | \$ 7,205 | \$ 684 | - | 6,275 | - | \$ 5,094 | \$ 1,035 | \$ 1,969 |
| KIMCO/GE INVESTMENT PROGRAM (KROP) * | \$ 20,255 | \$ 5,324 | \$ 14,931 | \$ 7,641 | \$ 321 | 125,520 | 5,751 | 3,150 | \$ 129,888 | \$ 46,997 (2) | \$ 37,310 (2) |
| OTHER INSTITUTIONAL PROGRAMS | \$ 45,080 | \$ 9,622 | \$ 35,458 | \$ 15,303 | \$ 897 | 21,323 | 11,867 | - | \$ 28,714 | \$ 9,147 (3) | \$ 6,876 (3) |
| TOTAL IM PROGRAMS | <u>\$ 731,006</u> | <u>\$ 188,459</u> | <u>\$ 542,547</u> | <u>\$ 278,976</u> | <u>\$ 3,668</u> | <u>\$ 158,714</u> | <u>\$ 224,541</u> | <u>\$ 17,192</u> | <u>\$ 211,268</u> | <u>\$ 82,910</u> | <u>\$ 104,525</u> |
| OTHER JOINT VENTURE PROPERTIES | | | | | | | | | | | |
| US PROPERTIES | \$ 88,082 | \$ 28,778 | \$ 59,304 | \$ 29,563 | \$ (5,183) | 1,933 | 18,030 | - | \$ 18,827 | \$ 8,460 | \$ 17,568 |
| CANADA PROPERTIES | \$ 124,890 | \$ 44,652 | \$ 80,238 | \$ 31,061 | \$ (378) | - | 19,133 | - | \$ 30,422 | \$ 15,219 | \$ 24,460 |
| MEXICO PROPERTIES | \$ 44,520 | \$ 8,148 | \$ 36,372 | \$ 10,688 | \$ 3,188 | - | 11,530 | - | \$ 10,966 | \$ 7,383 (4) | \$ 14,372 (4) |
| CHILE PROPERTIES | \$ 569 | \$ 94 | \$ 475 | \$ 223 | \$ 0 | - | 130 | - | \$ 122 | \$ 61 | \$ 126 |
| TOTAL JV PROPERTIES | <u>\$ 258,061</u> | <u>\$ 81,672</u> | <u>\$ 176,389</u> | <u>\$ 71,535</u> | <u>\$ (2,373)</u> | <u>\$ 1,933</u> | <u>\$ 48,823</u> | <u>\$ -</u> | <u>\$ 60,337</u> | <u>\$ 31,123</u> | <u>\$ 56,526</u> |
| OTHER INVESTMENTS | \$ 98,482 | \$ 57,277 | \$ 41,205 | \$ 26,774 | \$ 1,214 | 25,110 | 21,366 | - | \$ 16,959 | \$ 9,727 | \$ 15,138 |
| | <u>\$ 1,087,549</u> | <u>\$ 327,408</u> | <u>\$ 760,141</u> | <u>\$ 377,285</u> | <u>\$ 2,509</u> | <u>\$ 185,757</u> | <u>\$ 294,730</u> | <u>\$ 17,192</u> | <u>\$ 288,564</u> | <u>\$ 123,760</u> | <u>\$ 176,189</u> |
| NET INCOME/(LOSS) FROM ALBERTSON'S | | | | | | | | | | \$ (15,011) | |
| NET INCOME/(LOSS) - MISCELLANEOUS | | | | | | | | | | \$ 2,936 | |
| EQUITY IN INCOME OF JOINT VENTURES, NET | | | | | | | | | | <u>\$ 111,685</u> | |

(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 of \$5.2m for the nine months ended September 30, 2007.

(2) Includes \$34.0MM for the nine month period in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement

(3) Includes \$4.8MM for the nine month period, in promote income to Kimco as a result of Fremont Crow returns exceeding the minimum IRR hurdle per the JV agreement

(4) Includes \$1.2MM for nine month period, of promote income to Kimco as a result of San Luis 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
September 30, 2007
(in thousands)

| VENTURE | NUMBER OF PROPERTIES | TOTAL GLA | GROSS INVESTMENT IN REAL ESTATE | MORTGAGES AND NOTES PAYABLE | OTHER ASSETS (LIAB) | OWNERSHIP INTEREST | AVERAGE INTEREST RATE | AVERAGE REMAINING TERM | % FIXED RATE | % VARIABLE RATE | |
|--|----------------------------|---------------|---------------------------------------|-----------------------------------|------------------------|-----------------------|-----------------------------|------------------------------|--------------------|-----------------------|--------|
| <u>INVESTMENT MANAGEMENT PROGRAMS</u> | | | | | | | | | | | |
| KIMCO/PRUDENTIAL INVESTMENT PROGRAMS | 131 | 20,384 | 4,546,918 | 2,837,476 | (5,308) | 14.98% | * | 5.71% | 66.0 | 72.50% | 27.50% |
| KIMCO INCOME REIT | 64 | 13,719 | 1,633,951 | 1,065,203 | 52,519 | 45.00% | | 7.02% | 43.5 | 100.00% | 0.00% |
| KIMCO/ UBS PROGRAMS | 43 | 6,169 | 1,366,398 | 772,562 | 23,598 | 17.89% | * | 5.70% | 92.3 | 100.00% | 0.00% |
| PL RETAIL LLC | 22 | 5,578 | 942,604 | 685,115 | 49,059 | 15.00% | | 6.24% | 25.6 | 75.10% | 24.90% |
| SEB IMMOBILIEN | 10 | 1,328 | 275,435 | 193,500 | 4,552 | 15.00% | | 5.67% | 111.4 | 100.00% | 0.00% |
| KIMCO INCOME FUND I | 12 | 1,524 | 277,224 | 175,642 | 14,323 | 15.15% | | 5.48% | 87.9 | 100.00% | 0.00% |
| KIMCO/GE INVESTMENT PROGRAMS (KROP) | 10 | 1,711 | 222,182 | 158,847 | (3,524) | 19.51% | * | 6.04% | 63.9 | 80.73% | 19.27% |
| OTHER INSTITUTIONAL PROGRAMS | 62 | 3,543 | 646,657 | 392,185 | (44,132) | 16.27% | * | 8.65% | 84.4 | 100.00% | 0.00% |
| TOTAL IM PROGRAMS | 354 | 53,956 | 9,911,369 | 6,280,530 | 91,087 | | | | | | |
| <u>OTHER JOINT VENTURE PROPERTIES</u> | | | | | | | | | | | |
| US PROPERTIES | 72 | 8,893 | 1,088,310 | 789,646 | (2,371) | 54.21% | * | 6.68% | 43.8 | 45.09% | 54.91% |
| CANADA PROPERTIES | 39 | 8,301 | 1,231,473 | 764,995 | (139) | 50.00% | * | 6.15% | 67.8 | 100.00% | 0.00% |
| MEXICO PROPERTIES | 83 | 9,310 | 526,381 | 209,385 | 15,269 | 50.36% | * | 6.68% | 48.0 | 100.00% | 0.00% |
| CHILE PROPERTIES | 4 | 98 | 16,815 | 11,250 | 17 | 50.00% | | 5.69% | 245.9 | 100.00% | 0.00% |
| TOTAL OTHER JOINT VENTURES PROPERTIES | 198 | 26,602 | 2,862,979 | 1,775,276 | 12,776 | | | | | | |
| OTHER INVESTMENTS | NA | NA | 1,552,825 | 1,177,452 | 79,649 | 57.62% | * | 5.34% | 60.3 | 57.83% | 42.17% |
| | 552 | 80,558 | 14,327,173 | 9,233,258 | 183,512 | | | | | | |

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

* Ownership % is a blended rate

Kimco Capital Services

KIMCO REALTY CORPORATION
PREFERRED EQUITY TRANSACTIONS
(in thousands)

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 | Jan-07 | 3,375 |
| 4. | Whiting, NJ | Whiting Commons | Jan-07 | 1,762 |
| 5. | Lake Wales, FL | Lake Wales | Jan-07 | 1,583 |
| 6. | Malibu, 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 |
| | Subtotal Q1 | | | <u>\$ 26,028</u> |
| 10. | Lake Grove, NY | Lake Grove Shopping Center | Apr-07 | \$ 31,000 |
| 11. | Cranston, RI | 2 Residential Properties: Royale & Dean | Apr-07 | 1,923 |
| 12. | San Angelo & Brenham in Texas | Affordable Housing Phase I (2 properties) | Apr-07 | 629 |
| 13. | Lake Charles, LA | Prien Lake Dunhill | May-07 | 3,611 |
| 14. | New York, NY | 30 West 21st Street | May-07 | 6,250 |
| 15. | Malibu, CA | Malibu Sands | May-07 | 2,536 |
| 16. | Shawnee, KS | Shawnee Hills Senior Living | Jun-07 | 1,307 |
| 17. | Various cities in NY | Madison Arba (13 properties) | Jun-07 | 9,750 |
| 18. | Eules, TX | Texas Star Business Center | Jun-07 | 700 |
| 19. | Concord, NC | Cedar Park | Jun-07 | 447 |
| | Subtotal Q2 | | | <u>\$ 58,153</u> |
| 20. | Houston, TX | Affordable Housing (Wellington) | Jul-07 | \$ 1,293 |
| 21. | Austin & San Antonio, TX | Affordable Housing (2 properties) | Aug-07 | 457 |
| 22. | Delray Beach, FL | Delray Square One | Jul-07 | 4,169 |
| 23. | Delray Beach, FL | Jewish Community Federation | Jul-07 | 2,036 |
| 24. | Clearwater, FL | Highland Square | Aug-07 | 4,250 |
| 25. | Cookeville, TN | Jackson Plaza | Aug-07 | 4,240 |
| 26. | Largo, FL | Seacrest Apartments | Sep-07 | 1,278 |
| | Subtotal Q3 | | | <u>\$ 17,723</u> |
| Canadian Preferred Equity Investments: | | | | |
| 1. | Ottawa, Ontario | Abacus Portfolio (9 properties) | Jan-07 | \$ 8,218 |
| 2. | Milton, Ontario | Halton Hills (development) | Jul-07 | \$ 5,400 |
| 3. | Various cities in Ontario, Canada | Heritage Office/Retail Portfolio (5 properties) | Jul-07 | 4,516 |
| 4. | St-Jerome, Quebec | Centre D'Achats St- Jerome | Jul-07 | 2,200 |
| 5. | Edmonton, Alberta | Northtown Mall | Sep-07 | 7,286 |
| | Subtotal Q3 | | | <u>\$ 19,402</u> |
| Total Preferred Equity Investments | | | | <u><u>\$ 129,524</u></u> |
| Total Q1 Preferred Equity Investments | | | | \$ 34,246 |
| Total Q2 Preferred Equity Investments | | | | 58,153 |
| Total Q3 Preferred Equity Investments | | | | 37,125 |
| TOTAL PREFERRED EQUITY INVESTMENTS | | | | <u><u>\$ 129,524</u></u> |

KIMCO REALTY CORPORATION
PREFERRED EQUITY TRANSACTIONS
(in thousands)

PREFERRED EQUITY DISPOSITIONS

| | | | PROCEEDS |
|--|-------------------------|------------------------------------|-------------------------|
| US | | | |
| 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 |
| | Subtotal Q1 | | <u>\$ 14,897</u> |
| 5. | Dallas, TX | Hillside | Jun-07 \$ 7,076 |
| 6. | Fort Worth, TX | Mira Vista | Jun-07 800 |
| | Subtotal Q2 | | <u>\$ 7,876</u> |
| 7. | New York, NY | 37 Greenwich Avenue | Sep-07 \$ 2,800 |
| Canada | | | |
| 1. | North York, Toronto | 875 Don Mills Road (Apple Storage) | Apr-07 \$ 2,300 |
| 2. | Various Canadian Cities | Apple Storage 10 properties | May-07 23,000 |
| | Subtotal Q2 | | <u>\$ 25,300</u> |
| TOTAL PREFERRED EQUITY DISPOSITIONS | | | <u><u>\$ 50,873</u></u> |

KIMCO REALTY CORPORATION
KIMCO SELECT AND RETAILER SERVICES INVESTMENT ACTIVITY
(in thousands)

KIMCO SELECT/ RETAILER SERVICES

| <u>Investment</u> | <u>Type</u> | <u>Qtr</u> | <u>Amount</u> |
|--|----------------------------------|------------|---------------|
| • Various Debt & Equity Purchases | Securities | Q1 thru Q3 | \$ 35,921 |
| • Mortgages | Mortgage | Q1 & Q2 | 49,282 |
| • 35 North Third Street, PA | Acquisition of Building | Q1 07 | 2,100 |
| • 1628 Walnut Street, PA | Acquisition of Building | Q2 07 | 3,500 |
| • 1701 Walnut Street, PA | Acquisition of Building | Q2 07 | 12,000 |
| • 111- 115 Newbury Street, MA | Acquisition of Building | Q2 07 | 14,000 |
| • 120-122 Market Street, PA | Acquisition of Building | Q2 07 | 2,920 |
| • In TownSuites (Westmont JV) | Equity Investment | Q2 07 | 119,844 |
| • Net Leased Properties | Loan with residual participation | Q3 07 | 83,000 |
| • 493- 497 Commonwealth Ave., Boston, MA | Acquisition of Building | Q3 07 | 5,650 |
| • In TownSuites (Westmont JV) | Equity Investment | Q3 07 | 5,514 |
| • 1401 Walnut Street, PA | Acquisition of Building | Q3 07 | 50,534 |
| • 1831 Chestnut street, PA | Acquisition of Building | Q3 07 | 7,607 |
| • 242-244 Market Street, PA | Acquisition of Building | Q3 07 | 2,750 |
| | | | \$ 394,622 |

Miscellaneous



Research Coverage:

| | | |
|--------------------------------|---------------------|----------------|
| A.G. Edwards Inc. | Mark Hoffmeister | (314) 955-5784 |
| Argus | Bridget Adams | (646) 747-5448 |
| Banc of America Securities LLC | Christy McElroy | (212) 847-5658 |
| Bear Stearns | Ross Smotrich | (212) 272-8046 |
| | Amy Young | (212) 272-3523 |
| Citi Investment Research | Jonathan Litt | (212) 816-0231 |
| | Ambika Goel | (212) 816-6981 |
| Deutsche Bank Securities Inc. | Louis Taylor | (212) 250-4912 |
| Edward D. Jones & Company | Shawn Barnes | (314) 515-2846 |
| Friedman Billings Ramsey & Co. | Paul Morgan | (703) 469-1255 |
| | Tom Barry | (703) 875-1401 |
| Goldman Sachs & Co. | Jay Haberman | (917) 343-4260 |
| Green Street Advisors | James Sullivan | (949) 640-8780 |
| | Nicholas Vedder | (949) 640-8780 |
| JP Morgan Securities Inc. | Michael W. Mueller | (212) 622-6689 |
| | Joseph Dazio | (212) 622-6416 |
| 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 |
| | Mickey Chiang | (212) 761-6385 |
| Morningstar | Akash Dave | (312) 384-3886 |
| Raymond James & Associates | Paul D. Puryear | (727) 567-2253 |
| | Ken Avalos | (727) 567-2660 |
| RBC Capital Markets | Rich Moore | (216) 378-7625 |
| | Wes Golladay | (216) 378-7631 |
| Stifel Nicolaus & Company Inc. | David Fick | (410) 454-5018 |
| UBS Investment Research | Jeffrey Spector | (212) 713-6144 |
| Wachovia Securities LLC | Jeffrey J. Donnelly | (617) 603-4262 |
| | Robert LaQuaglia | (617) 603-4263 |

Rating Agency Coverage:

| | | |
|--------------------------|-----------------|----------------|
| Moody's Investor Service | Merrie Frankel | (212) 553-3652 |
| Standard & Poors | Robert McMillan | (212) 438-9522 |

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 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. |