



**Kimco Realty Corporation  
Supplemental Financial Information  
Quarter and Year Ended  
December 31, 2007**

Investor Relations  
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## Forward-Looking Statements

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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 and Year Ended December 31, 2007**

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# **Financial Summary**

**KIMCO REALTY CORPORATION AND SUBSIDIARIES**  
**Consolidated Balance Sheet**  
(in thousands, except share information)  
(unaudited)

	December 31, 2007	September 30, 2007	December 31, 2006
<b>Assets:</b>			
Operating Real Estate, Net of Accumulated Depreciation of \$977,444, \$927,402, and \$806,670, respectively	\$ 5,203,185	\$ 5,022,221	\$ 4,156,667
Investments and Advances in Real Estate Joint Ventures	1,246,917	1,310,014	1,067,918
Real Estate Under Development	1,144,406	1,132,834	1,037,982
Other Real Estate Investments	615,016	596,504	451,731
Mortgages and Other Financing Receivables	153,847	171,813	162,669
Cash and Cash Equivalents	87,499	45,439	345,065
Marketable Securities	212,988	213,385	202,659
Accounts and Notes Receivable	88,017	84,274	83,418
Other Assets	345,941	321,894	361,171
<b>Total Assets</b>	<b>\$ 9,097,816</b>	<b>\$ 8,898,378</b>	<b>\$ 7,869,280</b>
<b>Liabilities:</b>			
Notes Payable	\$ 3,131,765	\$ 3,618,192	\$ 2,748,345
Mortgages Payable	838,736	556,085	567,917
Construction Loans Payable	245,914	242,197	270,981
Dividends Payable	112,052	103,976	93,222
Other Liabilities	426,616	455,611	396,614
<b>Total Liabilities</b>	<b>4,755,083</b>	<b>4,976,061</b>	<b>4,077,079</b>
Minority Interests	448,159	437,060	425,242
<b>Stockholders' Equity:</b>			
Preferred Stock, \$1.00 par value, authorized 3,232,000, 3,600,000, and 3,600,000 shares, respectively			
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			
Class G Preferred Stock, \$1.00 par value, authorized 184,000 shares Issued and Outstanding 184,000 shares	184	-	-
Aggregate Liquidation Preference \$460,000			
Common Stock, \$.01 par value, authorized 750,000,000, 750,000,000, and 300,000,000 shares Issued 253,350,144, 253,213,968, and 251,416,749, respectively Outstanding 252,803,564, 252,667,388, and 250,870,169, respectively	2,528	2,527	2,509
Paid-In Capital	3,677,509	3,227,560	3,178,016
Retained Earnings	180,005	209,018	140,509
	3,860,926	3,439,805	3,321,734
Accumulated Other Comprehensive Income	33,648	45,452	45,225
<b>Total Stockholders' Equity</b>	<b>3,894,574</b>	<b>3,485,257</b>	<b>3,366,959</b>
<b>Total Liabilities and Stockholders' Equity</b>	<b>\$ 9,097,816</b>	<b>\$ 8,898,378</b>	<b>\$ 7,869,280</b>

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

	Three Months Ended December 31,		%	Year Ended December 31,		%
	2007	2006		Change	2007	
Revenues from Rental Properties	\$ 179,726	\$ 155,678	15.4%	\$ 681,553	\$ 587,547	16.0%
Rental Property Expenses:						
Rent	3,120	2,888		12,131	11,531	
Real Estate Taxes	24,071	19,259		83,571	74,607	
Operating and Maintenance	24,829	20,426		90,013	72,701	
	<u>52,020</u>	<u>42,573</u>		<u>185,715</u>	<u>158,839</u>	
<b>Net Operating Income</b>	<b>127,706</b>	<b>113,105</b>	12.9%	<b>495,838</b>	<b>428,708</b>	15.7%
Income from Other Real Estate Investments	11,709	16,123		78,524	77,062	
Mortgage Financing Income	2,388	3,058		14,197	18,816	
Management and Other Fee Income	11,358	11,130		54,844	40,684	
Depreciation and Amortization	<u>(53,385)</u>	<u>(41,242)</u>		<u>(189,650)</u>	<u>(139,263)</u>	
	<b>99,776</b>	<b>102,174</b>	-2.3%	<b>453,753</b>	<b>426,007</b>	6.5%
Interest, Dividends and Other Investment Income	310	17,369		30,951	55,822	
Other (Expense)/Income, Net	(4,636)	882		(10,590)	8,928	
Interest Expense	(55,857)	(44,987)		(213,674)	(170,677)	
General and Administrative Expenses	<u>(26,840)</u>	<u>(21,425)</u>		<u>(103,882)</u>	<u>(77,324)</u>	
	12,753	54,013	-76.4%	156,558	242,756	-35.5%
(Provision) / Benefit for Income Taxes	11,750	(3,613)		44,490	(4,387)	
Equity in Income of Joint Ventures, Net	61,679	32,728		173,363	105,525	
Minority Interests in Income, Net	(9,704)	(6,687)		(34,144)	(26,166)	
Gain on Sale of Development Properties, Net of Tax of \$7,552, \$2,262, \$16,040, and \$12,155, respectively	11,329	10,281		24,059	25,121	
Adjustment of Property Carrying Values Net of Tax of \$3,400, \$0, \$3,400, and \$0, respectively	<u>(5,100)</u>	<u>-</u>		<u>(5,100)</u>	<u>-</u>	
<b>Income from Continuing Operations</b>	<b>82,707</b>	<b>86,722</b>	-4.6%	<b>359,226</b>	<b>342,849</b>	4.8%
<b>Discontinued Operations:</b>						
Income from Discontinued Operating Properties	409	3,997		32,773	13,914	
Minority Interests in (Income) / Loss	(77)	19		(5,848)	(1,585)	
Loss on Operating Properties Held for Sale/Sold	-	(608)		(1,832)	(1,421)	
Gain on Disposition of Operating Properties, Net of Tax	-	40,703		5,538	72,042	
<b>Income from Discontinued Operations</b>	<b>332</b>	<b>44,111</b>		<b>30,631</b>	<b>82,950</b>	
Gain On Transfer Of Operating Properties (1)	-	-		-	1,394	
Gain On Sale Of Operating Properties, Net Of Tax (1)	<u>-</u>	<u>1,066</u>		<u>2,708</u>	<u>1,066</u>	
	<u>-</u>	<u>1,066</u>		<u>2,708</u>	<u>2,460</u>	
<b>Income before Extraordinary Item</b>	<b>83,039</b>	<b>131,899</b>		<b>392,565</b>	<b>428,259</b>	
Extraordinary Gain from Joint Venture Investment Resulting from Purchase Price Allocation, Net of Income Tax of \$0, \$0, \$36,277, \$0 and Minority Interest	-	-		50,265	-	
<b>Net Income</b>	<b>83,039</b>	<b>131,899</b>	-37.0%	<b>442,830</b>	<b>428,259</b>	3.4%
Preferred Dividends	<u>(10,931)</u>	<u>(2,909)</u>		<u>(19,659)</u>	<u>(11,638)</u>	
<b>Net Income Available to Common Shareholders</b>	<b>\$ 72,108</b>	<b>\$ 128,990</b>	-44.1%	<b>\$ 423,171</b>	<b>\$ 416,621</b>	1.6%
Weighted Average Shares:						
Basic	252,735	247,752		252,129	239,552	
Dilutive Effect of Options	4,039	5,965		4,929	5,063	
Diluted	<u>256,774</u>	<u>253,717</u>		<u>257,058</u>	<u>244,615</u>	
Per Common Share:						
Income from Continuing Operations:						
Basic	<u>\$ 0.28</u>	<u>\$ 0.34</u>	-17.6%	<u>\$ 1.36</u>	<u>\$ 1.39</u>	-2.2%
Diluted	<u>\$ 0.28</u> (2)	<u>\$ 0.33</u> (2)	-15.2%	<u>\$ 1.33</u> (2)	<u>\$ 1.36</u> (2)	-2.2%
Net Income:						
Basic	<u>\$ 0.29</u>	<u>\$ 0.52</u>	-44.2%	<u>\$ 1.68</u>	<u>\$ 1.74</u>	-3.4%
Diluted	<u>\$ 0.28</u> (2)	<u>\$ 0.51</u> (2)	-45.1%	<u>\$ 1.65</u> (2)	<u>\$ 1.70</u> (2)	-2.9%

(1) Included in the calculation of income from continuing operations per common share in accordance with sec guidelines.

(2) Reflects the potential dilutive impact if certain units were converted to common stock at the beginning of the period.

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

	Three Months Ended December 31,		%	Year Ended December 31,		%
	2007	2006		Change	2007	
<b>Funds From Operations</b>						
Net Income	\$ 83,039	\$ 131,899	-37.0%	\$ 442,830	\$ 428,259	3.4%
Gain on Disposition of Operating Prop., Net of Minority Interests	-	(40,703)		(5,914)	(71,776)	
Gain on Disposition of Joint Venture Operating Properties	(18,688)	(4,107)		(44,826)	(16,549)	
Depreciation and Amortization	51,362	42,089		187,779	144,319	
Depr. and Amort. - Real Estate JV's, Net of Minority Interests	31,437	21,562		109,611	71,731	
Preferred Stock Dividends	(10,931)	(2,909)		(19,659)	(11,638)	
<b>Funds From Operations</b>	<b><u>\$ 136,219</u></b>	<b><u>\$ 147,831</u></b>	-7.9%	<b><u>\$ 669,821</u></b>	<b><u>\$ 544,346</u></b>	23.1%
Weighted Average Shares for FFO Calculations:						
-Basic	252,735	247,752		252,129	239,552	
Units	5,416	6,161		5,766	5,700	
Dilutive Effect of Options	4,039	5,965		4,929	5,063	
-Diluted	<u>262,190</u> (1)	<u>259,878</u> (1)		<u>262,824</u> (1)	<u>250,315</u> (1)	
<b>FFO Per Common Share - Basic</b>	<b><u>\$ 0.54</u></b>	<b><u>\$ 0.60</u></b>	-10.0%	<b><u>\$ 2.66</u></b>	<b><u>\$ 2.27</u></b>	17.2%
<b>- Diluted</b>	<b><u>\$ 0.53</u></b> (1)	<b><u>\$ 0.58</u></b> (1)	-8.6%	<b><u>\$ 2.59</u></b> (1)	<b><u>\$ 2.21</u></b> (1)	17.2%

(1) Reflects the potential dilutive impact if certain units were converted to common stock at the beginning of the period. Funds From Operations would be increased by \$2,418 and \$2,410 for the three months ended December 31, 2007 and 2006, respectively, and \$10,083 and \$8,587 for the year ended December 31, 2007 and 2006, respectively.

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

	Three Months			Year Ended		
	Ended December 31,		%	December 31,		%
	2007	2006	Change	2007	2006	Change
<b>EBITDA</b>						
Net Income	\$ 83,039	\$ 131,899	-37.0%	\$ 442,830	\$ 428,259	3.4%
Interest	55,857	44,987		213,674	170,677	
Interest Discontinued Operations	-	677		9	2,593	
Depreciation and Amortization	53,385	41,242		189,650	139,263	
Depreciation and Amortization- Discontinued Operations	-	1,032		1,620	5,504	
Gain on Sale of Operating Properties, Net of Minority Interests	-	(40,703)		(5,914)	(71,989)	
Gain on Sale of Joint Venture Operating Properties	(18,688)	(4,107)		(44,826)	(16,549)	
Loss on Operating Properties Held for Sale/Sold	-	608		1,832	1,421	
Provision for Income Taxes, Net of Minority Interests	(7,652)	6,585		4,039	17,253	
Provision for Income Taxes-Discontinued Operations	-	1,224		4,570	1,344	
Prorata Share of Interest Expense - Minority Int	(1,234)	(1,114)		(5,692)	(5,014)	
Prorata Share of Interest Expense - Real Estate JV's	33,767	26,583		130,508	99,486	
Prorata Share of Interest Expense - Other Investments	10,530	3,741		19,503	9,188	
Prorata Share of Depreciation and Amortization - Real Estate JV's	24,835	19,478		95,193	67,353	
Prorata Share of Depreciation and Amortization - Other Investments	6,602	2,084		14,418	4,378	
<b>EBITDA</b>	<b>\$ 240,441</b>	<b>\$ 234,216</b>	<b>2.7%</b>	<b>\$ 1,061,414</b>	<b>\$ 853,167</b>	<b>24.4%</b>
<b>Net Operating Income</b>						
<b>Real Estate Operations:</b>						
Revenues from Rental Property	\$ 179,726	\$ 155,678	15.4%	\$ 681,553	\$ 587,547	16.0%
Rental Property Expenses:						
Rent	3,120	2,888		12,131	11,531	
Real Estate Taxes	24,071	19,259		83,571	74,607	
Operating and Maintenance	24,829	20,426		90,013	72,701	
	<u>52,020</u>	<u>42,573</u>		<u>185,715</u>	<u>158,839</u>	
<b>Net Operating Income</b>	<b>127,706</b>	<b>113,105</b>	<b>12.9%</b>	<b>495,838</b>	<b>428,708</b>	<b>15.7%</b>
<b>Net Operating Income from Discontinued Operations</b>	<b>462</b>	<b>1,792</b>		<b>2,654</b>	<b>16,502</b>	
<b>Kimco's Prorata Share of Joint Venture NOI</b>						
Kimco's Share of Prudential NOI	11,205	5,251		46,139	5,448	
Kimco's Share of KIR NOI	17,698	17,677		70,382	69,213	
Kimco's Share of KIR NOI -Discontinued Operations	538	1,151		3,505	4,672	
Kimco's Share of UBS NOI	4,203	3,319		15,413	8,583	
Kimco's Share of PL Retail NOI	2,559	1,976		10,548	10,918	
Kimco's Share of SEB Immobilien NOI	773	-		1,441	-	
Kimco's Share of KIF I NOI	952	943		3,877	3,783	
Kimco's Share of KROP NOI	439	419		2,401	8,179	
Kimco's Share of KROP NOI - Discontinued Operations	188	1,406		3,009	1,746	
Kimco's Share of Other Investment Management Programs	1,980	2,287		7,874	9,177	
Kimco's Share of Other Real Estate JV NOI	11,366	9,182		38,729	39,235	
Kimco's Share of Canada NOI	15,750	13,318		55,869	52,723	
Kimco's Share of Mexico Shopping Center NOI	2,933	1,684		10,143	5,294	
Kimco's Share of Mexico Industrial NOI	4,148	4,041		16,262	15,483	
Kimco's Share of Other Investments NOI	20,554	6,186		35,931	18,627	
Minority Interests Share of NOI	(2,807)	(1,376)		(12,722)	(8,081)	
<b>Subtotal of Kimco's Share of JV NOI</b>	<u>92,479</u>	<u>67,464</u>		<u>308,801</u>	<u>245,000</u>	
<b>Net Operating Income including Joint Ventures</b>	<b>\$ 220,647</b>	<b>\$ 182,361</b>	<b>21.0%</b>	<b>\$ 807,293</b>	<b>\$ 690,210</b>	<b>17.0%</b>
<b>Other Financial Data</b>						
Deferred Rents	1,500	2,000		4,137	5,000	
FAS 141 Rent, net	5,689	4,426		23,194	15,030	
Principal Amortization of Debt-Recurring	3,203	2,853		14,015	10,822	
Amortization of Woolco Investment	384	350		1,434	1,400	



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

	Twelve Months Ended December 31,	
	2007	2006
Cash flow from operating activities:		
Net income	\$ 442,830	\$ 428,259
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	191,270	144,767
Extraordinary item	(50,265)	-
Loss on operating properties held for sale/sold/transferred	1,832	1,421
Adjustment of property carrying values	8,500	-
Gain on sale of development properties	(40,099)	(37,276)
Gain on sale/transfer of operating properties	(9,800)	(77,300)
Minority interests in income of partnerships, net	39,992	27,751
Equity in income of joint ventures, net	(173,363)	(106,930)
Income from other real estate investments	(64,046)	(54,494)
Distributions from joint ventures	403,032	152,099
Cash retained from excess tax benefits	(2,471)	(2,926)
Change in accounts and notes receivable	(4,876)	(17,778)
Change in accounts payable and accrued expenses	1,361	38,619
Change in other operating assets and liabilities	(77,908)	(40,643)
Net cash flow provided by operating activities	<u>665,989</u>	<u>455,569</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(1,077,202)	(547,001)
Acquisition of and improvements to real estate under development	(640,934)	(619,083)
Investment in marketable securities	(55,235)	(86,463)
Proceeds from sale of marketable securities	35,525	83,832
Proceeds from transferred operating/development properties	69,869	1,186,851
Investments and advances to real estate joint ventures	(413,172)	(472,666)
Reimbursements of advances to real estate joint ventures	293,537	183,368
Other real estate investments	(192,890)	(254,245)
Reimbursements of advances to other real estate investments	87,925	74,677
Investment in mortgage loans receivable	(97,592)	(154,894)
Collection of mortgage loans receivable	94,720	125,003
Other investments	(26,688)	(123,609)
Reimbursements of other investments	55,361	16,113
Settlement of net investment hedges	-	(953)
Proceeds from sale of operating properties	59,450	110,404
Proceeds from sale of development properties	299,715	232,445
Net cash flow used for investing activities	<u>(1,507,611)</u>	<u>(246,221)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(82,337)	(61,758)
Principal payments on rental property debt	(14,014)	(11,062)
Principal payments on construction loan financings	(78,295)	(79,399)
Proceeds from mortgage/construction loan financings	413,488	174,087
Borrowings under credit facilities	627,369	317,661
Repayment of borrowings under credit facilities	(343,553)	(653,219)
Proceeds from issuance of unsecured senior notes	300,000	478,947
Repayment of unsecured senior notes	(250,000)	(185,000)
Financing origination costs	(10,819)	(11,442)
Redemption of minority interests in real estate partnerships	(80,972)	(31,554)
Dividends paid	(384,502)	(332,552)
Cash retained from excess tax benefits	2,471	2,926
Proceeds from issuance of stock	485,220	451,809
Net cash flow provided by financing activities	<u>584,056</u>	<u>59,444</u>
Change in cash and cash equivalents	(257,566)	268,792
Cash and cash equivalents, beginning of period	345,065	76,273
Cash and cash equivalents, end of period	<u>\$ 87,499</u>	<u>\$ 345,065</u>
Interest paid during the period (net of capitalized interest of \$25,505, and \$22,741, respectively)	<u>\$ 215,121</u>	<u>\$ 153,664</u>
Income taxes paid during the period	<u>\$ 14,292</u>	<u>\$ 9,350</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>\$ 82,614</u>	<u>\$ 1,627,058</u>
Disposition/transfer of real estate interests by assignment of mortgage debt	<u>\$ -</u>	<u>\$ 293,254</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ -</u>	<u>\$ 247,475</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ 68,031</u>	<u>\$ 140,802</u>
Proceeds held in escrow through sale of real estate interest	<u>\$ -</u>	<u>\$ 39,210</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>\$ 112,052</u>	<u>\$ 93,222</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**  
**December 31, 2007**  
**(in thousands)**

**Other Real Estate Investments** **\$ 615,016**

*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	\$	484,055
Retail Store Leases		2,731
Triple Net Leases		85,743
Other		42,487
<b>Total Other Real Estate Investments</b>	<b>\$</b>	<b>615,016</b>

**Mortgages and Other Financing Receivables** **\$ 153,847**

*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** **\$ 212,988**

*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**

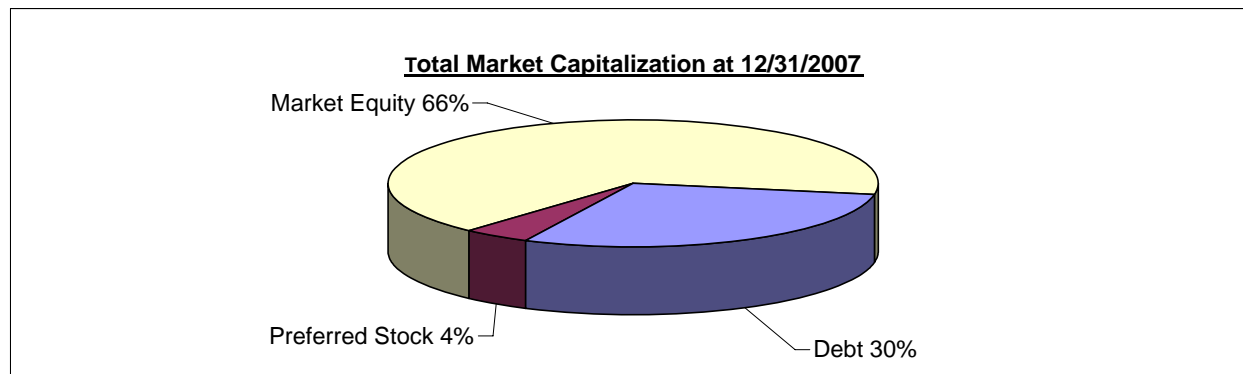
Transaction Deposits	\$	19,151
Real Estate Held for Sale		32,427
Deferred Charges		121,690
Deferred Tax Asset		47,066
Other		125,607
<b>Total Other Assets</b>	<b>\$</b>	<b>345,941</b>

**Other Liabilities**

Accounts Payable and Accrued Expenses	\$	161,526
Below Market Rent		182,310
Other		82,780
<b>Total Other Liabilities</b>	<b>\$</b>	<b>426,616</b>

## **Market Capitalization/Debt Summary**

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



	December 31, 2007	September 30, 2007	June 30, 2007	March 31, 2007	December 31, 2006
<b>Market Capitalization</b>					
<b>Market Data</b>					
Common Shares Outstanding	252,804	252,667	252,189	251,938	250,870
Downreit Units	5,808	5,808	5,808	5,915	6,873
	258,612	258,475	257,997	257,853	257,743
Market Price per Share (at end of period)	\$ 36.40	\$ 45.21	\$ 38.07	\$ 48.74	\$ 44.95
Preferred Stock 6.65% Series F	175,000	175,000	175,000	175,000	175,000
Preferred Stock 7.75% Series G	460,000	-	-	-	-
<b>Equity Market Capitalization (at end of period price)</b>	<b>10,048,477</b>	<b>11,860,659</b>	<b>9,996,932</b>	<b>12,742,756</b>	<b>11,760,556</b>
Total Debt	4,216,415	4,416,474	4,191,215	3,629,516	3,587,243
<b>Total Market Capitalization</b>	<b>\$ 14,264,892</b>	<b>\$ 16,277,133</b>	<b>\$ 14,188,147</b>	<b>\$ 16,372,272</b>	<b>\$ 15,347,799</b>
<b>Total Debt to Market Capitalization</b>	<b>.30:1</b>	<b>.27:1</b>	<b>.30:1</b>	<b>.22:1</b>	<b>.23:1</b>
<b>Capital Availability</b>					
Cash on Hand	\$ 87,499	\$ 45,439	\$ 109,531	\$ 120,044	\$ 345,065
Marketable Securities	212,988	213,385	228,579	219,836	202,659
Available under Line of Credit	1,516,919	722,156	705,971	1,111,731	1,110,129
	<b>\$ 1,817,406</b>	<b>\$ 980,980</b>	<b>\$ 1,044,081</b>	<b>\$ 1,451,611</b>	<b>\$ 1,657,853</b>
<b>Coverage Ratios</b>					
Debt Service Coverage	3.2x	3.2x	3.8x	3.9x	3.7x
Fixed Charge Coverage	2.7x	3.0x	3.5x	3.6x	3.4x
<b>Dividend Data</b>					
Common Dividend per Share	\$ 0.40	\$ 0.40	\$ 0.36	\$ 0.36	\$ 0.36
<b>Operational Statistics</b>					
Same Store NOI	4.1%	4.2%	4.0%	4.0%	6.1%
Net Operating Income Margin	71.1%	73.6%	73.3%	73.1%	72.5%
Operating Costs/Total Operating Revenues	4.8%	4.7%	4.5%	4.3%	4.5%
Return on Invested Capital (quarter ended)	9.2%	9.5%	11.4%	12.7%	10.9%

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

YEAR	FIXED RATE						FLOATING RATE					
	WEIGHTED		WEIGHTED		TOTAL	WEIGHTED		WEIGHTED		TOTAL	TOTAL	
	SECURED DEBT	AVG RATE	UNSECURED DEBT	AVG RATE	WEIGHTED TOTAL AVG RATE	SECURED DEBT	AVG RATE	UNSECURED DEBT	AVG RATE	WEIGHTED TOTAL AVG RATE	WEIGHTED TOTAL AVG RATE	
2008	\$ 84,425	7.18%	\$ 125,284	4.61%	\$ 209,709	5.64%	\$ 260,914	6.00%	\$ 25,246	8.67%	\$ 286,160	6.23%
2009	60,694	7.04%	180,000	6.98%	240,694	7.00%	73,051	6.69%	-	-	73,051	6.69%
2010	18,018	8.47%	227,872	4.81%	245,890	5.08%	54,113	6.70%	6,513	7.52%	60,626	6.78%
2011	45,093	7.43%	360,333	6.35%	405,426	6.47%	-	-	258,988	5.28%	258,988	0.00%
2012	52,804	7.26%	217,000	6.00%	269,804	6.25%	-	-	-	-	-	0.00%
2013	34,084	6.24%	479,428	5.31%	513,512	5.37%	-	-	-	-	-	0.00%
2014	44,557	5.72%	301,100	5.20%	345,657	5.27%	389	7.25%	-	-	389	7.25%
2015	62,224	6.19%	350,000	5.29%	412,224	5.43%	-	-	-	-	-	0.00%
2016	6,999	6.48%	300,000	5.78%	306,999	5.80%	-	-	-	-	-	0.00%
2017	154,948	6.34%	300,000	5.70%	454,948	5.92%	-	-	-	-	-	0.00%
THEREAFTER	132,340	38.83%	-	-	132,340	6.18%	-	-	-	-	-	0.00%
	<b>\$ 696,186</b>	<b>6.61%</b>	<b>\$ 2,841,018</b>	<b>5.61%</b>	<b>\$ 3,537,203</b>	<b>5.80%</b>	<b>\$ 388,466</b>	<b>6.23%</b>	<b>\$ 290,747</b>	<b>5.63%</b>	<b>\$ 679,213</b>	<b>5.97%</b>

Total debt is \$4.2 billion with a weighted average rate of 5.83% for an average maturity of 5.5 years (66 months).

Line of Credit (000's)			
	Available	Outstanding	Rate
US LOC	\$ 1,500,000	\$ 258,988	45 basis points above Libor rate subject to bid facility
Canada	253,010	-	45 basis points above CDOR rate
Mexico	45,773	22,886	100 basis points above THIE rate
	<u>\$ 1,798,783</u>	<u>\$ 281,874</u>	

YEAR	TOTAL	WEIGHTED	TOTAL	WEIGHTED	TOTAL	%	
	SECURED DEBT	AVG RATE	UNSECURED DEBT	AVG RATE	WEIGHTED TOTAL AVG RATE	OF TOTAL DEBT	
2008	\$ 345,339	6.29%	\$ 150,530	5.29%	\$ 495,869	5.98%	12%
2009	133,745	6.85%	180,000	6.98%	313,745	6.93%	7%
2010	72,131	7.14%	234,386	4.89%	306,516	5.42%	7%
2011	45,093	7.43%	619,321	5.90%	664,414	6.01%	16%
2012	52,804	7.26%	217,000	6.00%	269,804	6.25%	6%
2013	34,084	6.24%	479,428	5.31%	513,512	5.37%	12%
2014	44,946	5.73%	301,100	5.20%	346,045	5.27%	8%
2015	62,224	6.19%	350,000	5.29%	412,224	5.43%	10%
2016	6,999	6.48%	300,000	5.78%	306,999	5.80%	7%
2017	154,948	6.34%	300,000	5.70%	454,948	5.92%	11%
THEREAFTER	132,340	6.18%	-	0.00%	132,340	6.18%	3%
	<b>\$ 1,084,652</b>	<b>6.47%</b>	<b>\$ 3,131,765</b>	<b>5.61%</b>	<b>\$ 4,216,417</b>	<b>5.83%</b>	<b>100%</b>

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

	First Quarter 2007	Second Quarter 2007	Third Quarter 2007	Fourth Quarter 2007	Full Year Ended 2007	Full Year Ended 2006
<b><u>Consolidated Projects (\$M)</u></b>						
Redevelopment and Expansion Projects	\$ 10.1	\$ 8.9	\$ 14.7	\$ 16.7	\$ 50.4	\$ 45.0
Tenant Improvements and Allowances	5.7	4.8	4.5	4.7	19.7	20.0
Capitalized Leasing Commissions	3.7	5.1	5.0	5.8	19.6	14.5
Building Improvements - Capitalized*	1.1	2.3	3.5	2.2	9.1	8.4
Building Improvements - Expensed to Operations*	3.9	5.0	5.0	5.8	19.7	14.6
<b><u>Co-Investment Programs/JV's (\$M) **</u></b>						
Redevelopment and Expansion Projects	\$ 4.2	\$ 3.7	\$ 2.8	\$ 4.7	\$ 15.4	\$ 10.3
Tenant Improvements and Allowances	1.4	0.9	1.6	1.3	5.2	3.9
Capitalized Leasing Commissions	0.6	0.6	0.9	0.7	2.8	1.3
Building Improvements - Capitalized*	0.6	0.8	1.9	3.0	6.3	2.3
Building Improvements - Expensed to Operations*	1.8	1.7	2.4	2.5	8.4	4.2
<b><u>Total Expenditures (\$M) (Consolidated &amp; JV's)</u></b>						
Redevelopment and Expansion Projects	\$ 14.3	\$ 12.6	\$ 17.5	\$ 21.4	\$ 65.8	\$ 55.3
Tenant Improvements and Allowances	7.1	5.7	6.1	6.0	24.9	23.9
Capitalized Leasing Commissions	4.3	5.7	5.9	6.5	22.4	15.8
Building Improvements - Capitalized*	1.7	3.1	5.4	5.2	15.4	10.7
Building Improvements - Expensed to Operations*	5.7	6.7	7.4	8.3	28.1	18.8

\* 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				
<b>CONSOLIDATED AND OTHER JOINT VENTURE ACQUISITIONS:</b>									
<b>UNITED STATES</b>									
1.	Alpharetta, GA	Market at Haynes Bridge	Jan-07	\$ 10,015	\$ 15,700	\$ 25,715	131	100.0%	Kroger
2.	Southlake, TX	Southlake Oaks Phase I & II	Jan-07	6,020	3,780	9,800	37	100.0%	
3.	Atlanta, GA	Embry Village	Feb-07	46,800	-	46,800	215	100.0%	Kroger, Ace Hardware
4.	Pittsburgh, PA	Cranberry Commons Phase II	Mar-07	1,431	3,108	4,539	17	100.0%	Famous Footwear
5.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	21,400	170	100.0%	Carmike Cinemas, Stein Mart, Food Lion
	<b>Subtotal Q1</b>			\$ 74,966	\$ 33,288	\$ 108,254	570	100.0%	
6.	Chico, CA	Chico Crossroads	Apr-07	\$ 38,500	\$ -	\$ 38,500	265	100.0%	Food Maxx, BB&B, Barnes & Noble, Circuit City, Office 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
	<b>Subtotal Q2</b>			\$ 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.	Mooresville, NC	Mooresville 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
	<b>Subtotal Q3</b>			\$ 165,090	\$ -	\$ 165,090	584	100.0%	
29.	Various in California	Shopping Centers (3)	Oct-07	\$ 7,900	\$ 31,300	\$ 39,200	561	33.3%	Macy's, Nordstrom
30.	Glendale, AZ	Talavi Towne Center	Nov-07	12,500	-	12,500	-	100.0%	Acquired partners 50% interest
31.	Chambersburg, PA	Wayne Plaza	Nov-07	6,851	14,288	21,139	132	100.0%	Giant Food
32.	Rockford, IL	Rockford Crossing	Dec-07	3,867	11,033	14,900	89	100.0%	Best Buy, Linen N Things
33.	Harvey, LA	Center at Westbank	Dec-07	11,551	20,149	31,700	182	100.0%	Best Buy, Linen N Things, Barnes N Noble
	<b>Subtotal Q4</b>			\$ 42,669	\$ 76,770	\$ 119,439	964	78.1%	
<b>CANADA</b>									
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
<b>MEXICO</b>									
1.	Various	Waldo's Mexico (17 centers)	Mar-07	\$ 51,500	\$ -	\$ 51,500	488	100.0%	Waldo's, Gigante, Cinepolis, 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	50.0%	Acquired additional interest
4.	Various cities in Mexico	AI: 6 properties	Jul-07	13,300	-	13,300	202	50.0%	
5.	Reynosa, Mexico	AI: San Fernando	Aug-07	3,579	-	3,579	-	50.0%	
6.	San Luis Potosi, Mexico	AI: Gobierno	Sep-07	567	-	567	-	50.0%	
7.	Chihuahua, Mexico	AI: Zodiac & Cessna Expansions	Sep-07	2,900	-	2,900	121	50.0%	
	<b>Subtotal Q3</b>			\$ 69,946	\$ -	\$ 69,946	569	50.0%	
8.	Las Colinas, Mexico	AI: Wise Las Colinas	Oct-07	\$ 1,200	\$ -	\$ 1,200	-	50.0%	
9.	Chihuahua, Mexico	AI: Hawker Beechcraft	Oct-07	4,000	-	4,000	151	50.0%	
10.	San Luis Potosi, Mexico	AI: Cummins Filtration	Oct-07	9,300	-	9,300	-	50.0%	
11.	Juarez, Mexico	AI: Americas V	Oct-07	4,900	-	4,900	-	50.0%	
12.	Juarez, Mexico	AI: Villar	Oct-07	12,400	-	12,400	123	50.0%	
13.	Juarez, Mexico	AI: Spectrum	Oct-07	521	-	521	-	50.0%	
14.	Juarez, Mexico	AI: Northgate	Oct-07	614	-	614	-	50.0%	
15.	Monclova, Mexico	AI: Lear	Oct-07	9,200	-	9,200	174	50.0%	
16.	Chihuahua, Mexico	AI: Goodyear expansion	Oct-07	2,400	-	2,400	35	50.0%	
17.	Cancun, Mexico	Gran Plaza Cancun	Dec-07	45,200	-	45,200	273	100.0%	
18.	Chihuahua, Mexico	AI: Supra	Dec-07	5,600	-	5,600	-	50.0%	
	<b>Subtotal Q4</b>			\$ 95,335	\$ -	\$ 95,335	756	73.7%	
<b>CHILE</b>									
1.	Santiago, Chile	Shop centers (4)	Apr-07	\$ 5,374	\$ 11,148	\$ 16,522	95	50.0%	
	<b>Subtotal Consolidated and JV Acquisitions</b>			\$ 1,024,145	\$ 138,006	\$ 1,162,151	6,106	88.9%	



**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				
<b>INVESTMENT MANAGEMENT PROGRAMS</b>									
<b>PRUDENTIAL/ KIMCO JV</b>									
1.	Shop Centers (16)	Various - detail below	Jan-07	\$ 335,530	\$ 486,955	\$ 822,485	3,319	15.0%	
<b>KIMCO / UBS PROGRAMS</b>									
1.	Harriman, NY	Woodbury Centre	Jan-07	\$ 18,759	\$ 24,831	\$ 43,590	228	15.0%	Kohl's, Linen N Things, Staples, Michaels, Modell's
2.	Miami, FL	Corsica Square Shopping Center	May-07	\$ 19,400	\$ -	\$ 19,400	60	15.0%	Publix
3.	Shop Centers (10)	Calif/Nev - detail below	Jun-07	219,500	69,800	289,300	913	15.0%	Safeway, Raley, Bed Bath & Beyond, Cost Plus, Borders
	<b>Subtotal Q2</b>			\$ 238,900	\$ 69,800	\$ 308,700	973	15.0%	
<b>OTHER INSTITUTIONAL PROGRAMS</b>									
1.	Cypress, TX	Cypress Towne Center	Jan-07	\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	Best Buy
2.	Pittsburgh, PA	Cranberry Commons Phase I	Mar-07	9,961	18,500	28,461	150	15.0%	Linen N Things, Petsmart, Staples, TJ Maxx
3.	Tampa, FL	Westgate Plaza	Mar-07	4,000	8,100	12,100	100	15.0%	Publix
4.	Atlanta, GA	Perimeter Expo	Mar-07	62,150	-	62,150	176	15.0%	Marshall's, Best Buy, Linens N Things, Old Navy
	<b>Subtotal Q1</b>			\$ 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%	Famous Footwear
<b>SEB IMMOBILIEN - INVESTMENT</b>									
6.	Fullerton, MD	Fullerton Plaza	Jun-07	\$ 6,397	\$ 12,450	\$ 18,847	153	15.0%	Kmart
7.	Cherry Hill, NJ	Hillview Shopping Center	Jun-07	6,881	24,800	31,681	209	15.0%	Kohl's, Babies R US, Petsmart
8.	Baltimore, MD	Ingleside Shopping Center	Jun-07	4,806	19,150	23,956	113	15.0%	Safeway
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%	Food Lion
11.	Baltimore, MD	Security Square Shopping Center	Jun-07	7,348	16,125	23,473	77	15.0%	Super Fresh
12.	Harrisonburg, VA	Skyline Village	Jun-07	10,235	28,300	38,535	107	15.0%	Kohl's
13.	Timonium, MD	Timonium Crossing	Jun-07	5,479	14,550	20,029	60	15.0%	American Radiology
14.	Roanoke, VA	Towne Square	Jun-07	9,424	24,750	34,174	302	15.0%	Michaels, Marshalls, Ross Dress, OfficeMax, BBB
	<b>Subtotal Q2</b>			\$ 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%	Giant Food
	<b>Subtotal Investment Management Acquisitions</b>			\$ 750,309	\$ 805,725	\$ 1,556,034	6,261	15.0%	
	<b>TOTAL ACQUISITIONS</b>			\$ 1,774,454	\$ 943,731	\$ 2,718,185	12,367	46.6%	
	<b>Total Q1 Property Acquisitions</b>			\$ 560,041	\$ 575,713	\$ 1,135,754	5,065	27.0%	
	<b>Total Q2 Property Acquisitions</b>			819,527	268,748	1,088,275	4,276	53.8%	
	<b>Total Q3 Property Acquisitions</b>			256,882	22,500	279,382	1,306	75.4%	
	<b>Total Q4 Property Acquisitions</b>			138,004	76,770	214,774	1,720	76.2%	
	<b>TOTAL ACQUISITIONS</b>			\$ 1,774,454	\$ 943,731	\$ 2,718,185	12,367	46.6%	

**FOOTNOTES:**

**PRUDENTIAL/ KIMCO JOINT VENTURE ACQUISITION**

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

\*\* 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%	Safeway, Long Drugs Stores
5.	Reno, NV	Redfield Promenade	Jun-07	147	15.0%	Bed Bath & Beyond, Border Books, Cost Plus Imports
6.	Reno, NV	Galena Junction	Jun-07	120	15.0%	Raley's
7.	Reno, NV	McQueen Crossings	Jun-07	104	15.0%	Raley's
8.	Roseville, CA	Crocker Ranch	Jun-07	81	15.0%	Safeway
9.	Sparks, NV	Sparks Mercantile	Jun-07	114	15.0%	Raley's
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	
<b>CONSOLIDATED AND OTHER JOINT VENTURE DISPOSITIONS:</b>								
1.	Carbondale, IL	Carbondale Mall	Feb-07	lease termination	\$ -	81	100.0%	
2.	Columbus, OH	South High Plaza	Mar-07	1,120	-	1,120	99	100.0%
3.	Greensboro, NC	Landmark Station	Mar-07	9,000	-	9,000	103	100.0%
4.	East Northport, NY	The Center at East Northport	Mar-07	10,500	-	10,500	26	50.0%
5.	Raleigh, NC	Millpond Office	Mar-07	9,125	-	9,125	15	92.5%
	<b>Subtotal Q1</b>			\$ 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%
	<b>Subtotal Q2</b>			\$ 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%
	<b>Subtotal Q3</b>			\$ 16,425	\$ -	\$ 16,425	171	72.7%
13.	Clearwater & Tampa, FL	Freedom Ford & Tampa Olsmar	Oct-07	\$ 6,578	\$ 7,922	\$ 14,500	76	50.0%
14.	Stafford, VA	Dairy Queen Building	Nov-07	566	1,034	1,600	4	15.0%
	<b>Subtotal Q4</b>			\$ 7,144	\$ 8,956	\$ 16,100	80	46.5%
	<b>Subtotal Dispositions</b>			\$ 65,795	\$ 12,064	\$ 77,859	749	75.6%
<b>INVESTMENT MANAGEMENT PROGRAMS</b>								
<b>PRUDENTIAL/ KIMCO JV</b>								
1.	Chico, CA	Sky Park Plaza	Mar-07	\$ 32,400	\$ -	\$ 32,400	187	15.0%
2.	Redding, CA	Cobblestone	Mar-07	17,325	-	17,325	122	15.0%
3.	Suisun City, CA	Hertitage Park Shopping Center	Mar-07	33,700	-	33,700	162	15.0%
4.	Palmdale, CA	Palmdale Shopping Center	Mar-07	10,840	-	10,840	81	15.0%
	<b>Subtotal Q1</b>			\$ 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%
	<b>Subtotal Q2</b>			\$ 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%
	<b>Subtotal Q3</b>			\$ 110,175	\$ -	\$ 110,175	693	15.0%
24.	Memphis, TN	Memphis Retail Center	Oct-07	\$ 2,500	\$ -	\$ 2,500	52	15.0%
25.	Manteca, CA	Manteca Marketplace	Nov-07	29,150	-	29,150	172	15.0%
26.	Medford, OR	Bear Creek Plaza	Nov-07	19,250	-	19,250	183	15.0%
27.	Dublin, CA	Emerald Place	Dec-07	19,702	-	19,702	-	15.0%
28.	Spanaway, WA	Pacific Commons	Dec-07	20,200	-	20,200	151	15.0%
	<b>Subtotal Q4</b>			\$ 90,802	\$ -	\$ 90,802	558	15.0%
<b>G.E. / KIMCO JV (KROP)</b>								
1.	Dallas, TX	Plaza Rios	Jan-07	\$ 14,500	\$ -	\$ 14,500	125	20.0%
2.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	21,400	170	20.0%
3.	Laredo, TX	Rio Norte	Mar-07	31,400	-	31,400	258	20.0%
4.	Woodbridge, VA	Smoketown Plaza	Mar-07	32,500	-	32,500	284	20.0%
5.	Milford, DE	Milford Commons	Mar-07	4,450	-	4,450	61	20.0%
	<b>Subtotal Q1</b>			\$ 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%

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

**DISPOSITIONS**

LOCATION	SHOPPING CENTER	MONTH DISPOSED	CASH	DEBT PAYOFF	TOTAL	GLA	ECONOMIC INTEREST	
<b><u>G.E. / KIMCO JV (KROP) continued...</u></b>								
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%
		<b>Subtotal Q2</b>		\$ 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%
		<b>Subtotal Q3</b>		\$ 39,142	\$ 20,358	\$ 59,500	210	20.0%
18.	Maplewood, MN	Maplewood Town Center	Nov-07	\$ 11,308	\$ 6,092	\$ 17,400	112	20.0%
19.	Chambersburg, PA	Wayne Plaza	Nov-07	12,731	8,408	21,139	132	20.0%
20.	Rockford, IL	Rockford Crossing	Dec-07	3,867	11,033	14,900	89	20.0%
21.	Harvey, LA	Center at Westbank	Dec-07	11,551	20,149	31,700	182	20.0%
		<b>Subtotal Q4</b>		\$ 39,457	\$ 45,682	\$ 85,139	515	20.0%
<b><u>KIR</u></b>								
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%
3.	Stafford, TX	Fountains on the Lake	Dec-07	\$ 59,921	\$ 42,119	\$ 102,040	589	45.0%
<b><u>PL RETAIL LLC.</u></b>								
1.	Tempe, AZ	The Groves	Aug-07	\$ 11,500	\$ 28,600	\$ 40,100	228	15.0%
		<b>Subtotal Q3</b>		\$ 11,500	\$ 28,600	\$ 40,100	228	15.0%
<b><u>FNC</u></b>								
1.	Fort Wayne, IN	Fort Wayne Plaza	Jan-07	\$ 500	\$ -	\$ 500	-	51.0%
2.	Hillside, IL	Hillside Plaza	Mar-07	1,600	-	1,600	19	51.0%
		<b>Subtotal Q1</b>		\$ 2,100	\$ -	\$ 2,100	19	51.0%
3.	Elmont, NY	Elmont Plaza (partial sale)	Apr-07	\$ 500	\$ -	\$ 500	11	51.0%
		<b>Subtotal Q2</b>		\$ 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%
		<b>Subtotal Q3</b>		\$ 7,800	\$ -	\$ 7,800	104	51.0%
		<b>Subtotal Investment Management Dispositions</b>		\$ 948,758	\$ 288,713	\$ 1,237,471	7,669	21.0%
<b>TOTAL DISPOSITIONS</b>				\$ 1,014,553	\$ 300,777	\$ 1,315,330	8,418	24.3%
<b>Total Q1 Property Dispositions</b>				\$ 231,460	\$ 10,700	\$ 242,160	1,849	26.9%
<b>Total Q2 Property Dispositions</b>				400,727	144,362	545,089	3,421	21.9%
<b>Total Q3 Property Dispositions</b>				185,042	48,958	234,000	1,406	21.5%
<b>Total Q4 Property Dispositions</b>				197,324	96,757	294,081	1,742	28.6%
<b>TOTAL DISPOSITIONS</b>				\$ 1,014,553	\$ 300,777	\$ 1,315,330	8,418	24.3%

**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	4,539
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
15.	Chambersburg, PA	Wayne Plaza	Nov-07	G.E./ Kimco JV	Kimco	21,139
16.	Rockford, IL	Rockford Crossing	Dec-07	G.E./ Kimco JV	Kimco	14,900
17.	Harvey, LA	Center at Westbank	Dec-07	G.E./ Kimco JV	Kimco	31,700
						<b>\$ 424,273</b>

**KIMCO REALTY CORPORATION**  
**DEVELOPMENT PROPERTY TRANSACTIONS**  
(000's)

**LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT**

<b>Project</b>	<b>City</b>	<b>State/Co</b>	<b>Date Acquired</b>	<b>Acres</b>	<b>% Ownership</b>	<b>Purchase Price</b>
<b>US</b>						
Old Town Village	Fairfax	VA	Jan-07	3.46 acres	100.0%	\$ 30,000
Union Crescent Marketplace	Union	NJ	Feb-07	22.0 acres	100.0%	7,700
Milton	Milton	FL	Mar-07	2.25 acres	50.0%	798
Avenues Walk	Jacksonville	FL	Mar-07	0.18 acres	58.82%	25
Harmon Town Center	N. Fort Worth	TX	Mar-07	39.0 acres	43.0%	7,816
<b>Subtotal Q1</b>						<b>\$ 46,339</b>
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
<b>Subtotal Q2</b>						<b>\$ 68,841</b>
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
<b>Subtotal Q3</b>						<b>\$ 16,168</b>
<b>Mexico</b>						
Plaza Soriana	Huehuetoca	MX	Jan-07	7.9 acres	100.0%	\$ 3,000
Ciudad del Carmen	Ciudad del Carmen	MX	Mar-07	24.7 acres	100.0%	11,100
<b>Subtotal Q1</b>						<b>\$ 14,100</b>
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
Mazaltan Land	Mazaltan	MX	Jun-07	36.0 acres	14.6%	11,796
<b>Subtotal Q2</b>						<b>\$ 42,867</b>
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
<b>Subtotal Q3</b>						<b>\$ 22,752</b>
Tuxtepec II	Tuxtepec	MX	Nov-07	10 acres	50%	\$ 5,100
Plaza Lago Real	Nuevo Vallara	MX	Dec-07	19.7 acres	85%	9,600
Tapachula	Tapachula	MX	Dec-07	29.7 acres	100%	13,500
Plaza Centenario	Los Mochis	MX	Dec-07	9.9 acres	100%	3,300
<b>Subtotal Q4</b>						<b>\$ 31,500</b>
<b>Total Q1 Land/ Ground Leased Acquisitions</b>						<b>\$ 60,439</b>
<b>Total Q2 Land/ Ground Leased Acquisitions</b>						<b>111,708</b>
<b>Total Q3 Land/ Ground Leased Acquisitions</b>						<b>38,920</b>
<b>Total Q4 Land/ Ground Leased Acquisitions</b>						<b>31,500</b>
<b>TOTAL ACQUISITIONS</b>						<b>\$ 242,567</b>

**DEVELOP AND HOLD PROPERTIES - COMPLETED**

<b>Shopping Center</b>	<b>City</b>	<b>State</b>	<b>Total Costs</b>	<b>% Ownership</b>	<b>Qtr Completed</b>	<b>GLA</b>
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
Gabler Farm (Chambersburg Crossing)	Chambersburg	PA	34,734	100%	4Q 07	411

**KIMCO REALTY CORPORATION**  
**DEVELOPMENT PROPERTY TRANSACTIONS**  
(000's)

**2007 SALES OF DEVELOPMENT PROJECTS/LAND**

<b>Project</b>	<b>City</b>	<b>State</b>	<b>Date Sold</b>	<b>Sales Price</b>
<b>US</b>				
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
Amelia - pad sale	Jacksonville	FL	Oct-07	1,532
Cypress Town Center - pad sale	Cypress	TX	Oct-07	1,400
Fountain Hills - earnout	Fountain Hills	AZ	Oct-07	971
Lake Worth - earnout	Lake Worth	TX	Nov-07	294
Metro Crossings - pad sale	Council Bluffs	IA	Nov-07	1,185
Harpeth Village - parcel sale	Bellevue	TN	Nov-07	1,415
Sorensen Park Plaza - pad sale	Omaha	NE	Nov-07	917
Old Town Village - condo unit sales	Fairfax	VA	Nov-07	1,009
Old Town Village - condo unit sales	Fairfax	VA	Dec-07	629
Pablo Creek - pad sale	Jacksonville	FL	Nov-07	923
Treasure Valley Marketplace - sale of center	Nampa	ID	Dec-07	75,500
Las Tiendas Plaza- pad sale	Brownsville	TX	Dec-07	1,280
The Grove- pad sale	Hoover	AL	Dec-07	4,760
Pablo Creek - sale of center	Jacksonville	FL	Dec-07	31,250
Chandler Auto - land parcel sale	Chandler	AZ	Dec-07	3,630
				\$ 313,797
<b>Mexico</b>				
Progreso - 50% Ownership sold off	Mexicali	MX		\$ 6,282
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
Tijuana Blvd 2000- 50% Ownership sold off	Tijuana	MX	Dec-07	9,100
				\$ 54,482

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

**DEVELOPMENT STATUS AT DECEMBER 31, 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 @ 12/31/07	Estimated Completion	Tenants / Retailers
<b>MERCHANT BUILDING</b>												
Montgomery Plaza	Fort Worth	TX	466	174	228	87%	\$ 16.49	\$ 39,177	\$ 50,670	\$ 37,097	Completed	Target, Ross, Marshalls, Anna's Linens, Office Dep., PetsMart, Dollar Tree
Midway Plantation	Knightdale	NC	465	263	201	100%	15.44	28,990	34,225	27,605	Completed	Target, Home Depot, Petco, Michaels, Office Max, Bed Bath & Beyond
Turtle Creek Crossing	Hattiesburg	MS	438	150	266	95%	13.25	37,203	38,731	30,688	Completed	Target, PetsMart, Old Navy, BB&B, Ross, Ashley Furniture, Shoe Station
Edgewater Place	Raleigh	NC	128	5	93	76%	12.19	10,693	13,275	11,113	Completed	Food Lion, Ace Hardware
Harpeth Village	Bellevue	TN	77	8	65	95%	16.63	11,345	13,046	11,975	Completed	Publix
Wakefield Commons Phase III	Raleigh	NC	34	-	9	26%	22.02	1,387	3,714	-	Completed	
Central Islip Town Center	Central Islip	NY	309	251	52	98%	27.12	15,284	14,828	9,380	1st Qtr 2008	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree
Las Tiendas	Brownsville	TX	378	133	198	89%	13.86	37,039	31,701	23,081	** 2nd Qtr 2008	Target, Petsmart, Inc., TJ Maxx, Mervyn's, Michaels
Cypress Town Center (Phase II only)	Cypress	TX	76	36	2	50%	41.00	11,085	2,536	-	2nd Qtr 2008	Best Buy
Turtle Creek Crossing - Phase II	Hattiesburg	MS	116	86	11	84%	-	6,290	5,313	3,359	** 3rd Qtr 2008	
Lake Prairie Towne Crossing	Grand Prairie	TX	536	267	171	86%	15.38	34,769	30,264	26,078	2008	Target, 24 Hour Fitness, Petco, Ross Dress For Less, Marshalls
Sorenson Park Plaza	Omaha	NE	531	189	141	63%	11.91	35,367	36,717	26,383	** 2008	Target, Office Max, Linens & Things, Factory Card, Petsmart
Shoppes at Amelia Concourse	Nassau County	FL	400	264	46	79%	19.93	16,516	17,113	11,422	** 2008	Target, Home Depot, Petco
Old Town Village	Fairfax	VA	52	-	29	56%	41.65	26,350	46,070	16,468	4th Qtr 2009	Pacer's, Potbelly, Mamma Lucia, Panera, HSBC, Silver Diner, All Eyes
Metro Crossings	Council Bluffs	IA	553	250	112	68%	10.07	27,838	14,949	5,315	2009	Kohl's, Hobby Lobby, Bed Bath and Beyond, PetSmart
Plantation Crossing (Blanding)	Middleburg	FL	317	156	24	61%	22.09	33,515	24,159	15,848	** 2009	Home Depot
Preston Lebanon Crossings	Frisco	TX	300	-	163	58%	9.30	35,029	25,803	16,352	** 2009	Hobby Lobby, Sprouts, Hemispheres
Treasure Valley Crossings	Nampa	ID	269	50	-	27%	-	29,324	16,178	10,058	2009	Sportsmans Warehouse
Surprise Spectrum - Phase II	Surprise	AZ	813	-	-	0%	-	87,864	15,140	11,112	2010	
The Grove	Hoover	AL	629	177	20	73%	19.13	39,135	25,356	20,577	2010	Target, Lowes, Kohls (LOI)
Harmon Town Crossing	N. Fort Worth	TX	330	-	-	53%	-	23,428	8,003	4,945	2010	Super Target (LOI)
Surprise Spectrum - Phase I	Surprise	AZ	156	-	6	73%	33.74	12,558	4,253	-	2010	Fry's
Avenues Walk	Jacksonville	FL	600	204	111	53%	12.17	76,199	52,186	-	2011	Wal-Mart, Haverty's, Forever 21
Market Street (UJV)	Woodlands	TX	498	-	479	96%	23.55	110,521	109,238	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	31,236	28,000	Completed	Sears, Savers, Big Lots, Levitz
East Northport Town Center (UJV)	East Northport	NY	66	-	-	0%	-	14,976	4,334	3,200	2009	
Miramar Town Center (UJV)	Miramar	FL	222	-	44	20%	22.53	61,584	41,548	-	2010	24 Hour Fitness
<b>Subtotal US Merchant Building</b>		<b>27</b>	<b>9,090</b>	<b>2,792</b>	<b>2,632</b>	<b>67%</b>	<b>\$ 16.48</b>	<b>\$ 898,051</b>	<b>\$ 710,586</b>	<b>\$ 463,056</b>		
<b>LAND HOLDINGS</b>												
<b>US</b>												
Mesa (Auto/Office)	(A) Mesa	AZ	6.5 acres						\$ -	\$ -		
Chandler 202 Auto Mall	Chandler	AZ	22.9 acres						13,486	-		
High Park Center	Orange Township	OH	12.2 acres						1,335	-		
Wakefield Crossings	Raleigh	NC	4.1 acres						768	-		
McMinnville	McMinnville	OR	90.5 acres						4,169	-		
Marana Retail Center	Marana	AZ	158.9 acres						31,469	23,505		
<b>Subtotal US Land Holdings</b>		<b>6</b>	<b>295.1 acres</b>						<b>\$ 51,226</b>	<b>\$ 23,505</b>		
<b>Mexico</b>												
Mazaltan Land	Mazaltan	MX	36 acres						\$ 11,796	\$ -		
Apodaca Land	Apodaca	MX	22.3 acres						4,980	-		
<b>Subtotal Mexico Land Holdings</b>		<b>2</b>	<b>58.3 acres</b>						<b>\$ 16,776</b>	<b>\$ -</b>		

\* 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 was sold in Q1 2008; all current costs have been recovered through reimbursements



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

**DEVELOPMENT STATUS AT DECEMBER 31, 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 @ 12/31/07	Estimated Completion	Tenants / Retailers
<b>DEVELOP AND HOLD PROPERTIES</b>												
<b>US</b>												
Union Crescent Marketplace	Union	NJ	233	137	90	98%	\$ 24.33	\$ 38,100	\$ 10,906	\$ -	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	-	1,004	84%	10.28	130,130	129,694	-	4Q 2008	Wal-Mart, Bass Pro Shops, Cinemark, Home Depot, JoAnn Fabrics, BB&B
322 West 231st St., Bronx	New York	NY	25	-	-	0%	-	10,962	3,565	-	4Q 2008	
4452 Broadway	New York	NY	12	-	-	0%	-	15,933	12,413	-	4Q 2008	
Pensacola (S&S Gonzales)	Pensacola	FL	171	171	-	0%	-	2,777	1,618	-	2008	Lowes
Milton	Milton	FL	171	171	-	0%	-	1,350	1,276	-	2008	Lowes
Glenn Square	Anchorage	AK	256	-	98	54%	13.45	31,132	35,486	-	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	31,484	25,000	4Q 2009	
<b>Subtotal US</b>			<b>9</b>	<b>2,231</b>	<b>479</b>	<b>63%</b>	<b>\$ 11.60</b>	<b>\$ 296,534</b>	<b>\$ 233,237</b>	<b>\$ 25,000</b>		
<b>Mexico</b>												
Plaza Universidad Hidalgo	Pachuca	MX	189	-	141	76%	\$ 9.11	\$ 10,320	\$ 10,259	\$ -	Completed	Wal-Mart
Multiplaza Las Palmas II - Acapulco	Acapulco	MX	298	-	252	85%	7.74	11,300	7,756	-	1Q 2008	Sam's, Suburbia
Plaza Nuevo Laredo	Nuevo Laredo	MX	420	-	110	26%	2.82	30,800	19,930	-	2Q 2008	Wal-mart
Lindavista Miguel Aleman	Monterrey	MX	367	-	197	54%	10.66	41,100	38,939	-	2Q 2008	HEB, MM Cinema
Los Cabos	Los Cabos	MX	684	-	-	0%	-	47,500	12,131	-	4Q 2008	
Plaza Nogalera Saltillo	Saltillo	MX	473	-	266	54%	10.42	29,179	29,589	-	4Q 2008	HEB, Cinepolis
Tapachula Wal-Mart	Tapachula	MX	369	-	124	34%	5.20	32,700	13,716	-	4Q 2008	Wal-Mart
San Juan Del Rio Peralta	Queretaro	MX	223	-	84	38%	2.61	28,300	10,875	-	4Q 2008	Wal-Mart
Plaza Soriana	Huehuetoca	MX	126	-	16	13%	3.75	10,000	2,987	-	4Q 2008	Coppel
Plaza Lago Real	Neuvo Vallarta	MX	301	-	129	43%	4.16	28,300	11,337	-	1Q 2009	Wal-Mart.
Plaza Centenario	Los Mochis	MX	153	-	89	58%	2.40	8,250	3,389	-	1Q 2009	Wal-Mart
Guadalajara III / Motorola	Guadalajara	MX	767	-	170	22%	5.77	83,300	71,234	-	2Q 2009	WalMart, Cinepolis
Centro Sur (UJV)	Guadalajara	MX	664	-	521	79%	12.23	63,522	63,796	-	Completed	Wal-Mart, Cinepolis, Suburbia
Plaza Insurgentes (UJV)	Tijuana	MX	505	-	380	75%	15.26	54,146	52,772	-	Completed	Wal-Mart, MM Cinema, Copell, C&A, Peter Piper, Ashley's, Famsa
Multiplaza Lincoln (UJV)	Lincoln	MX	347	-	236	68%	10.00	35,600	36,252	-	Completed	HEB, MMCine, Suburbia
Progreso (UJV)	Mexicali	MX	421	-	103	24%	4.77	28,900	22,116	-	2Q 2008	Wal-Mart
Plaza Mexiquense (Tecamac II) (UJV)	Tecamac	MX	161	-	82	51%	4.62	13,200	15,316	-	2Q 2008	Bodega Aurrera (Wal-mart)
Juarez II (Walmart Plaza) (UJV)	Juarez	MX	154	-	118	77%	12.72	19,211	13,525	-	2Q 2008	Wal-mart
Plaza Rosarito (UJV)	Rosarito	MX	600	-	147	25%	5.67	39,500	23,137	-	3Q 2008	Home Depot, Cinepolis
Tijuana Refugio (UJV)	Tijuana	MX	221	-	84	38%	3.88	21,200	8,410	-	3Q 2008	Comercial Mexicana
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	195	-	138	74%	4.82	9,917	7,276	-	3Q 2008	Home Depot
Plaza Cuautla (UJV)	Cuautla	MX	566	-	233	41%	3.14	32,000	15,647	-	4Q 2008	Sams, Wal-Mart
Tijuana Blvd 2000 (UJV)	Tijuana	MX	455	-	165	36%	5.80	34,312	17,772	-	4Q 2008	Wal Mart, Cinepolis
Tuxtepec Phase II (UJV)	Tuxtepec	MX	133	-	30	23%	6.59	14,400	3,172	-	4Q 2008	MM Cinema
Ciudad del Carmen (UJV)	Ciudad del Carmen	MX	427	-	81	19%	5.70	37,900	11,577	-	1Q 2009	Chedraui Grocery Store
<b>Subtotal Mexico</b>			<b>24</b>	<b>9,219</b>	<b>-</b>	<b>3,896</b>	<b>42%</b>	<b>\$ 8.25</b>	<b>\$ 764,857</b>	<b>\$ 522,910</b>	<b>\$ -</b>	
<b>Total Active Developments (excl. land holdings)</b>		<b>60</b>	<b>20,540</b>	<b>3,271</b>	<b>7,720</b>	<b>55%</b>	<b>\$ 11.57</b>	<b>\$ 1,959,443</b>	<b>\$ 1,466,733</b>	<b>\$ 488,056</b>		

DEVELOPMENT COSTS INCURRED					
Full Year 2006	Full Year 2007	Q1 2007	Q2 2007	Q3 2007	Q4 2007
\$731,776	\$ 724,389	\$ 213,082	\$ 236,607	\$130,729	\$ 143,971

AVG. DEV'T YIELDS	
US	MEXICO
9-11%	12-16%

Reconciliation to Real Estate Under Dev't per Balance Sheet	
	12/31/07
Total Net Development Costs to Date	\$ 1,466,733
Land Holdings (US)	51,226
Less UJV Debt and Partner's Share	(362,004)
Less Multiplaza Las Palmas II (receivable)	(7,756)
Miscellaneous Differences	(3,792)
<b>Total Real Estate Under Development per Balance Sheet</b>	<b>\$ 1,144,406</b>



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

**Consolidated Projects**

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership</u>		<u>Net Expenditures</u>		<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
				<u>%</u>	<u>Cost (\$M)</u>	<u>to Date (\$M)</u>	<u>Completion</u>		
Shady Oaks S.C.	Ocala	FL	Consolidated	100%	\$ 4.0	\$ 2.5	1Q 2008	Redevelopment to bring in Staples. Includes façade renovations and related site improvements.	
Clawson Center	Clawson	MI	Consolidated	100%	5.5	4.1	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%	9.5	6.1	2Q 2008	Redevelop site with grocer and redemised shop space; façade renovation.	
Westlake Shopping Center	Daly City	CA	Consolidated	100%	79.5	79.0	3Q 2008	Redevelopment of entire site	
Largo Plaza	Savannah	GA	Consolidated	100%	4.8	1.6	4Q 2008	Redevelop site for Publix and shops.	
Holmdel Town Center	Holmdel	NJ	Consolidated	100%	3.2	2.1	4Q 2008	Redevelopment of former Wiz building and bring in LA Fitness.	
Timonium Shopping Center	Timonium	MD	Consolidated	100%	8.9	1.7	3Q 2009	New 88,000 sf Giant to replace vacant Ames building and development of small pad site.	
<b>Total Consolidated Projects</b>	<b>7</b>			<b>100%</b>	<b>\$ 115.4</b>	<b>\$ 97.1</b>			

**Co-Investment Programs/Joint Ventures**

Scottsdale Mall	South Bend	IN	Schottenstein	50%	\$ 34.0	\$ 28.6	1Q 2008	Redevelop entire center. Includes site dev't for Target, Kohl's & 90,000sf new retail.
Skyline Village	Harrisonburg	VA	SEB	15%	16.6	16.1	1Q 2008	New Giant store in place of Toys R Us box and old Hechinger's bldg. New retail outbuilding & gas pad.
Derby Shopping Center	Derby	CT	UJV - Ripco	50%	18.7	11.9	3Q 2008	Lowes Redevelopment
Towson Place	Towson	MD	DRA	30%	4.4	0.1	4Q 2008	Construction of new 10,000 sf retail pad.
Grant Square (SODO Project)	Orlando	FL	UJV	33%	77.9	7.6	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	1.6	1Q 2009	Redevelop - Demo AMC theater, new Target, 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.
Wilkens Beltway Plaza	Baltimore	MD	KIF I	15%	3.2	0.2	3Q 2010	New 74,000 sf Giant Food Store behind the existing store.
Factoria Mall	Bellevue	WA	Schottenstein	50%	53.1	7.3	4Q 2010	Redevelop entire center
<b>Total Co-Investment Programs/Joint Ventures</b>	<b>9</b>			<b>40%</b>	<b>\$ 228.1</b>	<b>\$ 73.4</b>		

<b>Total Other Projects</b>	<b>7</b>	<b>60%</b>	<b>\$ 14.7</b>	<b>\$ 4.9</b>
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<b>Total Active Projects</b>	<b>23</b>	<b>60%</b>	<b>\$ 358.2</b>	<b>\$ 175.4</b>
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<b>RANGE OF REDEVELOPMENT YIELDS</b>	<b>10% - 13%</b>
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<u>Projected Expenditures on Redevelopment &amp; 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 Actual (\$M)</u>	<u>FY Actual (\$M)</u>	<u>FY Estimate (\$M)</u>
Total Projected Expenditures	\$18.8	\$18.1	\$21.9	\$28.2	\$87.0	\$136.6
Kimco's Projected Share of Costs (\$)	\$14.3	\$12.6	\$17.5	\$21.4	\$65.8	\$64.4
Kimco's Projected Share of Costs (%)	76%	70%	80%	76%	76%	47%

# **Portfolio Summary**

**KIMCO REALTY CORPORATION**  
**Combined Real Estate Portfolio Statistics**  
**Overview**

	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006
<b><u>TOTAL PROPERTIES BY COUNTRY</u></b>					
<b><u>United States</u></b>					
Number of Properties	1,682	1,680	1,262	1,101	1,093
Gross Leasable Area @ 100%	144,891	146,630	144,368	140,789	140,844
<b><u>Canada</u></b>					
Number of Properties	147	148	139	149	140
Gross Leasable Area @ 100%	17,576	17,758	17,210	17,932	17,713
<b><u>Mexico</u></b>					
Number of Properties	140	127	114	110	91
Gross Leasable Area @ 100%	20,763	18,770	17,471	16,038	15,036
<b><u>Chile</u></b>					
Number of Properties	4	4	4	-	-
Gross Leasable Area @ 100%	98	98	98	-	-
<b><u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u></b>					
Total Number of Properties	1,973	1,959	1,519	1,360	1,324
Total Gross Leasable Area @ 100%	183,328	183,256	179,147	174,759	173,593

<b><u>TOTAL PROPERTIES BY BUSINESS</u></b>					
<b><u>Shopping Center Portfolio</u></b>					
Number of Properties	886	889	883	875	854
Gross Leasable Area @ 100%	123,975	123,864	123,640	122,942	121,445
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	60	59	57	50	45
Potential Gross Leasable Area	20,540	21,007	21,215	18,451	18,272
<b><u>Kimco Capital Services</u></b>					
<b><u>Preferred Equity</u></b>					
Number of Properties	266	261	246	237	223
Total Gross Leasable Area	21,162	20,504	19,082	18,471	18,258
<b><u>Other Real Estate Investments</u></b>					
Number of Properties	761	750	333	198	202
Total Gross Leasable Area	17,651	17,881	15,210	14,895	15,618
<b><u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u></b>					
Total Number of Properties	1,973	1,959	1,519	1,360	1,324
Total Gross Leasable Area @ 100%	183,328	183,256	179,147	174,759	173,593

Notes: Gross Leaseable Area in thousands.

Total Gross Leasable Area excludes Westmont InTown Suites.

**KIMCO REALTY CORPORATION**  
**Combined Real Estate Portfolio Statistics**  
**by Country**

	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006
<b>SHOPPING CENTER PORTFOLIO</b>					
<b><u>United States</u></b>					
Number of Properties	809	813	809	807	805
Prorata Share of Gross Leasable Area	67,675	66,994	66,542	65,468	65,143
Percent Leased (Kimco Prorata Share)	96.2%	96.1%	95.8%	95.6%	95.5%
Average Rent per Leased Square Foot	\$ 10.97	\$ 11.01	\$ 10.82	\$ 10.67	\$ 10.53
Total Gross Leasable Area @ 100%	111,975	112,127	112,192	111,739	111,168
Percent Leased	96.2%	96.2%	96.0%	95.9%	95.9%
Average Rent per Leased Square Foot	\$ 12.06	\$ 12.10	\$ 11.92	\$ 11.75	\$ 11.56
<b><u>Canada</u></b>					
Number of Properties	39	39	38	37	37
Prorata Share of Gross Leasable Area	4,113	4,094	4,071	4,040	4,033
Percent Leased (Kimco Prorata Share)	99.0%	99.1%	99.0%	98.8%	99.1%
Average Rent per Leased Square Foot	\$ 14.93	\$ 14.51	\$ 13.73	\$ 12.76	\$ 13.09
Total Gross Leasable Area @ 100%	8,338	8,301	8,254	8,193	8,179
Percent Leased	99.0%	99.1%	99.1%	98.8%	99.1%
Average Rent per Leased Square Foot	\$ 14.99	\$ 14.57	\$ 13.78	\$ 12.82	\$ 13.15
<b><u>Mexico</u></b>					
Number of Properties	34	33	32	31	12
Prorata Share of Gross Leasable Area	2,502	2,178	2,148	2,080	1,255
Percent Leased (Kimco Prorata Share)	96.0%	96.1%	94.9%	94.9%	93.8%
Average Rent per Leased Square Foot	\$ 12.97	\$ 12.03	\$ 11.83	\$ 11.81	\$ 10.63
Total Gross Leasable Area @ 100%	3,564	3,338	3,096	3,010	2,098
Percent Leased	95.9%	95.9%	94.3%	94.2%	93.3%
Average Rent per Leased Square Foot	\$ 12.82	\$ 12.42	\$ 11.70	\$ 11.64	\$ 10.66
<b><u>Chile</u></b>					
Number of Properties	4	4	4		
Prorata Share of Gross Leasable Area	49	49	49		
Percent Leased (Kimco Prorata Share)	87.0%	87.0%	89.9%		
Average Rent per Leased Square Foot	\$ 16.19	\$ 14.88	\$ 14.61		
Total Gross Leasable Area @ 100%	98	98	98		
Percent Leased	87.0%	87.0%	89.9%		
Average Rent per Leased Square Foot	\$ 16.19	\$ 14.88	\$ 14.61		
<b>TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	886	889	883	875	854
Prorata Share of Gross Leasable Area	74,339	73,316	72,810	71,588	70,431
Percent Leased (Kimco Prorata Share)	96.3%	96.2%	95.9%	95.8%	95.7%
Total Gross Leasable Area @ 100%	123,975	123,864	123,640	122,942	121,445
Percent Leased	96.4%	96.4%	96.1%	96.1%	96.1%

**KIMCO REALTY CORPORATION**  
**Combined Real Estate Portfolio Statistics**  
**by Country**

	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006
<b>GROUND-UP DEVELOPMENTS</b>					
<b><u>United States</u></b>					
Number of Development Projects	36	39	39	33	29
Potential Gross Leasable Area	11,321	12,744	13,684	12,121	12,057
<b><u>Mexico</u></b>					
Number of Development Projects	24	20	18	17	16
Potential Gross Leasable Area	9,219	8,263	7,531	6,330	6,215
<b>TOTAL GROUND-UP DEVELOPMENTS</b>					
Number of Development Projects	60	59	57	50	45
Potential Gross Leasable Area	20,540	21,007	21,215	18,451	18,272
<b>KIMCO CAPITAL SERVICES</b>					
<b>PREFERRED EQUITY PORTFOLIO</b>					
<b><u>Preferred Equity Portfolio- United States</u></b>					
Number of Properties	165	160	153	133	128
Total Gross Leasable Area	12,988	12,330	11,409	10,015	10,007
<b><u>Preferred Equity Portfolio- Canada</u></b>					
Number of Properties	101	101	93	104	95
Total Gross Leasable Area	8,174	8,174	7,673	8,456	8,251
<b>TOTAL Preferred Equity Portfolio</b>					
Number of Properties	266	261	246	237	223
Total Gross Leasable Area	21,162	20,504	19,082	18,471	18,258
<b>OTHER REAL ESTATE INVESTMENTS *</b>					
Number of Properties - United States	672	668	261	128	131
Gross Leasable Area	8,606	9,429	7,083	6,914	7,612
Number of Properties - Canada	7	8	8	8	8
Gross Leasable Area	1,065	1,283	1,283	1,283	1,283
Number of Properties - Mexico	82	74	64	62	63
Gross Leasable Area	7,980	7,168	6,844	6,698	6,723
<b>TOTAL Other Real Estate Investments</b>					
Number of Properties	761	750	333	198	202
Total Gross Leasable Area	17,651	17,881	15,210	14,895	15,618

\* Includes the following portfolios: FNC Realty Inc. (30), Retail Store Leases (19), American Industrial portfolio (79), the Newkirk portfolio (53), Westmont (145), net leased properties (401), and all undeveloped land parcels and other non-retail assets (34). As of 12/31/07, Kimco holds interests in 1,973 properties, totaling approximately 183 million square feet of gross leasable area.

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

	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006
<b>UNITED STATES</b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	392	387	378	374	374
Total Gross Leasable Area	50,309	49,277	49,209	47,894	47,626
Percent Leased	95.8%	95.7%	95.4%	95.2%	95.0%
Average Rent per Leased Square Foot	\$ 10.30	\$ 10.30	\$ 10.14	\$ 9.98	\$ 9.86
<b><u>Investment Management Properties</u></b>					
<b>Kimco/ Prudential Investment Program</b>					
Number of Properties	127	131	137	150	137
Total Gross Leasable Area	19,837	20,384	21,075	22,667	19,645
Percent Leased	94.9%	95.3%	95.6%	95.9%	95.5%
Average Rent per Leased Square Foot	\$ 14.24	\$ 14.03	\$ 13.88	\$ 13.59	\$ 13.05
<b>Kimco Income REIT Properties</b>					
Number of Properties	63	64	64	65	66
Total Gross Leasable Area	13,117	13,719	13,688	13,951	13,996
Percent Leased	97.0%	97.0%	96.9%	96.9%	97.1%
Average Rent per Leased Square Foot	\$ 12.71	\$ 12.65	\$ 12.69	\$ 12.61	\$ 12.56
<b>Kimco / UBS Programs</b>					
Number of Properties	43	43	43	32	31
Total Gross Leasable Area	6,166	6,169	6,169	5,197	4,994
Percent Leased	96.0%	96.0%	95.5%	95.5%	95.5%
Average Rent per Leased Square Foot	\$ 15.24	\$ 15.16	\$ 14.97	\$ 14.13	\$ 14.08
<b>PL Retail LLC</b>					
Number of Properties	22	22	23	23	23
Total Gross Leasable Area	5,578	5,578	5,806	5,809	5,809
Percent Leased	97.3%	97.0%	97.6%	97.9%	98.8%
Average Rent per Leased Square Foot	\$ 13.04	\$ 13.00	\$ 12.88	\$ 12.85	\$ 12.77
<b>SEB Immobilien</b>					
Number of Properties	10	10	9		
Total Gross Leasable Area	1,329	1,328	1,143		
Percent Leased	97.8%	97.1%	96.9%		
Average Rent per Leased Square Foot	\$ 13.93	\$ 13.72	\$ 12.74		
<b>Kimco Income Fund I</b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,524	1,524	1,524	1,521	1,521
Percent Leased	98.2%	98.3%	98.7%	98.4%	98.3%
Average Rent per Leased Square Foot	\$ 16.75	\$ 16.72	\$ 16.65	\$ 16.44	\$ 16.34
<b>Kimco / GE Investment Programs (KROP I &amp; II)</b>					
Number of Properties	6	10	12	22	27
Total Gross Leasable Area	1,130	1,711	1,921	3,293	4,180
Percent Leased	92.5%	90.5%	91.1%	93.1%	94.0%
Average Rent per Leased Square Foot	\$ 11.37	\$ 12.15	\$ 12.94	\$ 12.78	\$ 11.93
<b>Other Institutional Programs</b>					
Number of Properties	61	62	62	62	67
Total Gross Leasable Area	3,548	3,542	3,582	3,561	5,428
Percent Leased	98.5%	99.1%	97.7%	97.5%	97.3%
Average Rent per Leased Square Foot	\$ 13.50	\$ 13.48	\$ 13.41	\$ 13.23	\$ 13.78
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	73	72	69	67	68
Total Gross Leasable Area	9,436	8,893	8,075	7,846	7,969
Percent Leased	98.9%	98.9%	97.5%	97.6%	97.6%
Average Rent per Leased Square Foot	\$ 11.86	\$ 12.42	\$ 11.30	\$ 11.16	\$ 11.06

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

	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006
<b>CANADA</b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	39	39	38	37	37
Total Gross Leasable Area	8,338	8,301	8,254	8,193	8,179
Percent Leased	99.0%	99.1%	99.1%	98.8%	99.1%
Average Rent per Leased Square Foot	\$ 14.99	\$ 14.57	\$ 13.78	\$ 12.82	\$ 13.15
<b><u>MEXICO</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	23	22	22	23	5
Total Gross Leasable Area	1,252	1,030	1,027	1,148	636
Percent Leased	97.9%	99.5%	98.4%	98.3%	97.4%
Average Rent per Leased Square Foot	\$ 12.92	\$ 11.54	\$ 11.62	\$ 11.17	\$ 10.58
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	11	11	10	8	7
Total Gross Leasable Area	2,311	2,309	2,069	1,862	1,462
Percent Leased	94.8%	94.3%	92.3%	91.6%	91.5%
Average Rent per Leased Square Foot	\$ 12.76	\$ 12.84	\$ 11.74	\$ 11.95	\$ 10.70
<b><u>CHILE</u></b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	4	4	4		
Total Gross Leasable Area	98	98	98		
Percent Leased	87.0%	87.0%	89.9%		
Average Rent per Leased Square Foot	\$ 16.19	\$ 14.88	\$ 14.61		
<b><u>Subtotal of Shopping Center Portfolio</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	415	409	400	397	379
Total Gross Leasable Area	51,562	50,306	50,236	49,042	48,262
Percent Leased	95.9%	95.7%	95.5%	95.3%	95.1%
<b><u>Investment Management Programs</u></b>					
Number of Properties	344	354	362	366	363
Total Gross Leasable Area	52,231	53,957	54,908	56,000	55,573
Percent Leased	96.2%	96.2%	96.2%	96.3%	96.4%
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	127	126	121	112	112
Total Gross Leasable Area	20,183	19,601	18,496	17,901	17,610
Percent Leased	98.4%	98.4%	97.6%	97.5%	97.8%
<b><u>GRAND TOTAL SHOPPING CENTER PORTFOLIO</u></b>					
Number of Properties	886	889	883	875	854
Total Gross Leasable Area	123,975	123,864	123,640	122,942	121,445
Percent Leased	96.4%	96.4%	96.1%	96.1%	96.1%

**KIMCO REALTY CORPORATION**  
**Combined Major Tenant Profile**  
**(ranked by annualized base rent)**  
**December 31, 2007**

<b>Tenant Name (1)</b>	<b># of Locations</b>	<b>Annualized Base Rent (in thousands)</b>	<b>% of Annualized Base Rent</b>	<b>Leased GLA (in thousands)</b>	<b>% of Leased GLA</b>
Home Depot	41	\$ 25,973	3.2%	3,273	4.6%
TJX Companies	127	22,800	2.8%	2,387	3.3%
Sears Holdings	51	18,250	2.3%	3,461	4.8%
Kohl's	37	16,426	2.0%	2,450	3.4%
Wal-Mart	33	15,450	1.9%	2,148	3.0%
Best Buy	43	12,216	1.5%	1,099	1.5%
Linen N Things	38	11,810	1.5%	732	1.0%
Royal Ahold	32	10,049	1.2%	968	1.4%
Bed Bath & Beyond	51	9,312	1.2%	845	1.2%
Costco	17	8,896	1.1%	1,287	1.8%
		<u>\$ 151,182</u>	<u>18.7%</u>	<u>18,650</u>	<u>26.0%</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 \$1.5 billion of annual base rent.



**KIMCO REALTY CORPORATION**  
**ALL OPERATING REAL ESTATE LEASING SUMMARY**  
Trailing Four Quarters as of December 31, 2007  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase in Base Rent</u>	<u>Increase in Base Rent Over Prior Year</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's/SF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	262	17%	761	\$ 14.87	\$ 11,315	\$ 12.50	\$ 9,516	\$ 1,799	18.9%	7.7	\$ 6,392	\$ 8.40
Renewals/Options	648	62%	2,801	10.92	30,592	9.95	27,859	2,733	9.8%	5.1	-	-
<b>US Same Space Total</b>	<b>910</b>	<b>79%</b>	<b>3,562</b>	<b>\$ 11.76</b>	<b>\$ 41,907</b>	<b>\$ 10.49</b>	<b>\$ 37,375</b>	<b>\$ 4,532</b>	<b>12.1%</b>	<b>5.7</b>	<b>\$ 6,392</b>	<b>\$ 1.79</b>
Non-same space new leases	260	15%	690	\$ 13.71	\$ 9,462					8.6	\$ 10,655	\$ 15.44
Non-same space redevelopments	29	6%	291	12.94	3,770					17.5	3,294	11.30
<b>US Total</b>	<b>1,199</b>	<b>100%</b>	<b>4,543</b>	<b>\$ 12.14</b>	<b>\$ 55,139</b>					<b>6.9</b>	<b>\$ 20,341</b>	<b>\$ 4.48</b>
<b><u>Canada</u></b>												
New Leases	53	12%	58	\$ 20.74	\$ 1,201	\$ 18.09	\$ 1,048	\$ 154	14.7%	7.4	\$ 1,348	\$ 23.26
Renewals/Options	170	80%	371	17.04	6,317	15.66	5,803	514	8.9%	4.8	-	-
<b>Canada Same Space Total</b>	<b>223</b>	<b>92%</b>	<b>429</b>	<b>\$ 17.54</b>	<b>\$ 7,518</b>	<b>\$ 15.98</b>	<b>\$ 6,851</b>	<b>\$ 668</b>	<b>9.7%</b>	<b>5.1</b>	<b>\$ 1,348</b>	<b>\$ 3.14</b>
Non - same space leases	16	8%	38	\$ 13.66	\$ 524					7.5	\$ 326	\$ 8.50
<b>Canada Total</b>	<b>239</b>	<b>100%</b>	<b>467</b>	<b>\$ 17.22</b>	<b>\$ 8,042</b>					<b>5.3</b>	<b>\$ 1,674</b>	<b>\$ 3.59</b>
<b><u>Latin America</u></b>												
New Leases	12	2%	10	\$ 16.88	\$ 171	\$ 16.39	\$ 166	\$ 5	3.0%	11.0	\$ -	\$ -
Renewals	76	7%	33	25.00	823	23.80	784	39	5.0%	2.4	-	-
<b>Latin America Same Space Total</b>	<b>88</b>	<b>9%</b>	<b>43</b>	<b>\$ 23.09</b>	<b>\$ 994</b>	<b>\$ 22.07</b>	<b>\$ 950</b>	<b>\$ 44</b>	<b>4.6%</b>	<b>4.4</b>	<b>\$ -</b>	<b>\$ -</b>
Non - same space leases	95	13%	61	\$ 20.93	\$ 1,286					3.7	\$ -	\$ -
<b>Latin America Total</b>	<b>183</b>	<b>22%</b>	<b>104</b>	<b>\$ 21.82</b>	<b>\$ 2,280</b>					<b>4.0</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Grand Total</b>	<b>1,621</b>	<b>100%</b>	<b>5,115</b>									
Total New Leases (Same Space)	327	16%	829									
Total Renewals/Options	894	63%	3,205									
Total Non-same space Redevelopments	29	6%	291									
Total Non-same space new leases	371	15%	790									
<b>Grand Total</b>	<b>1,621</b>	<b>100%</b>	<b>5,115</b>									

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**  
**December 31, 2007**

**ASSUMES NO EXERCISE OF RENEWAL OPTIONS**

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2008	69	1,513,224	\$ 7.71	1,334	1,859,333	\$ 18.23	1,403	3,372,557	4.9%	\$ 13.51
2009	165	4,211,744	7.46	1,664	2,623,811	18.30	1,829	6,835,555	9.9%	11.62
2010	190	4,214,700	7.98	1,693	2,655,708	19.17	1,883	6,870,408	9.9%	12.31
2011	184	4,086,790	8.41	1,481	2,421,038	19.85	1,665	6,507,828	9.4%	12.66
2012	228	5,281,873	7.79	1,496	2,527,434	20.91	1,724	7,809,307	11.3%	12.03
2013	154	4,053,927	8.90	652	1,381,571	19.89	806	5,435,498	7.9%	11.69
2014	138	3,175,089	9.36	365	702,878	22.99	503	3,877,967	5.6%	11.83
2015	110	2,328,017	10.41	301	783,537	22.84	411	3,111,554	4.5%	13.54
2016	122	2,812,649	11.23	259	588,405	25.67	381	3,401,054	4.9%	13.73
2017	94	2,732,486	10.85	278	615,018	26.46	372	3,347,504	4.8%	13.72
2018	71	2,198,044	9.11	136	452,521	22.64	207	2,650,565	3.8%	11.42
							<b>Thereafter</b>	15,929,986	23.0%	7.16
							<b>Total (2)</b>	<b>69,149,783</b>	<b>100.0%</b>	<b>\$ 11.20</b>

**ASSUMES EXERCISE OF RENEWAL OPTIONS**

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2008	12	266,431	\$ 7.47	685	934,098	\$ 18.06	697	1,200,529	1.7%	\$ 15.71
2009	8	296,593	3.86	795	1,066,850	19.60	803	1,363,443	2.0%	16.17
2010	14	242,512	7.65	874	1,159,944	19.75	888	1,402,456	2.0%	17.66
2011	23	486,978	7.89	839	1,069,662	21.87	862	1,556,640	2.3%	17.50
2012	19	405,362	7.75	939	1,197,615	22.46	958	1,602,977	2.3%	18.74
2013	26	500,376	9.38	683	1,020,184	20.37	709	1,520,560	2.2%	16.75
2014	35	807,193	9.86	625	995,380	21.05	660	1,802,573	2.6%	16.04
2015	33	745,022	9.64	586	954,617	22.52	619	1,699,639	2.5%	16.87
2016	24	381,172	8.77	558	955,658	22.37	582	1,336,830	1.9%	18.50
2017	41	742,087	8.15	545	993,561	25.16	586	1,735,648	2.5%	17.89
2018	43	797,776	9.83	333	651,542	20.74	376	1,449,318	2.1%	14.74
							<b>Thereafter</b>	52,479,170	75.9%	9.36
							<b>Total (2)</b>	<b>69,149,783</b>	<b>100.0%</b>	<b>\$ 11.20</b>

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

(2) Represents occupied square footage as of December 31, 2007 for US and Canada shopping center properties.

**KIMCO REALTY CORPORATION**  
**COMBINED OPERATING REAL ESTATE**  
(rank by KIM share of annualized base rent)  
December 31, 2007

	Number of Properties	Gross Leasable Area* (in thousands)	% Leased	Annualized Base Rent	Rent Per Leased SQ. FT.
United States					
California	132	7,755	97.2%	\$ 112,631	\$ 14.94
Florida	88	7,837	96.4%	78,815	10.44
New York	65	4,536	95.4%	71,681	16.57
Pennsylvania	45	4,580	98.0%	46,178	10.29
Illinois	42	4,776	97.9%	37,558	8.04
Puerto Rico	7	2,144	97.5%	31,803	15.22
Texas	39	3,177	94.1%	28,711	9.60
Ohio	37	5,018	95.5%	28,679	5.99
New Jersey	20	2,188	95.4%	28,221	13.52
North Carolina	14	1,976	94.9%	21,242	11.33
Missouri	22	2,938	98.4%	20,767	7.18
Maryland	43	1,491	98.1%	20,280	13.86
Virginia	62	1,557	99.2%	17,419	11.28
Georgia	11	1,571	94.4%	16,255	10.96
Washington	18	1,028	97.8%	14,124	14.05
Connecticut	7	1,256	99.9%	13,357	10.64
Arizona	13	1,515	94.9%	12,962	9.02
Tennessee	12	1,181	94.4%	10,017	8.99
Michigan	10	1,150	95.9%	9,762	8.85
Minnesota	4	742	99.4%	9,724	13.19
Louisiana	5	914	98.0%	9,206	10.27
South Carolina	6	932	95.0%	8,892	10.04
Nevada	20	588	93.1%	8,842	16.16
Indiana	10	1,422	86.5%	8,068	6.56
Colorado	11	869	88.9%	7,433	9.62
Massachusetts	7	381	99.6%	5,008	13.20
Oregon	19	439	93.4%	4,967	12.12
New Hampshire	3	478	99.8%	4,944	10.36
New Mexico	4	281	95.8%	3,591	13.34
West Virginia	3	359	96.1%	3,136	9.09
Iowa	6	629	95.3%	3,069	5.12
Oklahoma	3	341	100.0%	2,429	7.12
Kansas	4	267	100.0%	2,403	9.00
Kentucky	4	389	72.2%	2,347	8.36
Maine	2	185	97.7%	1,993	11.02
Rhode Island	2	166	88.5%	1,769	12.04
Alabama	2	173	97.0%	1,347	8.03
Hawaii	1	18	94.7%	876	51.39
Delaware	2	138	100.0%	849	6.15
Vermont	1	53	97.1%	757	14.71
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>809</u>	<u>67,675</u>	<u>96.2%</u>	<u>\$ 713,629</u>	<u>\$ 10.97</u>
Canada **	39	4,113	99.0%	\$ 60,782	\$ 14.93
Mexico ***	34	2,502	96.0%	31,172	12.97
Chile ****	4	49	87.0%	693	16.19
Subtotal	<u>77</u>	<u>6,664</u>	<u>97.8%</u>		
<b>Grand Total</b>	<u>886</u>	<u>74,339</u>	<u>96.3%</u>		
<b>American Industries (1)</b>	70	7,675	97.7%	\$ 40,108	\$ 5.35

(1) Excludes nine land parcels 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 \$1.02110 CAD to \$1.00 USD for the three months ended December 31, 2007.

\*\*\* The data above excludes 24 development properties in Mexico. Rent per leased square foot stated in USD based on an average conversion rate of 10.85907 Mexican pesos to \$1.00 USD for the three months ended December 31, 2007.

\*\*\*\* Rent per leased square foot stated in USD based on an average conversion rate of 502.30 Chilean pesos to \$1.00 USD for the three months ended December 31, 2007.

# **Joint Venture Summary**

**KIMCO REALTY CORPORATION**  
**OPERATING JOINT VENTURE INCOME SUMMARY**  
**THREE MONTHS ENDED DECEMBER 31, 2007**  
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
<b>STRATEGIC 3RD PARTY PROGRAMS</b>											
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 105,520	\$ 30,535	\$ 74,985	\$ 39,071	\$ 14,127	\$ -	\$ 33,646	\$ -	\$ (11,859)	\$ 334	\$ 628
KIMCO INCOME REIT	53,198	13,868	39,330	18,360	(314)	34,184	9,477	(17)	45,974	(1,223)	\$ 3,818
KIMCO/UBS PROGRAMS	31,503	8,107	23,396	11,009	979	-	11,432	-	(24)	394	2,440
PL RETAIL LLC	24,437	7,651	16,786	9,837	(680)	-	5,027	-	2,602	363	1,247
SEB IMMOBILIEN	6,612	1,455	5,157	2,812	21	-	1,935	-	389	58	349
KIMCO INCOME FUND I	8,149	1,881	6,268	2,415	258	-	1,976	-	1,619	6,141	5,264
KIMCO/GE INVESTMENT PROGRAM (KROP)*	3,460	1,217	2,243	1,764	(4,132)	22,329	1,342	(1,109)	24,489	20,965 (2)	10,017 (2)
OTHER INSTITUTIONAL PROGRAMS	15,502	3,469	12,033	5,165	190	-	4,273	-	2,405	389	1,058
<b>TOTAL IM PROGRAMS</b>	<b>\$ 248,381</b>	<b>\$ 68,183</b>	<b>\$ 180,198</b>	<b>\$ 90,433</b>	<b>\$ 10,449</b>	<b>\$ 56,513</b>	<b>\$ 69,108</b>	<b>\$ (1,126)</b>	<b>\$ 65,595</b>	<b>\$ 27,421</b>	<b>\$ 24,821</b>
<b>OTHER JOINT VENTURE PROPERTIES</b>											
US PROPERTIES	\$ 34,307	\$ 11,819	\$ 22,488	\$ 10,162	\$ (49)	\$ 3,934	\$ 6,561	\$ 266	\$ 10,014	\$ 3,629	\$ 3,229
CANADA PROPERTIES	47,335	15,836	31,499	11,607	(150)	-	7,128	-	12,915	6,457	10,346
MEXICO PROPERTIES	16,809	3,146	13,663	3,590	(1,073)	-	4,189	-	6,957	1,792	4,462
CHILE PROPERTIES	445	78	367	175	-	-	108	-	84	42	95
<b>TOTAL JV PROPERTIES</b>	<b>\$ 98,896</b>	<b>\$ 30,879</b>	<b>\$ 68,017</b>	<b>\$ 25,534</b>	<b>\$ (1,272)</b>	<b>\$ 3,934</b>	<b>\$ 17,986</b>	<b>\$ 266</b>	<b>\$ 29,970</b>	<b>\$ 11,920</b>	<b>\$ 18,132</b>
OTHER INVESTMENTS	\$ 48,125	\$ 17,173	\$ 30,952	\$ 16,761	\$ 2,159	\$ 52,606	\$ 8,901	\$ -	\$ 55,736	\$ 14,131	\$ 23,537
	<b>\$ 395,402</b>	<b>\$ 116,235</b>	<b>\$ 279,167</b>	<b>\$ 132,728</b>	<b>\$ 11,336</b>	<b>\$ 113,053</b>	<b>\$ 95,995</b>	<b>\$ (860)</b>	<b>\$ 151,301</b>	<b>\$ 53,472</b>	<b>\$ 66,490</b>
NET INCOME(LOSS) FROM ALBERTSON'S										\$ 10,327	
NET INCOME(LOSS) - MISCELLANEOUS										(2,120)	
EQUITY IN INCOME OF JOINT VENTURES, NET										<b>\$ 61,679</b>	

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses of \$1.9m for the three months ended December 31, 2007.

(2) Includes \$5.2m 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**  
**TWELVE MONTHS ENDED DECEMBER 31, 2007**  
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
<b>INVESTMENT PROGRAMS</b>											
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 419,573	\$ 111,434	\$ 308,139	\$ 167,009	\$ 14,283	\$ 25	\$ 153,068	\$ -	\$ (26,196)	\$ (1,836)	\$ 21,100
KIMCO INCOME REIT	210,461	54,051	156,410	72,582	570	46,030	37,545	1,715	93,458	43,928	40,888
KIMCO/UBS PROGRAMS	113,393	29,166	84,227	40,242	3,622	-	42,628	-	(2,265)	1,062	8,778
PL RETAIL LLC	99,223	30,558	68,665	41,725	(2,100)	13,513	25,244	212	17,521	3,134	4,894
SEB IMMOBILIEN	12,206	2,599	9,607	5,650	101	-	3,860	-	(4)	(0)	578
KIMCO INCOME FUND I	33,057	7,531	25,526	9,620	941	-	8,251	-	6,714	1,369	2,597
KIMCO/GE INVESTMENT PROGRAM (KROP) *	17,101	4,788	12,313	7,240	696	147,849	5,240	3,081	150,067	53,138 (2)	42,574 (2)
OTHER INSTITUTIONAL PROGRAMS	60,582	13,092	47,490	20,468	1,087	21,323	16,140	-	31,118	9,537 (3)	7,935 (3)
<b>TOTAL IM PROGRAMS</b>	<b>\$ 965,596</b>	<b>\$ 253,219</b>	<b>\$ 712,377</b>	<b>\$ 364,536</b>	<b>\$ 19,200</b>	<b>\$ 228,740</b>	<b>\$ 291,976</b>	<b>\$ 5,008</b>	<b>\$ 270,413</b>	<b>\$ 110,332</b>	<b>\$ 129,344</b>
<b>OTHER JOINT VENTURE PROPERTIES</b>											
US PROPERTIES	\$ 122,389	\$ 40,597	\$ 81,792	\$ 39,724	\$ (5,232)	\$ 5,867	\$ 24,591	\$ 266	\$ 28,842	\$ 12,089	\$ 21,179
CANADA PROPERTIES	172,225	60,488	111,737	42,668	(528)	-	26,261	-	43,336	21,676	34,806
MEXICO PROPERTIES	61,329	11,295	50,034	14,277	2,116	-	15,719	-	17,922	9,175 (4)	18,834 (4)
CHILE PROPERTIES	1,013	172	841	398	1	-	238	-	204	103	221
<b>TOTAL JV PROPERTIES</b>	<b>\$ 356,956</b>	<b>\$ 112,552</b>	<b>\$ 244,404</b>	<b>\$ 97,067</b>	<b>\$ (3,643)</b>	<b>\$ 5,867</b>	<b>\$ 66,809</b>	<b>\$ 266</b>	<b>\$ 90,304</b>	<b>\$ 43,043</b>	<b>\$ 75,040</b>
OTHER INVESTMENTS	\$ 146,606	\$ 74,450	\$ 72,156	\$ 43,534	\$ 3,373	\$ 77,716	\$ 30,267	\$ -	\$ 72,698	\$ 23,857	\$ 38,675
	<b>\$ 1,469,158</b>	<b>\$ 440,221</b>	<b>\$ 1,028,937</b>	<b>\$ 505,137</b>	<b>\$ 18,930</b>	<b>\$ 312,323</b>	<b>\$ 389,052</b>	<b>\$ 5,274</b>	<b>\$ 433,415</b>	<b>\$ 177,232</b>	<b>\$ 243,059</b>
NET INCOME(LOSS) FROM ALBERTSON'S										\$ (4,684)	
NET INCOME(LOSS) - MISCELLANEOUS										815	
EQUITY IN INCOME OF JOINT VENTURES, NET										<b>\$ 173,363</b>	

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses of \$7.1MM for the year ended December 31, 2007.

(2) Includes \$39.3MM for the twelve 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 twelve 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 the twelve month period, in 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**  
December 31, 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	
<b><u>INVESTMENT MANAGEMENT PROGRAMS</u></b>											
KIMCO/PRUDENTIAL INVESTMENT PROGRAMS	127	19,837	\$ 4,471,946	\$ 2,788,061	\$ 5,546	14.98%	*	5.66%	70.1	74.6%	25.4%
KIMCO INCOME REIT	63	13,117	1,567,696	1,018,682	55,415	45.00%		6.96%	41.4	100.0%	0.0%
KIMCO/UBS PROGRAMS	43	6,166	1,367,131	770,226	25,911	17.89%	*	5.70%	89.2	100.0%	0.0%
PL RETAIL LLC	22	5,578	943,158	682,751	48,089	15.00%		6.17%	26.0	75.0%	25.0%
SEB IMMOBILIEN	10	1,329	275,525	193,500	5,148	15.00%		5.67%	106.5	100.0%	0.0%
KIMCO INCOME FUND I	12	1,524	277,324	174,957	14,587	15.15%		5.47%	84.8	100.0%	0.0%
KIMCO/GE INVESTMENT PROGRAMS (KROP)	6	1,130	151,346	113,423	(3,277)	19.28%	*	5.91%	61.3	77.5%	22.5%
OTHER INSTITUTIONAL PROGRAMS	61	3,548	645,559	389,933	(43,616)	16.31%	*	8.67%	81.5	100.0%	0.0%
<b>TOTAL IM PROGRAMS</b>	<b>344</b>	<b>52,229</b>	<b>\$ 9,699,685</b>	<b>\$ 6,131,533</b>	<b>\$ 107,803</b>						
<b><u>OTHER JOINT VENTURE PROPERTIES</u></b>											
US PROPERTIES	73	9,436	\$ 1,097,113	\$ 835,628	\$ 21,241	54.28%	*	6.45%	69.7	71.5%	28.5%
CANADA PROPERTIES	39	8,338	1,239,872	763,923	4,350	50.00%	*	6.12%	67.1	100.0%	0.0%
MEXICO PROPERTIES	91	10,181	594,017	212,182	32,374	50.49%	*	6.68%	45.0	100.0%	0.0%
CHILE PROPERTIES	4	98	17,815	11,897	13	50.49%	*	5.69%	242.9	100.0%	0.0%
<b>TOTAL OTHER JOINT VENTURE PROPERTIES</b>	<b>207</b>	<b>28,053</b>	<b>\$ 2,948,817</b>	<b>\$ 1,823,630</b>	<b>\$ 57,978</b>						
OTHER INVESTMENTS	NA	NA	\$ 1,249,985	\$ 1,016,762	\$ 64,049	65.06%	*	5.16%	59.0	48.8%	51.2%
	<b>551</b>	<b>80,282</b>	<b>\$ 13,898,487</b>	<b>\$ 8,971,925</b>	<b>\$ 229,830</b>						
<b>KIMCO PRORATA SHARE OF DEBT</b>				<b>\$ 2,875,477</b>							

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
<b>U.S. Preferred Equity Investments:</b>			
1.	Orlando, FL	Errol Plaza	Jan-07 \$ 6,200
2.	Miami, FL	The 2500 Building	Jan-07 3,359
3.	Farmingdale, NY	Long Island Hotel II	Jan-07 3,375
4.	Whiting, NJ	Whiting Commons	Jan-07 1,762
5.	Lake Wales, FL	Lake Wales	Jan-07 1,583
6.	Mailibu, CA	22601 Pacific Coast Highway	Feb-07 3,405
7.	Crestview, MO	Spectrum development	Mar-07 2,115
8.	Richardson, TX	Canyon Creek Plaza	Mar-07 1,465
9.	Port Jefferson, NY	3 Roads Plaza	Mar-07 2,764
	<b>Subtotal Q1</b>		\$ 26,028
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
	<b>Subtotal Q2</b>		\$ 58,153
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
	<b>Subtotal Q3</b>		\$ 17,723
27.	Lafayette, LA	Ambassador Plaza	Oct-07 \$ 900
28.	Kerrville, TX	Affordable Housing Meadows	Nov-07 509
29.	Dallas, TX	Affordable Housing Masters	Nov-07 719
30.	Parker, CO	Lincoln Meadows Senior Living	Nov-07 4,324
31.	Grand, Prairie	DFW Corporate Park	Dec-07 2,535
	<b>Subtotal Q4</b>		\$ 8,987
<b>Canadian Preferred Equity Investments:</b>			
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
	<b>Subtotal Q3</b>		\$ 19,402
<b>Total Preferred Equity Investments</b>			<b>\$ 138,511</b>
<b>Total Q1 Preferred Equity Investments</b>			\$ 34,246
<b>Total Q2 Preferred Equity Investments</b>			58,153
<b>Total Q3 Preferred Equity Investments</b>			37,125
<b>Total Q4 Preferred equity transactions</b>			8,987
<b>TOTAL PREFERRED EQUITY INVESTMENTS</b>			<b>\$ 138,511</b>

**KIMCO REALTY CORPORATION**  
**PREFERRED EQUITY TRANSACTIONS**  
(in thousands)

**PREFERRED EQUITY DISPOSITIONS**

				<b>PROCEEDS</b>
<b><u>US</u></b>				
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	<u>3,100</u>
	<b>Subtotal Q1</b>			<b>\$ 14,897</b>
5.	Dallas, TX	Hillside	Jun-07	\$ 7,076
6.	Fort Worth, TX	Mira Vista	Jun-07	<u>800</u>
	<b>Subtotal Q2</b>			<b>\$ 7,876</b>
7.	New York, NY	37 Greenwich Avenue	Sep-07	\$ 2,800
<b><u>Canada</u></b>				
1.	North York, Toronto	875 Don Mills Road (Apple Storage)	Apr-07	\$ 2,300
2.	Various Canadian Cities	Apple Storage 10 properties	May-07	<u>23,000</u>
	<b>Subtotal Q2</b>			<b>\$ 25,300</b>
<b>TOTAL PREFERRED EQUITY DISPOSITIONS</b>				<b><u><u>\$ 50,873</u></u></b>

**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 Q4	\$ 56,029
• Mortgages	Mortgage	Q1 thru Q4	58,882
• 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
• 127-129 Newbury Street, Boston, MA	Acquisition of Building	Q4 07	11,600
• In TownSuites (Westmont JV)	Equity Investment	Q4 07	2,900
• Willowick Place Apartments	Investment	Q4 07	14,725
• Harston Woods Manufactured Home Community	Investment	Q4 07	2,200
• University Town Center & Belview Shopping Center	Investment	Q4 07	275
• Levitz	Investment	Q4 07	3,600
• Sofa Express	Investment	Q4 07	1,118
			\$ 460,748

**Kimco Capital Services (KCS)**  
**Additional Information**  
**December 31, 2007**  
**(in thousands)**

<b>SUMMARY</b>	<b>Kimco Investment</b>	<b>Adjustment to Gross Investment Value</b>	<b>Total KCS</b>
I. Preferred Equity	\$ 485,000	\$ 150,000	\$ 635,000
II. Retailer Services	325,000	125,000	450,000
III. Select Investments	945,000	1,100,000	2,045,000
Total Kimco Capital Services	<u>\$ 1,755,000</u>	<u>\$ 1,375,000</u>	<u>\$ 3,130,000</u>

<b>DETAILS</b>	<b>Kimco Investment</b>	<b>Value Estimate Over Gross Investment</b>
I. Preferred Equity - Other RE Investments	<u>\$ 485,000</u>	<u>\$ 150,000</u> <sup>(1)</sup>
II. Retailer Services		
A) Consolidated (FNC Realty, Blue Ridge)	\$ 145,000	\$ -
B) Other RE Investments (Retail Store Leases, Other)	10,000	-
C) Mortgage Financing Receivables	155,000	-
D) Joint Ventures (Albertsons)	5,000	-
E) Other Assets	10,000	-
F) Estimated value of future profit participation	-	125,000
	<u>\$ 325,000</u>	<u>\$ 125,000</u>
III. Select Investments		
A) Consolidated (Redevelopment Properties in CBD's, Other Non-Retail)	\$ 310,000	\$ 75,000 <sup>(2)</sup>
B) Joint Ventures (Intown Suites, Westmont Hotel Portfolio, etc)	245,000	975,000 <sup>(3)</sup>
C) Other RE Investments (Net Leased Portfolio)	100,000	-
D) Marketable Securities	215,000	-
E) Other Assets	75,000	-
F) Estimated value not captured through NOI	-	50,000
	<u>\$ 945,000</u>	<u>\$ 1,100,000</u>
Total Kimco Capital Services	<u>\$ 1,755,000</u>	<u>\$ 1,375,000</u>

(1) Approximately \$150M of estimated residual profit participation

(2) Approximately \$2.2M of quarterly NOI is included in the Consolidated NOI of the Reconciliation of Certain Non-GAAP Financial Measures Supplemental page

(3) Approximately \$20.3M of Westmont/Intown Quarterly NOI @ 7.25% is included in Kimco's Share of Other Investments NOI of the Reconciliation of Certain Non-GAAP Financial Measures Supplemental page

**Miscellaneous**



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# 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.