Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended
September 30, 2008

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Kimco Realty Corporation

Supplemental Financial Information

Quarter Ended September 30, 2008

Table of Contents

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.

Financial Summary

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

	September 30, 2008	June 30, 2008	December 31, 2007
Assets:			
Operating Real Estate, Net of Accumulated Depreciation of $1,116,523, $1,059,642 and $977,444, respectively	$ 5,520,735	$ 5,290,277	$ 5,203,185
Investments and Advances in Real Estate Joint Ventures	1,265,109	1,236,655	1,246,917
Real Estate Under Development	1,250,276	1,345,188	1,144,406
Other Real Estate Investments	582,659	572,463	615,016
Mortgages and Other Financing Receivables	210,995	197,007	153,847
Cash and Cash Equivalents	124,091	123,183	87,499
Marketable Securities	348,748	385,834	212,988
Accounts and Notes Receivable	109,710	104,158	88,017
Other Assets	344,339	339,481	345,941
Total Assets	$ 9,756,662	$ 9,594,246	$ 9,097,816
Liabilities:			
Notes Payable	$ 3,247,729	$ 3,625,088	$ 3,131,765
Mortgages Payable	882,254	864,378	838,736
Construction Loans Payable	266,091	250,307	245,914
Dividends Payable	128,964	113,423	112,052
Other Liabilities	443,628	395,507	426,616
Total Liabilities	4,968,666	5,248,703	4,755,083
Minority Interests	532,692	483,661	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	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	184
Aggregate Liquidation Preference $460,000			
Common Stock, $.01 par value, authorized 750,000,000 shares Issued 266,779,187, 254,549,486 and 253,350,144, respectively Outstanding 266,232,607, 254,002,906 and 252,803,564, respectively	2,662	2,540	2,528
Paid-In Capital	4,139,789	3,708,983	3,677,509
Retained Earnings	124,458	144,838	180,005
	4,267,793	3,857,245	3,860,926
Accumulated Other Comprehensive Income	(12,489)	4,637	33,648
Total Stockholders' Equity	4,255,304	3,861,882	3,894,574
Total Liabilities and Stockholders' Equity	$ 9,756,662	$ 9,594,246	$ 9,097,816

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

	Three Months Ended Sept 30, 2008	Three Months Ended Sept 30, 2007	% Change	Nine Months Ended Sept 30, 2008	Nine Months Ended Sept 30, 2007
Revenues from Rental Properties	$ 190,503	$ 172,237	10.6%	$ 563,381	$ 497,424
Rental Property Expenses:					
Rent	3,320	3,029		9,804	9,010
Real Estate Taxes	24,012	20,764		70,811	58,798
Operating and Maintenance	26,824	21,515		77,845	64,514
Total Rental Property Expenses	54,156	45,308		158,460	132,322
Net Operating Income	**136,347**	**126,929**	7.4%	**404,921**	**365,102**
Income from Other Real Estate Investments	24,032	19,846		77,444	66,815
Mortgage Financing Income	5,136	4,084		13,601	11,809
Management and Other Fee Income	12,959	12,700		35,817	43,486
Depreciation and Amortization	(52,939)	(47,813)		(152,674)	(135,322)
	125,535	**115,746**	8.5%	**379,109**	**351,890**
Interest, Dividends and Other Investment Income	1,190	16,082		38,932	30,637
Other Expense, Net	(1,643)	(1,283)		(1,869)	(5,930)
Interest Expense	(52,775)	(58,830)		(160,336)	(157,374)
General and Administrative Expenses	(30,992)	(29,552)		(81,442)	(77,041)
	41,315	42,163	-2.0%	174,394	142,182
(Provision) / Benefit for Income Taxes	(12,336)	(348)		(20,607)	32,740
Equity in Income of Joint Ventures, Net	78,469	39,310		138,016	111,685
Minority Interests in Income, Net	(11,858)	(10,660)		(26,337)	(24,513)
Gain on Sale of Development Properties, Net of Tax of $1,863, $3,352, $13,699, & $8,487, respectively	2,795	5,028		20,549	12,731
Income from Continuing Operations	**98,385**	**75,493**	30.3%	**286,015**	**274,825**
Discontinued Operations:					
Income from Discontinued Operating Properties	350	2,047		5,385	33,985
Minority Interests in Income	(148)	(178)		(1,281)	(5,698)
Loss on Operating Properties Held for Sale/Sold	-	-		-	(1,832)
Gain on Disposition of Operating Properties	8,809	267		9,531	5,538
Income from Discontinued Operations	**9,011**	**2,136**		**13,635**	**31,993**
Gain On Transfer Of Operating Properties (1)	1,188	-		1,188	-
Gain on Sale of Operating Properties, Net of Tax (1)	-	376		587	2,708
	1,188	376		1,775	2,708
Income before Extraordinary Item	**108,584**	**78,005**		**301,425**	**309,526**
Extraordinary Gain from JV Inv. Resulting from Purchase Price Allocation, Net of Income Tax of $0, $0, $0, $36,277 and Minority Interest	-	-		-	50,265
Net Income	**108,584**	**78,005**	39.2%	**301,425**	**359,791**
Preferred Stock Dividends	(11,822)	(2,909)		(35,466)	(8,728)
Net Income Available to Common Shareholders	**$ 96,762**	**$ 75,096**	28.9%	**$ 265,959**	**$ 351,063**
Weighted Average Shares Outstanding:					
Basic	**256,164**	**252,327**		**254,286**	**251,925**
Units	21	-		21	-
Dilutive Effect of Options	2,748	4,170		3,069	5,165
Diluted	**258,933**	**256,497**		**257,376**	**257,090**
Income from Continuing Operations Per Common Share - Basic	**$ 0.34**	**$ 0.29**	17.2%	**$ 0.99**	**$ 1.07**
Income from Continuing Operations Per Common Share - Diluted	**$ 0.34** (2)	**$ 0.28** (3)	21.4%	**$ 0.98** (2)	**$ 1.05** (3)
Net Income Per Common Share - Basic	**$ 0.38**	**$ 0.30**	26.7%	**$ 1.05**	**$ 1.39**
Net Income Per Common Share - Diluted	**$ 0.37** (2)	**$ 0.29** (3)	27.6%	**$ 1.03** (2)	**$ 1.37** (3)

(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.
Net income would be increased by $5 for the three months ended September 30, 2008 and $5 for the nine months ended September 30, 2008.

(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.
The impact of the conversion would have an anti-dilutive effect on net income and therefore have not been included.

KIMCO REALTY CORPORATION

Funds From Operations

(in thousands, except per share data)

(unaudited)

	Three Months Ended September 30, 2008		Three Months Ended September 30, 2007		Nine Months Ended September 30, 2008		Nine Months Ended September 30, 2007	
Funds From Operations - "FFO"								
Net Income	$ 108,584		$ 78,005		$ 301,425		$ 359,791	
Gain on Disposition of Operating Prop., Net of Minority Interests	(9,997)		(643)		(11,306)		(5,914)	
Gain on Disposition of Joint Venture Operating Properties	(185)		(4,341)		(2,273)		(26,138)	
Depreciation and Amortization	52,774		48,164		152,149		136,417	
Depr. and Amort. - Real Estate JV's, Net of Minority Interests	35,471		28,366		100,622		78,174	
Unrealized Remeasurement of Derivative Instrument	2,069		-		7,208		-	
Preferred Stock Dividends	(11,822)		(2,909)		(35,466)		(8,728)	
Funds From Operations	**$ 176,894**		**$ 146,642**		**$ 512,359**		**$ 533,602**	
Weighted Average Shares Outstanding for FFO Calculations:								
Basic	256,164		252,327		254,286		251,925	
Units	6,057		5,851		5,992		5,766	
Dilutive Effect of Options	2,748		4,170		3,069		5,165	
Diluted	264,969	(1)	262,348	(1)	263,347	(1)	262,856	(1)
FFO Per Common Share - Basic	**$ 0.69**		**$ 0.58**		**$ 2.01**		**$ 2.12**	
FFO Per Common Share - Diluted	**$ 0.68**	(1)	**$ 0.57**	(1)	**$ 1.98**	(1)	**$ 2.06**	(1)

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by $2,944 and $2,635 for the three months ended September 30, 2008 and 2007, respectively and $8,197 and $7,434 for the nine months ended September 30, 2008 and 2007, respectively.

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

	Three Months Ended September 30, 2008	Three Months Ended September 30, 2007	Nine Months Ended September 30, 2008	Nine Months Ended September 30, 2007
EBITDA				
Net Income	$ 108,584	$ 78,005	$ 301,425	$ 359,791
Interest	52,775	58,830	160,336	157,374
Interest - Discontinued Operations	(6)	153	116	452
Depreciation and Amortization	52,939	47,813	152,674	135,322
Depreciation and Amortization- Discontinued Operations	81	750	930	2,562
Gain on Sale of Operating Properties, Net of Minority Interests	(9,997)	(643)	(11,306)	(5,914)
Gain on Sale of Joint Venture Operating Properties	(185)	(4,341)	(2,273)	(26,138)
Loss on Operating Properties Held for Sale/Sold	-	-	-	1,832
Provision for Income Taxes, Net of Minority Interests	13,687	2,735	32,712	11,692
Provision for Income Taxes-Discontinued Operations	-	-	-	4,570
Unrealized Remeasurement Adjustment of Derivative Instrument	2,069	-	7,208	-
Prorata Share of Interest Expense - Minority Interests	(122)	(88)	(375)	(1,400)
Prorata Share of Interest Expense - Real Estate JV's	35,531	32,563	105,224	96,562
Prorata Share of Interest Expense - Other Investments	9,154	3,389	29,253	9,413
Prorata Share of Depreciation and Amortization - Real Estate JV's	27,158	25,194	78,181	70,388
Prorata Share of Depreciation and Amortization - Other Investments	8,313	3,172	22,441	7,786
EBITDA	**$ 299,981**	**$ 247,532**	**$ 876,546**	**$ 824,292**
Net Operating Income (NOI)				
Real Estate Operations:				
Revenues from Rental Property	$ 190,503	$ 172,237	$ 563,381	$ 497,424
Rental Property Expenses:				
Rent	3,320	3,029	9,804	9,010
Real Estate Taxes	24,012	20,764	70,811	58,798
Operating and Maintenance	26,824	21,515	77,845	64,514
	54,156	45,308	158,460	132,322
Net Operating Income	**136,347**	**126,929**	**404,921**	**365,102**
Minority Interests Share of NOI	(3,203)	(2,822)	(8,991)	(9,711)
Net Operating Income from Discontinued Operations	423	1,408	2,867	5,642
	133,567	125,515	398,797	361,033
Kimco's Prorata Share of Joint Venture NOI:				
Prudential	10,738	10,490	32,678	34,934
KIR	16,455	17,274	50,040	52,686
KIR -Discontinued Operations	(5)	764	(94)	2,965
UBS	4,211	4,089	12,445	11,210
PL Retail	2,664	2,609	7,608	7,989
SEB Immobilien	763	567	2,126	668
KIF I	928	991	2,766	2,925
KROP	303	541	917	1,094
KROP - Discontinued Operations	130	588	645	3,690
Other Institutional Programs	1,995	2,016	5,956	5,894
Other US JV Properties	14,683	9,528	39,265	27,363
Canada	15,473	14,465	44,993	40,119
Latin America	3,722	2,648	10,214	7,210
Mexico Industrial	4,643	4,107	13,873	12,114
Other Investments	18,866	8,968	53,015	15,377
Subtotal of Kimco's Share of JV NOI	95,569	79,645	276,447	226,238
Net Operating Income including Joint Ventures	**$ 229,136**	**$ 205,160**	**$ 675,244**	**$ 587,271**
Other Financial Data				
Deferred Rents	1,500	1,500	5,200	2,637
FAS 141 Rent, net	6,062	5,575	18,347	17,505
Percentage Rent	1,210	1,404	5,012	4,594
LTA's	275	875	2,676	1,694

KIMCO REALTY CORPORATION

Condensed Consolidated Statements of Cash Flows
(in thousands)
(unaudited)

	Nine Months Ended September 30, 2008	Nine Months Ended September 30, 2007
Cash flow from operating activities:		
Net income	$ 301,425	$ 359,791
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	153,603	137,884
Extraordinary item	-	(50,265)
Loss on operating properties held for sale/sold/transferred	-	1,832
Gain on sale of development properties	(34,248)	(21,218)
Gain on sale/transfer of operating properties	(11,306)	(9,800)
Minority interests in income of partnerships, net	27,618	30,212
Equity in income of joint ventures, net	(138,016)	(111,685)
Income from other real estate investments	(71,209)	(54,852)
Distributions from joint ventures	208,044	302,946
Cash retained from excess tax benefits	(1,928)	(2,408)
Change in accounts and notes receivable	(16,710)	(997)
Change in accounts payable and accrued expenses	45,513	41,649
Change in other operating assets and liabilities	16,517	(62,762)
Net cash flow provided by operating activities	479,303	560,327
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(202,807)	(937,834)
Acquisition of and improvements to real estate under development	(311,065)	(502,998)
Investment in marketable securities	(263,947)	(35,127)
Proceeds from sale of marketable securities	52,212	32,670
Proceeds from transferred operating/development properties	32,400	61,211
Investments and advances to real estate joint ventures	(131,436)	(330,550)
Reimbursements of advances to real estate joint ventures	85,815	198,420
Other real estate investments	(57,860)	(177,030)
Reimbursements of advances to other real estate investments	65,256	81,380
Investment in mortgage loans receivable	(68,525)	(85,601)
Collection of mortgage loans receivable	37,914	65,906
Other investments	(19,466)	(20,439)
Reimbursements of other investments	17,189	53,228
Proceeds from sale of operating properties	74,185	59,450
Proceeds from sale of development properties	47,811	175,871
Net cash flow used for investing activities	(642,324)	(1,361,443)
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(61,004)	(67,964)
Principal payments on rental property debt	(10,763)	(10,812)
Principal payments on construction loan financings	(23,473)	(53,903)
Proceeds from mortgage/construction loan financings	66,438	117,293
Borrowings under unsecured revolving credit facilities	536,443	627,369
Repayment of borrowings under unsecured revolving credit facilities	(272,886)	(938)
Proceeds from issuance of unsecured senior notes	-	300,000
Repayment of unsecured senior notes	(125,000)	(105,000)
Financing origination costs	(2,848)	(4,369)
Redemption of minority interests in real estate partnerships	(14,020)	(59,334)
Dividends paid	(340,060)	(280,526)
Cash retained from excess tax benefits	1,928	2,408
Proceeds from issuance of stock	444,858	37,266
Net cash flow provided by financing activities	199,613	501,490
Change in cash and cash equivalents	36,592	(299,626)
Cash and cash equivalents, beginning of period	87,499	345,065
Cash and cash equivalents, end of period	$ 124,091	$ 45,439
Interest paid during the period (net of capitalized interest of $22,343, and $19,549, respectively)	$ 141,675	$ 133,611
Income taxes paid during the period	$ 10,906	$ 12,323
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	$ 96,226	$ 51,445
Disposition/transfer of real estate interests by origination of mortgage debt	$ 27,175	$ -
Acquisition of real estate interests through proceeds held in escrow	$ -	$ 68,031
Proceeds held in escrow through sale of real estate interest	$ 11,195	$ -
Investment in real estate joint venture by contribution of properties	$ -	$ 740
Deconsolidation of Joint Venture:		
Decrease in real estate and other assets	$ -	$ 113,074
Decrease in construction loan and other liabilities	$ -	$ 113,074
Declaration of dividends paid in succeeding period	$ 128,964	$ 103,976

KIMCO REALTY CORPORATION

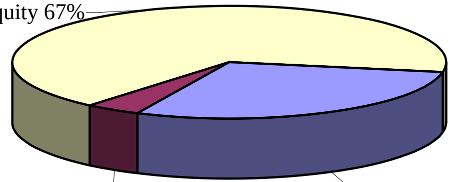
Balance Sheet Account Detail

September 30, 2008
(in thousands)

	September 30, 2008	June 30, 2008	December 31, 2008
Other Real Estate Investments			
Preferred Equity Capital	$ 460,325	$ 451,572	$ 484,055
Retail Store Leases	2,524	2,593	2,730
Triple Net Leases	94,370	92,189	85,743
Kimco Capital Services (KCS) Investments	8,596	9,203	25,457
Other	16,844	16,906	17,031
Total Other Real Estate Investments	**$ 582,659**	**$ 572,463**	**$ 615,016**
Mortgages & Other Financing Receivables	**$ 210,995**	**$ 197,007**	**$ 153,847**
Marketable Securities	**$ 348,748**	**$ 385,834**	**$ 212,988**
(Includes unrealized losses of $(63,294), $(29,945) and $(13,706), respectively)			
Other Assets			
Transaction Deposits	$ 13,932	$ 12,215	$ 19,151
Real Estate Held for Sale	6,631	10,703	32,427
Deferred Charges	116,708	116,177	121,691
Deferred Tax Asset	52,613	40,686	47,066
Escrows	45,165	27,867	15,836
Convertible Securities	4,700	8,056	-
KCS Investments	84,782	102,560	87,654
Other	19,808	21,217	22,116
Total Other Assets	**$ 344,339**	**$ 339,481**	**$ 345,941**
Other Liabilities			
Accounts Payable & Accrued Expenses	$ 190,936	$ 155,337	$ 161,526
Below Market Rents	166,221	174,951	182,310
Other	86,471	65,219	82,780
Total Other Liabilities	**$ 443,628**	**$ 395,507**	**$ 426,616**

KIMCO REALTY CORPORATION AND SUBSIDIARIES
Capitalization/ Financial Ratios and Debt Structure
September 30, 2008
(in 000's, except share information)

Total Market Capitalization at 9/30/2008



	Consolidated Only: Book Value	Consolidated Only: Market Value	Pro Rata Joint Ventures	Total Market Cap incl. JV's
Equity:				
Stockholders' equity:				
Common Stock (266,232,607 shares outstanding)	3,620,304	9,834,633		9,834,633
Preferred Stock 6.65% Series F	175,000	175,000		175,000
Preferred Stock 7.75% Series G	460,000	460,000		460,000
DownREIT units- 6,040,884	128,344	223,150		223,150
	4,383,648	10,692,783 (1)		10,692,783 (1)
Debt:				
Notes payable (392 unencumbered properties)	$ 3,247,729	$ 3,247,729	$ 241,990	$ 3,489,719
Non-recourse mortgages payable	882,254	882,254	2,719,878	3,602,132
Construction loans payable	266,091	266,091	56,093	322,184
	4,396,074	4,396,074	$ 3,017,961	7,414,035
Total Capitalization	$ 8,779,722	$ 15,088,857		$ 18,106,818
Ratios:				
Debt to Total Capitalization	.50:1	.29:1		.41:1
Debt to Equity	1.00:1	.41:1		
Debt Service Coverage	4.1x			
Fixed Charge Coverage	3.3x			

(1) Based upon closing price of the Company's Common Stock on September 30, 2008 at $36.94 per share.

Debt Analysis

	Consolidated Debt		Joint Ventures Debt			Total Debt @ 100%	
Fixed Rate	$3,513,606	79.9%	$ 7,720,705	84.0%	$ 2,611,510 (2)	$ 11,234,311	80.2%
Floating Rate	882,468	20.1%	1,474,358	16.0%	406,451	2,356,826	19.8%
	$4,396,074	100.0%	$ 9,195,063	100.0%	$ 3,017,961	$ 13,591,137	100.0%

(2) Prorata share of Joint Venture debt

Covenant Review- Unsecured Public Bonds

Public Bonds Indenture	Ratios
Consolidated Total Indebtedness to Total Assets (cannot exceed 60%)	46%
Consolidated Secured Indebtedness to Total Assets (cannot exceed 40%)	11%
1.5x Ratio of Unencumbered Total Assets to Total Unsecured Debt	2.3x
1.5x Consolidated Debt Service	3.5x

Liquidity

Capital Availabilty *	
Cash on Hand	$ 124,091
Available under Lines of Credit	1,288,732
	$ 1,412,823

* Excludes approximatley $100MM of Marketable Equity Securities

Dividend Data

	Q4 08	Q3 08	Q2 08	Q1 08
Common Dividend per share	$0.44	$0.44	$0.40	$0.40

KIMCO REALTY CORPORATION
Schedule of Debt
September 30, 2008
(in thousands)

Year	Consolidated Fixed Rate Debt (1) Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Consolidated Floating Rate Debt (2) Secured Debt	Weighted Avg Rate	Unsecured Debt		Weighted Avg Rate	Total	Total Weighted Avg Rate
2008	$ 27,957	6.96%	$ -	-	$ 27,957	6.96%	$ 16,353	4.98%	$ 5,061		5.43%	$ 21,414	5.09%
2009	38,314	7.98%	180,000	6.98%	218,314	7.16%	260,296	4.44%	-		-	260,296	4.44%
2010	36,128	6.70%	217,324	4.83%	253,452	5.09%	87,982	6.67%	7,063		5.43%	95,045	4.73%
2011	43,822	7.43%	358,008	6.34%	401,830	6.45%	40,428	4.22%	-		-	40,428	4.22%
2012	73,708	6.77%	217,000	6.00%	290,708	6.19%	17,859	4.47%	447,183	*	2.92%	465,042	2.98%
2013	85,743	6.17%	565,116	5.87%	650,859	5.91%	-	-	-		-	-	-
2014	40,046	5.79%	300,973	5.20%	341,019	5.27%	243	5.00%	-		-	243	5.00%
2015	59,797	6.17%	350,000	5.29%	409,797	5.42%	-	-	-		-	-	-
2016	37,677	5.68%	300,000	5.78%	337,677	5.77%	-	-	-		-	-	-
2017	152,348	6.34%	300,000	5.70%	452,348	5.92%	-	-	-		-	-	-
Thereafter	129,645	6.13%	-	-	129,645	6.13%	-	-	-		-	-	-
	$ 725,185	6.44%	$ 2,788,421	5.76%	$ 3,513,606	5.90%	$ 423,161	4.49%	$ 459,307		2.99%	$ 882,468	3.71%

(1) Average maturity of 5.6 years (67.6 months)

(2) Average maturity of 2.2 years (26.8 months)

Year	Total Consolidated Debt Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt		Weighted Avg Rate	Total (3) Debt	Total Weighted Avg Rate	% of Total Debt
2008	$ 44,310	6.23%	$ 5,061		5.20%	$ 49,371	6.15%	1%
2009	298,610	4.89%	180,000		6.98%	478,610	5.68%	11%
2010	124,110	5.26%	224,387		4.85%	348,497	4.99%	8%
2011	84,250	5.89%	358,008		6.34%	442,258	6.25%	10%
2012	91,567	6.32%	664,183	*	3.93%	755,750	4.22%	17%
2013	85,743	6.17%	565,116		5.87%	650,859	5.91%	15%
2014	40,289	5.79%	300,973		5.20%	341,262	5.27%	8%
2015	59,797	6.17%	350,000		5.29%	409,797	5.42%	9%
2016	37,677	5.68%	300,000		5.78%	337,677	5.77%	8%
2017	152,348	6.34%	300,000		5.70%	452,348	5.92%	10%
Thereafter	129,645	6.13%	-		-	129,645	6.13%	3%
	$ 1,148,346	5.72%	$ 3,247,728		5.37%	$ 4,396,074	5.46%	100%

(3) Average maturity of 5.0 years (60.2 months)

Real Estate Joint Venture Debt (4) Gross Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
$ 167,099	$ 69,603	6.93%
806,988	208,466	5.85%
1,155,571	251,066	5.98%
960,005	389,111	6.33%
909,724	400,164	5.66%
607,555	235,863	5.62%
483,248	142,015	5.68%
709,947	303,216	5.59%
1,969,859	387,082	5.49%
973,808	462,900	6.20%
451,259	168,475	6.28%
$ 9,195,063	$3,017,961	5.73%

(4) Average maturity is 5.4 years (64.7 months)

* Includes $447.2 million of debt on the revolving credit facilities

Note: In situations where the company has options to extend the maturity of a loan, the maturity of the extention period(s) has been assumed for this schedule.

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
United States							
Consolidated							
Milford, NH	Lorden Plaza	Apr-08	$ 5,650	$ 26,000	$ 31,650	149	100.0%
Unconsolidated Joint Venture							
Little Ferry, NJ	Little Ferry	Jun-08	$ 5,000	$ -	$ 5,000	144	20.0%
Canada							
Various Cities in Canada	Retail properties (10)	Jun-08	$ 72,338	$ 81,075	$ 153,413	1,077	50.0%
Dartmouth, Nova Scotia	Tacoma Plaza	Sep-08	$ 8,714	$ 9,026	$ 17,740	187	50.0%
Mexico							
Chihuahua, Mexico	American Industries	Mar-08	$ 1,933	$ -	$ 1,933	-	50.0%
Monterrey, Nuevo Leon	AI - Nukote Int'l	Apr-08	$ 8,700	$ -	$ 8,700	107	50.0%
San Luis Potosi, Mexico	AI- Cummins Filtration	Sep-08	$ 236	$ -	$ 236	-	50.0%
Chile							
Santiago, Chile	Vicuna Mackenna	Aug-08	$ 4,300	$ -	$ 4,300	26	75.0%
Total Acquisitions			**$ 106,871**	**$ 116,101**	**$ 222,972**	**1,690**	**56.9%**
Total Q1 Property Acquisitions			$ 1,933	$ -	$ 1,933	-	50.0%
Total Q2 Property Acquisitions			91,688	107,075	198,763	1,477	57.2%
Total Q3 Property Acquisitions			13,250	9,026	22,276	213	58.0%
Total Acquisitions			**$ 106,871**	**$ 116,101**	**$ 222,972**	**1,690**	**56.9%**

Summay of Transactions Between Kimco Entities

City/ State	Center Name	Month	Seller	Acquired by	Purchase/ Sales Price
Santee, CA	Santee Trolley Square	Mar-08	Kimco	Vestar	$ 2,000
East Windor, NJ	East Windsor Village	May-08	Ehrenkranz	Kimco	6,100
Savannah, GA	Chatham Plaza	Jul-08	Kimco	KIF II	45,514
Chico, CA	Chico Crossroads	Jul-08	Kimco	KIF II	39,119
Atlanta, GA	Embry Village	Jul-08	Kimco	KIF II	48,235
Jackson, CA	Gold Country Center	Jul-08	Kimco	KIF II	10,365
Alpharetta, GA	Mkt at Haynes Bridge	Jul-08	Kimco	KIF II	25,954
Chino Hills, CA	Laband Village SC	Jul-08	Kimco	KIF II	16,149
Milford, NH	Lorden Plaza	Jul-08	Kimco	KIF II	32,297
S. Portland, ME	Mallside Plaza	Jul-08	Kimco	KIF II	23,380
Morrisville, NC	Park Place SC	Jul-08	Kimco	KIF II	21,978
Rockford, IL	Rockford Crossings	Jul-08	Kimco	KIF II	15,038
Southlake, TX	Southlake Oaks	Jul-08	Kimco	KIF II	10,521
Riverside, CA	Tyler St Plaza	Jul-08	Kimco	KIF II	10,194
Chambersburg, PA	Wayne Plaza	Jul-08	Kimco	KIF II	21,325
Harvey, LA	Center at Westbank	Jul-08	Kimco	KIF II	32,014
Sterling, VA	Potomac Run Plaza	Sep-08	KROP	Kimco	65,500

Note: KIF II properties remain consolidated for financial reporting purposes as Kimco maintains a 74% interest.

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

Dispositions

Location	Shopping Center	Month Disposed	Cash	Debt Payoff	Total	GLA	Economic Interest
Consolidated							
Hendersonville, TN	Hendersonville Plaza	Jan-08	$ 630	$ -	$ 630	6	100.0%
Tulsa, OK	Woodlands Marketplace	Jan-08	850	-	850	4	100.0%
Houston, TX	Sharpstown Court	Feb-08	7,500	-	7,500	84	100.0%
Subtotal Q1			$ 8,980	$ -	$ 8,980	94	100.0%
Lafayette, IN	Lafayette Marketplace	Apr-08	$ 21,375	$ -	$ 21,375	215	100.0%
Waukegan, IL	Waukegan Lake Plaza	Aug-08	$ 3,000	$ -	$ 3,000	91	100.0%
Largo, FL	Selmon's Plaza	Sep-08	3,217	-	3,217	57	100.0%
Bayridge, NY	Bayridge Shopping Center	Sep-08	15,500	-	15,500	21	100.0%
Subtotal Q3			$ 21,717	$ -	$ 21,717	169	100.0%
Consolidated- FNC							
Crystal Lake, IL	Crystal Lake Plaza	Jul-08	$ 3,250	$ -	$ 3,250	18	52.4%
Subtotal Consolidated Dispositions			**$ 55,322**	**$ -**	**$ 55,322**	**496**	**97.2%**
Investment Management Programs							
Prudential/ Kimco JV							
Hermiston, OR	Hermiston Plaza	Jan-08	$ 11,000	$ -	$ 11,000	150	15.0%
Portland, OR	Menlo Park Plaza	Apr-08	$ 19,150	$ -	$ 19,150	113	15.0%
Bakersfield, CA	Shops at Bakersfield	May-08	1,000	-	1,000	14	15.0%
Tulare, CA	Heritage Place	May-08	14,100	-	14,100	119	15.0%
Subtotal Q2			$ 34,250	$ -	$ 34,250	246	15.0%
Kimco Income REIT - KIR							
Wichita, KS	Shopko Shopping Center	Sep-08	$ 1,850	$ -	$ 1,850	96	45.0%
Subtotal Investment Management Dispositions			**$ 47,100**	**$ -**	**$ 47,100**	**492**	**16.2%**
Ground-Up Development							
Bellevue, TN	Harpeth Village	Jun-08	$ 18,100	$ -	$ 18,100	69	100.0%
Woodlands, TX	Market Street	Jun-08	17,850	-	17,850	498	50.0%
Subtotal Q2			$ 35,950	$ -	$ 35,950	567	75.2%
Total Dispositions			**$ 138,372**	**$ -**	**$ 138,372**	**1,555**	**63.9%**
Total Q1 Property Dispositions			$ 19,980	$ -	$ 19,980	244	53.2%
Total Q2 Property Dispositions			91,575	-	91,575	1,028	58.5%
Total Q3 Property Dispositions			26,817	-	26,817	283	90.4%
Total Dispositions			**$ 138,372**	**$ -**	**$ 138,372**	**1,555**	**63.9%**

KIMCO REALTY CORPORATION
Current Development Projects
(000's)

DEVELOPMENT STATUS AT SEPTEMBER 30, 2008						GLA											
						Kimco Leased		Kimco Committed		Total Committed		Average Rent	Est. Project Costs, Net of	Net Costs	Loan Balance	Estimated	
Project	City	State	Total Project*	Anchor Owned	Kimco Owned	To Date	%	To Date	%	To Date	%	PSF	Parcel Sales	To Date	@ 9/30/08	Completion	Anchor Tenants
MERCHANT BUILDING - US																	
Lake Prairie Towne Crossing	Grand Prairie	TX	536	267	269	192	71%	192	71%	459	86%	$ 16.05	$ 34,769	$ 32,404	$ 28,154	2009	Target, 24 Hour Fitness, Ross, Marshalls
Shoppes at Amelia Concourse	Nassau County	FL	400	264	136	56	41%	56	41%	320	80%	19.33	16,516	17,215	-	2009	Home Depot,Target, Petco
Preston Lebanon Crossings	Frisco	TX	300	14	286	172	60%	179	63%	193	64%	10.33	35,029	34,837	-	2009	Hobby Lobby, Sprouts, Hemispheres
Turtle Creek Crossing (Phase II)	Hattiesburg	MS	116	86	30	15	50%	15	50%	101	87%	21.61	6,290	5,581	-	2009	Kohls
Cypress Town Center (Phase II and III)	Cypress	TX	85	36	49	6	12%	6	12%	42	49%	38.21	9,248	3,720	-	2009	Best Buy
The Grove	Hoover	AL	649	177	472	81	17%	302	64%	479	74%	19.45	40,610	38,107	33,428	2010	Target, Lowes, Kohls
Metro Crossings	Council Bluffs	IA	553	250	303	127	42%	151	50%	401	73%	10.84	27,838	25,107	16,695	2010	Kohl's, Hobby Lobby, Bed Bath & Beyond
Sorenson Park Plaza	Omaha	NE	531	199	332	141	42%	141	42%	340	65%	10.93	35,367	35,781	-	2010	Target, Office Max, Petsmart
Las Tiendas	Brownsville	TX	378	133	245	207	84%	207	84%	340	90%	13.85	37,039	32,606	-	2010	Target, Petsmart, TJ Maxx, Michaels
Treasure Valley Crossings	Nampa	ID	269	50	219	4	2%	24	11%	74	28%	23.30	29,324	17,817	11,425	2010	Sportsmans Warehouse
Plantation Crossing	Middleburg	FL	317	164	153	28	18%	28	18%	192	62%	22.31	33,515	24,033	-	2011	Home Depot
Avenues Walk	Jacksonville	FL	600	204	396	141	36%	141	36%	345	58%	12.35	76,199	66,851	-	2012	Wal-Mart, Haverty's, Forever 21, HH Gregg
Miramar Town Center (UJV)	Miramar	FL	222	-	222	54	24%	54	24%	54	24%	23.91	61,584	62,612	-	2013	24 Hour Fitness
Subtotal US Merchant Building		13	4,956	1,844	3,112	1,224	39%	1,496	48%	3,340	67%	$ 14.38	$ 443,328	$ 396,671	$ 89,702		
DEVELOP AND HOLD PROPERTIES - US																	
Union Crescent Marketplace	Union	NJ	233	137	96	90	94%	90	94%	227	97%	$ 24.33	$ 38,100	$ 17,688	$ -	4Q 2008	Target, Whole Foods, Best Buy
Riverview at Dobson	Mesa	AZ	1,245	-	1,245	1,053	85%	1,053	85%	1,053	85%	10.78	140,590	152,162	-	2009	Wal-Mart, Home Depot, Bass Pro Shops
Glenn Square	Anchorage	AK	256	-	256	98	38%	98	38%	98	38%	15.07	31,132	41,328	-	2010	Petco, Michaels, Bed Bath and Beyond
Subtotal US Develop and Hold		3	1,734	137	1,597	1,241	78%	1,241	78%	1,378	79%	$ 12.10	$ 209,822	$ 211,177	$ -		
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US																	
Marana Retail Center	Marana	AZ	158.9	acres													
Surprise Spectrum	Surprise	AZ	113.4	acres													
Chandler 202 Auto Mall	Chandler	AZ	30.9	acres													
El Mirage	El Mirage	AZ	28.0	acres													
Wakefield Crossings	Raleigh	NC	2.4	acres													
East Northport Town Center (UJV)	East Northport	NY	4.0	acres													
High Park Center	Orange Township	OH	12.2	acres													
McMinnville	McMinnville	OR	90.5	acres													
Harmon Town Crossing	N. Fort Worth	TX	39.0	acres													
Subtotal US Land Holdings		9	479.3	acres										$ 89,193	$ 43,904		
COMPLETED DEVELOPMENT PROJECTS HELD FOR SALE - US																	
Montgomery Plaza	Fort Worth	TX	466	174	292	233	80%	237	81%	411	89%	16.29	39,177	51,996	38,646	Completed	Target, Ross, Marshalls
Midway Plantation	Knightdale	NC	465	267	198	197	99%	197	99%	464	100%	15.44	28,990	28,638	26,484	Completed	Home Depot, Target, Bed Bath & Beyond
Turtle Creek Crossing	Hattiesburg	MS	438	150	288	265	92%	270	94%	420	96%	13.27	37,203	39,281	30,688	Completed	Target, Bed Bath & Beyond, Ross
Central Islip Town Center	Central Islip	NY	309	251	58	58	100%	58	100%	309	100%	27.99	15,284	15,709	9,380	Completed	Target, Home Depot
Edgewater Place	Raleigh	NC	107	5	102	92	91%	92	91%	97	91%	12.22	10,693	13,377	10,430	Completed	Food Lion, Ace Hardware
Wakefield Commons (Phase III)	Raleigh	NC	9	-	9	9	100%	9	100%	9	100%	22.02	1,387	3,822	-	Completed	
Warm Springs Promenade (UJV)	Henderson	NV	331	129	202	162	80%	162	80%	291	88%	14.68	34,585	31,334	28,000	Completed	Sears, Savers, Big Lots
Subtotal Completed Projects		7	2,125	976	1,149	1,016	88%	1,025	89%	2,001	94%	$ 15.43	$ 167,319	$ 184,159	$ 143,628		

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

KIMCO REALTY CORPORATION
Current Development Projects
(000's)

DEVELOPMENT STATUS AT SEPTEMBER 30, 2008						GLA											
Project	City	State	Total Project*	Anchor Owned	Kimco Owned	Kimco Leased To Date	Kimco Leased %	Kimco Committed To Date	Kimco Committed %	Total Committed To Date	Total Committed %	Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Loan Balance @ 9/30/08	Estimated Stabilized Occupancy	Anchor Tenants
DEVELOP AND HOLD PROPERTIES - LATIN AMERICA																	
Mexico																	
Plaza Nogalera Saltillo	Saltillo	MX	445	-	445	379	85%	379	85%	379	85%	$ 8.00	$ 35,222	$ 35,222	$ -	3Q 2009	HEB, Cinepolis, Home Depot
Plaza Nuevo Laredo	Nuevo Laredo	MX	857	-	857	738	86%	738	86%	738	86%	7.91	38,075	38,075	-	4Q 2009	Wal-Mart,Cinepolis, Home Depot
Lindavista Miguel Aleman	Monterrey	MX	381	-	381	292	77%	292	77%	292	77%	14.75	54,545	53,416	-	4Q 2009	HEB, MM Cinema
Plaza Universidad Hidalgo	Pachuca	MX	188	-	188	143	76%	143	76%	143	76%	8.02	11,251	11,251	-	4Q 2009	Wal-Mart
Los Cabos	Los Cabos	MX	684	-	684	-	0%	-	0%	-	0%	-	47,500	23,468	-	2Q 2010	
Tapachula Wal-Mart	Tapachula	MX	369	-	369	124	34%	124	34%	124	34%	5.20	32,700	18,369	-	3Q 2010	Wal-Mart
Plaza Lago Real	Neuvo Vallarta	MX	301	-	301	129	43%	129	43%	129	43%	4.16	28,300	15,320	-	3Q 2010	Wal-Mart
Plaza Centenario	Los Mochis	MX	152	-	152	101	66%	101	66%	101	66%	3.81	8,250	8,576	-	3Q 2010	Wal-Mart
Guadalajara III / Motorola	Guadalajara	MX	767	-	767	170	22%	170	22%	170	22%	5.77	96,200	91,188	-	4Q 2010	Wal-Mart, Cinepolis
Rio Bravo	Rio Bravo	MX	226	-	226	70	31%	70	31%	70	31%	3.04	18,800	16,406	-	4Q 2010	HEB
San Juan Del Rio Peralta	Queretaro	MX	223	-	223	84	38%	84	38%	84	38%	2.61	28,300	11,688	-	4Q 2010	Wal-Mart
Ojo de Agua	Mexico City	MX	229	-	229	140	61%	140	61%	140	61%	6.08	17,600	12,856	-	1Q 2011	Chedraui Grocery Store
Plaza Soriana	Huehuetoca	MX	126	-	126	16	13%	16	13%	16	13%	3.75	10,000	3,828	-	1Q 2011	Coppel
Multiplaza Cancun	Cancun	MX	250	-	250	130	52%	130	52%	130	52%	3.35	17,500	6,242	-	2Q 2011	Chedraui Grocery Store
Centro Sur (UJV)	Guadalajara	MX	654	-	654	524	80%	524	80%	524	80%	12.39	68,263	68,263	-	2Q 2009	Wal-Mart, Cinepolis, Suburbia
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	202	-	202	146	72%	146	72%	146	72%	4.26	9,917	7,783	-	3Q 2009	Home Depot
Progreso (UJV)	Mexicali	MX	379	-	379	252	66%	252	66%	252	66%	9.66	30,359	30,359	-	4Q 2009	Wal-Mart
Plaza Mexiquense (Tecamac II) (UJV)	Tecamac	MX	198	-	198	147	74%	147	74%	147	74%	8.93	17,483	17,483	-	4Q 2009	Bodega Aurrera (Wal-Mart)
Juarez II (Walmart Plaza) (UJV)	Juarez	MX	183	-	183	139	76%	139	76%	139	76%	16.32	19,211	19,138	-	4Q 2009	Wal-Mart
Plaza Rosarito (UJV)	Rosarito	MX	562	-	562	150	27%	150	27%	150	27%	6.46	39,500	39,157	-	1Q 2010	Home Depot, Cinepolis
Tijuana Refugio (UJV)	Tijuana	MX	193	-	193	128	66%	128	66%	128	66%	7.73	21,200	16,215	-	1Q 2010	Comercial Mexicana
Plaza Cuautla (UJV)	Cuautla	MX	587	-	587	312	53%	312	53%	312	53%	7.90	34,071	34,071	-	2Q 2010	Sams, Wal-Mart, MM Cinemas
Multiplaza Lincoln (UJV)	Lincoln	MX	357	-	357	241	68%	241	68%	241	68%	10.33	40,116	40,116	-	2Q 2010	HEB, MM Cinemas, Suburbia
Tuxtepec Phase II (UJV)	Tuxtepec	MX	136	-	136	54	40%	54	40%	54	40%	13.60	14,400	13,049	-	2Q 2010	MM Cinemas
Ciudad del Carmen (UJV)	Ciudad del Carmen	MX	308	-	308	166	54%	166	54%	166	54%	13.15	37,900	20,435	-	3Q 2010	Chedraui Grocery Store
Macroplaza Insurgentes (UJV)	Tijuana	MX	569	-	569	500	88%	500	88%	500	88%	10.90	59,798	56,891	-	3Q 2010	Wal-Mart, Sams, MM Cinemas
Tijuana Blvd 2000 (UJV)	Tijuana	MX	455	-	455	165	36%	165	36%	165	36%	5.80	34,312	23,181	-	4Q 2010	Wal-Mart, Cinepolis
Subtotal Mexico		27	9,981	-	9,981	5,440	55%	5,440	55%	5,440	55%	$ 8.83	$ 870,773	$ 732,047	$ -		
Chile																	
Vina del Mar	Vina del Mar	CL	275	-	275	183	67%	183	67%	183	67%	16.17	58,700	15,289	-	1Q 2011	Lider, Sodimac
Vicuna McKenna	Santiago	CL	27	-	20	-	0%	-	0%	-	0%	-	4,300	4,300	-	1Q 2011	
Subtotal Chile		2	302	-	295	183	62%	183	62%	183	61%	$ 16.17	$ 63,000	$ 19,589	$ -		
Brazil																	
REP Valinhos	Valinhos	BR	134	-	134	68	51%	68	51%	68	51%	$ 13.64	$ 27,400	$ 17,979	$ -	4Q 2010	Russi Grocery
Peru																	
Portal Conquistadores	Lima	PE	9	-	9	-	0%	-	0%	-	0%		$ 1,600	$ 848	$ -	3Q 2010	Magno
TOTAL ACTIVE DEV'T (EXCL. LAND HOLDINGS)		47	17,116	1,981	15,128	8,156	54%	8,428	56%	10,409	61%	$ 10.36	$ 1,615,924	$ 1,378,311	$ 89,702		
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA																	
Mexico Land and Development Fund		8	196 acres											$ 54,878			

DEVELOPMENT COSTS INCURRED					
Q1 2008	Q2 2008	Q3 2008	Q4 2008	YTD 9/30/2008	Full Year 2007
$ 106,663	$ 153,387	$ 140,916	$ -	$ 400,966	$ 715,503

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

Reconciliation to Real Estate Under Dev't per Balance Sheet	
	09/30/08
Total Net Development Costs to Date	1,378,311
Add: Land Holdings (US)	89,193
Less: UJV Partner's Share	(250,313)
KCS Non-Retail Development Projects	33,085
Total Real Estate Under Dev't per Balance Sheet	$ 1,250,276

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

KIMCO REALTY CORPORATION
Selected Active Redevelopment Pipeline
As of September 30, 2008

Center Name	City	State	Portfolio	Ownership %	Cost ($M)	Net Expenditures to Date ($M)	Estimated Completion	Project Description & Strategy
Consolidated Projects								
Cupertino Village	Cupertino	CA	Consolidated	100%	$ 12.8	$ 0.6	3Q 2009	Construct additional shop retail space
Timonium Shopping Center	Timonium	MD	Consolidated	100%	8.9	4.0	3Q 2009	Redevelop site for new 88,000 sf Giant
St. Andrews Center	Charleston	SC	Consolidated	100%	14.5	1.8	4Q 2009	Redevelop site for Harris Teeter Grocer and shops
Mishawaka Shopping Center	Mishawaka	IN	Consolidated	100%	7.1	2.2	1Q 2010	Redevelop site with Bed Bath & Beyond and HH Gregg
Total Consolidated Projects		**4**		100%	**$ 43.3**	**$ 8.6**		
Co-Investment Programs/Joint Ventures								
Grant Square (SODO Project)	Orlando	FL	JV	33%	$ 86.9	$ 44.5	4Q 2008	Redevelop entire center and add 185,000 sf Target.
Greenbrier Shop Center	Bel Air	MD	LaSalle	11%	2.7	0.5	4Q 2008	Develop two pads and construct 12,500 sf of in-line retail space
Derby Shopping Center	Derby	CT	Ripco JV	50%	18.7	13.0	1Q 2009	Redevelop site for Lowes
Cottman & Bustleton Center	Philadelphia	PA	Olshan Mall JV	50%	11.2	9.9	1Q 2009	Redevelop with new Target, PepBoys, and Petsmart
Towson Place	Towson	MD	DRA JV	30%	4.4	1.3	2Q 2009	Construct new 10,000 sf retail pad
Smoketown Station/Block 2	Woodbridge	VA	KIR	45%	6.9	1.4	3Q 2009	Redevelop existing Lowe's box with Dick's and LA Fitness
Wilkens Beltway Plaza	Baltimore	MD	KIF I JV	15%	3.2	0.3	3Q 2010	Construct new 74,000 sf Giant Food Store
Cottman & Castor S.C.	Philadelphia	PA	Olshan Mall JV	29%	9.0	0.1	4Q 2010	Redevelop existing JC Penney and in-line retail space
Factoria Mall	Bellevue	WA	Schottenstein JV	50%	53.1	22.0	4Q 2011	Redevelop entire center
Total Co-Investment Programs/Joint Ventures		**9**		40%	**$ 196.1**	**$ 93.0**		
Total Other Projects		**3**		89%	**$ 3.0**	**$ 0.6**		
Total Active Projects		**16**		51%	**$ 242.4**	**$ 102.2**		

Range of Redevelopment Yields	**10%-13%**

Projected Expenditures on Active Redevelopment & Expansion Projects

	1Q08 ACT ($M)	2Q08 ACT ($M)	3Q08 ACT ($M)	4Q08 Est. ($M)	Tot. Est. ($M)
Total Projected Expenditures	39.1	23.3	26.7	40.7	129.8
Kimco's Projected Share of Costs ($)	25.0	11.7	12.2	21.4	70.2
Kimco's Projected Share of Costs (%)	63.9%	50.2%	45.6%	52.5%	54.1%

KIMCO REALTY CORPORATION
Capital Expenditures
As of September 30, 2008
(in $ millions)

Operating Properties	Quarter Ended 03/31/08	Quarter Ended 06/30/08	Quarter Ended 09/30/08	Nine Months Ended 09/30/08	Full Year Ended 12/31/07
Tenant Improvements and Allowances					
Consolidated Projects	$9.4	$9.1	$7.9	$26.4	$19.7
Co-Investment Programs/JV's *	$1.6	$1.1	$0.7	$3.4	$5.2
Total TI's and Allowances	$11.0	$10.2	$8.6	$29.8	$24.9
Capitalized Leasing Commissions					
Consolidated Projects	$4.3	$4.0	$6.9	$15.2	$19.6
Co-Investment Programs/JV's *	$0.7	$0.9	$0.8	$2.4	$2.8
Total Cap. Leasing Commissions	$5.0	$4.9	$7.7	$17.6	$22.4
Building Improvements - Capitalized					
Consolidated Projects	$1.9	$4.0	$4.2	$10.1	$9.1
Co-Investment Programs/JV's *	$1.0	$0.9	$1.7	$3.6	$6.3
Total Cap. Bldg. Improvements	$2.9	$4.9	$5.9	$13.7	$15.4
Building Improvements - Expensed to Operations					
Consolidated Projects	$5.0	$4.9	$5.6	$15.5	$19.7
Co-Investment Programs/JV's *	$1.9	$1.7	$1.9	$5.5	$8.4
Total Exp. Bldg. Improvements	$6.9	$6.6	$7.5	$21.0	$28.1
Redevelopment Projects					
Consolidated Projects	$14.3	$4.7	$3.5	$22.5	$50.4
Co-Investment Programs/JV's *	$10.7	$7.0	$8.7	$26.4	$15.4
Total Redevelopment Expenditures	$25.0	$11.7	$12.2	$48.9	$65.8
Development Projects					
Total Gross Development Spending	$106.7	$153.4	$140.9	$401.0	$715.5
Capitalized Leasing Commissions, Non-Operating Prop	$0.8	$1.8	$0.8	$3.4	$7.4
Other Consolidated Capitalized Costs					
Capitalized Interest Expense	$6.4	$8.0	$7.9	$22.3	$25.5
Capitalized G&A	$5.1	$5.1	$3.4	$13.6	$21.9
Capitalized Carry Costs - Real Estate Taxes	$0.5	$0.7	$0.7	$1.9	$4.5
Capitalized Carry Costs - CAM	$0.5	$0.2	$0.6	$1.3	$2.0

* Kimco's prorata share of Joint Ventures

Portfolio Summary

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
Overview

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
TOTAL PROPERTIES BY COUNTRY					
United States					
Number of Properties	1,642	1,637	1,638	1,666	1,664
Gross Leasable Area @ 100%	139,941	139,302	139,457	140,054	141,301
Canada					
Number of Properties	152	141	148	147	148
Gross Leasable Area @ 100%	18,891	18,160	17,814	17,577	17,758
Mexico					
Number of Properties	143	143	139	138	125
Gross Leasable Area @ 100%	22,795	21,852	20,749	20,763	18,770
Chile					
Number of Properties	6	5	4	4	4
Gross Leasable Area @ 100%	393	373	98	98	98
Brazil					
Number of Properties	1	1			
Gross Leasable Area @ 100%	134	134			
Peru					
Number of Properties	1	1			
Gross Leasable Area @ 100%	9	9			
GRAND TOTAL OF ALL PROPERTY INTERESTS					
Total Number of Properties	1,945	1,928	1,929	1,955	1,941
Total Gross Leasable Area @ 100%	182,164	179,831	178,118	178,492	177,927

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
TOTAL PROPERTIES BY BUSINESS					
Shopping Center Portfolio					
Number of Properties	888	891	883	886	889
Gross Leasable Area @ 100%	125,503	125,265	124,125	123,975	123,864
Ground-Up Developments					
Number of Development Projects	54	53	49	49	48
Potential Gross Leasable Area	16,302	15,952	15,440	15,704	15,678
Other Property Interests					
Preferred Equity					
Number of Properties	237	221	238	266	261
Total Gross Leasable Area	21,163	20,240	20,984	21,162	20,504
Other Real Estate Investments					
Number of Properties	766	763	759	754	743
Total Gross Leasable Area	19,196	18,374	17,569	17,651	17,881
GRAND TOTAL OF ALL PROPERTY INTERESTS					
Total Number of Properties	1,945	1,928	1,929	1,955	1,941
Total Gross Leasable Area @ 100%	182,164	179,831	178,118	178,492	177,927

Notes: Gross Leaseable Area in thousands.
Total Gross Leasable Area excludes Westmont InTown Suites.

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
SHOPPING CENTER PORTFOLIO					
United States					
Number of Properties	800	804	806	809	813
Prorata Share of Gross Leasable Area	66,168	66,438	66,155	67,675	66,994
Percent Leased (Kimco Prorata Share)	95.2%	95.5%	95.9%	96.2%	96.1%
Average Rent per Leased Square Foot	$ 11.21	$ 11.16	$ 11.07	$ 10.97	$ 11.01
Total Gross Leasable Area @ 100%	111,944	111,897	111,877	111,975	112,127
Percent Leased	95.1%	95.5%	95.8%	96.2%	96.2%
Average Rent per Leased Square Foot	$ 12.28	$ 12.24	$ 12.14	$ 12.06	$ 12.10
Canada					
Number of Properties	50	49	39	39	39
Prorata Share of Gross Leasable Area	4,748	4,655	4,116	4,113	4,094
Percent Leased (Kimco Prorata Share)	97.7%	97.8%	98.0%	99.0%	99.1%
Average Rent per Leased Square Foot	$ 14.37	$ 14.86	$ 15.44	$ 14.93	$ 14.51
Total Gross Leasable Area @ 100%	9,609	9,423	8,345	8,338	8,301
Percent Leased	97.7%	97.8%	98.1%	99.0%	99.1%
Average Rent per Leased Square Foot	$ 14.43	$ 14.92	$ 15.50	$ 14.99	$ 14.57
Mexico					
Number of Properties	34	34	34	34	33
Prorata Share of Gross Leasable Area	2,709	2,706	2,669	2,502	2,178
Percent Leased (Kimco Prorata Share)	95.5%	95.3%	96.7%	96.0%	96.1%
Average Rent per Leased Square Foot	$ 13.57	$ 13.30	$ 12.73	$ 12.97	$ 12.03
Total Gross Leasable Area @ 100%	3,852	3,848	3,805	3,564	3,338
Percent Leased	95.4%	95.2%	96.3%	95.9%	95.9%
Average Rent per Leased Square Foot	$ 13.48	$ 13.23	$ 12.60	$ 12.82	$ 12.42
Chile					
Number of Properties	4	4	4	4	4
Prorata Share of Gross Leasable Area	49	49	49	49	49
Percent Leased (Kimco Prorata Share)	94.0%	92.5%	88.1%	87.0%	87.0%
Average Rent per Leased Square Foot	$ 16.74	$ 17.70	$ 17.83	$ 16.19	$ 14.88
Total Gross Leasable Area @ 100%	98	98	98	98	98
Percent Leased	94.0%	92.5%	88.1%	87.0%	87.0%
Average Rent per Leased Square Foot	$ 16.74	$ 17.70	$ 17.83	$ 16.19	$ 14.88
TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	888	891	883	886	889
Prorata Share of Gross Leasable Area	73,674	73,848	72,989	74,339	73,316
Percent Leased (Kimco Prorata Share)	95.4%	95.7%	96.0%	96.3%	96.2%
Total Gross Leasable Area @ 100%	125,503	125,265	124,125	123,975	123,864
Percent Leased	95.3%	95.7%	96.0%	96.4%	96.4%

KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics
by Country

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
GROUND-UP DEVELOPMENTS					
United States					
Number of Development Projects	23	23	25	25	28
Potential Gross Leasable Area	5,883	5,903	6,476	6,485	7,415
Mexico					
Number of Development Projects	27	27	24	24	20
Potential Gross Leasable Area	9,981	9,631	8,964	9,219	8,263
Chile					
Number of Development Projects	2	1			
Potential Gross Leasable Area	295	275			
Brazil					
Number of Development Projects	1	1			
Potential Gross Leasable Area	134	134			
Peru					
Number of Development Projects	1	1			
Potential Gross Leasable Area	9	9			
TOTAL GROUND-UP DEVELOPMENTS					
Number of Development Projects	54	53	49	49	48
Potential Gross Leasable Area	16,302	15,952	15,440	15,704	15,678
OTHER PROPERTY INTERESTS					
PREFERRED EQUITY PORTFOLIO					
Preferred Equity Portfolio- United States					
Number of Properties	142	136	136	165	160
Total Gross Leasable Area	12,945	12,567	12,580	12,988	12,330
Preferred Equity Portfolio- Canada					
Number of Properties	95	85	102	101	101
Total Gross Leasable Area	8,217	7,673	8,404	8,174	8,174
TOTAL Preferred Equity Portfolio					
Number of Properties	237	221	238	266	261
Total Gross Leasable Area	21,163	20,240	20,984	21,162	20,504
OTHER REAL ESTATE INVESTMENTS *					
Number of Properties - United States	677	674	671	667	663
Gross Leasable Area	9,169	8,936	8,524	8,606	9,429
Number of Properties - Canada	7	7	7	7	8
Gross Leasable Area	1,065	1,065	1,065	1,065	1,283
Number of Properties - Mexico	82	82	81	80	72
Gross Leasable Area	8,963	8,374	7,980	7,980	7,168
TOTAL Other Real Estate Investments					
Number of Properties	766	763	759	754	743
Total Gross Leasable Area	19,196	18,374	17,569	17,651	17,881

* Includes the following portfolios: FNC Realty Inc. (29), Retail Store Leases (16), American Industries portfolio (81), the Newkirk portfolio (49), Westmont (147), net leased properties (401), and other non-retail assets (43). As of 9/30/08, Kimco holds interests in 1,945 properties, totaling approximately 182 million square feet of gross leasable area.

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

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
UNITED STATES					
Consolidated Properties					
Number of Properties	390	392	391	392	387
Total Gross Leasable Area	50,948	50,643	50,348	50,309	49,277
Percent Leased	95.1%	95.4%	95.7%	95.8%	95.7%
Average Rent per Leased Square Foot	$ 10.53	$ 10.47	$ 10.36	$ 10.30	$ 10.30
Investment Management Properties					
Kimco/ Prudential Investment Program					
Number of Properties	123	123	126	127	131
Total Gross Leasable Area	19,378	19,388	19,664	19,837	20,384
Percent Leased	93.7%	93.7%	94.0%	94.9%	95.3%
Average Rent per Leased Square Foot	$ 14.61	$ 14.52	$ 14.40	$ 14.24	$ 14.03
Kimco Income REIT Properties					
Number of Properties	62	63	63	63	64
Total Gross Leasable Area	13,067	13,151	13,137	13,117	13,719
Percent Leased	95.4%	95.8%	95.9%	97.0%	97.0%
Average Rent per Leased Square Foot	$ 12.93	$ 12.82	$ 12.76	$ 12.71	$ 12.65
Kimco / UBS Programs					
Number of Properties	43	43	43	43	43
Total Gross Leasable Area	6,175	6,175	6,166	6,166	6,169
Percent Leased	94.4%	95.4%	95.2%	96.0%	96.0%
Average Rent per Leased Square Foot	$ 15.45	$ 15.41	$ 15.32	$ 15.24	$ 15.16
PL Retail LLC					
Number of Properties	22	22	22	22	22
Total Gross Leasable Area	5,578	5,578	5,578	5,578	5,578
Percent Leased	94.9%	96.4%	97.3%	97.3%	97.0%
Average Rent per Leased Square Foot	$ 13.21	$ 13.17	$ 13.07	$ 13.04	$ 13.00
SEB Immobilien					
Number of Properties	10	10	10	10	10
Total Gross Leasable Area	1,382	1,386	1,329	1,329	1,328
Percent Leased	97.1%	97.0%	96.7%	97.8%	97.1%
Average Rent per Leased Square Foot	$ 14.48	$ 14.39	$ 14.09	$ 13.93	$ 13.72
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,530	1,524	1,524	1,524	1,524
Percent Leased	96.7%	96.8%	98.0%	98.2%	98.3%
Average Rent per Leased Square Foot	$ 16.99	$ 16.79	$ 16.84	$ 16.75	$ 16.72
Kimco / GE Investment Programs (KROP I & II)					
Number of Properties	4	5	5	6	10
Total Gross Leasable Area	751	1,095	1,123	1,130	1,711
Percent Leased	87.8%	94.6%	92.6%	92.5%	90.5%
Average Rent per Leased Square Foot	$ 9.39	$ 11.38	$ 11.37	$ 11.37	$ 12.15
Other Institutional Programs					
Number of Properties	61	61	61	61	62
Total Gross Leasable Area	3,593	3,580	3,563	3,548	3,542
Percent Leased	97.9%	97.7%	98.3%	98.5%	99.1%
Average Rent per Leased Square Foot	$ 13.65	$ 13.56	$ 13.52	$ 13.50	$ 13.48
Other Joint Venture Properties					
Number of Properties	73	73	73	73	72
Total Gross Leasable Area	9,541	9,377	9,445	9,436	8,893
Percent Leased	97.4%	97.8%	98.9%	98.9%	98.9%
Average Rent per Leased Square Foot	$ 12.12	$ 12.17	$ 12.06	$ 11.86	$ 12.42

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

	SEP 30, 2008	JUN 30, 2008	MAR 31, 2008	DEC 31, 2007	SEP 30, 2007
CANADA					
Other Joint Venture Properties					
Number of Properties	50	49	39	39	39
Total Gross Leasable Area	9,609	9,423	8,345	8,338	8,301
Percent Leased	97.7%	97.8%	98.1%	99.0%	99.1%
Average Rent per Leased Square Foot	$ 14.43	$ 14.92	$ 15.50	$ 14.99	$ 14.57
MEXICO					
Consolidated Properties					
Number of Properties	23	23	23	23	22
Total Gross Leasable Area	1,534	1,530	1,499	1,252	1,030
Percent Leased	96.7%	96.9%	98.7%	97.9%	99.5%
Average Rent per Leased Square Foot	$ 12.76	$ 12.59	$ 12.15	$ 12.92	$ 11.54
Other Joint Venture Properties					
Number of Properties	11	11	11	11	11
Total Gross Leasable Area	2,317	2,317	2,306	2,311	2,309
Percent Leased	94.4%	94.0%	94.7%	94.8%	94.3%
Average Rent per Leased Square Foot	$ 13.97	$ 13.65	$ 12.91	$ 12.76	$ 12.84
CHILE					
Other Joint Venture Properties					
Number of Properties	4	4	4	4	4
Total Gross Leasable Area	98	98	98	98	98
Percent Leased	94.0%	92.5%	88.1%	87.0%	87.0%
Average Rent per Leased Square Foot	$ 16.74	$ 17.70	$ 17.83	$ 16.19	$ 14.88
Subtotal of Shopping Center Portfolio					
Consolidated Properties					
Number of Properties	413	415	414	415	409
Total Gross Leasable Area	52,482	52,174	51,847	51,562	50,306
Percent Leased	95.1%	95.4%	95.8%	95.9%	95.7%
Investment Management Programs					
Number of Properties	337	339	342	344	354
Total Gross Leasable Area	51,455	51,877	52,084	52,231	53,957
Percent Leased	94.7%	95.2%	95.4%	96.2%	96.2%
Other Joint Venture Properties					
Number of Properties	138	137	127	127	126
Total Gross Leasable Area	21,566	21,215	20,194	20,183	19,601
Percent Leased	97.2%	97.3%	98.0%	98.4%	98.4%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	888	891	883	886	889
Total Gross Leasable Area	125,503	125,265	124,125	123,975	123,864
Percent Leased	95.3%	95.7%	96.0%	96.4%	96.4%

KIMCO REALTY CORPORATION

Combined Major Tenant Profile

(Top 25 tenants ranked by annualized base rent)

September 30, 2008

Tenant Name (1)	**Credit Ratings (S&P/ Moody's)**	**# of Locations**	**Annualized Base Rent (in thousands)**	**% of Annualized Base Rent**	**Leased GLA (in thousands)**	**% of Leased GLA**
Home Depot	BBB+ / Baa1	41	$ 26,192	3.2%	3,297	4.7%
TJX Companies	A / A3	128	22,820	2.8%	2,276	3.2%
Sears Holdings	BB / Ba1	53	19,474	2.4%	3,566	5.1%
Kohl's	BBB+ / Baa1	38	17,341	2.1%	2,539	3.6%
Wal-Mart	AA / Aa2	36	15,914	2.0%	2,158	3.1%
Royal Ahold	BBB- / Baa3	35	12,675	1.6%	1,151	1.6%
Best Buy	BBB / Baa2	44	12,320	1.5%	1,092	1.6%
Bed Bath & Beyond	BBB / NR	52	9,750	1.2%	879	1.3%
Linens N Things	NR / Ca	35	9,656	1.2%	631	0.9%
Costco	A / A2	17	8,953	1.1%	1,296	1.8%
Michaels	B- / Caa1	67	8,865	1.1%	702	1.0%
Petsmart	BB / NR	58	8,861	1.1%	675	1.0%
Safeway	BBB / Baa2	52	8,626	1.1%	833	1.2%
Staples	BBB / Baa2	50	8,187	1.0%	619	0.9%
Office Depot	BB / Ba2	40	7,291	0.9%	744	1.1%
OfficeMax	BB- / Ba3	44	7,143	0.9%	626	0.9%
Great Atlantic & Pacific	B / Caa1	16	7,071	0.9%	538	0.8%
Dollar Tree	NR / NR	92	7,064	0.9%	652	0.9%
SuperValu	BB- / B1	34	6,642	0.8%	916	1.3%
Toys R US	B / B2	32	6,621	0.8%	886	1.3%
Burlington Coat Factory	B- / B3	17	6,475	0.8%	1,251	1.8%
Ross Stores	BBB / NR	53	6,451	0.8%	667	0.9%
Lowe's Home Center	A+ / A1	11	5,810	0.7%	899	1.3%
The Gap	BB+ / Ba1	37	5,612	0.7%	290	0.4%
Sports Authority	B- / NR	22	5,531	0.7%	527	0.8%
		1,104	$ 261,345	32.3%	29,710	42.5%

(1) Schedule reflects 25 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,200 leases to 7,000 tenants totaling approximately $1.5 billion of annual base rent.

KIMCO REALTY CORPORATION
All Operating Real Estate Leasing Summary
Trailing Four Quarters as of September 30, 2008
(in thousands)

Lease Type	Leases	% of Total GLA Signed	GLA	New Rent $PSF	New Rent Total $	Prior Rent $PSF	Prior Rent Total $	Incremental Increase in Base Rent	Increase in Base Rent Over Prior Year	Weighted Average Term (Years)	TI's	TI's/SF
United States and Puerto Rico												
New Leases	359	14%	709	$ 16.62	$ 11,777	$ 14.38	$ 10,192	$ 1,585	15.6%	7.9	$ 10,177	$ 14.36
Renewals/Options	743	58%	2,962	11.77	34,860	10.69	31,660	3,200	10.1%	5.1	-	-
US Same Space Total	**1,102**	**72%**	**3,671**	**$ 12.70**	**$ 46,637**	**$ 11.40**	**$ 41,852**	**$ 4,785**	**11.4%**	**5.7**	**$ 10,177**	
Non-same space new leases	284	20%	990	$ 14.48	$ 14,336					8.2	$ 16,169	$ 16.33
Non-same space redevelopments	37	8%	405	15.60	6,317					15.2	4,570	11.29
US Total	**1,423**	**100%**	**5,066**	**$ 13.28**	**$ 67,290**					**6.9**	**$ 30,916**	
Canada												
New Leases	39	9%	44	$ 23.10	$ 1,024	$ 20.36	$ 902	$ 122	13.5%	8.2	$ 1,010	$ 22.80
Renewals/Options	140	84%	391	14.68	5,747	12.97	5,075	672	13.2%	4.4	-	-
Canada Same Space Total	**179**	**93%**	**435**	**$ 15.54**	**$ 6,771**	**$ 13.72**	**$ 5,977**	**$ 794**	**13.3%**	**4.8**	**$ 1,010**	
Non - same space leases	11	7%	33	$ 11.26	$ 372					7.9	$ 310	$ 9.41
Canada Total	**190**	**100%**	**468**	**$ 15.24**	**$ 7,143**					**5.0**	**$ 1,320**	
Latin America												
New Leases	13	12%	15	$ 16.53	$ 241	$ 15.87	$ 232	$ 10	4.2%	11.3	$ -	
Renewals/Options	75	27%	32	29.16	947	27.33	887	59	6.7%	2.4	-	
Latin America Same Space Total	**88**	**39%**	**47**	**$ 25.24**	**$ 1,188**	**$ 23.77**	**$ 1,119**	**$ 69**	**6.2%**	**5.1**	**$ -**	
Non - same space leases	105	61%	74	$ 20.92	$ 1,550					5.2	$ -	
Latin America Total	**193**	**100%**	**121**	**$ 22.60**	**$ 2,738**					**5.2**	**$ -**	

	Leases	% of Total GLA Signed	GLA
Grand Total	**1,806**	**100%**	**5,655**
Total New Leases (Same Space)	411	14%	768
Total Renewals/Options	958	60%	3,385
Total Non-Same Space Redevelopments	37	7%	405
Total Non-Same Space New Leases	400	19%	1,097
Grand Total	**1,806**	**100%**	**5,655**

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
September 30, 2008

Assumes No Exercise of Renewal Options

	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
Year	# 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	7	95,678	$ 9.53	190	265,759	$ 19.21	197	361,437	0.6%	$ 16.65
2009	104	2,588,586	7.06	1,308	1,929,052	18.50	1,412	4,517,638	7.2%	11.95
2010	166	3,558,596	8.05	1,486	2,242,540	19.11	1,652	5,801,136	9.2%	12.33
2011	162	3,830,755	8.06	1,391	2,223,425	19.93	1,553	6,054,181	9.6%	12.42
2012	202	4,551,356	7.58	1,352	2,273,385	20.80	1,554	6,824,741	10.8%	11.99
2013	171	4,350,113	8.94	1,129	2,069,221	20.31	1,300	6,419,334	10.2%	12.61
2014	166	3,889,263	8.87	452	883,735	21.79	618	4,772,998	7.6%	11.26
2015	104	2,276,758	10.18	251	652,160	23.38	355	2,928,918	4.7%	13.12
2016	113	2,517,712	10.42	225	516,234	26.57	338	3,033,946	4.8%	13.16
2017	93	2,596,439	11.16	270	562,983	28.50	363	3,159,422	5.0%	14.25
2018	81	2,469,827	9.58	226	561,609	25.94	307	3,031,436	4.8%	12.61
							Thereafter	16,078,381	25.5%	7.53
							Total (2)	62,983,568	100.0%	$ 11.21

Assumes exercise of renewal options

	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
Year	# 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	2	33,145	$ 9.05	128	195,439	$ 19.90	130	228,584	0.4%	$ 18.33
2009	11	246,503	4.64	704	907,709	20.13	715	1,154,212	1.8%	16.82
2010	12	229,258	6.58	793	1,035,730	19.63	805	1,264,988	2.0%	17.27
2011	26	562,981	8.29	761	975,885	22.09	787	1,538,865	2.4%	17.04
2012	21	369,564	7.98	843	1,071,995	22.39	864	1,441,559	2.3%	18.70
2013	25	462,294	9.48	658	966,261	21.26	683	1,428,556	2.3%	17.45
2014	29	666,846	9.16	572	889,889	21.37	601	1,556,736	2.5%	16.14
2015	26	585,341	10.20	513	795,217	22.91	539	1,380,559	2.2%	17.52
2016	20	331,898	8.07	491	828,212	22.85	511	1,160,110	1.8%	18.62
2017	35	700,473	7.80	501	874,439	26.32	536	1,574,912	2.5%	18.08
2018	35	669,400	10.26	434	782,682	23.27	469	1,452,082	2.3%	17.27
							Thereafter	48,802,403	77.5%	9.38
							Total (2)	62,983,568	100.0%	$ 11.21

(1) Anchor is defined as a tenant leasing 15,000 square feet or more
(2) Represents occupied square footage as of September 30, 2008 for US shopping center properties.

KIMCO REALTY CORPORATION
Combined Operating Real Estate
(ranked by KIM share of annualized base rent)
September 30, 2008

United States	Number of Properties	Gross Leasable Area* (in thousands)	% Leased	Annualized Base Rent * (in thousands)	Rent Per Leased SQ. FT.	
California	130	7,612	95.4%	$ 112,514	$ 15.50	
Florida	87	7,413	90.9%	71,737	10.64	
New York	64	4,309	97.1%	69,571	16.62	
Pennsylvania	45	4,304	98.4%	44,753	10.57	
Illinois	41	4,674	98.7%	38,445	8.33	
Puerto Rico	7	2,144	97.2%	31,971	15.34	
New Jersey	21	2,437	96.6%	31,669	13.45	
Ohio	37	5,025	95.0%	28,582	5.99	
Texas	38	3,119	94.8%	28,399	9.61	
Maryland	43	1,634	97.6%	23,439	14.70	
Virginia	62	1,848	97.4%	21,606	12.00	
North Carolina	14	1,973	91.8%	21,073	11.64	
Missouri	22	2,929	97.8%	20,952	7.32	
Georgia	11	1,386	93.9%	14,524	11.16	
Washington	18	1,032	96.5%	14,184	14.24	
Arizona	13	1,501	93.3%	12,523	8.94	
Connecticut	7	908	97.8%	9,814	11.05	
Michigan	10	1,150	96.2%	9,781	8.84	
Minnesota	4	753	97.9%	9,758	13.24	
Tennessee	12	1,181	89.0%	9,611	9.14	
South Carolina	6	919	93.7%	8,922	10.36	
Nevada	20	587	91.6%	8,655	16.09	
Louisiana	5	865	97.9%	8,591	10.14	
Colorado	11	885	85.8%	7,300	9.62	
New Hampshire	4	587	99.7%	6,840	11.69	
Indiana	9	1,046	88.0%	5,316	5.78	
Massachusetts	7	382	99.5%	5,105	13.43	
Oregon	17	398	93.3%	4,759	12.81	
New Mexico	4	296	92.3%	3,656	13.38	
West Virginia	3	359	96.6%	3,198	9.22	
Iowa	6	629	95.3%	3,070	5.12	
Kentucky	4	389	74.2%	2,489	8.62	
Oklahoma	2	337	98.0%	2,364	7.16	
Kansas	3	224	100.0%	2,132	9.52	
Rhode Island	2	166	92.1%	1,849	12.09	
Maine	2	158	95.1%	1,446	9.62	
Alabama	2	169	98.2%	1,332	8.03	
Hawaii	1	18	88.8%	852	53.29	
Vermont	1	54	98.1%	793	14.97	
Utah	1	143	100.0%	725	5.07	
Delaware	2	132	100.0%	707	5.36	
Alaska	1	73	100.0%	602	8.25	
Mississippi	1	21	100.0%	192	9.14	
Subtotal	800	66,169	95.2%	$ 705,801	$ 11.21	
Canada	50	4,748	97.7%	$ 66,693	$ 14.37	(2)
Mexico	34	2,709	95.5%	35,093	13.57	(3)
Chile	4	49	94.0%	774	16.74	(4)
Subtotal	88	7,506	96.9%			
Grand Total	888	73,675	95.4%			
American Industries (1)	76	8,658	88.3%	$ 42,453	$ 5.56	

* Represents only Kimco's prorata interest where the company owns less than 100% interest

(1) Excludes 5 land parcels held for development.

(2) Based on an average conversion rate of $1.04037 CAD to $1.00 USD for the three months ended September 30, 2008.

(3) Based on an average conversion rate of 10.31864 MXN to $1.00 USD for the three months ended September 30, 2008.

(4) Based on an average conversion rate of 515.83 CLP to $1.00 USD for the three months ended September 30, 2008.

Joint Venture Summary

KIMCO REALTY CORPORATION

Operating Joint Venture Income Summary

Three Months Ended September 30, 2008

(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/ (Loss)	Kimco Share of Net Income/ (Loss) (1)	Kimco Share of FFO
Investment Management Programs											
Prudential Investment Program	$ 98,936	$ 27,169	$ 71,767	$ 34,244	$ 1,045	$ 280	$ 41,526	$ -	$ (4,768)	$ (235)	$ 5,987
Kimco Income REIT	53,128	13,202	39,926	18,295	311	-	9,329	(3,329)	8,662	4,257	8,455
UBS Programs	31,676	8,336	23,340	10,915	1,175	-	12,532	-	(1,282)	211	2,429
PL Retail LLC	24,718	6,961	17,757	8,714	(269)	-	6,450	17	2,879	561	1,528
SEB Immobilien	6,615	1,527	5,088	2,811	176	-	1,983	-	118	55	352
Kimco Income Fund I	8,184	2,076	6,108	2,370	317	-	1,993	-	1,428	303	601
GE Investment Program (KROP)	2,352	778	1,574	898	449	15,901	742	(570)	14,816	3,766	3,825
Other Institutional Programs	15,604	3,448	12,156	5,178	784	-	4,302	-	1,892	322	1,031
Total Investment Management Programs	$ 241,213	$ 63,497	$ 177,716	$ 83,425	$ 3,988	$ 16,181	$ 78,857	$ (3,882)	$ 23,745	$ 9,240	$ 24,208
Other Joint Venture Properties											
US Properties	$ 43,278	$ 14,206	$ 29,072	$ 18,118	$ 1,061	$ -	$ 10,915	$ -	$ (1,022)	$ (636)	$ 4,295
Canada Properties	46,626	15,680	30,946	12,729	(79)	-	7,912	-	10,384	5,192	9,148
Mexico Properties	18,360	3,324	15,036	4,772	(172)	-	4,727	-	5,709	3,380	5,915
Chile Properties	517	118	399	190	4	-	126	-	79	40	103
Total Other JV Properties	$ 108,781	$ 33,328	$ 75,453	$ 35,809	$ 814	$ -	$ 23,680	$ -	$ 15,150	$ 7,976	$ 19,461
Other Investments	$ 66,426	$ 36,911	$ 29,515	$ 14,081	$ 2,380	$ 10,292	$ 12,712	$ 565	$ 11,199	$ 1,598	$ 9,911
	$ 416,420	**$ 133,736**	**$ 282,684**	**$ 133,315**	**$ 7,182**	**$ 26,473**	**$ 115,249**	**$ (3,317)**	**$ 50,094**	**$ 18,814**	**$ 53,580**

Income from Albertson's	$ 47,737
Income - Miscellaneous	11,918
Equity in Income of Joint Ventures, Net	**$ 78,469**

(1) The companys share of Net Income and FFO reflect certain GAAP adjustments related to management fees, promote income and gain deferrals. The following table summarizes these adjustments:

Venture	Net Income/ (Loss)	Kimco Share of Net Income	Gain Deferral	Promote Income	Mgmt Fee	Kimco Share of Net Income	Kimco Share of FFO
Prudential Investment Program	$ (4,768)	$ (812)	$ -	$ -	$ 577	$ (235)	$ 5,987
Kimco Income REIT	8,662	3,730	-	-	527	4,257	8,455
UBS Programs	(1,282)	(198)	-	-	409	211	2,429
PL Retail LLC	2,879	432	-	-	129	561	1,528
SEB Immobilien	118	18	-	-	37	55	352
Kimco Income Fund I	1,428	217	-	-	86	303	601
GE Investment Program (KROP)	14,816	2,968	(2,993)	3,758	33	3,766	3,825
Other Institutional Programs	1,892	322	-	-	-	322	1,031
Total Investment Management Programs	$ 23,745	$ 6,677	$ (2,993)	$ 3,758	$ 1,798	$ 9,240	$ 24,208

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
Operating Joint Venture Income Summary
Nine Months Ended September 30, 2008
(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/ (Loss)	Kimco Share of Net Income/ (Loss) (1)	Kimco Share of FFO
Investment Management Programs											
Prudential Investment Program	$ 308,135	$ 89,836	$ 218,299	$ 104,169	$ 1,524	$ -	$ 113,448	$ -	$ (842)	$ 1,556	$ 18,554
Kimco Income REIT	153,840	40,634	113,206	54,757	2,853	9	28,172	179	27,612	13,687	26,360
UBS Programs	94,139	25,136	69,003	32,633	3,971	-	36,950	-	(4,551)	495	7,041
PL Retail LLC	72,349	21,132	51,217	26,548	(1,170)	-	19,214	(487)	6,138	1,297	4,179
SEB Immobilien	18,522	4,351	14,171	8,373	205		5,860	-	(267)	74	953
Kimco Income Fund I	24,404	6,190	18,214	7,126	928	-	5,960	-	4,200	896	1,787
GE Investment Program (KROP)	7,131	2,295	4,836	2,753	1,108	18,572	2,228	(584)	16,735	4,797	4,845
Other Institutional Programs	46,583	10,409	36,174	15,514	1,519	-	12,893	-	6,248	1,052	3,177
Total Investment Management Programs	$ 725,103	$ 199,983	$ 525,120	$ 251,873	$ 10,938	$ 18,581	$ 224,725	$ (892)	$ 55,273	$ 23,854	$ 66,896
Other Joint Venture Properties											
US Properties	$ 118,667	$ 41,271	$ 77,396	$ 46,365	$ (398)	$ 3,093	$ 30,201	$ -	$ 4,321	$ 891	$ 14,463
Canada Properties	140,009	50,024	89,985	36,051	(433)	-	21,760	-	32,607	16,303	27,183
Mexico Properties	56,237	11,250	44,987	13,846	(585)	-	14,008		17,718	9,731	16,938
Chile Properties	1,562	354	1,208	585	11	-	369	-	243	122	306
Total Other JV Properties	$ 316,475	$ 102,899	$ 213,576	$ 96,847	$ (1,405)	$ 3,093	$ 66,338	$ -	$ 54,889	$ 27,047	$ 58,890
Other Investments	$ 212,851	$ 131,368	$ 81,483	$ 45,169	$ 6,219	$ 10,292	$ 34,445	$ -	$ 5,942	$ (1,759)	$ 20,712
	$ 1,254,429	**$ 434,250**	**$ 820,179**	**$ 393,889**	**$ 15,752**	**$ 31,966**	**$ 325,508**	**$ (892)**	**$ 116,104**	**$ 49,142**	**$ 146,498**

Income from Albertson's	$ 62,737
Income - Miscellaneous	26,137
Equity in Income of Joint Ventures, Net	**$ 138,016**

(1) The companys share of Net Income and FFO reflect certain GAAP adjustments related to management fees, promote income and gain deferrals. The following table summarizes these adjustments:

Venture	Net Income/ (Loss)	Kimco Share of Net Income	Gain Deferral	Promote Income	Mgmt Fee	Kimco Share of Net Income	Kimco Share of FFO
Prudential Investment Program	$ (842)	$ (149)	$ -	$ -	$ 1,705	$ 1,556	$ 18,554
Kimco Income REIT	27,612	12,090	-	-	1,598	13,688	26,360
UBS Programs	(4,551)	(743)	-	-	1,238	495	7,041
PL Retail LLC	6,138	921	-	-	376	1,297	4,179
SEB Immobilien	(267)	(40)	-	-	114	74	953
Kimco Income Fund I	4,200	638	-	-	258	896	1,787
GE Investment Program (KROP)	16,735	3,358	(2,993)	4,319	113	4,797	4,845
Other Institutional Programs	6,248	1,052	-	-	-	1,052	3,177
Total Investment Management Programs	$ 55,273	$ 17,127	$ (2,993)	$ 4,319	$ 5,402	$ 23,855	$ 66,896

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
September 30, 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
Investment Management Programs											
Prudential Investment Program	123	19,378	$ 4,389,264	$ 2,728,264	$ 74,842	14.97%	*	5.33%	67.1	75.96%	24.04%
Kimco Income REIT	62	13,067	1,564,671	1,067,121	121,418	45.00%		6.87%	61.8	100.00%	0.00%
UBS Programs	43	6,175	1,369,442	762,641	28,416	17.89%	*	5.70%	81.1	100.00%	0.00%
PL Retail LLC	22	5,578	944,651	686,949	50,024	15.00%		5.45%	18.4	73.56%	26.44%
SEB Immobilien	10	1,382	272,879	193,500	6,877	15.00%		5.67%	98.4	100.00%	0.00%
Kimco Income Fund I	12	1,530	278,088	172,851	13,285	15.15%		5.47%	75.7	100.00%	0.00%
GE Investment Program (KROP)	4	751	91,063	68,517	(2,351)	18.79%	*	5.59%	54.3	62.69%	37.31%
Other Institutional Programs	61	3,593	647,755	386,221	(23,449)	16.38%	*	5.84%	73.7	100.00%	0.00%
Total Investment Management Programs	337	51,454	$ 9,557,814	$ 6,066,063	$ 269,062						
Other Joint Venture Properties											
US Properties	73	9,541	$ 1,156,667	$ 856,911	$ (17,214)	49.81%	*	5.84%	72.0	74.39%	25.61%
Canada Properties	50	9,609	1,328,804	903,394	24,016	50.00%		5.90%	69.6	100.00%	0.00%
Mexico Properties	92	11,056	704,749	292,252	79,472	50.65%	*	7.25%	51.0	100.00%	0.00%
Chile Properties	4	98	17,852	11,848	(96)	50.00%		5.69%	233.9	100.00%	0.00%
Total Other JV Properties	219	30,304	$ 3,208,072	$ 2,064,405	$ 86,178						
Other Investments	NA	NA	$ 1,284,263	$ 1,009,207	$ 61,565	64.40%	*	5.21%	62.6	66.64%	33.36%
	556	**81,758**	**$ 14,050,149**	**$ 9,139,675**	**$ 416,805**						

Kimco's Share of Mortgages & Notes Payable **$ 2,990,123** (1)

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

* Ownership % is a blended rate
** Average Remaining term includes extensions
(1) Excludes approximately $28M of Kimco's prorata share of JV debt ($55M at 100%).

Kimco Capital Services

KIMCO CAPITAL SERVICES (KCS)

Additional Information
September, 2008
(amounts in MM's)

SUMMARY	Kimco Book Value	Adjustment to Book Value	Estimated Gross Value
I. Preferred Equity	$ 460.0	$ 100.0	$ 560.0
II. Retailer Services	330.0	100.0	430.0
III. Select Investments	1,155.0	600.0	1,755.0
Total Kimco Capital Services	$ 1,945.0	$ 800.0	$ 2,745.0

DETAILS	Kimco Book Value	Adjustment to Book Value
I. Preferred Equity - Other RE Investments	$ 460.0	$ 100.0 (1)
II. Retailer Services		
A) Consolidated (FNC Realty, Blue Ridge)	$ 125.0	$ -
B) Other RE Investments (Retail Store Leases, Other)	10.0	-
C) Mortgage Financing Receivables	160.0	-
D) Joint Ventures (Albertsons)	30.0	-
E) Other Assets	5.0	-
F) Estimated value of future profit participation - Misc.	-	100.0
	$ 330.0	$ 100.0
III. Select Investments		
A) Consolidated		
- Redevelopment / Development Properties in CBD's, Other	$ 325.0	$ 15.0
- Other Non-Retail	60.0	40.0 (2)
B) Joint Ventures		
- Westmont Portfolio (including Intown)	155.0	545.0 (3)
- Other Joint Venture Investments	85.0	-
C) Other RE Investments (Net Leased Portfolio)	95.0	-
D) Marketable Securities	350.0	-
E) Other Assets	85.0	-
	$ 1,155.0	$ 600.0
Total Kimco Capital Services	$ 1,945.0	$ 800.0

(1) Estimated residual profit particpation

(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 @ 10.0%.

KIMCO CAPITAL SERVICES (KCS)

Statement of Income Summary

September 30, 2008

(amounts in MM's)

	Details & Income Statement Caption	Recurring	Transactional	Total 3Q08	Details
I.	Preferred Equity				
	- Income from Other Real Estate Investments	$ 10.0	$ 5.0	$ 15.0	
II.	Retailer Services				
	- Net Operating Income	$ 1.0	$ -	$ 1.0	FNC Realty
	- Income from Other Real Estate Investments	1.0	7.0	8.0	FNC Realty & Retail Store Leases
	- Mortgage Financing Income	4.0	-	4.0	US Mortgage Financing Receivables
	- (Provision) for Income Taxes	-	(18.0)	(18.0)	Primarily Albertsons
	- Equity in Income of Joint Ventures, Net	-	51.0	51.0	Primarily Albertsons
	- Minority Interests Income, net	(1.0)	(4.0)	(5.0)	Primarily Albertsons
		$ 5.0	$ 36.0	$ 41.0	
III.	Select Investments				
	- Net Operating Income	$ 3.0	$ 1.0	$ 4.0	Non-retail, Redevelopment/Development Properties in CBD's
	- Income from Other Real Estate Investments	3.0	(1.0)	2.0	Primarily Net Lease Portfolio
	- Interest, Dividends and Other Investment Income	7.0	(7.0)	-	Marketable Securities
	- Other (Expense)/Income, Net	(2.0)	6.0	4.0	Sears Stock Distribution
	- Equity in Income of Joint Ventures, Net	8.0	-	8.0	Primarily Intown & Westmont Hotel
		$ 19.0	$ (1.0)	$ 18.0	
	Total Income from Kimco Capital Services	$ 34.0	$ 40.0	$ 74.0	

Miscellaneous

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	Joseph Dazio	(212) 622-6416
Barclays Capital	Ross Smotrich	(212) 526-2306
	George Hoglund	(212) 526-4513
Merrill Lynch	Steve Sakwa	(212) 449-0335
	Craig Schmidt	(212) 449-1944
Morningstar	Joel Bloomer	(312) 384-4084
	Todd Lukasik	(303) 688-7418
Oppenheimer & Co., Inc.	Mark Biffert	(212) 667-7062
	Marisha Clinton	(212) 667-7416
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
	Alice Chung	(212) 553-2949
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

Term	**Definition**
Funds From Operations (FFO)	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. 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.
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.