



Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended
March 31, 2008

Investor Relations
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Forward-Looking Statements

The statements in this release state the company's and management's hopes, intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors that could cause actual results to differ materially from current expectations include, but are not limited to, (i) general economic conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or general downturn in their business, (iii) local real estate conditions, (iv) increases in interest rates, and (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, 2007. 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, 2007, as may be updated or supplemented in the company's Form 10-Q filings, which discuss these and other factors that could adversely affect the company's results.

Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended March 31, 2008

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Financial Summary

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

	March 31, 2008	December 31, 2007
Assets:		
Operating Real Estate, Net of Accumulated Depreciation of \$1,015,168 and \$977,444, respectively	\$ 5,240,900	\$ 5,203,185
Investments and Advances in Real Estate Joint Ventures	1,234,685	1,246,917
Real Estate Under Development	1,226,242	1,144,406
Other Real Estate Investments	597,196	615,016
Mortgages and Other Financing Receivables	149,096	153,847
Cash and Cash Equivalents	150,961	87,499
Marketable Securities	397,495	212,988
Accounts and Notes Receivable	99,326	88,017
Other Assets	335,692	345,941
Total Assets	\$ 9,431,593	\$ 9,097,816
Liabilities:		
Notes Payable	\$ 3,429,439	\$ 3,131,765
Mortgages Payable	847,155	838,736
Construction Loans Payable	262,476	245,914
Dividends Payable	113,181	112,052
Other Liabilities	435,093	426,616
Total Liabilities	5,087,344	4,755,083
Minority Interests	463,742	448,159
Stockholders' Equity:		
Preferred Stock, \$1.00 par value, authorized 3,232,000 shares		
Class F Preferred Stock, \$1.00 par value, authorized 700,000 shares		
Issued and Outstanding 700,000 shares	700	700
Aggregate Liquidation Preference \$175,000		
Class G Preferred Stock, \$1.00 par value, authorized 184,000 shares		
Issued and Outstanding 184,000 shares	184	184
Aggregate Liquidation Preference \$460,000		
Common Stock, \$.01 par value, authorized 750,000,000 shares		
Issued 253,943,446 and 253,350,144, respectively		
Outstanding 253,396,866 and 252,803,564, respectively	2,534	2,528
Paid-In Capital	3,692,493	3,677,509
Retained Earnings	163,905	180,005
	3,859,816	3,860,926
Accumulated Other Comprehensive Income	20,691	33,648
Total Stockholders' Equity	3,880,507	3,894,574
Total Liabilities and Stockholders' Equity	\$ 9,431,593	\$ 9,097,816

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

	Three Months Ended March 31,		%	Three Months Ended		%
	2008	2007		12/31/07	Change	
Revenues from Rental Properties	\$ 190,538	\$ 157,839	20.7%	\$ 179,603	6.1%	
Rental Property Expenses:						
Rent	3,211	2,884		3,120		
Real Estate Taxes	23,551	18,598		24,021		
Operating and Maintenance	27,571	20,854		24,771		
	<u>54,333</u>	<u>42,336</u>		<u>51,912</u>		
Net Operating Income	136,205	115,503	17.9%	127,691	6.7%	
Income from Other Real Estate Investments	21,029	14,519		11,709		
Mortgage Financing Income	3,896	3,138		2,388		
Management and Other Fee Income	11,655	17,046		11,358		
Depreciation and Amortization	(48,681)	(41,571)		(53,337)		
	<u>124,104</u>	<u>108,635</u>	14.2%	<u>99,809</u>	24.3%	
Interest, Dividends and Other Investment Income	22,026	6,243		310		
Other Income/ (Expense), Net	3,882	(3,699)		(4,636)		
Interest Expense	(53,998)	(46,099)		(55,749)		
General and Administrative Expenses	(24,750)	(22,695)		(26,734)		
	71,264	42,385	68.1%	13,000	448.2%	
(Provision) / Benefit for Income Taxes	(9,410)	30,114		11,750		
Equity in Income of Joint Ventures, Net	39,057	30,160		61,679		
Minority Interests in Income, Net	(8,642)	(4,164)		(9,755)		
Gain on Sale of Development Properties						
Net of Tax of \$1,612, \$1,602, and \$7,552, respectively	2,418	2,403		11,329		
Adjustment of Property Carrying Values						
Net of Tax of \$0, \$0, and \$3,400, respectively	-	-		(5,100)		
Income from Continuing Operations	94,687	100,898	-6.2%	82,903	14.2%	
Discontinued Operations:						
Income from Discontinued Operating Properties	3,427	7,846		161		
Minority Interests in Income	(871)	(126)		(25)		
Gain on Disposition of Operating Properties, Net of Tax	661	2,794		-		
Income from Discontinued Operations	3,217	10,514		136		
Gain on Sale of Operating Properties, Net of Tax (1)	563	727		-		
Income before Extraordinary Item	98,467	112,139		83,039		
Extraordinary Gain from Joint Venture Investment Resulting from Purchase Price Allocation, Net of Income Tax of \$0, \$30,000 and \$0 and Minority Interest	-	41,625		-		
Net Income	98,467	153,764	-36.0%	83,039	18.6%	
Preferred Dividends	(11,822)	(2,909)		(10,931)		
Net Income Available to Common Shareholders	\$ 86,645	\$ 150,855	-42.6%	\$ 72,108	20.2%	
Weighted Average Shares Outstanding for Net Income Calculations:						
Basic	<u>252,932</u>	<u>251,365</u>		<u>252,735</u>		
Units	-	-		-		
Dilutive Effect of Options	2,984	6,057		4,039		
Diluted	<u>255,916</u>	<u>257,422</u>		<u>256,774</u>		
Per Common Share:						
Income from Continuing Operations:						
Basic	<u>\$ 0.33</u>	<u>\$ 0.39</u>	-15.4%	<u>\$ 0.28</u>	17.9%	
Diluted	<u>\$ 0.33 (2)</u>	<u>\$ 0.38 (2)</u>	-13.2%	<u>\$ 0.28 (2)</u>	17.9%	
Net Income:						
Basic	<u>\$ 0.34</u>	<u>\$ 0.60</u>	-43.3%	<u>\$ 0.29</u>	17.2%	
Diluted	<u>\$ 0.34 (2)</u>	<u>\$ 0.59 (2)</u>	-42.4%	<u>\$ 0.28 (2)</u>	21.4%	

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

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

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

	Three Months Ended March 31,		%	Three Months
	2008	2007		Change
Funds From Operations (FFO)				
Net Income	\$ 98,467	\$ 153,764	-36.0%	\$ 83,039
Gain on Disposition of Operating Prop., Net of Minority Interests	(1,224)	(2,794)		-
Gain on Disposition of Joint Venture Operating Properties	(1,911)	(12,172)		(18,688)
Depreciation and Amortization	48,247	42,142		51,362
Depr. and Amort. - Real Estate JV's, Net of Minority Interests	32,641	24,753		31,437
Preferred Stock Dividends	(11,822)	(2,909)		(10,931)
Funds From Operations	\$ 164,398	\$ 202,784	-18.9%	\$ 136,219
Weighted Average Shares Outstanding for FFO Calculations:				
-Basic	252,932	251,365		252,735
Units	5,969	5,832		5,416
Dilutive Effect of Options	2,984	6,057		4,039
-Diluted	261,885 (1)	263,254 (1)		262,190 (1)
Per Common Share - Basic	\$ 0.65	\$ 0.81	-19.8%	\$ 0.54
- Diluted	\$ 0.64 (1)	\$ 0.78 (1)	-17.9%	\$ 0.53 (1)

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. FFO would be increased by \$2,644 and \$2,410 for the three months ended March 31, 2008 and 2007, respectively. For the three months ended December 31, 2007 Funds From Operations would be increased by \$2,418.

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

	Three Months Ended March 31,		%	Three Months Ended 12/31/2007
	2008	2007		
EBITDA				
Net Income	\$ 98,467	\$ 153,764	-36.0%	\$ 83,039
Interest	53,998	46,099		55,749
Interest Discontinued Operations	47	715		108
Depreciation and Amortization	48,681	41,571		53,337
Depreciation and Amortization- Discontinued Operations	572	647		48
Gain on Sale of Operating Properties, Net of Minority Interests	(1,224)	(2,794)		-
Gain on Sale of Joint Venture Operating Properties	(1,911)	(12,172)		(18,688)
Provision for Income Taxes, Net of Minority Interests	10,097	(165)		(7,652)
Provision for Income Taxes-Discontinued Operations	-	4,584		-
Prorata Share of Interest Expense - Minority Interest	(911)	(1,261)		(1,234)
Prorata Share of Interest Expense - Real Estate JV's	34,980	31,877		33,767
Prorata Share of Interest Expense - Other Investments	10,714	2,853		10,530
Prorata Share of Depreciation and Amortization - Real Estate JV's	25,523	22,193		24,835
Prorata Share of Depreciation and Amortization - Other Investments	7,118	2,560		6,602
EBITDA	\$ 286,151	\$ 290,471	-1.5%	\$ 240,441
Net Operating Income				
Real Estate Operations:				
Revenues from Rental Property	\$ 190,538	\$ 157,839	20.7%	\$ 179,603
Rental Property Expenses:				
Rent	3,211	2,884		3,120
Real Estate Taxes	23,551	18,598		24,021
Operating and Maintenance	27,571	20,854		24,771
	<u>54,333</u>	<u>42,336</u>		<u>51,912</u>
Net Operating Income	136,205	115,503	17.9%	127,691
Net Operating Income from Discontinued Operations	500	924		477
Kimco's Prorata Share of Joint Venture NOI				
Prudential NOI	11,134	12,188		11,205
KIR NOI	17,106	18,675		15,306
KIR NOI -Discontinued Operations	(103)	(2)		2,930
UBS NOI	4,153	3,467		4,203
PL Retail NOI	2,482	2,554		2,559
SEB Immobilien NOI	710	-		773
KIF I NOI	952	965		952
KROP NOI	621	1,777		(596)
KROP NOI - Discontinued Operations	(124)	188		1,223
Other Institutional Programs NOI	1,991	1,593		1,980
Other US JV Properties NOI	11,755	8,904		11,366
Canada NOI	14,813	13,512		15,750
Latin America Shopping Center NOI	3,565	3,955		2,933
Mexico Industrial NOI	4,601	223		4,148
Other Investments NOI	16,061	2,855		20,554
Minority Interests Share of NOI	(2,612)	(2,415)		(2,807)
Subtotal of Kimco's Share of JV NOI	<u>87,105</u>	<u>68,438</u>		<u>92,479</u>
Net Operating Income including Joint Ventures	\$ 223,810	\$ 184,865	21.1%	\$ 220,647
Other Financial Data				
Deferred Rents	2,163	132		1,500
FAS 141 Rent, net	6,099	5,259		5,689
Principal Amortization of Debt-Recurring	3,753	3,611		3,203

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

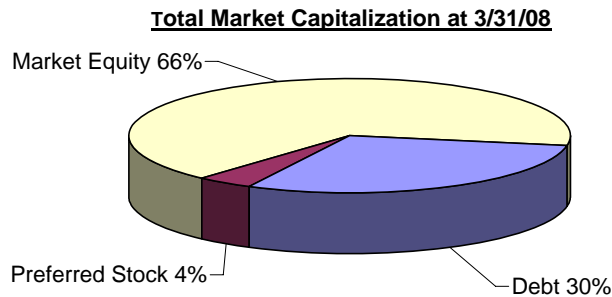
	Three Months Ended March 31,	
	2008	2007
Cash flow from operating activities:		
Net income	\$ 98,467	\$ 153,764
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	49,253	42,218
Extraordinary item	-	(41,625)
Gain on sale of development properties	(4,030)	(4,005)
Gain on sale/transfer of operating properties	(1,224)	(4,006)
Minority interests in income of partnerships, net	9,513	4,291
Equity in income of joint ventures, net	(39,057)	(30,160)
Income from other real estate investments	(20,084)	(11,267)
Distributions from joint ventures	53,709	138,158
Cash retained from excess tax benefits	(484)	(1,553)
Change in accounts and notes receivable	(7,080)	(1,335)
Change in accounts payable and accrued expenses	27,235	15,576
Change in other operating assets and liabilities	(12,518)	(63,580)
Net cash flow provided by operating activities	153,700	196,476
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(82,834)	(153,817)
Acquisition of and improvements to real estate under development	(86,466)	(193,496)
Investment in marketable securities	(232,984)	(16,651)
Proceeds from sale of marketable securities	40,942	2,274
Proceeds from transferred operating/development properties	-	12,026
Investments and advances to real estate joint ventures	(30,076)	(57,944)
Reimbursements of advances to real estate joint ventures	14,053	49,160
Other real estate investments	(24,024)	(31,494)
Reimbursements of advances to other real estate investments	32,161	18,295
Investment in mortgage loans receivable	(15,512)	(47,205)
Collection of mortgage loans receivable	19,088	4,133
Other investments	(3,080)	(826)
Reimbursements of other investments	-	51,532
Proceeds from sale of operating properties	46,941	5,310
Proceeds from sale of development properties	9,036	34,253
Net cash flow used for investing activities	(312,755)	(324,450)
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(8,650)	(726)
Principal payments on rental property debt	(3,753)	(3,611)
Principal payments on construction loan financings	(603)	(13,306)
Proceeds from mortgage/construction loan financings	31,906	25,202
Borrowings under credit facilities	335,249	-
Repayment of borrowings under credit facilities	(22,886)	(938)
Proceeds from issuance of unsecured senior notes	-	-
Repayment of unsecured senior notes	-	-
Financing origination costs	(1,933)	(326)
Redemption of minority interests in real estate partnerships	(2,293)	(34,356)
Dividends paid	(113,438)	(93,222)
Cash retained from excess tax benefits	484	1,553
Proceeds from issuance of stock	8,434	22,683
Net cash flow provided by financing activities	222,517	(97,047)
Change in cash and cash equivalents	63,462	(225,021)
Cash and cash equivalents, beginning of period	87,499	345,065
Cash and cash equivalents, end of period	\$ 150,961	\$ 120,044
Interest paid during the period (net of capitalized interest of \$6,399, and \$6,180, respectively)	\$ 32,799	\$ 25,958
Income taxes paid during the period	\$ 350	\$ 131
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	\$ 6,400	\$ 34,713
Proceeds held in escrow through sale of real estate interest	\$ -	\$ 8,144
Declaration of dividends paid in succeeding period	\$ 113,181	\$ 93,607

KIMCO REALTY CORPORATION
Balance Sheet Account Detail
March 31, 2008
(in thousands)

Other Real Estate Investments	\$ 597,196
<i>Preferred Equity Capital</i>	\$ 465,582
<i>Triple Net Leases</i>	87,130
<i>Other</i>	<u>44,484</u>
Total Other Real Estate Investments	\$ 597,196
 Mortgages and Other Financing Receivables	 \$ 149,096
 Marketable Securities	 \$ 397,495
 Other Assets	
<i>Transaction Deposits</i>	\$ 13,411
<i>Real Estate Held for Sale</i>	2,551
<i>Deferred Charges</i>	122,615
<i>Deferred Tax Asset</i>	45,845
<i>Escrows</i>	21,033
<i>Convertible Securities</i>	19,935
<i>Other</i>	<u>110,302</u>
Total Other Assets	\$ 335,692
 Other Liabilities	
<i>Accounts Payable and Accrued Expenses</i>	\$ 192,810
<i>Below Market Rent</i>	176,051
<i>Other</i>	<u>66,232</u>
Total Other Liabilities	\$ 435,093

Market Capitalization/Debt Summary

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



	March 31, 2008	December 31, 2007	September 30, 2007	June 30, 2007	March 31, 2007
Market Capitalization					
Market Data					
Common Shares Outstanding	253,397	252,804	252,667	252,189	251,938
Downreit Units	5,808	5,808	5,808	5,808	5,915
	259,205	258,612	258,475	257,997	257,853
Market Price per Share (at end of period)	\$ 39.17	\$ 36.40	\$ 45.21	\$ 38.07	\$ 48.74
Preferred Stock 6.65% Series F	175,000	175,000	175,000	175,000	175,000
Preferred Stock 7.75% Series G	460,000	460,000	-	-	-
Equity Market Capitalization (at end of period price)	10,788,060	10,048,477	11,860,659	9,996,932	12,742,756
Total Debt	4,539,070	4,216,415	4,416,474	4,191,215	3,629,516
Total Market Capitalization	\$ 15,327,130	\$ 14,264,892	\$ 16,277,133	\$ 14,188,147	\$ 16,372,272
Total Debt to Market Capitalization	.30:1	.30:1	.27:1	.30:1	.22:1
Capital Availability					
Cash on Hand	\$ 150,961	\$ 87,499	\$ 45,439	\$ 109,531	\$ 120,044
Marketable Securities	397,495	212,988	213,385	228,579	219,836
Available under Line of Credit	1,243,310	1,516,909	722,156	705,971	1,111,731
	\$ 1,791,766	\$ 1,817,396	\$ 980,980	\$ 1,044,081	\$ 1,451,611
Coverage Ratios					
Debt Service Coverage	3.8x	3.2x	3.2x	3.8x	3.9x
Fixed Charge Coverage	3.1x	2.7x	3.0x	3.5x	3.6x
Dividend Data					
Common Dividend per Share	\$ 0.40	\$ 0.40	\$ 0.40	\$ 0.36	\$ 0.36
Operational Statistics					
Same Store NOI	3.3%	4.1%	4.2%	4.0%	4.0%
Net Operating Income Margin	71.5%	71.1%	73.6%	73.3%	73.1%
Operating Costs/Total Operating Revenues	4.3%	4.8%	4.7%	4.5%	4.3%
Return on Invested Capital (Trailing Twelve Months)	10.0%	10.6%	9.5%	11.4%	12.7%

KIMCO REALTY CORPORATION
SCHEDULE OF DEBT
March 31, 2008
(in thousands)

YEAR	FIXED RATE						FLOATING RATE					
	<u>SECURED</u>	<u>WEIGHTED</u>	<u>UNSECURED</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>WEIGHTED</u>	<u>SECURED</u>	<u>WEIGHTED</u>	<u>UNSECURED</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>WEIGHTED</u>
	DEBT	AVG RATE	DEBT	AVG RATE	TOTAL	AVG RATE	DEBT	AVG RATE	DEBT	AVG RATE	TOTAL	AVG RATE
2008	\$ 80,751	7.16%	\$ 125,191	4.60%	\$ 205,942	5.61%	\$ 39,243	4.69%	\$ 2,612	5.31%	\$ 41,855	4.72%
2009	54,418	6.99%	180,000	6.98%	234,418	6.98%	302,433	4.34%	-	-	302,433	4.34%
2010	17,803	8.47%	221,955	4.82%	239,758	5.09%	77,770	4.39%	7,028	5.31%	84,798	4.47%
2011	44,673	7.43%	359,558	6.34%	404,231	6.46%	-	-	500,000	3.21%	500,000	3.21%
2012	52,359	7.26%	217,000	6.00%	269,359	6.24%	-	-	-	-	-	0.00%
2013	33,735	6.23%	565,038	5.84%	598,773	5.86%	-	-	-	-	-	-
2014	44,340	5.72%	301,057	5.20%	345,397	5.27%	375	5.25%	-	-	375	5.25%
2015	61,436	6.19%	350,000	5.29%	411,436	5.43%	-	-	-	-	-	0.00%
2016	14,112	6.28%	300,000	5.78%	314,112	5.81%	-	-	-	-	-	0.00%
2017	154,840	6.34%	300,000	5.70%	454,840	5.92%	-	-	-	-	-	0.00%
THEREAFTER	131,343	6.17%	-	-	131,343	6.17%	-	-	-	-	-	0.00%
	\$ 689,810	6.59%	\$ 2,919,799	5.70%	\$ 3,609,609	5.87%	\$ 419,821	4.39%	\$ 509,640	3.25%	\$ 929,461	3.76%

Total debt is \$4.5 billion with a weighted average rate of 5.44% for an average maturity of 5.2 years (62 months)

Line of Credit (000's)			
	<u>Available</u>	<u>Outstanding</u>	<u>Rate</u>
US LOC	\$ 1,500,000	\$ 500,000	45 basis points above Libor rate subject to bid facility
Canada	243,310	-	45 basis points above CDOR rate
Mexico	93,469	93,469	Fixed at 8.48%
	<u>\$ 1,836,779</u>	<u>\$ 593,469</u>	

YEAR	<u>TOTAL</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>WEIGHTED</u>	<u>TOTAL</u>	<u>%</u>
	<u>SECURED</u>	<u>AVG</u>	<u>UNSECURED</u>	<u>AVG</u>	<u>WEIGHTED</u>	<u>OF TOTAL</u>
	DEBT	RATE	DEBT	RATE	AVG RATE	DEBT
2008	\$ 119,994	6.35%	\$ 127,803	4.62%	\$ 247,797	5.46%
2009	356,851	4.74%	180,000	6.98%	536,851	5.49%
2010	95,573	5.15%	228,983	4.84%	324,556	4.93%
2011	44,673	7.43%	859,558	4.52%	904,231	4.66%
2012	52,359	7.26%	217,000	6.00%	269,359	6.24%
2013	33,735	6.23%	565,038	5.84%	598,773	5.86%
2014	44,715	5.72%	301,057	5.20%	345,772	5.27%
2015	61,436	6.19%	350,000	5.29%	411,436	5.43%
2016	14,112	6.28%	300,000	5.78%	314,112	5.81%
2017	154,840	6.34%	300,000	5.70%	454,840	5.92%
THEREAFTER	131,343	6.17%	-	0.00%	131,343	6.17%
	\$ 1,109,631	5.76%	\$ 3,429,439	5.34%	\$ 4,539,070	5.44%
						100%

Transaction Summary

KIMCO REALTY CORPORATION
2008 Investments and Property Transactions
(in USD thousands)

ACQUISITIONS

LOCATION	SHOPPING CENTER	MONTH ACQUIRED	CASH	DEBT	TOTAL	GLA	ECONOMIC INTEREST
<u>MEXICO</u>							
1. Chihuahua, Mexico	American Industries	Mar-08	\$ 1,933	\$ -	\$ 1,933	-	50.0%

DISPOSITIONS

LOCATION	SHOPPING CENTER	MONTH DISPOSED	CASH	DEBT PAYOFF	TOTAL	GLA	ECONOMIC INTEREST
<u>CONSOLIDATED DISPOSITIONS:</u>							
1. Hendersonville, TN	Hendersonville Plaza	Jan-08	\$ 630	\$ -	\$ 630	6	100.0%
2. Tulsa, OK	Woodlands Marketplace	Jan-08	850	-	850	4	100.0%
3. Houston, TX	Sharpstown Court	Feb-08	7,500	-	7,500	84	100.0%
Subtotal Q1			\$ 8,980	\$ -	\$ 8,980	94	100.0%

INVESTMENT MANAGEMENT PROGRAM DISPOSITIONS

PRUDENTIAL/ KIMCO JV

1. Hermiston, OR	Hermiston Plaza	Jan-08	11,000	-	11,000	150	15.0%
TOTAL DISPOSITIONS			\$ 19,980	\$ -	\$ 19,980	244	53.2%

KIMCO REALTY CORPORATION
CURRENT DEVELOPMENT PROJECTS
(in USD 000's)

DEVELOPMENT STATUS AT MARCH 31, 2008

Project	City	State	GLA										Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Loan Balance @ 3/31/08	Estimated Completion	Anchor Tenants	
			Total Project *	Anchor Owned	Kimco Owned	KIM Leased		KIM Committed		Total Committed									
						To Date	%	To Date	%	To Date	%								
MERCHANT BUILDING																			
Montgomery Plaza	Fort Worth	TX	466	174	292	229	78%	234	80%	408	87%	\$ 16.52	\$ 39,177	\$ 47,445	\$ 37,843	Completed	Target, Ross Dress for Less		
Midway Plantation	Knightdale	NC	465	263	202	201	100%	202	100%	465	100%	15.44	28,990	31,040	27,605	Completed	Home Depot, Target		
Turtle Creek Crossing	Hattiesburg	MS	438	150	288	268	93%	268	93%	418	95%	13.28	37,203	38,877	30,688	Completed	Target, Ross, Ashley Furniture		
Central Islip Town Center	Central Islip	NY	309	251	58	57	98%	57	98%	308	100%	27.61	15,284	15,220	9,380	Completed	Target, Home Depot		
Edgewater Place	Raleigh	NC	128	5	123	93	75%	94	77%	99	78%	12.19	10,693	13,304	11,113	Completed	Food Lion, Ace Hardware		
Harpeth Village	Bellevue	TN	77	8	69	65	94%	65	94%	73	95%	16.63	11,345	13,216	11,975	Completed	Publix		
Wakefield Commons (Phase III)	Raleigh	NC	34	-	34	9	26%	9	26%	9	26%	22.02	1,387	3,802	-	Completed			
Cypress Town Center (Phases II and III)	Cypress	TX	85	36	49	2	4%	2	4%	38	45%	41.00	13,913	8,227	-	2Q 2008	Best Buy		
Turtle Creek Crossing (Phase II)	Hattiesburg	MS	116	86	30	13	43%	13	43%	99	85%	-	6,290	5,404	3,385	** 3Q 2008	Kohls, Maurices, Children's Place		
Sorenson Park Plaza	Omaha	NE	531	189	342	141	41%	157	46%	346	65%	11.91	35,367	37,290	27,063	** 4Q 2008	Target, Office Max		
Lake Prairie Towne Crossing	Grand Prairie	TX	536	267	269	175	65%	196	73%	463	86%	15.55	34,769	31,479	27,297	4Q 2008	Target, Ross Dress For Less		
Shoppes at Amelia Concourse	Jacksonville	FL	400	264	136	51	38%	51	38%	315	79%	19.74	16,516	17,085	10,996	** 4Q 2008	Home Depot, Target, Petco		
4452 Broadway	New York	NY	12	-	12	-	0%	-	0%	-	0%	-	15,933	12,413	8,700	1Q 2009			
Old Town Village	Fairfax	VA	52	-	52	32	62%	34	66%	34	66%	41.38	26,350	50,162	19,978	4Q 2009	Panera Bread, HSCB Bank		
Metro Crossings	Council Bluffs	IA	553	250	303	120	40%	133	44%	383	69%	10.44	27,838	16,623	9,840	2009	Bed Bath and Beyond, PetSmart		
Las Tiendas	Brownsville	TX	378	133	245	198	81%	204	83%	337	89%	13.86	37,039	31,679	22,792	** 2009	Target, TJ Maxx, Mervyn's		
Plantation Crossing (Blanding)	Middleburg	FL	317	164	153	26	17%	31	20%	195	62%	22.31	33,515	24,219	16,475	** 2009	Home Depot		
Preston Lebanon Crossings	Frisco	TX	300	3	297	163	55%	178	60%	181	60%	9.30	35,029	27,151	17,929	** 2009	Hobby Lobby, Sprouts Market		
Treasure Valley Crossings	Nampa	ID	269	50	219	4	2%	24	11%	74	28%	23.30	29,324	16,289	10,210	2009	Sportsmans Warehouse		
Surprise Spectrum (Phase II)	Surprise	AZ	813	-	813	-	0%	123	15%	123	15%	-	87,864	15,298	11,112	2010	Home Depot (LOI)		
The Grove	Hoover	AL	629	177	452	23	5%	294	65%	471	75%	19.89	39,135	31,251	24,750	2010	Target, Lowes, Kohls		
Harmon Town Crossing	N. Fort Worth	TX	330	-	330	-	0%	175	53%	175	53%	-	23,428	8,024	5,043	2010	Super Target (LOI)		
Surprise Spectrum (Phase I)	Surprise	AZ	156	-	156	7	4%	115	74%	115	74%	33.44	12,558	4,588	-	2010	Fry's		
Avenues Walk	Jacksonville	FL	600	204	396	141	36%	141	36%	345	58%	12.35	76,199	56,349	-	2011	Wal-Mart, HH Gregg		
Market Street (UJV)	Woodlands	TX	498	-	498	479	96%	479	96%	479	96%	23.55	110,521	110,588	113,000	Completed	HEB, Cinemark		
Warm Springs Promenade (UJV)	Henderson	NV	331	129	202	120	60%	120	60%	249	75%	16.25	34,585	30,710	28,000	Completed	Sears, Savers, Big Lots		
East Northport Town Center (UJV)	East Northport	NY	66	-	66	-	0%	-	0%	-	0%	-	14,976	4,408	3,200	2009			
Miramar Town Center (UJV)	Miramar	FL	222	-	222	47	21%	48	22%	48	22%	22.99	61,584	49,272	-	2010	24 Hour Fitness		
Subtotal US Merchant Building			28	9,111	2,803	6,308	2,664	42%	3,448	55%	6,251	69%	\$ 16.58	\$ 916,812	\$ 751,413	\$ 488,374			
LAND HOLDINGS																			
US																			
Chandler 202 Auto Mall	Chandler	AZ		22.9 acres										\$ 13,245	\$ -				
High Park Center	Orange Township	OH		12.2 acres										1,356	-				
Wakefield Crossings	Raleigh	NC		4.1 acres										778	-				
McMinnville	McMinnville	OR		90.5 acres										4,290	-				
Marana Retail Center	Marana	AZ		158.9 acres										31,939	23,836				
El Mirage	El Mirage	AZ		28.0 acres										7,284	5,655				
Subtotal US Land Holdings			6	316.6 acres										\$ 58,893	\$ 29,491				
Mexico																			
Mazaltan	Mazaltan	MX		36.0 acres										\$ 12,805	\$ -				
Cumbres	Cumbres	MX		17.3 acres										12,164	-				
Apodaca	Apodaca	MX		22.3 acres										5,386	-				
Subtotal Mexico Land Holdings			3	75.6 acres										\$ 30,355	\$ -				

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

** Project financed by Kimco.

KIMCO REALTY CORPORATION
CURRENT DEVELOPMENT PROJECTS
(in USD 000's)

DEVELOPMENT STATUS AT MARCH 31, 2008

Project	City	State	GLA								Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Loan Balance @ 3/31/08	Estimated Completion	Anchor Tenants	
			Total Project *	Anchor Owned	Kimco Owned	KIM Leased		KIM Committed		Total Committed							
						To Date	%	To Date	%	To Date							%
DEVELOP AND HOLD PROPERTIES																	
US																	
Union Crescent Marketplace	Union	NJ	233	137	96	90	94%	91	95%	228	98%	\$ 24.33	\$ 38,100	\$ 12,224	\$ -	3Q 2008	Target, Whole Foods, Best Buy
Riverview at Dobson	Mesa	AZ	1,245	-	1,245	1,073	86%	1,073	86%	1,073	86%	10.87	140,590	136,329	-	4Q 2008	Wal-Mart, Home Depot
Pensacola (S&S Gonzales)	Pensacola	FL	171	171	-	-	0%	-	0%	171	100%	-	2,777	1,619	-	4Q 2008	Lowes
Milton	Milton	FL	171	171	-	-	0%	-	0%	171	100%	-	1,350	1,276	-	4Q 2008	Lowes
801-849 Gun Hill Road, Bronx	New York	NY	31	-	31	-	0%	-	0%	-	0%	-	6,500	6,798	-	1Q 2009	
322 West 231st St., Bronx	New York	NY	25	-	25	-	0%	-	0%	-	0%	-	10,962	3,565	-	1Q 2009	
Glenn Square	Anchorage	AK	256	-	256	98	38%	138	54%	138	54%	13.45	31,132	38,515	-	2009	Petco, Bed Bath and Beyond
5959 Broadway	New York	NY	33	-	33	-	0%	-	0%	-	0%	-	17,669	5,921	4,875	2009	
301-303 West 125th St., Harlem (UJV)	New York	NY	80	-	80	-	0%	-	0%	-	0%	-	59,651	32,089	25,000	4Q 2009	
Subtotal US			9	2,245	479	1,766	71%	1,302	74%	1,781	79%	\$ 12.03	\$ 308,730	\$ 238,336	\$ 29,875		
Mexico																	
Plaza Universidad Hidalgo	Pachuca	MX	189	-	189	143	76%	143	76%	143	76%	\$ 9.11	\$ 10,320	\$ 10,142	\$ -	Completed	Wal-Mart
Plaza Nuevo Laredo	Nuevo Laredo	MX	420	-	420	110	26%	110	26%	110	26%	2.82	30,800	26,646	-	2Q 2008	Wal-mart
Lindavista Miguel Aleman	Monterrey	MX	367	-	367	221	60%	221	60%	221	60%	14.01	41,100	41,703	-	2Q 2008	HEB, MM Cinema
Los Cabos	Los Cabos	MX	684	-	684	-	0%	-	0%	-	0%	-	47,500	13,553	-	4Q 2008	
Plaza Nogalera Saltillo	Saltillo	MX	473	-	473	266	56%	266	56%	266	56%	10.48	29,179	29,321	-	4Q 2008	HEB, Cinepolis
Tapachula Wal-Mart	Tapachula	MX	369	-	369	124	34%	124	34%	124	34%	5.20	32,700	13,735	-	1Q 2009	Wal-Mart
Plaza Lago Real	Neuvo Vallarta	MX	301	-	301	129	43%	129	43%	129	43%	4.16	28,300	11,428	-	1Q 2009	Wal-Mart
Plaza Centenario	Los Mochis	MX	153	-	153	89	58%	89	58%	89	58%	2.40	8,250	3,429	-	1Q 2009	Wal-mart
Plaza Soriana	Huehuetoca	MX	126	-	126	16	13%	16	13%	16	13%	3.75	10,000	3,164	-	1Q 2009	Coppel
Guadalajara III / Motorola	Guadalajara	MX	767	-	767	170	22%	170	22%	170	22%	5.77	83,300	74,541	-	2Q 2009	WalMart, Cinepolis
San Juan Del Rio Peralta	Queretaro	MX	223	-	223	84	38%	84	38%	84	38%	2.61	28,300	10,762	-	2Q 2009	Wal-Mart
Centro Sur (UJV)	Guadalajara	MX	664	-	664	521	78%	521	78%	521	78%	12.23	63,522	63,104	-	Completed	Wal-Mart, Cinepolis, Suburbia
Plaza Insurgentes (UJV)	Tijuana	MX	505	-	505	390	77%	390	77%	390	77%	15.26	54,146	52,673	-	Completed	Wal-Mart, MM Cinema
Multiplaza Lincoln (UJV)	Lincoln	MX	347	-	347	232	67%	232	67%	232	67%	10.00	35,600	37,126	-	Completed	HEB, MMCine, Suburbia
Progreso (UJV)	Mexicali	MX	421	-	421	103	24%	103	24%	103	24%	4.77	28,900	25,091	-	2Q 2008	Wal-Mart
Plaza Mexiquense (Tecamac II) (UJV)	Tecamac	MX	197	-	197	152	77%	152	77%	152	77%	8.09	13,200	15,559	-	2Q 2008	Bodega Aurrera (Wal-mart)
Juarez II (Walmart Plaza) (UJV)	Juarez	MX	154	-	154	118	77%	118	77%	118	77%	12.72	19,211	15,718	-	2Q 2008	Wal-mart
Plaza Rosarito (UJV)	Rosarito	MX	600	-	600	147	25%	147	25%	147	25%	5.67	39,500	28,417	-	3Q 2008	Home Depot, Cinepolis
Tijuana Refugio (UJV)	Tijuana	MX	221	-	221	84	38%	84	38%	84	38%	3.88	21,200	10,467	-	3Q 2008	Comercial Mexicana
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	202	-	202	146	72%	146	72%	146	72%	4.82	9,917	7,206	-	3Q 2008	Home Depot
Plaza Cuautla (UJV)	Cuautla	MX	566	-	566	233	41%	233	41%	233	41%	3.14	32,000	24,240	-	4Q 2008	Sams, Wal-Mart
Tijuana Blvd 2000 (UJV)	Tijuana	MX	455	-	455	165	36%	165	36%	165	36%	5.80	34,312	17,495	-	4Q 2008	Wal Mart, Cinepolis
Tuxtepec Phase II (UJV)	Tuxtepec	MX	133	-	133	30	23%	30	23%	30	23%	6.59	14,400	7,462	-	4Q 2008	MM Cinema
Ciudad del Carmen (UJV)	Ciudad del Carmen	MX	427	-	427	81	19%	81	19%	81	19%	5.70	37,900	11,970	-	1Q 2009	Chedraui Grocery Store
Subtotal Mexico			24	8,964	-	8,964	42%	3,754	42%	3,754	42%	\$ 8.59	\$ 753,557	\$ 554,950	\$ -		
Total Active Developments (excl. land holdings)			61	20,320	3,282	17,038	45%	8,504	50%	11,786	58%	\$ 11.93	\$ 1,979,100	\$ 1,544,698	\$ 518,249		

DEVELOPMENT COSTS INCURRED					
Q1	Q2	Q3	Q4	Total	Total
2008	2008	2008	2008	2008	2007
\$ 106,292	\$ -	\$ -	\$ -	\$ 106,292	\$ 715,503

DEVELOP AND HOLD PROPERTIES - COMPLETED					
Shopping Center	City	Qtr Complete	Total Costs	% Owned	GLA
Multiplaza Las Palmas II	Acapulco	1Q08	\$ 7,831	100%	298

Reconciliation to Real Estate Under Dev't per Balance Sheet	
	03/31/08
Total Net Development Costs to Date	1,544,698
Land Holdings (US)	58,893
Less UJV Debt and Partner's Share	(379,882)
Miscellaneous Differences	2,533
Total Real Estate Under Dev't per Balance Sheet	\$ 1,226,242

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

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

KIMCO REALTY CORPORATION
SELECTED ACTIVE REDEVELOPMENT PIPELINE
AS OF MARCH 31, 2008

Consolidated Projects

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Net Expenditures to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description & Strategy</u>
Clawson Center	Clawson	MI	Consolidated	100%	5.5	4.9	2Q 2008	Redevelop site for Rite Aid; Construct space for Aldi and Murray's
Perry Hall Square	Perry Hall	MD	Consolidated	100%	2.0	1.7	2Q 2008	Redevelop site for Ace Hardware
Plaza del Sol	Phoenix	AZ	Consolidated	100%	9.5	6.2	2Q 2008	Redevelop site for grocer and shop space; Renovate façade
Corona Hills Plaza	Corona	CA	Consolidated	100%	2.1	0.7	3Q 2008	Construct pad shops
Cupertino Village	Cupertino	CA	Consolidated	100%	12.4	0.3	3Q 2008	Construct additional shop retail space
Westlake Shopping Center	Daly City	CA	Consolidated	100%	90.5	85.3	3Q 2008	Redevelop entire site
Largo Plaza	Savannah	GA	Consolidated	100%	5.5	5.2	4Q 2008	Redevelop site for Publix
Timonium Shopping Center	Timonium	MD	Consolidated	100%	8.9	2.3	3Q 2009	Redevelop site for new 88,000 sf Giant
Total Consolidated Projects		8		100%	\$ 136.4	\$ 106.6		

Co-Investment Programs/Joint Ventures

Derby Shopping Center	Derby	CT	Ripco JV	50%	18.7	12.4	3Q 2008	Redevelop site for Lowes
Grant Square (SODO Project)	Orlando	FL	JV	33%	77.9	17.4	4Q 2008	Redevelop entire center and add 185,000 sf Target.
Cottman & Bustleton Center	Philadelphia	PA	Olshan Mall JV	50%	11.2	3.9	1Q 2009	Redevelop with new Target, PepBoys, and Petsmart
Towson Place	Towson	MD	DRA JV	30%	4.4	0.1	2Q 2009	Construct new 10,000 sf retail pad
Smoketown Station/Block 2	Woodbridge	VA	KIR	45%	2.2	0.1	3Q 2009	Redevelop existing Lowe's box with Dick's and LA Fitness
Wilkens Beltway Plaza	Baltimore	MD	KIF I JV	15%	3.2	0.2	3Q 2010	Construct new 74,000 sf Giant Food Store
Cottman & Castor S.C.	Philadelphia	PA	Olshan Mall JV	29%	9.0	-	4Q 2010	Redevelop existing JC Penney and in-line retail space
Factoria Mall	Bellevue	WA	Schottenstein JV	50%	53.1	19.0	2Q 2011	Redevelop entire center
Total Co-Investment Programs/Joint Ventures		8		40%	\$ 179.7	\$ 53.1		
Total Other Projects		5		44%	\$ 7.4	\$ 2.5		
Total Active Projects		21		66%	\$ 323.5	\$ 162.2		

RANGE OF REDEVELOPMENT YIELDS 10%-13%

<u>Projected Expenditures on Active Redevelopment & Expansion Projects</u>	<u>2008</u>				
	<u>1Q Actual (\$M)</u>	<u>2Q Estimate (\$M)</u>	<u>3Q Estimate (\$M)</u>	<u>4Q Estimate (\$M)</u>	<u>Tot. Estimate (\$M)</u>
Total Projected Expenditures	39.1	55.9	38.7	27.8	161.4
Kimco's Projected Share of Costs (\$)	25.0	31.7	22.6	11.1	90.4
Kimco's Projected Share of Costs (%)	63.9%	56.7%	58.6%	40.1%	56.0%

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES
AS OF MARCH 31, 2008

	First Quarter 2008	Full Year Ended 2007
<u>Consolidated Projects (\$M)</u>		
Redevelopment and Expansion Projects	\$ 14.3	\$ 50.4
Tenant Improvements and Allowances	9.4	19.7
Capitalized Leasing Commissions	4.3	19.6
Building Improvements - Capitalized*	1.9	9.1
Building Improvements - Expensed to Operations*	5.0	19.7
<u>Co-Investment Programs/JV's (\$M) **</u>		
Redevelopment and Expansion Projects	\$ 10.7	\$ 15.4
Tenant Improvements and Allowances	1.6	5.2
Capitalized Leasing Commissions	0.7	2.8
Building Improvements - Capitalized*	1.0	6.3
Building Improvements - Expensed to Operations*	1.9	8.4
<u>Total Expenditures (\$M) (Consolidated & JV's)</u>		
Redevelopment and Expansion Projects	\$ 25.0	\$ 65.8
Tenant Improvements and Allowances	11.0	24.9
Capitalized Leasing Commissions	5.0	22.4
Building Improvements - Capitalized*	2.9	15.4
Building Improvements - Expensed to Operations*	6.9	28.1

* Expenditures related to structural costs and common areas

** Kimco's pro rata share of Joint Ventures

Portfolio Summary

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
Overview

	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007
<u>TOTAL PROPERTIES BY COUNTRY</u>					
<u>United States</u>					
Number of Properties	1,654	1,682	1,680	1,262	1,101
Gross Leasable Area @ 100%	141,055	141,537	142,867	140,562	137,141
<u>Canada</u>					
Number of Properties	148	147	148	139	149
Gross Leasable Area @ 100%	17,814	17,577	17,758	17,210	17,932
<u>Mexico</u>					
Number of Properties	142	140	127	114	110
Gross Leasable Area @ 100%	20,749	20,763	18,770	17,471	16,038
<u>Chile</u>					
Number of Properties	4	4	4	4	-
Gross Leasable Area @ 100%	98	98	98	98	-
<u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u>					
Total Number of Properties	1,948	1,973	1,959	1,519	1,360
Total Gross Leasable Area @ 100%	179,716	179,975	179,493	175,341	171,111

<u>TOTAL PROPERTIES BY BUSINESS</u>					
<u>Shopping Center Portfolio</u>					
Number of Properties	883	886	889	883	875
Gross Leasable Area @ 100%	124,125	123,975	123,864	123,640	122,942
<u>Ground-Up Developments</u>					
Number of Development Projects	61	60	59	57	50
Potential Gross Leasable Area	17,038	17,269	17,244	17,409	14,803
<u>Other Property Interests</u>					
<u>Preferred Equity</u>					
Number of Properties	238	266	261	246	237
Total Gross Leasable Area	20,984	21,162	20,504	19,082	18,471
<u>Other Real Estate Investments</u>					
Number of Properties	766	761	750	333	198
Total Gross Leasable Area	17,569	17,651	17,881	15,210	14,895
<u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u>					
Total Number of Properties	1,948	1,973	1,959	1,519	1,360
Total Gross Leasable Area @ 100%	179,716	180,057	179,493	175,341	171,111

Notes: Gross Leaseable Area in thousands.

Total Gross Leasable Area excludes Westmont InTown Suites.

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007
<u>SHOPPING CENTER PORTFOLIO</u>					
<u>United States</u>					
Number of Properties	806	809	813	809	807
Prorata Share of Gross Leasable Area	66,155	67,675	66,994	66,542	65,468
Percent Leased (Kimco Prorata Share)	95.9%	96.2%	96.1%	95.8%	95.6%
Average Rent per Leased Square Foot	\$ 11.07	\$ 10.97	\$ 11.01	\$ 10.82	\$ 10.67
Total Gross Leasable Area @ 100%	111,877	111,975	112,127	112,192	111,739
Percent Leased	95.8%	96.2%	96.2%	96.0%	95.9%
Average Rent per Leased Square Foot	\$ 12.14	\$ 12.06	\$ 12.10	\$ 11.92	\$ 11.75
<u>Canada</u>					
Number of Properties	39	39	39	38	37
Prorata Share of Gross Leasable Area	4,116	4,113	4,094	4,071	4,040
Percent Leased (Kimco Prorata Share)	98.0%	99.0%	99.1%	99.0%	98.8%
Average Rent per Leased Square Foot	\$ 15.44	\$ 14.93	\$ 14.51	\$ 13.73	\$ 12.76
Total Gross Leasable Area @ 100%	8,345	8,338	8,301	8,254	8,193
Percent Leased	98.1%	99.0%	99.1%	99.1%	98.8%
Average Rent per Leased Square Foot	\$ 15.50	\$ 14.99	\$ 14.57	\$ 13.78	\$ 12.82
<u>Mexico</u>					
Number of Properties	34	34	33	32	31
Prorata Share of Gross Leasable Area	2,669	2,502	2,178	2,148	2,080
Percent Leased (Kimco Prorata Share)	96.7%	96.0%	96.1%	94.9%	94.9%
Average Rent per Leased Square Foot	\$ 12.73	\$ 12.97	\$ 12.03	\$ 11.83	\$ 11.81
Total Gross Leasable Area @ 100%	3,805	3,564	3,338	3,096	3,010
Percent Leased	96.3%	95.9%	95.9%	94.3%	94.2%
Average Rent per Leased Square Foot	\$ 12.60	\$ 12.82	\$ 12.42	\$ 11.70	\$ 11.64
<u>Chile</u>					
Number of Properties	4	4	4	4	
Prorata Share of Gross Leasable Area	49	49	49	49	
Percent Leased (Kimco Prorata Share)	88.1%	87.0%	87.0%	89.9%	
Average Rent per Leased Square Foot	\$ 17.83	\$ 16.19	\$ 14.88	\$ 14.61	
Total Gross Leasable Area @ 100%	98	98	98	98	
Percent Leased	88.1%	87.0%	87.0%	89.9%	
Average Rent per Leased Square Foot	\$ 17.83	\$ 16.19	\$ 14.88	\$ 14.61	
<u>TOTAL SHOPPING CENTER PORTFOLIO</u>					
Number of Properties	883	886	889	883	875
Prorata Share of Gross Leasable Area	72,989	74,339	73,316	72,810	71,588
Percent Leased (Kimco Prorata Share)	96.0%	96.3%	96.2%	95.9%	95.8%
Total Gross Leasable Area @ 100%	124,125	123,975	123,864	123,640	122,942
Percent Leased	96.0%	96.4%	96.4%	96.1%	96.1%

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007
<u>GROUND-UP DEVELOPMENTS</u>					
<u>United States</u>					
Number of Development Projects	37	36	39	39	33
Potential Gross Leasable Area	8,074	8,050	8,981	9,878	8,473
<u>Mexico</u>					
Number of Development Projects	24	24	20	18	17
Potential Gross Leasable Area	8,964	9,219	8,263	7,531	6,330
<u>TOTAL GROUND-UP DEVELOPMENTS</u>					
Number of Development Projects	61	60	59	57	50
Potential Gross Leasable Area	17,038	17,269	17,244	17,409	14,803
<u>OTHER PROPERTY INTERESTS</u>					
<u>PREFERRED EQUITY PORTFOLIO</u>					
<u>Preferred Equity Portfolio- United States</u>					
Number of Properties	136	165	160	153	133
Total Gross Leasable Area	12,580	12,988	12,330	11,409	10,015
<u>Preferred Equity Portfolio- Canada</u>					
Number of Properties	102	101	101	93	104
Total Gross Leasable Area	8,404	8,174	8,174	7,673	8,456
<u>TOTAL Preferred Equity Portfolio</u>					
Number of Properties	238	266	261	246	237
Total Gross Leasable Area	20,984	21,162	20,504	19,082	18,471
<u>OTHER REAL ESTATE INVESTMENTS *</u>					
Number of Properties - United States	675	672	668	261	128
Gross Leasable Area	8,524	8,606	9,429	7,083	6,914
Number of Properties - Canada	7	7	8	8	8
Gross Leasable Area	1,065	1,065	1,283	1,283	1,283
Number of Properties - Mexico	84	82	74	64	62
Gross Leasable Area	7,980	7,980	7,168	6,844	6,698
<u>TOTAL Other Real Estate Investments</u>					
Number of Properties	766	761	750	333	198
Total Gross Leasable Area	17,569	17,651	17,881	15,210	14,895

* Includes the following portfolios: FNC Realty Inc. (30), Retail Store Leases (17), American Industries portfolio (80), the Newkirk portfolio (53), Westmont (147), net leased properties (401), and all undeveloped land parcels and other non-retail assets (38). As of 3/31/08, Kimco holds interests in 1,948 properties, totaling approximately 180 million square feet of gross leasable area.

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

	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007
UNITED STATES					
<u>Consolidated Properties</u>					
Number of Properties	391	392	387	378	374
Total Gross Leasable Area	50,348	50,309	49,277	49,209	47,894
Percent Leased	95.7%	95.8%	95.7%	95.4%	95.2%
Average Rent per Leased Square Foot	\$ 10.36	\$ 10.30	\$ 10.30	\$ 10.14	\$ 9.98
<u>Investment Management Properties</u>					
Kimco/ Prudential Investment Program					
Number of Properties	126	127	131	137	150
Total Gross Leasable Area	19,664	19,837	20,384	21,075	22,667
Percent Leased	94.0%	94.9%	95.3%	95.6%	95.9%
Average Rent per Leased Square Foot	\$ 14.40	\$ 14.24	\$ 14.03	\$ 13.88	\$ 13.59
Kimco Income REIT Properties					
Number of Properties	63	63	64	64	65
Total Gross Leasable Area	13,137	13,117	13,719	13,688	13,951
Percent Leased	95.9%	97.0%	97.0%	96.9%	96.9%
Average Rent per Leased Square Foot	\$ 12.76	\$ 12.71	\$ 12.65	\$ 12.69	\$ 12.61
Kimco / UBS Programs					
Number of Properties	43	43	43	43	32
Total Gross Leasable Area	6,166	6,166	6,169	6,169	5,197
Percent Leased	95.2%	96.0%	96.0%	95.5%	95.5%
Average Rent per Leased Square Foot	\$ 15.32	\$ 15.24	\$ 15.16	\$ 14.97	\$ 14.13
PL Retail LLC					
Number of Properties	22	22	22	23	23
Total Gross Leasable Area	5,578	5,578	5,578	5,806	5,809
Percent Leased	97.3%	97.3%	97.0%	97.6%	97.9%
Average Rent per Leased Square Foot	\$ 13.07	\$ 13.04	\$ 13.00	\$ 12.88	\$ 12.85
SEB Immobilien					
Number of Properties	10	10	10	9	
Total Gross Leasable Area	1,329	1,329	1,328	1,143	
Percent Leased	96.7%	97.8%	97.1%	96.9%	
Average Rent per Leased Square Foot	\$ 14.09	\$ 13.93	\$ 13.72	\$ 12.74	
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,524	1,524	1,524	1,524	1,521
Percent Leased	98.0%	98.2%	98.3%	98.7%	98.4%
Average Rent per Leased Square Foot	\$ 16.84	\$ 16.75	\$ 16.72	\$ 16.65	\$ 16.44
Kimco / GE Investment Programs (KROP I & II)					
Number of Properties	5	6	10	12	22
Total Gross Leasable Area	1,123	1,130	1,711	1,921	3,293
Percent Leased	92.6%	92.5%	90.5%	91.1%	93.1%
Average Rent per Leased Square Foot	\$ 11.37	\$ 11.37	\$ 12.15	\$ 12.94	\$ 12.78
Other Institutional Programs					
Number of Properties	61	61	62	62	62
Total Gross Leasable Area	3,563	3,548	3,542	3,582	3,561
Percent Leased	98.3%	98.5%	99.1%	97.7%	97.5%
Average Rent per Leased Square Foot	\$ 13.52	\$ 13.50	\$ 13.48	\$ 13.41	\$ 13.23
<u>Other Joint Venture Properties</u>					
Number of Properties	73	73	72	69	67
Total Gross Leasable Area	9,445	9,436	8,893	8,075	7,846
Percent Leased	98.9%	98.9%	98.9%	97.5%	97.6%
Average Rent per Leased Square Foot	\$ 12.06	\$ 11.86	\$ 12.42	\$ 11.30	\$ 11.16

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

	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007	JUN 30, 2007	MAR 31, 2007
CANADA					
<u>Other Joint Venture Properties</u>					
Number of Properties	39	39	39	38	37
Total Gross Leasable Area	8,345	8,338	8,301	8,254	8,193
Percent Leased	98.1%	99.0%	99.1%	99.1%	98.8%
Average Rent per Leased Square Foot	\$ 15.50	\$ 14.99	\$ 14.57	\$ 13.78	\$ 12.82
MEXICO					
<u>Consolidated Properties</u>					
Number of Properties	23	23	22	22	23
Total Gross Leasable Area	1,499	1,252	1,030	1,027	1,148
Percent Leased	98.7%	97.9%	99.5%	98.4%	98.3%
Average Rent per Leased Square Foot	\$ 12.15	\$ 12.92	\$ 11.54	\$ 11.62	\$ 11.17
<u>Other Joint Venture Properties</u>					
Number of Properties	11	11	11	10	8
Total Gross Leasable Area	2,306	2,311	2,309	2,069	1,862
Percent Leased	94.7%	94.8%	94.3%	92.3%	91.6%
Average Rent per Leased Square Foot	\$ 12.91	\$ 12.76	\$ 12.84	\$ 11.74	\$ 11.95
CHILE					
<u>Other Joint Venture Properties</u>					
Number of Properties	4	4	4	4	
Total Gross Leasable Area	98	98	98	98	
Percent Leased	88.1%	87.0%	87.0%	89.9%	
Average Rent per Leased Square Foot	\$ 17.83	\$ 16.19	\$ 14.88	\$ 14.61	
<u>Subtotal of Shopping Center Portfolio</u>					
<u>Consolidated Properties</u>					
Number of Properties	414	415	409	400	397
Total Gross Leasable Area	51,847	51,562	50,306	50,236	49,042
Percent Leased	95.8%	95.9%	95.7%	95.5%	95.3%
<u>Investment Management Programs</u>					
Number of Properties	342	344	354	362	366
Total Gross Leasable Area	52,084	52,231	53,957	54,908	56,000
Percent Leased	95.4%	96.2%	96.2%	96.2%	96.3%
<u>Other Joint Venture Properties</u>					
Number of Properties	127	127	126	121	112
Total Gross Leasable Area	20,194	20,183	19,601	18,496	17,901
Percent Leased	98.0%	98.4%	98.4%	97.6%	97.5%
<u>GRAND TOTAL SHOPPING CENTER PORTFOLIO</u>					
Number of Properties	883	886	889	883	875
Total Gross Leasable Area	124,125	123,975	123,864	123,640	122,942
Percent Leased	96.0%	96.4%	96.4%	96.1%	96.1%

KIMCO REALTY CORPORATION
Combined Major Tenant Profile
(ranked by annualized base rent)
March 31, 2008

Tenant Name (1)	# of Locations	Annualized Base Rent (in thousands)	% of Annualized Base Rent	Leased GLA (in thousands)	% of Leased GLA
Home Depot	41	\$ 26,124	3.3%	3,276	4.7%
TJX Companies	127	21,933	2.7%	2,281	3.3%
Sears Holdings	51	18,302	2.3%	3,461	4.9%
Kohl's	38	17,348	2.2%	2,539	3.6%
Wal-Mart	34	14,355	1.8%	2,007	2.9%
Best Buy	43	12,319	1.5%	1,099	1.6%
Linens N Things	38	11,976	1.5%	732	1.0%
Royal Ahold	33	10,660	1.3%	1,036	1.5%
Bed Bath & Beyond	51	9,365	1.2%	845	1.2%
Costco	17	8,899	1.1%	1,287	1.8%
		<u>\$ 151,281</u>	<u>18.9%</u>	<u>18,563</u>	<u>26.5%</u>

(1) Schedule reflects ten largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,300 leases to 7,100 tenants totaling approximately \$1.5 billion of annual base rent.

KIMCO REALTY CORPORATION
ALL OPERATING REAL ESTATE LEASING SUMMARY
Trailing Four Quarters as of March 31, 2008
(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>
<u>United States and Puerto Rico</u>												
New Leases	338	20%	903	\$ 14.84	\$ 13,395	\$ 12.82	\$ 11,571	\$ 1,823	15.8%	7.9	\$ 10,536	\$ 11.67
Renewals/Options	666	57%	2,617	11.70	30,607	10.56	27,638	2,970	10.7%	5.1	-	-
US Same Space Total	1,004	77%	3,520	\$ 12.50	\$ 44,002	\$ 11.14	\$ 39,209	\$ 4,793	12.2%	5.8	\$ 10,536	\$ 2.99
Non-same space new leases	269	18%	804	\$ 13.29	\$ 10,692					7.7	\$ 15,170	\$ 18.86
Non-same space redevelopments	33	6%	256	14.68	3,769					15.7	4,009	15.64
US Total	1,306	100%	4,580	\$ 12.76	\$ 58,463					6.7	\$ 29,714	\$ 6.49
<u>Canada</u>												
New Leases	50	10%	53	\$ 21.78	\$ 1,163	\$ 18.84	\$ 1,007	\$ 157	15.6%	7.4	\$ 1,275	\$ 23.87
Renewals/Options	172	84%	453	15.09	6,842	13.84	6,273	568	9.1%	4.8	-	-
Canada Same Space Total	222	93%	506	\$ 15.81	\$ 8,005	\$ 14.37	\$ 7,280	\$ 725	10.0%	5.0	\$ 1,275	\$ 2.52
Non - same space leases	15	7%	36	\$ 12.96	\$ 461					7.9	\$ 378	\$ 10.66
Canada Total	237	100%	542	\$ 15.62	\$ 8,466					5.2	\$ 1,654	\$ 3.05
<u>Latin America</u>												
New Leases	16	12%	14	\$ 16.00	\$ 227	\$ 15.57	\$ 221	\$ 6	2.7%	11.6	\$ -	\$ -
Renewals/Options	70	27%	33	24.33	798	23.00	754	44	5.8%	2.3	-	-
Latin America Same Space Total	86	39%	47	\$ 21.82	\$ 1,025	\$ 20.76	\$ 975	\$ 50	5.1%	5.1	\$ -	\$ -
Non - same space leases	107	61%	72	\$ 21.07	\$ 1,524					4.9	\$ -	\$ -
Latin America Total	193	100%	119	\$ 21.36	\$ 2,549					5.0	\$ -	\$ -
Grand Total	1,736	100%	5,241									
Total New Leases (Same Space)	404	19%	970									
Total Renewals/Options	908	59%	3,103									
Total Non-same space Redevelopments	33	5%	256									
Total Non-same space new leases	391	17%	912									
Grand Total	1,736	100%	5,241									

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

KIMCO REALTY CORPORATION
US Lease Expiration Schedule
Shopping Centers Only
March 31, 2008

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	44	934,257	\$ 6.41	855	1,087,889	\$ 19.26	899	2,022,146	3.2%	\$ 13.32
2009	146	3,771,593	7.11	1,473	2,233,072	18.28	1,619	6,004,665	9.5%	11.26
2010	175	3,766,174	7.92	1,532	2,349,126	19.21	1,707	6,115,300	9.6%	12.26
2011	166	3,717,709	8.03	1,327	2,178,930	19.81	1,493	5,896,639	9.3%	12.38
2012	208	4,642,355	7.66	1,364	2,326,044	20.81	1,572	6,968,399	11.0%	12.05
2013	150	3,915,912	9.11	696	1,533,115	19.41	846	5,449,027	8.6%	12.01
2014	128	2,953,501	9.35	320	642,272	22.81	448	3,595,773	5.7%	11.75
2015	104	2,276,297	10.24	246	651,713	23.39	350	2,928,010	4.6%	13.17
2016	115	2,636,416	10.89	226	524,962	27.46	341	3,161,378	5.0%	13.64
2017	93	2,525,575	11.35	256	557,519	27.18	349	3,083,094	4.9%	14.21
2018	75	2,350,929	9.03	124	320,265	24.47	199	2,671,194	4.2%	10.88
							Thereafter	15,531,367	24.5%	7.31
							Total (2)	63,426,992	100.0%	\$ 11.07

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	192,500	\$ 6.97	476	623,395	\$ 18.93	488	815,895	1.3%	\$ 16.11
2009	8	313,433	3.63	744	987,042	19.82	752	1,300,475	2.1%	15.92
2010	13	230,980	7.31	808	1,067,862	19.96	821	1,298,842	2.0%	17.71
2011	25	519,516	8.12	746	970,696	21.86	771	1,490,212	2.3%	17.07
2012	21	369,564	7.98	859	1,100,281	22.54	880	1,469,845	2.3%	18.88
2013	26	498,896	9.50	567	880,001	20.51	593	1,378,897	2.2%	16.52
2014	34	784,144	9.61	542	846,656	21.36	576	1,630,800	2.6%	15.71
2015	29	649,556	10.14	531	842,240	23.02	560	1,491,796	2.4%	17.41
2016	21	338,921	8.14	502	866,891	23.38	523	1,205,812	1.9%	19.10
2017	39	725,202	8.27	502	922,870	25.53	541	1,648,072	2.6%	17.94
2018	38	752,000	9.67	312	614,519	21.98	350	1,366,519	2.2%	15.21
							Thereafter	48,329,827	76.2%	9.20
							Total (2)	63,426,992	100.0%	\$ 11.07

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

(2) Represents occupied square footage as of March 31, 2008 for US shopping center properties.

KIMCO REALTY CORPORATION
COMBINED OPERATING REAL ESTATE
(rank by KIM share of annualized base rent)
March 31, 2008

	Number of Properties	Gross Leasable Area* (in thousands)	% Leased	Annualized Base Rent	Rent Per Leased SQ. FT.
United States					
California	132	7,758	96.3%	\$ 113,772	\$ 15.22
Florida	88	7,355	95.1%	73,885	10.56
New York	65	4,332	98.0%	70,443	16.59
Pennsylvania	45	4,259	98.4%	43,483	10.37
Illinois	42	4,776	97.7%	37,680	8.07
Puerto Rico	7	2,144	97.2%	31,748	15.24
Ohio	37	5,018	95.1%	28,634	6.00
Texas	38	3,116	94.6%	28,377	9.63
New Jersey	20	2,188	95.0%	28,358	13.64
North Carolina	14	2,024	92.3%	21,376	11.44
Missouri	22	2,919	98.9%	20,786	7.20
Maryland	43	1,544	99.4%	21,800	14.21
Virginia	62	1,566	98.5%	17,349	11.25
Georgia	11	1,571	94.2%	16,460	11.12
Washington	18	1,025	98.0%	14,211	14.15
Arizona	13	1,508	93.1%	12,553	8.94
Connecticut	7	907	98.7%	9,869	11.02
Tennessee	12	1,181	92.4%	9,843	9.02
Michigan	10	1,150	96.6%	9,833	8.85
Minnesota	4	745	97.3%	9,625	13.28
Louisiana	5	914	97.7%	9,212	10.31
Nevada	20	587	92.2%	8,825	16.30
South Carolina	6	932	91.8%	8,731	10.20
Colorado	11	869	88.9%	7,479	9.68
Indiana	10	1,262	86.8%	7,087	6.47
Massachusetts	7	381	99.5%	5,066	13.36
New Hampshire	3	478	99.1%	5,016	10.59
Oregon	18	416	92.2%	4,849	12.64
New Mexico	4	281	96.5%	3,628	13.38
West Virginia	3	359	96.6%	3,186	9.19
Iowa	6	629	95.3%	3,039	5.07
Kansas	4	267	100.0%	2,414	9.04
Oklahoma	2	337	100.0%	2,403	7.13
Kentucky	4	389	72.2%	2,402	8.55
Maine	2	185	94.3%	1,845	10.58
Rhode Island	2	166	88.5%	1,752	11.93
Alabama	2	171	97.3%	1,337	8.04
Hawaii	1	18	94.7%	893	52.39
Delaware	2	138	97.7%	803	5.96
Vermont	1	53	97.1%	768	14.92
Utah	1	143	100.0%	725	5.07
Alaska	1	73	100.0%	602	8.25
Mississippi	1	21	100.0%	192	9.14
Subtotal	806	66,155	95.9%	\$ 702,339	\$ 11.07
Canada **	39	4,116	98.0%	\$ 62,317	\$ 15.44
Mexico ***	34	2,669	96.7%	32,859	12.73
Chile ****	4	49	88.1%	772	17.83
Subtotal	77	6,834	97.4%		
Grand Total	883	72,989	96.0%		
American Industries (1)	70	7,675	97.1%	\$ 39,617	\$ 5.32

(1) Excludes ten land parcels held for 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 \$1.00465 CAD to \$1.00 USD for the three months ended March 31, 2008.

*** The data above excludes 24 development properties in Mexico. Rent per leased square foot stated in USD based on an average conversion rate of 10.82067 Mexican pesos to \$1.00 USD for the three months ended March 31, 2008.

**** Rent per leased square foot stated in USD based on an average conversion rate of 464.19 Chilean pesos to \$1.00 USD for the three months ended March 31, 2008.

Joint Venture Summary

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED MARCH 31, 2008
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN/ (LOSS) ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME / (LOSS)	KIMCO SHARE OF NET INCOME/ (LOSS) (1)	KIMCO SHARE OF FFO
INVESTMENT MANAGEMENT PROGRAMS											
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 100,978	\$ 26,624	\$ 74,354	\$ 35,993	\$ 225	\$ (280)	\$ 36,286	\$ -	\$ 1,570	\$ 797	\$ 6,234
KIMCO INCOME REIT	52,135	13,435	38,700	18,164	352	-	9,530	(231)	10,423	5,147	9,441
KIMCO/UBS PROGRAMS	31,426	8,388	23,038	10,851	1,106	-	11,523	-	(442)	320	2,381
PL RETAIL LLC	24,209	7,179	17,030	9,129	(545)	-	6,368	(486)	1,592	357	1,312
SEB IMMOBILIEN	6,191	1,460	4,731	2,781	9	-	2,062	-	(121)	39	349
KIMCO INCOME FUND I	8,359	2,088	6,271	2,382	278	-	1,982	-	1,629	331	628
KIMCO/GE INVESTMENT PROGRAM (KROP)	4,362	1,167	3,195	1,633	229	1,835	1,345	(614)	1,209	627 (2)	521 (2)
OTHER INSTITUTIONAL PROGRAMS	15,689	3,603	12,086	5,159	321	-	4,290	-	2,316	385	1,093
TOTAL IM PROGRAMS	\$ 243,349	\$ 63,944	\$ 179,405	\$ 86,092	\$ 1,975	\$ 1,555	\$ 73,386	\$ (1,331)	\$ 18,176	\$ 8,003	\$ 21,959
OTHER JOINT VENTURE PROPERTIES											
US PROPERTIES	\$ 39,206	\$ 15,568	\$ 23,638	\$ 15,817	\$ (3,057)	\$ 3,093	\$ 10,568	\$ -	\$ 3,403	\$ 8,295	\$ 12,243
CANADA PROPERTIES	46,725	17,099	29,626	11,539	(176)	-	6,823	-	11,440	5,720	9,132
MEXICO PROPERTIES	18,579	3,173	15,406	4,204	228	-	4,565	-	6,409	3,479	5,705
CHILE PROPERTIES	483	127	356	186	0	-	113	-	57	29	85
TOTAL JV PROPERTIES	\$ 104,993	\$ 35,967	\$ 69,026	\$ 31,746	\$ (3,005)	\$ 3,093	\$ 22,069	\$ -	\$ 21,309	\$ 17,523	\$ 27,165
OTHER INVESTMENTS	\$ 81,389	\$ 57,166	\$ 24,223	\$ 16,569	\$ 2,196	\$ -	\$ 10,927	\$ (565)	\$ (6,034)	\$ (3,902)	\$ 3,216
	\$ 429,731	\$ 157,077	\$ 272,654	\$ 134,407	\$ 1,166	\$ 4,648	\$ 106,382	\$ (1,896)	\$ 33,451	\$ 21,624	\$ 52,340
NET INCOME FROM ALBERTSON'S										\$ 15,000	
NET INCOME - MISCELLANEOUS										2,433	
EQUITY IN INCOME OF JOINT VENTURES, NET										\$ 39,057	

(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 \$1.8 million for the three months ended March 31, 2008.

(2) Includes \$0.3 million 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.

KIMCO REALTY CORPORATION
INVESTMENTS IN REAL ESTATE JOINT VENTURES
March 31, 2008
(in thousands)

VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	GROSS INVESTMENT IN REAL ESTATE	MORTGAGES AND NOTES PAYABLE	OTHER ASSETS (LIAB)	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM	% FIXED RATE	% VARIABLE RATE
<u>INVESTMENT MANAGEMENT PROGRAMS</u>										
KIMCO/PRUDENTIAL INVESTMENT PROGRAMS	126	19,664	\$ 4,417,482	\$ 2,774,789	\$ 62,527	14.97% *	5.11%	67.4	74.86%	25.14%
KIMCO INCOME REIT	63	13,137	1,567,955	1,014,509	53,644	45.00%	6.96%	38.4	100.00%	0.00%
KIMCO/UBS PROGRAMS	43	6,166	1,368,434	767,871	28,692	17.89% *	5.70%	86.3	100.00%	0.00%
PL RETAIL LLC	22	5,578	943,264	680,472	37,853	15.00%	5.64%	23.0	74.93%	25.07%
SEB IMMOBILIEN	10	1,329	275,734	193,500	5,254	15.00%	5.67%	104.5	100.00%	0.00%
KIMCO INCOME FUND I	12	1,524	277,352	174,263	13,911	15.15%	5.47%	81.8	100.00%	0.00%
KIMCO/GE INVESTMENT PROGRAMS (KROP)	5	1,123	151,474	113,134	(3,540)	19.28% *	5.48%	58.3	77.41%	22.59%
OTHER INSTITUTIONAL PROGRAMS	61	3,563	646,246	388,702	(23,854)	16.32% *	8.67%	78.6	100.00%	0.00%
TOTAL IM PROGRAMS	342	52,084	\$ 9,647,941	\$ 6,107,240	\$ 174,487					
<u>OTHER JOINT VENTURE PROPERTIES</u>										
US PROPERTIES	73	9,445	\$ 1,209,507	\$ 945,266	\$ 65,093	53.79% *	5.78%	72.9	75.81%	24.19%
CANADA PROPERTIES	39	8,345	1,213,107	753,107	13,405	50.00%	6.10%	64.0	100.00%	0.00%
MEXICO PROPERTIES	91	10,055	635,599	266,334	83,513	50.47% *	5.29%	35.6	100.00%	0.00%
CHILE PROPERTIES	4	98	19,075	12,289	(327)	50.00%	5.69%	239.0	100.00%	0.00%
TOTAL OTHER JOINT VENTURE PROPERTIES	207	27,943	\$ 3,077,288	\$ 1,976,996	\$ 161,684					
OTHER INVESTMENTS	NA	NA	\$ 1,240,348	\$ 1,009,629	\$ 58,047	65.03% *	4.92%	55.6	48.54%	51.46%
	549	80,027	\$ 13,965,577	\$ 9,093,865	\$ 394,218					

KIMCO'S SHARE OF MORTGAGES & NOTES PAYABLE

\$ 2,935,590

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

* Ownership % is a blended rate

Kimco Capital Services

KIMCO REALTY CORPORATION
KIMCO CAPITAL SERVICES TRANSACTIONS
(in thousands)

PREFERRED EQUITY INVESTMENTS

CITY/ STATE	INVESTMENT NAME	MONTH	INVESTMENT
U.S. Preferred Equity Investments:			
1. Lakewood, CO	Lakeview Senior Living (development)	Jan-08	\$ 2,833
2. Houston, TX	Lafayette Village Apartments (Affordable Housing)	Jan-08	1,394
3. Houston, TX	Pinnacle Apartments (Affordable Housing)	Jan-08	1,224
4. Houston, TX	Bristol Apartments (Affordable Housing)	Jan-08	1,012
5. Houston, TX	Mayfair Apartments (Affordable Housing)	Jan-08	842
6. Phoenix, AZ	Peoria Senior Living (development)	Mar-08	1,866
Subtotal Q1			\$ 9,171
Canadian Preferred Equity Investments:			
1. Victoriaville, Quebec	Carrefours Des Bois Francs (shopping center)	Jan-08	\$ 7,229
TOTAL PREFERRED EQUITY INVESTMENTS			\$ 16,400

PREFERRED EQUITY DISPOSITIONS

CITY/ STATE	INVESTMENT NAME	MONTH	PROCEEDS
US			
1. Lakes Wales, FL	Lake Wales	Jan-08	\$ 1,182
2. Pembroke Pines, FL	Flamingo Marketplace	Jan-08	3,601
3. Lake Grove, NY	Lake Grove Shopping Center	Feb-08	7,853
4. Various States	Spectra (28 retail centers)	Feb-08	18,386
5. Various Cities in PA	Cedar Shopping Centers (3 properties)	Mar-08	8,849
6. Williamsport, PA	Loyal Plaza	Mar-08	8,605
7. Brandon, FL	Brandon	Mar-08	1,145
Subtotal Q1			\$ 49,621
TOTAL PREFERRED EQUITY DISPOSITIONS			\$ 49,621

KIMCO SELECT/ RETAILER SERVICES

INVESTMENT	TYPE	QTR	AMOUNT
• Various Debt & Equity Purchases	Securities	Q1 08	\$ 61,899
• Valad Property Group	Convertible Note	Q1 08	170,795
• 108 West Germana Place, IL	Acquisition of Building	Q1 08	9,250
• 1429 Walnut Street, PA	Acquisition of Building	Q1 08	28,500
• 168 North Michigan Avenue, IL	Acquisition of Building	Q1 08	13,000
• 118 Market Street, PA	Acquisition of Building to an existing property	Q1 08	600
• InTown Suites (Westmont JV)	Equity Investment	Q1 08	6,580
			\$ 290,624

Kimco Capital Services (KCS)
Additional Information
March 31, 2008
(in thousands)

SUMMARY	Kimco Book Value	Adjustment to Book Value	Estimated Gross Value
I. Preferred Equity	\$ 465,000	\$ 125,000	\$ 590,000
II. Retailer Services	255,000	175,000	430,000
III. Select Investments	1,130,000	805,000	1,935,000
Total Kimco Capital Services	<u>\$ 1,850,000</u>	<u>\$ 1,105,000</u>	<u>\$ 2,955,000</u>

DETAILS	Kimco Book Value	Adjustment to Book Value
I. Preferred Equity - Other RE Investments	<u>\$ 465,000</u>	<u>\$ 125,000</u> ⁽¹⁾
II. Retailer Services		
A) Consolidated (FNC Realty, Blue Ridge)	\$ 130,000	\$ -
B) Other RE Investments (Retail Store Leases, Other)	10,000	-
C) Mortgage Financing Receivables	105,000	-
D) Joint Ventures (Albertsons)	5,000	-
E) Other Assets	5,000	-
F) Estimated value of future profit participation - Misc.	-	175,000
	<u>\$ 255,000</u>	<u>\$ 175,000</u>
III. Select Investments		
A) Consolidated (Redevelopment Properties in CBD's, Other Non-Retail)		
- Redevelopment Properties in CBD's	\$ 240,000	\$ 30,000
- Other Non-Retail	60,000	45,000 ⁽²⁾
B) Joint Ventures (Intown Suites, Westmont Hotel Portfolio, etc)		
- Westmont Portfolio (including Intown)	160,000	675,000 ⁽³⁾
- Other Joint Venture Investments	70,000	-
C) Other RE Investments (Net Leased Portfolio)	105,000	-
D) Marketable Securities	395,000	-
E) Other Assets	100,000	-
F) Estimated value not captured through NOI	-	55,000
	<u>\$ 1,130,000</u>	<u>\$ 805,000</u>
Total Kimco Capital Services	<u>\$ 1,850,000</u>	<u>\$ 1,105,000</u>

(1) Approximately \$125M of estimated residual profit participation

(2) Approximately \$2.1M of quarterly NOI is included in the Consolidated NOI of the Reconciliation of Certain Non-GAAP Financial Measures Supplemental page

(3) Approximately \$70M of Westmont/Intown NOI annualized @ 8.4%.

Kimco Capital Services (KCS)
Statement of Income Summary
March 31, 2008
(amounts in MM's)

P/L Line	Details	Recurring	Trans- actional	Total Q1 08
Net Operating Income	Retailer Services & Select Consolidated Assets	\$3	\$1	\$4
Income from Other Real Estate Investments	Preferred Equity, Net Leased Portfolio and Retail Store leases	\$12	\$9	\$21
Mortgage Financing Income	Retailer Services	\$4	\$0	\$4
Interest, Dividends and Other Investment Income	Select Investments	\$9	\$11	\$20
(Provision) for Income Taxes	Retailer Services: Albertsons	\$0	(\$7)	(\$7)
Equity in Income of Joint Ventures, Net	Select Investments: Intown, Westmont Hotel and Other	(\$3)	\$1	(\$2)
	Retailer Services: Albertsons	\$0	\$15	\$15
Minority Interests in Income, Net	Select Investments: FNC, Blue Ridge	\$0	(\$1)	(\$1)
	Retailer Services: Albertsons	\$0	(\$1)	(\$1)
Discontinued Operations: Income from Discontinued Operations	Select Investments	\$0	\$2	\$2

Miscellaneous



Research Coverage:

Argus	Bridget Adams	(646) 747-5448
Banc of America Securities	Christy McElroy	(212) 847-5658
Bear Stearns	Ross Smotrich	(212) 272-8046
	George Hogle	(212) 272-6272
Citi Investment Research	Michael Bilerman	(212) 816-1383
	Ambika Goel	(212) 816-6981
Credit Suisse	Michael P. Gorman	(212) 538-4357
Deutsche Bank Securities Inc.	Louis Taylor	(212) 250-4912
	Christeen Kim	(415) 617-4221
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey & Co.	Paul Morgan	(703) 469-1255
	Tom Barry	(703) 875-1401
Goldman Sachs & Co.	Jay Haberman	(917) 343-4260
	Thomas Baldwin	(212) 902-4736
Green Street Advisors	James Sullivan	(949) 640-8780
	Nicholas Vedder	(949) 640-8780
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
	Joseph Dazio	(212) 622-6416
Lehman Brothers	David Harris	(212) 526-1790
	Steven Rodrigues	(212) 526-7588
Merrill Lynch	Steve Sakwa	(212) 449-0335
	Craig Schmidt	(212) 449-1944
	David Wigginton	(212) 449-2729
Morningstar	Akash Dave	(312) 384-3886
Raymond James & Associates	Paul D. Puryear	(727) 567-2253
	R.J. Milligan	(727) 567-2660
RBC Capital Markets	Rich Moore	(440) 715-2646
	Wes Golladay	(440) 715-2650
Standard & Poors	Robert McMillan	(212) 438-9522
Stifel Nicolaus & Company Inc.	David Fick	(443) 224-1308
	Nathan Isbee	(443) 224-1346
UBS Investment Research	Jeffrey Spector	(212) 713-6144
	Lindsay Schroll	(212) 713-3402
Wachovia Securities LLC	Jeffrey J. Donnelly	(617) 603-4262
	Robert LaQuaglia	(617) 603-4263

Rating Agency Coverage:

Moody's Investor Service	Merrie Frankel	(212) 553-3652
	Daniel Michles	(212) 553-3815
Standard & Poors	Elizabeth Campbell	(212) 438-2415

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 of 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.