



**Kimco
Realty
Corporation**

**Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended June 30, 2006**

Revised Cash Flow Statement 8/1/06

Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended June 30, 2006

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About the Company

Kimco Realty Corporation (the "Company") is the nation's largest publicly traded owner and operator of neighborhood and community shopping centers. As of July 20, 2006, the Company had interests in 1,118 properties, totaling approximately 143.6 million square feet of GLA located in 45 states, Canada, Mexico and Puerto Rico.

The Company is self-administered and self-managed through present management, which has owned and managed neighborhood and community shopping centers for over 45 years. The executive officers are engaged in the day-to-day management and operation of real estate exclusively with the Company, with nearly all operating functions, including leasing, asset management, maintenance, construction, legal, finance and accounting administered by the Company.

The Company's primary objective has been to generate superior investment returns from its management's expertise derived from developing, owning, operating and managing retail real estate properties. Kimco's ownership interests in real estate consist of its consolidated portfolio and in portfolios where the Company owns an economic interest, such as; the Kimco Income REIT (KIR), the Kimco Retail Opportunity Portfolio (KROP) and other properties or portfolios where the Company also retains management. The Company believes that by utilizing the joint venture structure, Kimco will generate a consistent and growing stream of revenue from these long-term management contracts in addition to attractive investment returns from the properties. Kimco has also expanded its property portfolio internationally, investing in Canada through its Canadian joint venture with RioCan REIT and others, and investing selectively with operating partners in Mexico.

In addition, the Company operates complementary businesses that capitalize on its established expertise owning retail real estate. Kimco operates a merchant building business, provides preferred equity capital for real estate entrepreneurs and provides real estate capital and advisory services to both healthy and distressed retailers. The Company also makes selective investments in secondary market opportunities where a security or other investment is believed to be priced below the value of the underlying real estate.

The Company's executive offices are located at 3333 New Hyde Park Road, Suite 100, New Hyde Park, New York 11042-0020 and its telephone number is (516) 869-9000.

For more information, contact Scott Onufrey, Vice President of Investor Relations at (516) 869-7190.

This supplemental information package contains historical information based upon the books of account of the Company and is intended to supplement the Company's annual report on Form 10-K for the year ended December 31, 2005 and its unaudited quarterly financial statements. It is best read in conjunction with these other documents, particularly since this document does not contain certain explanatory notes that appear in the other documents.

Note: On August 23, 2005 the Company issued a 2 for 1 stock dividend. All per share amounts for periods prior to this stock split have been adjusted accordingly.



Research Coverage:

A.G. Edwards	David Aubuchon	(314) 955-5452
Banc of America Securities	Ross Nussbaum	(212) 847-5668
Bear Stearns	Ross Smotrich Amy Young	(212) 272-8046 (212) 272-3523
Citigroup	Jonathan Litt Ambika Goel	(212) 816-0231 (212) 816-6981
Deutsche Banc Alex. Brown	Louis Taylor	(212) 469-4912
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey	Paul Morgan	(415) 874-3412
Goldman Sachs	Dennis Maloney	(212) 902-1970
Green Street Advisors	Greg Andrews	(949) 640-8780
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Lehman Brothers	David Harris	(212) 526-1790
Merrill Lynch	Steve Sakwa Craig Schmidt	(212) 449-0335 (212) 449-1944
Morgan Stanley Dean Witter	Matthew Ostrower	(212) 761-6284
Morningstar	Ryan Dobratz	(312) 384-4030
Raymond James & Associates	Paul D. Puryear Ken Avalos	(727) 573-3800 (727) 573-3800
RBC Capital Markets	Rich Moore	(216) 378-7625
Stifel Nicolaus	David Fick	(410) 454-5018
UBS Investment Research	Scott Crowe	(212) 713-1419
Wachovia Securities	Jeffrey Donnelly Eric Rothman	(617) 603-4262 (617) 603-4263

Rating Agency Coverage:

Moody's Investor Service	Merrie Frankel	(212) 553-3652
Standard & Poors	James Fielding	(212) 438-2452

KIMCO REALTY CORPORATION
OPERATING HIGHLIGHTS
(in thousands, except per share information)

	Three Months Ended June 30,			Six Months Ended June 30,			Three Months Ended
	2006	2005	% CHANGE	2006	2005	% CHANGE	3/31/06
FUNDS FROM OPERATIONS	\$ 133,310	\$ 112,443	18.6%	\$ 257,924	\$ 220,977	16.7%	\$ 124,614
FFO PER COMMON SHARE	\$ 0.55	\$ 0.50	10.0%	\$ 1.10	\$ 0.98	12.2%	\$ 0.54
- Basic	\$ 0.54 (2)	\$ 0.48 (2)	12.5%	\$ 1.07 (2)	\$ 0.95 (2)	12.6%	\$ 0.53 (2)
- Diluted							
INCOME FROM CONTINUING OPERATIONS	\$ 91,984	\$ 77,553	18.6%	\$ 175,093	\$ 160,458	9.1%	\$ 83,109
INCOME FROM CONTINUING OPERATIONS PER SHARE - Basic	\$ 0.37	\$ 0.33	12.1%	\$ 0.72	\$ 0.68	5.9%	\$ 0.35
- Diluted	\$ 0.36 (3)	\$ 0.32 (1)	12.5%	\$ 0.71 (3)	\$ 0.67 (1)	6.0%	\$ 0.34 (1)
NET INCOME	\$ 108,744	\$ 83,837	29.7%	\$ 204,939	\$ 170,617	20.1%	\$ 96,195
NET INCOME PER COMMON SHARE - Basic	\$ 0.44	\$ 0.36	22.2%	\$ 0.85	\$ 0.73	16.4%	\$ 0.41
- Diluted	\$ 0.43 (3)	\$ 0.35 (1)	22.9%	\$ 0.83 (3)	\$ 0.72 (1)	15.3%	\$ 0.40 (1)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
-Basic	240,554	226,435		234,647	225,951		228,674
Units	633	-		554	-		143
Dilutive Effect of Options	4,861	4,110		4,864	4,091		4,803
-Diluted	246,048 (3)	230,545 (1)		240,065 (3)	230,042 (1)		233,620 (1)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR FFO CALCULATIONS:							
-Basic	240,554	226,435		234,647	225,951		228,674
Units	5,802	4,767		5,321	4,766		4,909
Dilutive Effect of Options	4,861	4,110		4,864	4,091		4,803
-Diluted	251,217 (2)	235,312 (2)		244,832 (2)	234,808 (2)		238,386 (2)
NET OPERATING INCOME (4)	\$ 174,300	\$ 141,311	23.3%	\$ 332,251	\$ 281,057	18.2%	\$ 157,951
DIVIDENDS PER COMMON SHARE	\$ 0.33	\$ 0.305	8.2%	\$ 0.66	\$ 0.610	8.2%	\$ 0.33
EBITDA (including prorata share of joint ventures) (5)	\$ 205,784	\$ 174,657	17.8%	\$ 400,665	\$ 340,552	17.7%	\$ 194,881
RETURN ON INVESTED CAPITAL	10.6%	11.3%		10.7%	11.2%		10.8%

(1) THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF EACH PERIOD PRESENTED WOULD HAVE AN ANTI-DILUTIVE EFFECT ON NET INCOME AND THEREFORE HAVE NOT BEEN INCLUDED.

(2) 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 \$2,103 AND \$1,607 FOR THE THREE MONTHS ENDED JUNE 30, 2006 AND 2005, RESPECTIVELY AND \$3,842 AND \$3,215 FOR THE SIX MONTHS ENDED JUNE 30, 2006 AND 2005 RESPECTIVELY. FOR THE THREE MONTHS ENDED MARCH 31, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$1,739.

(3) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. NET INCOME WOULD BE INCREASED BY \$209 FOR THE THREE MONTHS ENDED JUNE 30, 2006 AND \$363 FOR THE SIX MONTHS ENDED JUNE 30, 2006.

(4) NET OPERATING INCOME IS DEFINED AS REVENUES FROM RENTAL PROPERTY LESS OPERATING AND MAINTENANCE, REAL ESTATE TAXES AND RENT EXPENSE FROM CONTINUING OPERATIONS INCLUDING THE PRORATA SHARE OF OUR REAL ESTATE JOINT VENTURES PLUS NET OPERATING INCOME FROM DISCONTINUED OPERATIONS.

(5) EBITDA IS DEFINED AS EARNINGS BEFORE INTEREST, INCOME TAXES, DEPRECIATION AND AMORTIZATION, GAIN ON SALES/TRANSFERS OF OPERATING PROPERTIES, GAIN/LOSS ON EARLY EXTINGUISHMENT OF DEBT AND LOSSES ON OPERATING PROPERTIES HELD FOR SALE/SOLD/TRANSFERRED.

SELECTED FINANCIAL DATA

	JUNE 30, 2006	MARCH 31, 2006	DECEMBER 31, 2005	JUNE 30, 2005
MARKET DATA				
SHARES OUTSTANDING	240,645	240,449	228,059	226,697
DOWNGRADE UNITS	6,468	5,622	4,766	4,766
MARKET PRICE PER SHARE (at end of period)	\$ 36.49	\$ 40.64	\$ 32.08	\$ 29.15
EQUITY MARKET CAPITALIZATION (at end of period price) (includes \$175.0 million liquidation preference in preferred stock)	9,192,203	10,175,322	7,644,033	6,922,143
TOTAL DEBT	3,138,854	2,874,994	2,691,196	2,266,526
TOTAL MARKET CAPITALIZATION	\$ 12,331,057	\$ 13,050,316	\$ 10,335,229	\$ 9,188,669
TOTAL DEBT TO MARKET CAPITALIZATION	.25.1	.22.1	.26.1	.25.1
CAPITAL AVAILABILITY:				
CASH ON HAND	\$ 142,017	\$ 158,878	\$ 76,273	\$ 47,377
MARKETABLE SECURITIES	203,479	206,577	206,452	190,485
AVAILABLE UNDER LINE OF CREDIT	842,186	1,004,149	770,466	615,677
	<u>\$ 1,187,682</u>	<u>\$ 1,369,604</u>	<u>\$ 1,053,191</u>	<u>\$ 853,539</u>
DIVIDEND DATA				
COMMON DIVIDEND PER SHARE	\$ 0.33	\$ 0.33	\$ 0.33	\$ 0.305
PAYOUT RATIO ("BASIC" per share basis)	61.1%	60.0%	60.0%	61.6%
OPERATIONAL STATISTICS				
SAME STORE NOI (CONSOLIDATED PORTFOLIO)	5.50%	5.50%	3.30%	4.40%
NET OPERATING INCOME MARGIN	73.2%	73.2%	73.4%	74.1%
DEBT SERVICE COVERAGE	3.6x	3.8x	4.1x	4.2x
FIXED CHARGE COVERAGE	3.4x	3.6x	3.8x	3.8x
OPERATING COSTS/TOTAL OPERATING REVENUES	4.6%	5.0%	5.4%	4.6%

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

	Three Months Ended June 30,		% CHANGE	Six Months Ended June 30,		% CHANGE	Three Months Ended
	2006	2005		2006	2005		3/31/06
REVENUES FROM RENTAL PROPERTIES	\$ 151,502	\$ 125,824	20.4%	\$ 293,314	\$ 254,274	15.4%	\$ 141,812
RENTAL PROPERTY EXPENSES:							
RENT	2,944	2,603		5,857	5,113		2,913
REAL ESTATE TAXES	19,904	16,209		37,455	32,151		17,551
OPERATING AND MAINTENANCE	17,820	13,513		35,427	30,810		17,607
	<u>40,668</u>	<u>32,325</u>		<u>78,739</u>	<u>68,074</u>		<u>38,071</u>
NET OPERATING INCOME	110,834	93,499	18.5%	214,575	186,200	15.2%	103,741
INCOME FROM OTHER REAL ESTATE INVESTMENTS	15,430	11,684		33,747	28,013		18,317
MORTGAGE FINANCING INCOME	8,716	3,465		12,910	6,570		4,194
MANAGEMENT AND OTHER FEE INCOME	12,340	7,477		19,735	15,130		7,395
DEPRECIATION AND AMORTIZATION	(35,673)	(26,714)		(65,121)	(51,854)		(29,448)
	<u>111,647</u>	<u>89,411</u>	24.9%	<u>215,846</u>	<u>184,059</u>	17.3%	<u>104,199</u>
INTEREST, DIVIDENDS AND OTHER INVESTMENT INCOME	12,054	4,410		24,344	8,472		12,290
OTHER (EXPENSE)/INCOME, NET	(3,134)	12,093		8,898	11,156		12,032
INTEREST EXPENSE	(42,010)	(30,239)		(81,912)	(58,635)		(39,902)
GENERAL AND ADMINISTRATIVE EXPENSES	(16,567)	(12,747)		(33,300)	(24,750)		(16,733)
	61,990	62,928	-1.5%	133,876	120,302	11.3%	71,886
BENEFIT/(PROVISION) FOR INCOME TAXES	3,257	(2,252)		1,680	(4,827)		(1,577)
EQUITY IN INCOME OF REAL ESTATE JOINT VENTURES, NET	26,761	14,707		43,512	39,088		16,751
MINORITY INTERESTS IN INCOME, NET	(8,053)	(3,881)		(13,816)	(6,970)		(5,763)
GAIN ON SALE OF DEVELOPMENT PROPERTIES							
NET OF TAX OF \$4,423, \$3,664, \$5,632, \$7,143 AND \$1,209 RESPECTIVELY	6,635	5,495		8,447	10,714		1,812
INCOME FROM CONTINUING OPERATIONS	90,590	76,997	17.7%	173,699	158,307	9.7%	83,109
DISCONTINUED OPERATIONS:							
INCOME FROM DISCONTINUED OPERATING PROPERTIES	614	1,865		2,125	3,391		1,511
MINORITY INTEREST ON DISCONTINUED OPERATING PROPERTIES	(1,470)	(31)		(1,521)	(78)		(51)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	(813)	(2,615)		(813)	(2,615)		-
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF TAX	18,429	7,065		30,055	9,461		11,626
INCOME FROM DISCONTINUED OPERATIONS	16,760	6,284		29,846	10,159		13,086
GAIN ON TRANSFER OF OPERATING PROPERTIES(1)	1,394	706		1,394	2,301		-
LOSS ON TRANSFER OF OPERATING PROPERTIES(1)	-	(150)		-	(150)		-
	<u>1,394</u>	<u>556</u>		<u>1,394</u>	<u>2,151</u>		<u>-</u>
NET INCOME	108,744	83,837	29.7%	204,939	170,617	20.1%	96,195
PREFERRED DIVIDENDS	(2,909)	(2,909)		(5,818)	(5,819)		(2,909)
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	\$ 105,835	\$ 80,928	30.8%	\$ 199,121	\$ 164,798	20.8%	\$ 93,286
PER COMMON SHARE:							
INCOME FROM CONTINUING OPERATIONS:							
- BASIC	<u>\$ 0.37</u>	<u>\$ 0.33</u>	12.1%	<u>\$ 0.72</u>	<u>\$ 0.68</u>	5.9%	<u>\$ 0.35</u>
- DILUTED	<u>\$ 0.36</u> (2)	<u>\$ 0.32</u> (3)	12.5%	<u>\$ 0.71</u> (2)	<u>\$ 0.67</u> (3)	6.0%	<u>\$ 0.34</u> (3)
NET INCOME:							
- BASIC	<u>\$ 0.44</u>	<u>\$ 0.36</u>	22.2%	<u>\$ 0.85</u>	<u>\$ 0.73</u>	16.4%	<u>\$ 0.41</u>
- DILUTED	<u>\$ 0.43</u> (2)	<u>\$ 0.35</u> (3)	22.9%	<u>\$ 0.83</u> (2)	<u>\$ 0.72</u> (3)	15.3%	<u>\$ 0.40</u> (3)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
- BASIC	<u>240,554</u>	<u>226,435</u>		<u>234,647</u>	<u>225,951</u>		<u>228,674</u>
- DILUTED	<u>246,048</u> (2)	<u>230,545</u> (3)		<u>240,065</u> (2)	<u>230,042</u> (3)		<u>233,620</u> (3)

RECLASSIFICATIONS:

CERTAIN AMOUNTS IN THE PRIOR PERIOD HAVE BEEN RECLASSIFIED IN ORDER TO CONFORM WITH THE CURRENT PERIOD'S PRESENTATION.

(1) INCLUDED IN THE CALCULATION OF INCOME FROM CONTINUING OPERATIONS PER 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 \$209 FOR THE THREE MONTHS ENDED JUNE 30, 2006 AND \$363 FOR THE SIX MONTHS ENDED JUNE 30, 2006.

(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 June 30, 2006	2005	% CHANGE	Six Months Ended June 30, 2006	2005	% CHANGE	Three Months Ended March 31, 2006
FUNDS FROM OPERATIONS							
NET INCOME	\$ 108,744	\$ 83,837	29.7%	\$ 204,939	\$ 170,617	20.1%	\$ 96,195
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(18,163)	(7,771)		(29,789)	(11,762)		(11,626)
GAIN ON DISPOSITION OF JOINT VENTURE OPERATING PROPERTIES	(6,589)	(642)		(8,321)	(8,930)		(1,732)
DEPRECIATION AND AMORTIZATION	35,617	27,709		65,294	53,892		29,677
DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S, NET OF MINORITY INTERESTS	16,610	12,219		31,619	22,979		15,009
PREFERRED STOCK DIVIDENDS	(2,909)	(2,909)		(5,818)	(5,819)		(2,909)
FUNDS FROM OPERATIONS	\$ 133,310	\$ 112,443	18.6%	\$ 257,924	\$ 220,977	16.7%	\$ 124,614
PER COMMON SHARE - Basic	\$ 0.55	\$ 0.50	10.0%	\$ 1.10	\$ 0.98	12.2%	\$ 0.54
- Diluted	\$ 0.54 (1)	\$ 0.48 (1)	12.5%	\$ 1.07 (1)	\$ 0.95 (1)	12.6%	\$ 0.53 (1)
WEIGHTED AVERAGE SHARES OUTSTANDING							
-BASIC	240,554	226,435		234,647	225,951		228,674
-DILUTED	251,217 (1)	235,312 (1)		244,832 (1)	234,808 (1)		238,386 (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 \$2,103 AND \$1,607 FOR THE THREE MONTHS ENDED JUNE 30, 2006 AND 2005, RESPECTIVELY AND \$3,842 AND \$3,215 FOR THE SIX MONTHS ENDED JUNE 30, 2006 AND 2005, RESPECTIVELY. FOR THE THREE MONTHS ENDED MARCH 31, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$1,739.

KIMCO REALTY CORPORATION
RECONCILIATION OF CERTAIN NON-GAAP FINANCIAL MEASURES
(in thousands)
(unaudited)

	Three Months Ended June 30,		% CHANGE	Six Months Ended June 30,		% CHANGE	Three Months Ended
	2006	2005		2006	2005		March 31, 2006
EBITDA							
NET INCOME	\$ 108,744	\$ 83,837	29.7%	204,939	\$ 170,617	20.1%	\$ 96,195
INTEREST	42,010	30,239		81,912	58,635		39,902
INTEREST DISCONTINUED OPERATIONS	93	(26)		211	319		118
DEPRECIATION AND AMORTIZATION	35,673	26,714		65,122	51,854		29,449
DEPRECIATION AND AMORTIZATION- DISCONTINUED OPERATIONS	167	995		405	2,038		238
GAIN ON SALE OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(18,377)	(7,771)		(30,003)	(11,762)		(11,626)
GAIN ON SALE OF JOINT VENTURE OPERATING PROPERTIES	(6,589)	(642)		(8,321)	(8,930)		(1,732)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	813	2,765		813	2,765		-
PROVISION FOR INCOME TAXES	1,166	5,916		3,952	11,970		2,786
PROVISION FOR INCOME TAXES-DISCONTINUED OPERATIONS	21	44		65	106		44
PRORATA SHARE OF INTEREST EXPENSE - REAL ESTATE JV'S	25,453	20,367		49,951	39,961		24,498
PRORATA SHARE OF DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S	16,610	12,219		31,619	22,979		15,009
EBITDA	\$ 205,784	\$ 174,657	17.8%	\$ 400,665	\$ 340,552	17.7%	\$ 194,881
NET OPERATING INCOME							
REAL ESTATE OPERATIONS:							
REVENUES FROM RENTAL PROPERTY	\$ 151,502	\$ 125,824	20.4%	\$ 293,314	\$ 254,274	15.4%	\$ 141,812
RENTAL PROPERTY EXPENSES:							
RENT	2,944	2,603		5,857	5,113		2,913
REAL ESTATE TAXES	19,904	16,209		37,455	32,151		17,551
OPERATING AND MAINTENANCE	17,820	13,513		35,427	30,810		17,607
	40,668	32,325		78,739	68,074		38,071
NET OPERATING INCOME	110,834	93,499	18.5%	214,575	186,200	15.2%	103,741
NET OPERATING INCOME FROM DISCONTINUED OPERATIONS	653	2,507		2,290	5,219		1,637
KIMCO'S PRORATA SHARE OF JOINT VENTURE NOI							
KIMCO'S SHARE OF KIR NOI	18,063	17,177		35,942	34,682		17,879
KIMCO'S SHARE OF KIR NOI - DISCONTINUED OPERATIONS	43	10		72	164		29
KIMCO'S SHARE OF KROP NOI	2,291	2,462		4,987	4,733		2,696
KIMCO'S SHARE OF KROP NOI -DISCONTINUED OPERATIONS	202	731		488	1,468		286
KIMCO'S SHARE OF OTHER STRATEGIC 3RD PARTY PROGRAMS	7,977	5,540		15,256	10,755		7,279
KIMCO'S SHARE OF CANADA NOI	17,897	11,165		30,691	22,170		12,794
KIMCO'S SHARE OF OTHER REAL ESTATE JV'S NOI	18,546	8,730		31,863	16,712		13,317
MINORITY INTERESTS SHARE OF NOI	(2,206)	(510)		(3,913)	(1,046)		(1,707)
NET OPERATING INCOME INCLUDING JOINT VENTURES	\$ 174,300	\$ 141,311	23.3%	\$ 332,251	\$ 281,057	18.2%	\$ 157,951
OTHER FINANCIAL DATA							
DEFERRED RENTS	500	1,500		2,000	3,000		1,500
FAS 141 RENT, NET	3,976	1,474		6,491	3,021		2,515
PRINCIPAL AMORTIZATION OF DEBT-RECURRING	2,288	2,045		4,813	3,698		2,525
AMORTIZATION OF WOOLCO INVESTMENT	350	350		700	700		350

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

	JUNE 30, 2006		MARCH 31, 2006		DECEMBER 31, 2005
ASSETS:					
OPERATING REAL ESTATE, NET OF ACCUMULATED DEPRECIATION					
OF \$768,973, \$742,403 AND \$740,127, RESPECTIVELY	\$ 3,856,241	\$	3,679,305	\$	3,209,158
INVESTMENTS AND ADVANCES IN REAL ESTATE JOINT VENTURES	817,953		782,866		735,648
REAL ESTATE UNDER DEVELOPMENT	809,024		718,641		611,121
OTHER REAL ESTATE INVESTMENTS	388,466		361,996		283,035
MORTGAGES AND OTHER FINANCING RECEIVABLES	142,017		156,288		132,675
CASH AND CASH EQUIVALENTS	122,346		158,878		76,273
MARKETABLE SECURITIES	203,479		206,577		206,452
ACCOUNTS AND NOTES RECEIVABLE	65,548		63,111		64,329
OTHER ASSETS	356,776		248,146		215,945
	<u>\$ 6,761,850</u>	<u>\$</u>	<u>6,375,808</u>	<u>\$</u>	<u>5,534,636</u>
LIABILITIES:					
NOTES PAYABLE	\$ 2,389,037	\$	2,212,474	\$	2,147,405
MORTGAGES PAYABLE	488,111		400,577		315,336
CONSTRUCTION LOANS PAYABLE	261,706		261,943		228,455
DIVIDENDS PAYABLE	82,323		82,258		78,169
OTHER LIABILITIES	338,594		315,392		255,213
	<u>3,559,771</u>		<u>3,272,644</u>		<u>3,024,578</u>
MINORITY INTERESTS	308,799		240,887		122,844
STOCKHOLDERS' EQUITY:					
PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 3,600,000 SHARES					
CLASS F PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 700,000 SHARES					
ISSUED AND OUTSTANDING 700,000 SHARES	700		700		700
AGGREGATE LIQUIDATION PREFERENCE \$175,000					
COMMON STOCK, \$.01 PAR VALUE, AUTHORIZED 300,000,000 SHARES					
ISSUED 241,192,479, 240,995,194, OUTSTANDING 240,645,899, 240,448,614					
IN 2006, RESPECTIVELY, ISSUED AND OUTSTANDING 228,059,056 in 2005	2,406		2,404		2,281
PAID-IN CAPITAL	2,740,934		2,735,693		2,255,332
RETAINED EARNINGS	100,213		73,792		59,855
	<u>2,844,253</u>		<u>2,812,589</u>		<u>2,318,168</u>
ACCUMULATED OTHER COMPREHENSIVE INCOME	49,027		49,688		69,046
	<u>2,893,280</u>		<u>2,862,277</u>		<u>2,387,214</u>
	<u>\$ 6,761,850</u>	<u>\$</u>	<u>6,375,808</u>	<u>\$</u>	<u>5,534,636</u>

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

	Six Months Ended June 30,	
	2006	2005
Cash flow from operating activities		
Net income	\$ 204,939	\$ 170,617
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	65,527	53,892
Loss on operating properties held for sale/sold/transferred	813	2,765
Gain on sale of development properties	(14,079)	(17,857)
Gain on sale/transfer of operating properties	(33,537)	(11,762)
Minority interests in income of partnerships, net	15,336	7,048
Equity in income of real estate joint ventures, net	(43,512)	(39,088)
Income from other real estate investments	(25,696)	(19,534)
Distributions of unconsolidated investments	69,237	57,862
Change in accounts and notes receivable	545	(7,074)
Change in accounts payable and accrued expenses	16,810	2,043
Change in other operating assets and liabilities	(16,248)	(4,887)
Net cash flow provided by operating activities	<u>240,135</u>	<u>194,025</u>
Cash flow from investing activities		
Acquisition of and improvements to operating real estate	(395,144)	(207,177)
Acquisition of and improvements to real estate under development	(240,860)	(145,313)
Investment in marketable securities	(53,641)	(55,261)
Proceeds from sale of marketable securities	38,736	8,753
Proceeds from transferred operating properties	77,003	88,665
Investments and advances to real estate joint ventures	(132,919)	(83,101)
Reimbursements of advances to real estate joint ventures	62,821	54,001
Other real estate investments	(135,924)	(51,476)
Reimbursements of advances to other real estate investments	26,326	5,768
Investment in mortgage loans receivable	(89,130)	(34,763)
Collection of mortgage loans receivable	79,627	32,928
Other investments	(95,533)	-
Settlement of net investment hedges	-	(18,754)
Proceeds from sale of operating properties	53,729	33,644
Proceeds from sale of development properties	71,516	139,041
Net cash flow used for investing activities	<u>(733,393)</u>	<u>(233,045)</u>
Cash flow from financing activities		
Principal payments on debt, excluding normal amortization of rental property debt	(12,056)	(30,969)
Principal payments on rental property debt	(4,970)	(4,024)
Principal payments on construction loan financings	(32,963)	(38,608)
Proceeds from mortgage/construction loan financings	97,573	100,233
Borrowings under revolving credit facilities	171,068	-
Repayment of borrowings under revolving credit facilities	(234,419)	(146,739)
Proceeds from issuance of unsecured notes	300,000	422,429
Repayment of unsecured notes	-	(130,250)
Financing origination costs	(9,246)	(4,524)
Redemption of minority interests in real estate partnerships	(7,132)	(4,358)
Dividends paid	(160,427)	(143,389)
Proceeds from issuance of stock	431,903	28,376
Net cash flow provided by financing activities	<u>539,331</u>	<u>48,177</u>
Change in cash and cash equivalents	46,073	9,157
Cash and cash equivalents, beginning of period	76,273	38,220
Cash and cash equivalents, end of period	<u>\$ 122,346</u>	<u>\$ 47,377</u>
Interest paid during the period (net of capitalized interest of \$9,646, and \$5,350, respectively)	<u>\$ 72,201</u>	<u>\$ 60,019</u>
Income taxes paid during the period	<u>\$ 3,350</u>	<u>\$ 7,338</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 181,925</u>	<u>\$ 18,804</u>
Disposition/transfer of real estate interests by assignment of mortgage debt	<u>\$ 3,863</u>	<u>\$ 59,683</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ 167,342</u>	<u>\$ -</u>
Disposition/transfer of real estate interest by assignment of downREIT units	<u>\$ -</u>	<u>\$ 4,236</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ 42,136</u>	<u>\$ -</u>
Proceeds held in escrow through sale of real estate interests	<u>\$ 49,135</u>	<u>\$ 11,408</u>
Acquisition of real estate through the issuance of an unsecured obligation	<u>\$ 10,586</u>	<u>\$ -</u>
Declaration of dividends paid in succeeding period	<u>\$ 82,323</u>	<u>\$ 72,052</u>

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED JUNE 30, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
STRATEGIC 3RD PARTY PROGRAMS											
KIMCO INCOME REIT	\$ 55,173	\$ 13,456	\$ 41,717	\$ 20,105	\$ 320		\$ 9,855	\$ 97	\$ 11,534	\$ 5,440	\$ 9,716
KIMCO/GE INVESTMENT PROGRAM	\$ 15,814	\$ 4,357	\$ 11,457	\$ 5,491	\$ (866)	\$ 30,152	\$ 5,240	\$ (752)	\$ 30,992	\$ 6,392	\$ 1,542
KIMCO INCOME FUND I	\$ 7,976	\$ 1,887	\$ 6,089	\$ 2,442	\$ 221	\$ -	\$ 2,167	\$ -	\$ 1,259	\$ 276	\$ 598
PL RETAIL LLC	\$ 27,715	\$ 7,771	\$ 19,944	\$ 12,015	\$ (126)	\$ 3,721	\$ 7,612	\$ -	\$ 4,164	\$ 786	\$ 1,373
KUBS	\$ 11,202	\$ 2,573	\$ 8,629	\$ 3,043	\$ 328	\$ -	\$ 4,064	\$ -	\$ 1,194	\$ 373	\$ 1,186
OTHER INSTITUTIONAL PROGRAMS	\$ 22,153	\$ 5,445	\$ 16,708	\$ 7,876	\$ 470	\$ -	\$ 5,378	\$ -	\$ 2,984	\$ 211	\$ 1,051
OTHER ASSETS HELD IN JOINT VENTURES											
US PROPERTIES	\$ 31,648	\$ 9,366	\$ 22,282	\$ 9,287	\$ 519	\$ -	\$ 5,313	\$ -	\$ 7,163	\$ 3,106	\$ 5,832
CANADA PROPERTIES	\$ 49,066	\$ 19,922	\$ 29,144	\$ 10,722	\$ 1,364	\$ -	\$ 6,384	\$ -	\$ 10,674	\$ 5,416	\$ 8,794
MEXICO PROPERTIES	\$ 16,773	\$ 3,185	\$ 13,588	\$ 3,194	\$ (268)	\$ -	\$ 2,993	\$ -	\$ 7,669	\$ 4,813	\$ 6,309
	<u>\$ 237,520</u>	<u>\$ 67,962</u>	<u>\$ 169,558</u>	<u>\$ 74,175</u>	<u>\$ 1,962</u>	<u>\$ 33,873</u>	<u>\$ 49,006</u>	<u>\$ (655)</u>	<u>\$ 77,633</u>	<u>\$ 26,813</u>	<u>\$ 36,401</u>

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
SIX MONTHS ENDED JUNE 30, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
STRATEGIC 3RD PARTY PROGRAMS											
KIMCO INCOME REIT	\$ 110,045	\$ 27,037	\$ 83,008	\$ 40,178	\$ (193)	\$ 1,621	\$ 19,572	\$ 144	\$ 25,216	\$ 11,838	\$ 19,622
KIMCO/GE INVESTMENT PROGRAM	\$ 34,171	\$ 9,233	\$ 24,938	\$ 11,327	\$ (186)	\$ 31,745	\$ 10,523	\$ (1,379)	\$ 33,640	\$ 7,118	\$ 3,173
KIMCO INCOME FUND I	\$ 16,157	\$ 3,611	\$ 12,546	\$ 4,881	\$ 443	\$ -	\$ 4,322	\$ -	\$ 2,900	\$ 609	\$ 1,251
PL RETAIL LLC	\$ 56,228	\$ 15,345	\$ 40,883	\$ 23,935	\$ (58)	\$ 3,721	\$ 15,001	\$ -	\$ 5,726	\$ 1,211	\$ 2,903
KUBS	\$ 18,505	\$ 4,609	\$ 13,896	\$ 5,269	\$ 559	\$ -	\$ 6,707	\$ -	\$ 1,361	\$ 504	\$ 1,845
OTHER INSTITUTIONAL PROGRAMS	\$ 36,260	\$ 8,761	\$ 27,499	\$ 12,226	\$ 482	\$ -	\$ 9,312	\$ -	\$ 5,479	\$ 514	\$ 2,126
OTHER ASSETS HELD IN JOINT VENTURES											
US PROPERTIES	\$ 61,686	\$ 18,365	\$ 43,321	\$ 18,193	\$ 735	\$ 1,406	\$ 10,845	\$ -	\$ 14,954	\$ 6,989	\$ 11,763
CANADA PROPERTIES	\$ 88,616	\$ 33,764	\$ 54,852	\$ 20,414	\$ 1,691	\$ -	\$ 11,984	\$ -	\$ 20,763	\$ 10,461	\$ 16,639
MEXICO PROPERTIES	\$ 27,367	\$ 6,954	\$ 20,413	\$ 6,175	\$ (153)	\$ -	\$ 5,838	\$ -	\$ 8,553	\$ 4,376	\$ 7,290
	<u>\$ 449,035</u>	<u>\$ 127,679</u>	<u>\$ 321,356</u>	<u>\$ 142,598</u>	<u>\$ 3,320</u>	<u>\$ 38,493</u>	<u>\$ 94,104</u>	<u>\$ (1,235)</u>	<u>\$ 118,592</u>	<u>\$ 43,620</u>	<u>\$ 66,612</u>

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses.

Note: Does not include depreciation adjustment for Kimco's share of minority interests depreciation and incidental revenues on various development projects shown on balance sheet in Real Estate Under Development.

KIMCO REALTY CORPORATION
INVESTMENTS IN REAL ESTATE JOINT VENTURES
JUNE 30, 2006
(in thousands)

VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	INVESTMENT IN REAL ESTATE	OTHER ASSETS (LIAB)	MORTGAGES AND NOTES PAYABLE	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM	% FIXED RATE	% VARIABLE RATE
<u>STRATEGIC 3RD PARTY PROGRAMS</u>										
KIMCO INCOME REIT	67	14,102	1,665,507	44,848	1,109,472	43.30%	7.07%	54.9	100.00%	0.00%
KIMCO/GE INVESTMENT PROGRAM	30	4,417	580,237	14,624	391,920	20.00%	6.23%	56.3	81.92%	18.08%
KIMCO INCOME FUND I	12	1,518	276,177	13,607	178,811	15.15%	5.48%	103.1	100.00%	0.00%
PL RETAIL LLC	24	6,563	1,070,603	28,413	811,841	15.00%	6.51%	34.4	64.97%	35.03%
KUBS	16	2,641	468,364	8,481	331,074	20.00%	5.52%	107.0	100.00%	0.00%
OTHER INSTITUTIONAL PROGRAMS	67	5,122	937,797	(4,228)	597,448	15.24%	5.50%	62.7	98.33%	1.67%
<u>OTHER ASSETS HELD IN JOINT VENTURES</u>										
US PROPERTIES	79	9,907	991,986	15,840	687,301	54.04%	6.56%	59.4	55.85%	44.15%
CANADA PROPERTIES	45	9,377	1,145,579	11,106	717,854	52.65%	6.50%	64.3	97.06%	2.94%
MEXICO PROPERTIES	67	7,547	403,307	4,491	159,400	51.62%	7.94%	62.1	43.40%	56.60%
	<u>407</u>	<u>61,194</u>	<u>7,539,557</u>	<u>137,182</u>	<u>4,985,121</u>					

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

* Ownership % is a blended rate

KIMCO REALTY CORPORATION
OTHER INVESTMENTS
JUNE 30, 2006
(in thousands)

Other Real Estate Investments **\$ 388,466**

Kimco's "Other Real Estate Investments" line item includes opportunistic retail real estate investments including: the Company's preferred equity program, which provides capital to developers and owners of shopping centers, and investments in various transactions in connection with disposal and advisory services for healthy and distressed retailers, are also included in this caption. In addition, Kimco's retail store lease portfolio and other real estate investments where the Company is able to generate superior returns on investment are also included in this Balance Sheet category. A summary is as follows:

Preferred Equity Capital	\$	348,927
Retail Store Leases		3,123
Other		36,416
Other Real Estate Investments	\$	388,466

Mortgages and Other Financing Receivables **\$ 142,017**

Kimco provides mortgage financing to retailers with significant real estate assets, in the form of leasehold interests or fee owned property, where the Company believes the underlying value of the real estate collateral is far in excess of its loan balance. In some instances, Kimco will acquire mortgages at a discount to the stated par value of the loan. The Company may maximize the return on investment by gaining control of the collateral and capturing the inherent value of the real estate or by receiving current and past due interest plus repayment above the discounted purchase price.

Marketable Securities **\$ 203,479**

Kimco invests in marketable debt and equity securities where the Company recognizes an opportunity to generate current income in the form of interest and dividends, the realization of value from long term appreciation, or where there is a strategic opportunity.

KIMCO REALTY CORPORATION
SCHEDULE OF DEBT
JUNE 30, 2006
(in thousands)

	FIXED RATE		FLOATING RATE	
	DEBT	WEIGHTED AVG RATE	DEBT	WEIGHTED AVG RATE
2006	\$ 87,198	7.33%	\$ 196,843	6.32%
2007	198,515	7.16%	99,958	7.21%
2008	196,227	5.74%	353,030	5.86%
2009	204,081	7.05%	8,575	6.90%
2010	203,650	4.87%	-	-
2011	247,508	5.51%	-	-
2012	262,901	6.17%	-	-
2013	113,517	5.40%	-	-
2014	263,183	5.11%	588	8.25%
2015	289,158	5.50%	-	-
2016	324,460	5.83%	-	-
THEREAFTER	89,462	7.67%	-	-
	\$ 2,479,860		\$ 658,994	

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

ACQUISITIONS

	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
		CASH	DEBT / UNITS	TOTAL			
U.S. RETAIL ACQUISITIONS :							
1. Various: CA, NV, & HI	Jan-06	\$ 114,430	\$ 19,124	\$ 133,554	815	100.0%	Target, Home Depot, Raley's Supermarket
2. Houston, TX	Feb-06	73,850	-	73,850	350	20.0%	Michael's, OfficeMax, Marshalls, Bed Bath & Beyond
3. Allen & Colleyville, TX	Feb-06	2,409	7,229	9,638	41	50.0%	Crème De La Crème
4. Lakeland, FL	Feb-06	1,500	-	1,500	105	100.0%	Purchased Partners 50% interest
5. CO, OR, NM, NY	Mar-06	7,000	-	7,000	162	50.0%	Acquired vacant boxes
6. Cupertino, CA	Mar-06	27,400	38,000	65,400	115	100.0%	Ranch Market
7. Poway, CA	Mar-06 *	3,500	-	3,500	16	100.0%	acquired additional square footage
8. Caguas, PR	Mar-06	35,731	71,774	107,505	438	100.0%	Costco, JCPenny, OfficeMax
9. Carolina, PR	Mar-06	36,684	41,719	78,403	343	100.0%	Bed Bath & Beyond, Pep Boys, OfficeMax, Cinema
10. Edgewater, NJ	Mar-06	44,104	74,250	118,354	424	5.0%	TJ Maxx, Bed Bath & Beyond, Target, Pathmark
11. Ellicott City, MD	Mar-06	36,330	40,200	76,530	433	5.0%	Target, Linen N Things
12. Clakamas, OR	Mar-06	35,240	42,550	77,790	237	5.0%	Gart Sports, Nordstrom Rack, Old Navy
13. Staten Island, NY	Mar-06	-	81,800 **	81,800	358	100.0%	Kmart, Toys R US
14. Riverside, CA	Apr-06	10,100	-	10,100	86	100.0%	Burlington Coat Factory
15. Bay Shore, NY	Apr-06	-	39,673	39,673	177	100.0%	Best Buy, Toys R Us, Office Depot, Petco
16. Centereach, NY	Apr-06	-	21,955	21,955	102	100.0%	Pathmark, Ace Hardware
17. Palm Aire, FL	Apr-06	14,195	17,050	31,245	250	5.0%	Home Depot, Publix
18. Austin, TX	Apr-06	19,835	21,690	41,525	290	5.0%	Bed Bath & Beyond, Petsmart, OfficeMax, TJ Maxx
19. West Lake Hills, TX	Apr-06	12,668	27,460	40,128	138	5.0%	Randalls Food & Drugs
20. Philadelphia, PA	Apr-06	36,500	-	36,500	290	50.0%	Sears
21. Sturbridge, MA	Apr-06	53,100	-	53,100	231	20.0%	Marshalls, Linen N Things, Stop & Shop, Old Navy, Staples
22. Coppell, TX	Jun-06	1,325	4,275	5,600	20	50.0%	Crème De La Crème
23. Portland, ME	Jun-06	23,100	-	23,100	91	100.0%	Office Max, Dollar Tree
24. Mayaguez, PR	Jun-06	4,562	30,378	34,940	226	100.0%	Wal-Mart (Sam's Club), Mayaguez Cinema
25. Farmingdale, NY	Jul-06	41,573	53,477	95,050	448	20.0%	Home Depot, CompUSA, Bed Bath & Beyond, Staples
		<u>\$ 635,136</u>	<u>\$ 632,604</u>	<u>\$ 1,267,740</u>	<u>6,186</u>	<u>54.8%</u>	
MEXICO ACQUISITIONS - AMERICAN INDUSTRIES PORTFOLIO:							
1. Saltillo, Coahuila	Jan-06	\$ 2,600	\$ -	\$ 2,600	63	50.0%	Stabilus
2. Chihuahua & San Luis Postosi	Feb-06	12,200	-	12,200	224	50.0%	Expansion of existing buildings
3. Chihuahua, Mexico	Apr-06	2,060	-	2,060	62	50.0%	Cessna
4. Juarez, Mexico	Jun-06	1,800	-	1,800	200	50.0%	acquired new improvements
		<u>\$ 18,660</u>	<u>\$ -</u>	<u>\$ 18,660</u>	<u>549</u>	<u>50.0%</u>	
Grand Total		<u>\$ 653,796</u>	<u>\$ 632,604</u>	<u>\$ 1,286,400</u>	<u>6,735</u>	<u>54.7%</u>	

* Acquired additional square footage of existing property

** Common Stock issued due to the acquisition of Atlantic Realty

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

PREFERRED EQUITY INVESTMENTS

		MONTH	INVESTMENT
<u>U.S. Preferred Equity Investments:</u>			
1. Austin, TX	Homestead Shopping Center	Jan-06	\$ 2,822
2. Lake Jackson, TX	Lake Jackson Marketplace	Jan-06	897
3. Austin, TX	Century South	Jan-06	3,643
4. Round Rock, TX	Round Rock West	Jan-06	3,078
5. Killeen, TX	Kohl's anchor development	Feb-06	536
6. New York, NY	625 Broadway	Feb-06	36,600
7. New York, NY	387 Bleecker Street	Feb-06	3,700
8. Austin & Georgetown, TX	Arboretum & Southbrook	Feb-06	2,600
9. Florida (various cities)	Tandem (3 properties)	Feb-06	12,602
10. Various States	28 retail properties	Mar-06	17,769
11. Farmingdale, NY	Long Island Hotel development	Apr-06	3,900
12. Cambridge, MA	Porter Square	Apr-06	5,336
13. Various Cities in New Hampshire	5 properties	May-06	2,544
14. Various Cities in Massachusetts	3 properties	Jun-06	8,439
15. Tucson, AZ	Foothills Mall	Jun-06	14,700
16. Dallas, TX	Trinity Mills (2 properties)	Jun-06	500
			<u>\$ 119,666</u>
<u>Canadian Preferred Equity Investments:</u>			
1. North York, Toronto	875 Don Mills Road (Apple Storage)	Jan-06	\$ 2,209
2. Montreal, Quebec	15 properties	Jan-06	20,850
3. Lethbridge, Alberta	Centre Village Mall	Feb-06	9,742
4. St. John's, Newfoundland	The Village Centre	Mar-06	7,200
5. Westbank, British Columbia	Real Canadian (Loblaws) anchor development	Mar-06	3,910
6. Various cities in Quebec	3 grocery anchored shopping centers	Apr-06	3,000
7. Innisfil, Ontario	Cowan (Apple Self Storage)	Jun-06	729
8. Montreal, Quebec	Faubourg Boisbriand Retail Development	Jul-06	45,115
			<u>\$ 92,755</u>
Total Preferred Equity Investments			<u>\$ 212,421</u>

KIMCO SELECT/ RETAIL PROPERTY SOLUTIONS/ MORTGAGE INVESTMENT AND OTHER ACTIVITIES

<u>INVESTMENT</u>	<u>TYPE</u>		
• Westmont Investment Properties	Joint venture	Q1 & Q2	\$ 35,000
• Other Debt & Equity Purchases	Securities	Q1 & Q2	38,556
• Mortgages & Notes Receivable	Mortgage	Q1 & Q2	57,380
• Investments in Other Assets	Other Investments	Q1 & Q2	50,285
• Albertsons LLC	Other Investments	Q2 06	50,975
• Acquired Additional 48% Interest in Kimsouth	Other Investments	Q2 06	22,900
• Newkirk Portfolio	Other Investments	Q3 06	2,413
Total			<u>\$ 257,509</u>

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

TRANSFERS

	MONTH TRANSFERRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
		CASH	DEBT / UNITS	TOTAL			
UBS							
1. Columbia, MD	Mar-06 *	\$ 23,044	\$ -	\$ 23,044	73	20.0%	Old Navy
2. Columbia, MD	Mar-06 *	22,665	-	22,665	86	20.0%	Giant Food
3. Columbia, MD	Mar-06 *	16,502	-	16,502	108	20.0%	Safeway
4. Columbia, MD	Mar-06 *	29,754	-	29,754	100	20.0%	Giant Food
		\$ 91,965	\$ -	\$ 91,965	367	20.0%	
KROP							
1. Harrisonburg, VA	May-06	\$ 3,450	\$ -	\$ 3,450	31	20.0%	
		\$ 3,450	\$ -	\$ 3,450	31	20.0%	
TOTAL TRANSFERS TO CO-INVESTMENT PROGRAMS		\$ 95,415	\$ -	\$ 95,415	398	20.0%	

* Originally acquired as part of KROP, then transferred to UBS from Kimco in Q1 06

DISPOSITIONS

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE			TOTAL	GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT			
PARENT PORTFOLIO							
1. Timonium, MD	Jan-06 **	\$ 300	\$ -	\$ -	\$ 300	80	100.0%
2. New Orleans, LA	Mar-06	3,400	-	-	3,400	190	50.0%
3. Tempe, AZ	Mar-06	37,800	-	-	37,800	237	100.0%
4. Sacramento, CA	Apr-06	5,564	-	-	5,564	46	100.0%
5. Turlock, CA	Apr-06	5,598	-	-	5,598	22	100.0%
6. Corning, CA	May-06	2,412	-	-	2,412	11	100.0%
7. Stockton, CA	May-06	8,028	-	-	8,028	46	100.0%
8. Pollock Pines, CA	May-06	2,558	-	-	2,558	12	100.0%
9. Macon, GA	Jun-06	4,200	-	-	4,200	127	100.0%
10. Rochester, NY	Jun-06	6,200	-	-	6,200	129	100.0%
11. Santee, CA	Jun-06	23,400	-	-	23,400	107	100.0%
12. Palatka, FL	Jun-06	1,400	-	-	1,400	83	100.0%
13. Richmond, VA	Jun-06	15,200	-	-	15,200	128	57.4%
14. Downers Grove, IL	Jun-06 ***	750	-	-	750	-	100.0%
15. Jackson, CA	Jun-06	5,307	-	-	5,307	23	100.0%
		\$ 122,117	\$ -	\$ -	\$ 122,117	1,241	93.3%
RETAIL STORE LEASE							
1. Dekalb, IL	May-06	Lease termination	-	-	\$ -	81	100.0%
		-	-	-	-	81	100.0%
KIR							
1. Garland, TX	Feb-06	\$ 4,133	\$ -	\$ 3,094	\$ 7,227	62	43.3%
2. Snellville, GA	Feb-06 **	650	-	-	650	-	43.3%
		\$ 4,783	-	\$ 3,094	\$ 7,877	62	43.3%
G.E. / KIMCO JV							
1. Glen Burnie, MD	Mar-06	\$ 1,259	\$ 6,241	\$ -	\$ 7,500	75	20.0%
2. Laredo, TX	Apr-06 **	2,000	-	-	2,000	-	20.0%
3. Copley, OH	May-06	12,975	25,875	-	38,850	530	20.0%
4. Mt. Pleasant, SC	Jun-06	21,250	-	-	21,250	117	20.0%
5. Lutherville Station, MD	Jun-06	30,750	-	-	30,750	270	20.0%
6. Waynesboro, PA	Jun-06	7,300	-	-	7,300	112	20.0%
		\$ 75,534	\$ 32,116	\$ -	\$ 107,650	1,104	20.0%
PL Retail							
1. Philadelphia, PA	May-06	\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%
		\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

DISPOSITIONS continued.....

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE				GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT	TOTAL		
FNC							
1. Bloomfield, MI	Jan-06	\$ 5,000	\$ -	\$ -	\$ 5,000	23	51.0%
2. Grandville, OH	Jan-06	890	-	-	890	-	51.0%
3. St. Charles Plaza, IL	Feb-06	2,500	-	-	2,500	19	51.0%
4. Hazlet, NJ	Feb-06	4,900	-	-	4,900	15	51.0%
5. Libertyville, IL	Jul-06	3,600	-	-	3,600	28	51.0%
		<u>\$ 16,890</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,890</u>	<u>85</u>	<u>51.0%</u>
KIMSOUTH							
1. Wilson, NC	Jan-06	\$ 2,525	\$ 2,475	\$ -	\$ 5,000	167	44.5%
		<u>\$ 2,525</u>	<u>\$ 2,475</u>	<u>\$ -</u>	<u>\$ 5,000</u>	<u>167</u>	<u>44.5%</u>
TOTAL DISPOSITIONS		<u>\$ 263,949</u>	<u>\$ 34,591</u>	<u>\$ 3,094</u>	<u>\$ 301,634</u>	<u>3,041</u>	<u>51.7%</u>

** Partial site sold

*** Two acres of vacant land sold

PREFERRED EQUITY DISPOSITIONS

			PROCEEDS
1. Jersey City, NJ	Jersey City Retail Center	Jan-06	\$ 10,800
2. Nashville, TN	JPG Self Storage (2 properties)	Jan-06	3,300
3. New York, NY	71 Second Avenue	Apr-06	3,708
4. Vaughn, Ontario	7/400 Power Center	Jun-06	7,200
			<u>\$ 25,008</u>

KIMCO REALTY CORPORATION
COMBINED REAL ESTATE PORTFOLIO STATISTICS

	JUN 30, 2006	MAR 31, 2006	DEC 31, 2005	SEP 30, 2005	JUN 30, 2005
PARENT REAL ESTATE PROPERTIES					
NUMBER OF PROPERTIES	499	494	464	448	492
PRORATA SHARE OF GROSS LEASABLE AREA (in thousands)	57,608	57,386	55,687	55,126	55,221
PERCENT LEASED (adjusted for Kimco Prorata share)	94.8%	94.6%	94.6%	94.2%	94.1%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 9.86	\$ 9.73	\$ 9.44	\$ 9.20	\$ 9.19
TOTAL GROSS LEASABLE AREA (in thousands)	65,876	65,440	63,331	62,470	62,334
PERCENT LEASED	95.2%	94.7%	94.9%	94.7%	94.5%
RETAIL STORE LEASES					
NUMBER OF RETAIL STORE LEASES	21	22	22	27	27
TOTAL GROSS LEASABLE AREA (in thousands)	1,929	2,009	2,009	2,459	2,459
PERCENT LEASED	99.7%	99.9%	99.9%	94.6%	93.7%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 4.07	\$ 3.95	\$ 3.93	\$ 3.98	\$ 3.96
KIMCO INCOME REIT PROPERTIES					
NUMBER OF PROPERTIES	67	67	68	69	69
TOTAL GROSS LEASABLE AREA (in thousands)	14,102	14,102	14,159	14,181	14,182
PERCENT LEASED	96.7%	96.5%	96.9%	97.1%	97.6%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.42	\$ 12.41	\$ 12.28	\$ 12.23	\$ 12.13
KIMCO / GE INVESTMENT PROGRAM					
NUMBER OF PROPERTIES	30	34	38	39	39
TOTAL GROSS LEASABLE AREA (in thousands)	4,417	5,328	5,614	5,729	5,729
PERCENT LEASED	95.2%	95.2%	96.3%	96.4%	96.2%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.60	\$ 11.61	\$ 11.83	\$ 11.96	\$ 11.86
KIMCO INCOME FUND I PORTFOLIO					
NUMBER OF PROPERTIES	12	12	12	12	12
TOTAL GROSS LEASABLE AREA (in thousands)	1,518	1,518	1,515	1,516	1,516
PERCENT LEASED	99.1%	99.2%	98.8%	98.7%	98.8%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 15.97	\$ 15.94	\$ 15.74	\$ 15.68	\$ 15.63
PL RETAIL LLC					
NUMBER OF PROPERTIES	24	25	25	25	25
TOTAL GROSS LEASABLE AREA (in thousands)	6,563	6,863	6,835	6,835	6,840
PERCENT LEASED	98.5%	98.0%	98.0%	97.9%	97.3%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.35	\$ 12.33	\$ 12.27	\$ 12.23	\$ 12.23
KUBS					
NUMBER OF PROPERTIES	16	15	10	8	
TOTAL GROSS LEASABLE AREA (in thousands)	2,641	2,410	1,708	1,542	
PERCENT LEASED	92.8%	93.3%	91.1%	90.3%	
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.44	\$ 13.27	\$ 11.63	\$ 11.43	
OTHER INSTITUTIONAL PROGRAMS					
NUMBER OF PROPERTIES	67 *	64	61	59	18
TOTAL GROSS LEASABLE AREA (in thousands)	5,121	4,523	3,421	3,109	3,429
PERCENT LEASED	97.6%	98.1%	97.6%	97.5%	96.7%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.51	\$ 13.67	\$ 13.08	\$ 13.26	\$ 12.39
KIMSOUTH REALTY, INC. (KONOVER)					
NUMBER OF PROPERTIES	4	4	4	4	5
TOTAL GROSS LEASABLE AREA (in thousands)	881	881	1,049	1,039	1,146
PERCENT LEASED	65.4%	66.2%	59.8%	59.6%	60.9%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 7.95	\$ 7.98	\$ 7.91	\$ 8.40	\$ 8.18
PREFERRED EQUITY PORTFOLIO					
NUMBER OF STABILIZED PROPERTIES	177	164	117	77	74
TOTAL GROSS LEASABLE AREA (in thousands)	13,457	12,336	9,816	9,583	9,162
PERCENT LEASED	91.7%	92.0%	93.2%	92.1%	92.4%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.63	\$ 11.76	\$ 11.25	\$ 10.92	\$ 10.86
NUMBER OF PROPERTIES UNDER DEVELOPMENT	29	28	19	18	18
GROSS LEASABLE AREA UNDER DEVELOPMENT (in thousands)	1,820	1,587	971	1,060	1,021
GROUND-UP DEVELOPMENTS					
NUMBER OF DEVELOPMENT PROJECTS	41	41	43	31 **	27 **
POTENTIAL GROSS LEASABLE AREA (in thousands)	15,401	15,088	15,379	10,716	7,996
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.39	\$ 13.10	\$ 12.86	\$ 15.71	\$ 15.70
AGGREGATE OWNED/ MANAGED REAL ESTATE PORTFOLIO (STABILIZED PORTFOLIO ONLY) ***					
NUMBER OF PROPERTIES	917	901	821	768	761
TOTAL GROSS LEASABLE AREA (in thousands)	116,504	115,410	109,457	108,464	106,796
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.01	\$ 10.88	\$ 10.58	\$ 10.40	\$ 10.31
PERCENT LEASED	95.1%	94.9%	95.1%	94.8%	94.8%

* Includes 45 Net leased properties.

** Quarters only include KDI properties.

*** Does not include 42 FNC Realty Inc. properties and 158 other property interests (including ground up development projects, undeveloped land parcels, and the American Industries portfolio). As of 06/30/06, Kimco holds interests in 1117 properties, totaling approximately 143.2 million square feet of gross leasable area.

KIMCO REALTY CORPORATION
COMBINED MAJOR TENANT PROFILE
(ranked by annualized base rent)
JUNE 30, 2006

TENANT NAME (1)	# OF LOCATIONS	ANNUALIZED BASE RENT (in thousands)	% OF ANNUALIZED BASE RENT	LEASED GLA (in thousands)	% OF LEASED GLA
HOME DEPOT	36	\$ 23,154	3.5%	3,067	4.7%
TJX COMPANIES	113	20,401	3.1%	2,270	3.5%
SEARS HOLDINGS	44	17,589	2.7%	3,371	5.1%
KOHL'S	36	15,634	2.4%	2,423	3.7%
WAL-MART	30	12,101	1.8%	2,036	3.1%
ROYAL AHOLD	34	11,762	1.8%	1,090	1.7%
BEST BUY	42	10,542	1.6%	1,044	1.6%
LINENS N THINGS	33	9,587	1.4%	600	0.9%
BED BATH & BEYOND	47	8,975	1.4%	843	1.3%
OFFICE MAX	50	8,796	1.3%	857	1.3%
		<u>\$ 138,541</u>	<u>21.0%</u>	<u>17,601</u>	<u>26.9%</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 9,500 leases to 5,400 tenants totaling approximately \$1.0 billion of annual base rent.

KIMCO PARENT PORTFOLIO

KIMCO REALTY CORPORATION
PARENT REAL ESTATE PORTFOLIO COMPOSITION
JUNE 30, 2006

	<u>NUMBER OF PROPERTIES</u>	<u>GROSS LEASABLE AREA (in thousands)</u>	<u>LEASED SQ. FT (in thousands)</u>	<u>% LEASED</u>	<u>RENT PER LEASED SQ. FT.</u>
Operating Real Estate	499	57,608	54,638	94.8%	\$ 9.86

Note: Excludes retail store leases. Gross leasable area and leased square feet of joint venture properties are included on a prorata basis.

ANALYSIS OF PORTFOLIO CHANGES 2006 YEAR TO DATE

Shopping Center Portfolio (excluding retail store leases)

	<u>TOTAL SQ. FT. (000's)</u>	<u>LEASED SQ. FT. (000's)</u>	<u>% LEASED</u>	<u>RENT PSF/ LEASED</u>
January 1, 2006	55,687	52,696	94.6%	\$ 9.44
Acquisitions - Kimco	3,027	2,888	95.4%	14.61
Net Transfers (to) / from Joint Ventures	(101)	(101)	100.0%	21.19
Completed Mexico Developments	370	320	86.7%	8.61
Net Absorption (1)	(294)	(183)	-	*
Disposals	(1,081)	(983)	90.9%	8.83
June 30, 2006	57,608	54,638	94.8%	\$ 9.86

***NEW LEASES SIGNED**

<u>YEAR TO DATE</u>	<u>TOTAL</u>
Number of leases	230
Sq. ft.(000's)	788
Average rate psf	\$ 12.60

***VACATES YEAR TO DATE**

Sq. ft.(000's)	1,156
Average rate psf	\$ 9.53

(1) Changes to "total sq. ft." reflects new developments where the tenant has opened and/or paying rent; also includes renovations, expansions or existing portfolio; changes to "leased sq. ft." reflects newly occupied space, less vacated space. Actual activity varies from "new leases signed" data due to timing of actual lease commencement.

KIMCO REALTY CORPORATION
PARENT OPERATING REAL ESTATE LEASING SUMMARY
Trailing Four Quarters as of June 30, 2006

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total Leases Signed</u>	<u>GLA ⁽²⁾</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</u>												
New Leases	138	24%	631,189	\$ 11.83	\$ 7,469,437	\$ 10.27	\$ 6,481,968	\$ 987,469	15.2%	8.88	\$ 3,494,445	\$ 5.54
Renewals/Options	245	42%	1,655,098	11.09	18,360,601	10.11	16,729,231	1,631,370	9.8%	4.89	-	-
Redevelopments	3	1%	9,490	29.65	281,334	23.19	220,064	61,270	27.8%	9.46	320,000	33.72
US Same Space Total	386	67%	2,295,777	\$ 11.37	\$ 26,111,371	\$ 10.21	\$ 23,431,262	\$ 2,680,109	11.4%	6.01	\$ 3,814,445	\$ 1.66
Non-same space new leases	145	25%	1,164,554	\$ 9.24	\$ 10,761,137					10.85	\$ 9,760,656	\$ 8.38
Non-same space redevelopments	48	8%	356,135	10.77	3,835,700					14.31	1,536,782	4.32
US Total	579	100%	3,816,467	\$ 10.67	\$ 40,708,208					8.26	\$ 15,111,883	\$ 3.96
<u>Canada and Mexico</u>												
New Leases	52	19%	85,575	\$ 15.24	\$ 1,303,884	\$ 14.15	\$ 1,210,842	\$ 93,042	7.7%	8.52	\$ 1,745,172	\$ 20.39
Renewals/Options	117	42%	211,485	15.95	3,372,627	14.97	3,132,694	239,933	7.7%	4.60	-	-
RioKim/Mexico Same Space Total	169	60%	297,060	\$ 15.74	\$ 4,676,511	\$ 14.62	\$ 4,343,536	\$ 332,975	7.7%	5.73	\$ 1,745,172	\$ 5.87
Non - same space leases	111	40%	168,485	\$ 15.27	\$ 2,572,341					10.42	\$ 1,332,883	\$ 7.91
Canada and Mexico Total	280	100%	465,546	\$ 15.57	\$ 7,248,852					7.42	\$ 3,078,055	\$ 6.61
Grand Total	859	100%	4,282,013	\$ 11.20	\$ 47,957,060					8.17	\$ 18,189,937	\$ 4.25

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

KIMCO REALTY CORPORATION
PARENT OPERATING REAL ESTATE
(ranked by annualized base rent)
JUNE 30, 2006

UNITED STATES	NUMBER OF PROPERTIES	GROSS LEASABLE AREA * (in thousands)	% LEASED	ANNUALIZED BASE RENT	RENT PER LEASED SQ. FT.
FLORIDA	60	6,604	96.8%	\$ 61,958	\$ 9.69
CALIFORNIA	31	4,087	98.5%	58,248	14.46
NEW YORK	42	3,377	94.3%	51,200	16.08
ILLINOIS	39	4,618	97.3%	32,812	7.30
PENNSYLVANIA	37	3,961	95.1%	29,222	7.76
OHIO	35	4,831	90.9%	25,862	5.89
NEW JERSEY	14	1,991	94.7%	24,668	13.08
MISSOURI	20	2,858	97.7%	19,857	7.11
TEXAS	24	2,365	90.6%	17,319	8.08
NORTH CAROLINA	12	1,694	93.7%	15,535	9.79
PUERTO RICO	3	1,003	97.5%	14,835	15.17
MARYLAND	19	1,274	90.5%	14,255	12.37
CONNECTICUT	5	1,023	99.4%	11,025	10.84
ARIZONA	10	1,222	94.8%	9,608	8.29
INDIANA	13	1,761	84.4%	9,058	6.10
MICHIGAN	9	1,084	93.7%	8,890	8.75
TENNESSEE	8	1,024	92.5%	8,184	8.64
SOUTH CAROLINA	5	874	88.8%	7,410	9.54
COLORADO	10	860	82.0%	6,736	9.55
LOUISIANA	4	732	93.6%	6,352	9.27
VIRGINIA	6	608	100.0%	4,452	7.32
NEW HAMPSHIRE	2	451	100.0%	4,421	9.80
GEORGIA	4	427	97.1%	3,919	9.45
NEW MEXICO	5	312	84.8%	3,447	13.03
ALABAMA	2	202	100.0%	1,398	6.92
MASSACHUSETTS	3	281	100.0%	3,421	12.17
WEST VIRGINIA	4	402	88.0%	3,102	8.77
IOWA	6	629	95.9%	3,092	5.12
KENTUCKY	3	398	99.2%	2,647	6.71
OKLAHOMA	3	341	99.7%	2,407	7.08
WASHINGTON	1	212	100.0%	2,220	10.47
MAINE	2	185	95.8%	1,882	10.62
RHODE ISLAND	2	166	90.4%	1,740	11.60
NEVADA	2	68	97.5%	1,256	18.95
KANSAS	1	120	100.0%	1,092	9.10
HAWAII	1	18	100.0%	855	47.48
VERMONT	1	53	100.0%	754	14.23
WISCONSIN	1	157	84.7%	755	5.68
UTAH	1	143	100.0%	727	5.08
ALASKA	1	73	100.0%	595	8.16
DELAWARE	2	115	100.0%	519	4.51
MISSISSIPPI	1	21	100.0%	190	9.05
OREGON	1	11	0.0%	-	-
	455	52,636	94.6%	\$ 477,925	\$ 9.60
CANADA **					
ONTARIO	17	1,594	99.2%	\$ 21,075	\$ 13.33
BRITISH COLUMBIA	9	1,193	99.0%	16,622	14.07
ALBERTA	5	637	99.9%	9,472	14.88
QUEBEC	3	394	98.7%	3,698	9.51
PRINCE EDWARD ISLAND	1	195	98.6%	1,711	8.90
	35	4,013	99.2%	\$ 52,578	\$ 13.21
MEXICO ***	9	959	91.6%	\$ 8,329	\$ 9.48
TOTALS	499	57,608	94.8%	\$ 538,832	\$ 9.86

Notes:

The data above excludes ten development properties in Mexico.

* Represents only Kimco's prorata interest in property gross leaseable area where the company owns less than 100% interest

** Kimco's 50% interest in approximately 8.1 million square feet of GLA in the Canadian properties. Rent per leased square foot stated in USD based on an average conversion rate of \$1.12369 CAD to \$1.00 USD for the three months ended June 30, 2006.

*** Rent per leased square foot stated in USD based on an average conversion rate of 11.18138 pesos to \$1.00 USD for the three months ended June 30, 2006.

KIMCO REALTY CORPORATION
PARENT TOP TEN MAJOR TENANTS
(ranked by annualized base rent)
JUNE 30, 2006

<u>TENANT</u>	<u>NUMBER OF LOCATIONS</u>	<u>ANNUALIZED BASE RENT (in thousands)</u>	<u>% OF ANNUALIZED BASE RENT</u>	<u>LEASED GLA (in thousands)</u>	<u>% OF LEASED GLA</u>
HOME DEPOT	26	\$ 19,085	3.5%	2,660	4.7%
TJX COMPANIES	78	17,145	3.1%	1,980	3.5%
SEARS HOLDINGS	33	15,950	2.9%	3,078	5.4%
KOHL'S	24	13,434	2.5%	2,067	3.7%
WAL-MART	19	9,559	1.7%	1,685	3.0%
ROYAL AHOLD	14	9,039	1.7%	851	1.5%
LINEN N THINGS	15	7,620	1.4%	447	0.8%
BURLINGTON COAT	19	7,385	1.4%	1,496	2.6%
VALUE CITY	22	7,380	1.3%	1,308	2.3%
OFFICE MAX	27	6,889	1.3%	671	1.2%
	<u>277</u>	<u>\$ 113,486</u>	<u>20.8%</u>	<u>16,243</u>	<u>28.7%</u>

Note: Includes Retail Store Lease tenants

KIMCO REALTY CORPORATION
PARENT LEASE EXPIRATION SCHEDULE
SHOPPING CENTERS ONLY
JUNE 30, 2006

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
2006	12	489,301	\$ 4.80	265	591,598	\$ 16.76	277	1,080,899	2.0%	\$ 11.35
2007	66	2,359,747	7.30	815	2,245,592	\$ 15.54	881	4,605,339	8.6%	\$ 11.32
2008	75	2,635,546	6.84	798	2,063,949	\$ 16.13	873	4,699,495	8.7%	\$ 10.92
2009	85	3,269,367	6.72	693	1,861,263	\$ 17.16	778	5,130,630	9.5%	\$ 10.51
2010	103	3,877,755	6.93	699	1,838,077	\$ 18.30	802	5,715,832	10.6%	\$ 10.59
2011	86	2,970,451	7.79	452	1,318,617	\$ 17.53	538	4,289,068	8.0%	\$ 10.78
2012	73	2,703,021	7.05	171	544,364	\$ 20.07	244	3,247,385	6.0%	\$ 9.23
2013	56	2,476,559	8.35	164	547,791	\$ 18.92	220	3,024,350	5.6%	\$ 10.26
2014	66	2,347,806	11.12	143	441,018	\$ 21.31	209	2,788,824	5.2%	\$ 12.73
2015	52	1,800,190	9.63	157	579,600	\$ 20.28	209	2,379,790	4.4%	\$ 12.22
							Thereafter	16,797,388	31.4%	\$ 7.65
							Total (2)	53,759,000	100.0%	\$ 9.87

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
2006	6	145,893	\$ 2.59	150	323,432	\$ 16.30	156	469,325	0.9%	\$ 11.68
2007	13	397,160	\$ 6.73	437	972,647	\$ 16.17	450	1,369,807	2.5%	\$ 13.31
2008	6	197,217	\$ 4.55	419	949,822	\$ 17.08	425	1,147,039	2.1%	\$ 14.92
2009	4	121,382	\$ 4.00	357	779,485	\$ 18.96	361	900,867	1.7%	\$ 17.13
2010	11	498,341	\$ 10.50	419	884,141	\$ 21.85	430	1,382,482	2.6%	\$ 17.87
2011	11	376,688	\$ 5.59	326	655,614	\$ 19.63	337	1,032,302	1.9%	\$ 14.66
2012	8	292,044	\$ 5.96	337	853,911	\$ 19.03	345	1,145,955	2.1%	\$ 16.13
2013	15	499,648	\$ 6.61	296	751,663	\$ 18.10	311	1,251,311	2.3%	\$ 13.73
2014	28	785,904	\$ 17.08	274	758,769	\$ 19.27	302	1,544,673	2.9%	\$ 17.70
2015	27	949,042	\$ 9.03	241	698,379	\$ 19.37	268	1,647,421	3.1%	\$ 13.21
							Thereafter	41,867,818	77.9%	\$ 8.35
							Total (2)	53,759,000	100.0%	\$ 9.87

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

(2) Represents occupied square footage as of June 30, 2006 for US parent and Canada properties.

DEVELOPMENT ACTIVITIES

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF JUNE 30, 2006

<u>Consolidated Projects</u> (All \$ amounts in Millions)	<u>Quarter Ended</u> <u>Jun 30 2006</u>	<u>Quarter Ended</u> <u>Mar 31 2006</u>	<u>Full Year Ended</u> <u>Dec 31, 2005</u>
Redevelopment and Expansion Projects	\$ 12.1	\$ 8.3	\$ 40.8
Tenant Improvements and Allowances	2.5	3.7	14.7
Capitalized Leasing Commissions	3.3	2.4	15.5
 <u>Building Improvements</u>			
Capitalized	1.4	1.0	6.8
Expensed to Operations	6.2	4.4	18.9
	<u>\$ 7.6</u>	<u>\$ 5.4</u>	<u>\$ 25.7</u>

SELECTED ACTIVE REDEVELOPMENT PIPELINE

	<u>2nd Qtr 2006 -</u> <u>Actual (in</u> <u>Millions)</u>	<u>3rd Qtr 2006 (in</u> <u>Millions)</u>	<u>4th Qtr 2006 (in</u> <u>Millions)</u>	<u>2007</u> <u>(in Millions)</u>
Projected Expenditures on All Redevelopment and Expansion Projects	\$18.6	\$38.9	\$23.1	\$66.6
Kimco's Projected Share of Costs (\$)	\$14.1	\$27.8	\$16.5	\$49.9
Kimco's Projected Share of Costs (%)	75%	72%	71%	75%

Consolidated Projects

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Cost</u> <u>(in Millions)</u>	<u>Expenditures</u> <u>to Date</u> <u>(in Millions)</u>	<u>Project Description & Strategy</u>
Barberton S.C	Barberton	OH	\$ 1.7	\$ 1.5	Develop 14,000sf of B-Shop adjacent to Giant Eagle.
Calumet Center	Calumet City	IL	14.9	13.3	Redevelopment of Kmart box and creation of outlet. Gross of TIF and tax abatements totaling \$3.8M.
Center at Baybrook	Webster	TX	1.8	1.6	Develop 11,000sf B-Shop in former BSQ Garden Center and Hobby Lobby expansion.
Clawson Center	Clawson	MI	2.1	-	Rite Aid reverse build to suit.
Fort Collins Shopping Center	Fort Collins	CO	1.5	-	Expansion of property for Guitar Center.
Hagerstown Shopping Center	Hagerstown	MD	2.4	-	Ames building -- Retenant Ames box with subdivision for a new Aldi.
Holmdel Town Center	Holmdel	NJ	5.4	0.2	Redevelopment of former Wiz box.
Kirkwood Crossing	Kirkwood	MO	2.2	2.0	Develop build to suit Petco in former Frank's Garden Center.
Largo Plaza	Savannah	GA	4.7	-	Redevelop site for Publix and shops.
Lemay S.C.	Lemay	MO	3.4	2.4	Site redevelopment with expanded Shop 'N Save and new 16,000sf of shop space.
Mission Bell	Tampa	FL	5.4	0.4	Redevelopment of entire center with ground lease to Lowes for 165,000sf store, plus other in-line and pads.
Perry Hall Square	Perry Hall	MD	2.4	0.4	Redeveloping the vacant Franks.
Pleasant Valley Promenade	Raleigh	NC	1.5	1.3	Redevelop to add Gold's Gym.
Randall S.C.	Geneva	IL	0.1	-	New 6,000sf outlet, ground lease out with restaurant operator.
Shady Oaks S.C.	Ocala	FL	2.9	-	Bring in Junior Anchor. Upgrade façade and upgrade entire center.
Shawan Plaza	Hunt Valley	MD	0.5	-	Giant Food expanding existing footprint by 7,500sf.
Timonium Shopping Center	Timonium	MD	5.0	-	Negotiating with grocery operators for a 75,000sf store.
Village on the Park	Aurora	CO	4.7	3.2	Relocate current tenants, construct new junior anchor.
Villages At Urbana	Frederick	MD	12.0	6.2	New Giant Food Center (56,000sf) with approximately 27,000sf of in-line space in Phase I.
Westlake Shopping Center	Daly City	CA	73.5	38.0	Redevelopment of shopping center. Budget reflects expanded garage and Phase 4 GLA.
Total Consolidated Projects		20	\$ 148.1	\$ 70.5	

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF JUNE 30, 2006

Co-Investment Programs/Joint Ventures

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Expenditures</u>		<u>Project Description & Strategy</u>
			<u>Cost</u> <u>(in Millions)</u>	<u>to Date</u> <u>(in Millions)</u>	
Bridgewater Promenade	Bridgewater	NJ	\$ 0.6	\$ 0.4	Expansion of Marshall's by approximately 8,000sf. to 40,000sf.
Cottman & Bustleton Center	Philadelphia	PA	10.5	0.2	Redevelop - Demo AMC theater, new anchor, PepBoys, Petsmart, and one pad.
Cottman & Castor S.C.	Philadelphia	PA	9.0	-	Existing JC Penney space and in-line retail to be demolished for full redevelopment.
Elm Plaza	Enfield	CT	1.4	-	Construct Famous Footwear pad building.
Factoria Mall	Bellevue	WA	8.0	0.4	Phase 1 of a full center redevelopment.
Greenbrier Shop Center	Bel Air	MD	2.3	-	Create two pads and additional 12,500sf of in-line retail.
Hamden Mart	Hamden	CT	0.6	0.2	Jo-Ann's Expansion, construct Taco Bell pad.
Kings Contrivance	Columbia	MD	2.3	0.2	Create a larger food anchor with Harris Teeter which replaces Safeway.
Magnolia Square	San Ramon	CA	1.0	-	Entitle and construct pad building.
Maplewood Town Center	Maplewood	MN	3.4	-	New Best Buy.
Millside Plaza	Delran	NJ	5.6	3.3	Redevelopment of approximately 79,000sf including a PetSmart and Office Max & anchored by a new Target.
Rio Norte S.C.	Laredo	TX	2.8	2.1	Build to suit 15,000sf PetCo and 6,600sf B-Shops.
Scottsdale Mall	South Bend	IN	26.0	24.6	Redevelopment of the entire center. Includes site development for 124,000sf Target & 88,000sf Kohl's and 90,000sf new retail.
Skyline Village	Harrisonburg	VA	14.0	4.6	New Giant store in place of Toys R Us box and the old Hechinger's building.
Smoketown Station/Block 2	Woodbridge	VA	2.2	-	Create additional retail space for a new AC Moore replacing the Lowes garden center.
Stonehedge Square	Carlisle	PA	0.6	-	Existing tenant to expand into the Eckerd space and add one out parcel.
Talavi Towne Center	Glendale	AZ	0.8	-	Groundlease to WalMart.
The Piers Shopping Centre	Port Richey	FL	1.1	-	Target Expansion, relocation of some inline tenants, and center renovation.
Wayne Plaza	Chambersburg	PA	0.1	-	Giant expanding store.
West Ashley Shops	Charleston	SC	0.1	-	Entitle and groundlease to Tideland Bank.
Wilkens Beltway Plaza	Baltimore	MD	3.2	0.1	New 74,000sf Giant Food Store behind the existing store.
Total Co-Investment Programs/Joint Ventures		21	\$ 95.6	\$ 36.1	
Total Active Projects		41	\$ 243.7	\$ 106.6	

Completed Projects

Costco Plaza	Chula Vista	CA	\$ 9.9	\$ 9.9	New Costco, Walmart, Petco Pad and two shop Pads.
Elm Plaza	Enfield	CT	4.0	3.3	Demolishing building, delivering pad to Best Buy to construct new building.
Fremont Hub	Fremont	CA	8.3	7.9	Expansion of former Michael's box for Marshall's, Cost Plus, and Ulta3. Construction of new Petsmart building.
Ingleside Shopping Center	Baltimore	MD	0.7	0.7	2 new pads (Chick-fil-A and Safeway Gas).
La Mirada Theater Center	La Mirada	CA	1.2	1.2	Relocate Century 21 and Construct Pad Building.
Lutherville Station	Lutherville	MD	4.7	3.7	New Old Navy and Borders spaces and approximately 17,000sf of office space.
Manhasset Center	Manhasset	NY	4.5	4.5	Phase 2 of the \$26M redevelopment project. Ground up construction of 40,000sf retail space for Linens 'N Things.
Maple Hill Mall	Kalamazoo	MI	19.9	18.8	Redevelopment of the entire center. Improvements to de-mall and convert property to a power center.
Montebello Town Square	Montebello	CA	0.6	0.5	AAA Expansion.
Mount Prospect Center	Mt. Prospect	IL	0.5	0.5	Develop former Venture TBA.
Parker Plaza S.C.	Plano	TX	8.5	7.9	Ground lease site to Home Depot.
Pleasant Valley Promenade	Raleigh	NC	4.6	4.6	Redevelop to add Bed Bath & Beyond and Ross Stores.
Sagamore @ 26 S.C.	Lafayette	IN	1.8	1.8	Redevelopment with Home Depot ground lease. Original scope reduced.
Wayne Heights Mall	Waynesboro	PA	2.1	1.8	Re-tenant the vacant Ames with Peeble and Dollar Tree and improve façade. New Giant gas pad.
Total Completed Projects		14	\$ 71.3	\$ 67.1	

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

DEVELOPMENT STATUS AT JUNE 30, 2006

Project	City	State	Project GLA * By Size Order	Anchor/ Tenant Owned GLA	Leased GLA To Date	Committed GLA ***	Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Construction Loan Balance @ 6/30/06	Estimated Completion	Tenants / Retailers	
MERCHANT BUILDING													
Gilbert Esplanade	Gilbert	AZ	651	-	-	24%	N/A	\$ 50,807	\$ 14,009	\$ -	2008	Wells Fargo (pending)	
Avenues Walk	(A) Jacksonville	FL	600	-	45	44%	8.15	76,199	36,356	-	2009	Wal-Mart, Haverty's	
Sorenson Park Plaza	Omaha	NE	531	181	129	60%	11.17	35,367	23,512	-	2007	Target, Office Max, Linens & Things, Factory Card, Petsmart.	
Market Street	Woodlands	TX	498	-	435	87%	22.90	110,521	101,761	70,843	(1)	HEB, Borders, Cinemark, Tommy Bahama, Z Gallerie, Regus	
Montgomery Plaza	(B) Fort Worth	TX	466	174	173	76%	15.18	39,177	58,317	42,077	2007	Target, Ross, Marshalls, Anna's Linens.	
Midway Plantation	Knightdale	NC	465	263	170	93%	14.37	28,990	26,953	19,883	4th Qtr 2006	Home Depot, Target, Petco, Michaels, Office Max, Bed Bath & Beyond	
Cypress Town Center (Phase I & II)	Cypress	TX	442	152	218	84%	13.44	36,849	24,433	15,105	(2)	Target, Ross, TJMaxx, Petsmart, Bed Bath & Beyond, Office Depot, Lane Bryant, Best Buy	
Turtle Creek Crossing	Hattiesburg	MS	438	150	232	87%	12.29	37,203	36,093	26,191	4th Qtr 2006	Target, PetsMart, Old Navy, Bed Bath & Beyond, Ross, Ashley Furniture, Shoe Station	
Hazel Dell Town Center	Vancouver	WA	436	124	137	80%	18.81	46,068	32,986	21,278	(3)	Target, Petco, Office Depot, Party City, Best Buy, Bed Bath & Beyond	
Shoppes at Amelia Concourse	Florida County	FL	400	256	16	68%	21.87	17,711	15,011	8,227	**	2007	Home Depot, Target
Camp Wisdom	Grand Prairie	TX	399	127	-	66%	N/A	34,769	12,667	8,575	2008	Target	
Las Tiendas	Brownsville	TX	376	124	147	82%	12.86	35,777	16,102	8,600	**	2007	Target, Petsmart, Inc., TJ Max
Plantation Crossing (Blanding)	Middleburg	FL	344	152	8	48%	28.51	30,458	12,424	-	2007/2008	Home Depot	
Warm Springs Promenade	Henderson	NV	331	129	156	86%	15.20	32,677	29,122	21,307	(4)	Sears, LeVitz, Savers, Big Lots	
Pablo Creek Plaza East	Jacksonville	FL	323	186	75	88%	16.88	24,726	15,913	-	2007/2008	Target, Michaels, Office Max	
Central Islip Town Center	Central Islip	NY	308	251	40	95%	25.02	12,978	8,799	9,380	4th Qtr 2006	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores, Inc.	
Miramar Town Center	(B) Miramar	FL	240	-	-	13%	N/A	43,412	14,630	-	2009		
Forum @ Olympia Phase II	San Antonio	TX	235	40	187	97%	15.12	30,382	30,115	-	(5)	Hobby Lobby, Palais Royal (Bealls), Peter Piper Pizza	
Edgewater Place	Raleigh	NC	131	5	67	67%	13.04	9,074	11,499	9,313	Completed	Food Lion	
Main Street at Anthem	Anthem	AZ	128	73	23	75%	34.93	15,210	6,527	4,263	2007	Fry's	
Dowlen Center	Beaumont	TX	91	-	91	100%	11.16	10,636	10,591	-	Completed	Bed Bath & Beyond, Shoe Carnival, Dress Barn, Ross, Pier 1 Imports, Guitar Center Store	
Wakefield Commons Phase II	Raleigh	NC	83	6	77	100%	20.12	11,390	15,442	13,176	Completed	Marquee Cinemas	
Gateway Station Phase II	Burleson	TX	80	-	68	85%	17.11	11,909	11,080	-	Completed	Bombay, Zales Jewelry, Catherine's, Old Navy, Ulta Cosmetics	
Harpeth Village	Harpeth	TN	77	-	48	62%	14.60	11,345	6,354	4,023	2nd Qtr 2007	Publix	
East Northport Town Center (UJV)	(C) East Northport	NY	66	-	-	0%	N/A	14,976	4,054	3,200	2007/2008		
Dowlen Center- Phase II	Beaumont	TX	63	-	52	95%	12.14	8,373	7,931	6,032	3rd Qtr 2006	Jo-Ann Fabrics, Cost Plus	
			26	8,202	2,393	2,594	70%	\$ 16.14	816,984	582,682		291,476	
DEVELOP AND HOLD PROPERTIES													
Riverview at Dobson (Retail)	Mesa	AZ	1,252	-	660	63%	\$ 6.09	\$ 123,809	\$ 33,593	\$ -	(6)	Bass Pro Shops, Cinemark Theatre, Wal-Mart, Home Depot, JoAnn Fabrics, Sheplers, Inc	
Tustin Legacy	Tustin	CA	988	-	570	95%	23.12	176,802	65,192	58,562	(7)	Lowe's, Costco, Target, Whole Foods, TJ Maxx/Home Goods	
Guadalajara III	Guadalajara	MX	767	-	-	22%	N/A	83,300	45,568	-	2007	HEB, Cinepolis	
Treasure Valley Market Place	Nampa	ID	686	350	133	76%	15.02	39,650	5,319	3,555	**	3rd Qtr 2007	Costco, Target, Petco, Best Buy, Michaels, Bed Bath & Beyond, Old Navy
Centro Sur (UJV)	Guadalajara	MX	677	-	504	80%	9.89	63,522	48,745	-	2006	Wal-Mart, Cinepolis, Suburbia	
Plaza Del Rio (UJV)	Tijuana	MX	579	-	182	31%	5.55	54,146	31,902	-	2006	Wal-Mart	
Gabler Farm (Chambersburg Crossing)	Chambersburg	PA	409	127	29	94%	13.78	26,138	11,584	-	2008	Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City	
Plaza Nogalera Saltillo	Saltillo	MX	352	-	179	70%	10.87	29,179	21,974	-	2006	HEB	
Multiplaza Arboledas (UJV)	Tlalnepantla	MX	347	-	195	56%	10.11	43,507	29,295	-	2006	Wal-Mart	
Multiplaza Lincoln	Escobedo	MX	312	-	92	29%	7.10	35,600	17,548	-	2006	HEB	
Glenn Square	Anchorage	AK	256	-	70	38%	12.35	31,132	4,757	-	4th Qtr 2007	Petco, Michaels, Old Navy, Famous Footwear	
Plaza Universidad Hidalgo	Pachuca	MX	185	-	130	70%	8.91	10,320	9,554	-	2007	Wal-Mart	
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	177	-	118	67%	4.37	9,917	6,017	-	2006	Home Depot	
Multiplaza Tlajomulco (UJV)	Guadalajara	MX	129	-	105	81%	5.88	6,627	6,064	-	2006	Wal-Mart	
Plaza Puerto Vallarta (UJV)	Puerto Vallarta	MX	83	-	72	87%	3.76	7,032	7,119	-	2007	Soriana	
Subtotal			15	7,199	477	64%	\$ 11.05	\$ 740,680	\$ 344,230	\$ 62,117			
Subtotal of Active Developments			41	15,401	2,870	67%	\$ 13.39	\$ 1,557,664	\$ 926,912	\$ 353,592			
LAND HOLDINGS													
Asante Retail Center	(C) Surprise	AZ	113.4 acres	-	-	-	-	\$ -	\$ 15,883	\$ 11,112			
Nampa II	(D) Nampa	ID	34.98 acres	-	-	-	-	27,384	6,659	3,900	**	2008	
Mesa (Auto/Office)	(E) Mesa	AZ	71.0 acres	-	-	-	-	23,494	16,330	-	2007		
Chandler 202 Auto Mall	(E) Chandler	AZ	26.7 acres	-	-	-	-	-	8,215	-			
High Park Center	(E) Orange Township	OH	12.2 acres	-	-	-	-	-	2,563	-			
Wakefield Crossings	(E) Raleigh	NC	4.06 acres	-	-	-	-	-	754	-			
Peoria Crossings	(F) Peoria	AZ	0.7 acres	-	-	-	-	-	1,229	-			
			7	-	-	-	-	\$ 50,878	\$ 51,633	\$ 15,012			
GRAND TOTAL			48	15,401	2,870	67%	\$ 13.39	\$ 1,608,542	\$ 978,545	\$ 368,605			
DEVELOP AND HOLD PROPERTIES - RECENTLY COMPLETED													
Sudbury (UJV)	Sudbury	CD	170	-	170	100%	\$ 13.76	\$ 23,931	\$ 22,789	\$ -	2006	TJ Maxx, Linens N Things, Michael's, Old Navy, Petsmart	
Plaza Magno Deco	Mexico City	MX	39	9	22	79%	24.60	5,316	5,157	-	2006	Mercedes Benz, Moda Casa Europa, Dupuis	
Total			2	209	9	96%	\$ 15.00	29,247	27,946	-			

KIMCO REALTY CORPORATION
CURRENT DEVELOPMENT PROJECTS
(000's)

LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT IN 2006

Project	City	State	Date Acquired	Purchase Price
Camp Wisdom	Lake Prairie	TX	Feb-06	\$ 13,129
Chambersburg Crossing	Chambersburg	PA	Mar-06	8,900
Harpeth Village	Harpeth	TN	Mar-06	4,120
Gilbert Esplanade	Gilbert	AZ	Mar-06	13,485
Multiplaza Lincoln	Escobedo	Nuevo Leon	Mar-06	12,800
Guadalajara III	Guadalajara	Jalisco	Apr-06	31,600
Avenues Walk	Jacksonville	FL	May-06	505
Avenues Walk	Jacksonville	FL	Jun-06	5,976
Glenn Square	Anchorage	AK	Jun-06	3,307
Plaza Puerto Vallarta	Puerto Vallarta	Jalisco	Jun-06	5,739
				\$ 99,560

DEVELOPMENT COSTS INCURRED

	Q2	Q1	Full Year
	2006	2006	2005
\$	158,613	\$ 151,680	\$ 522,581

DEVELOPMENT LEASES SIGNED IN 2006

	U.S.	Mexico
Number	132	119
Total square feet (000's)	1,055	392
Average rate per sq. ft. for year	\$ 14.95	\$ 17.27

2006 SALES

Project	City	State	Date Sold	Sales Price
Governors Marketplace - earnout	Tallahassee	FL	Jan-06	\$ 1,157
Triangle Mall - earnout	Longview	WA	Jan 06 - Mar 06	2,622
9 pad sales across 6 developments	Various	Various	Jan 06 - Mar 06	8,890
Camp Wisdom (Target)	Lake Prairie	TX	Feb-06	2,614
Fountain Hills earnout	Fountain Hills	AZ	Mar-06	1,309
11 pad sales across 8 developments	Various	Various	Apr 06 - Jun 06	14,067
Triangle Mall - earnout	Longview	WA	Jun-06	1,783
South Town sale of project	Burleson	TX	Jun-06	11,776
Lake Worth - sale of project	Lake Worth	TX	Jun-06	37,526
Plaza Del Rio (sold 30% interest)	Tijuana	MX	Jun-06	6,400
				\$ 88,144

Project Notes:

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

** Project financed by Kimco.

*** Committed GLA represents anchored tenant owned GLA, leased GLA, and space where LOI's have been negotiated with retailers.

(A) GLA does not include residential component of project that is under contract for sale. Retail and residential construction to commence 4/07 and 11/07, respectively.

(B) GLA does not include residential component of project that is under contract for sale.

Land Holdings Notes:

(C) Land Held for future development.

(D) Nampa II land is planned for development subsequent to development of Treasure Valley Marketplace.

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

(F) Acres remaining of approximately 67 acres acquired.

Estimated Completion Date Notes:

(1) Final phase expected 3rd Qtr '06 (except buildings 11 and portion of 8)

(2) Phase I estimated completion scheduled for 2nd qtr 2006. Phase II estimated for 2007 completion.

(3) Phase I estimated completion of 1st quarter 2007; Phase II estimated for 4th quarter 2007 completion.

(4) Final phase to be completed in 2006.

(5) Substantially completed in-line space; remaining pads being developed/ marketed for sale. Estimated 3rd Qtr 2006 completion.

(6) Phase I expected to be completed in summer '06; Phase II completion estimated in 2007.

(7) Phase I estimated completion 2007.

**OTHER REAL ESTATE
PROPERTY INTERESTS**

KIMCO REALTY CORPORATION
OTHER REAL ESTATE PROPERTY INTERESTS
June 30, 2006

	<u># of Properties</u>	<u>GLA (000's)</u>	<u>Occupancy %</u>	<u>Rent PSF</u>	<u>Major Retail Tenants</u>	<u>% Annualized Base Rent **</u>	<u>% Leased GLA **</u>
KIMCO INCOME REIT	67	14,102	96.7%	\$ 12.42	HOME DEPOT BEST BUY BED BATH & BEYOND	4.3% 4.2% 3.4%	4.6% 4.1% 3.1%
KIMCO/GE INVESTMENT PROGRAM	30	4,417	95.2%	\$ 12.60	BEST BUY ROYAL AHOLD SAFEWAY	5.1% 4.4% 3.4%	4.5% 5.5% 4.0%
KIMCO INCOME FUND I	12	1,518	99.1%	\$ 15.97	ROYAL AHOLD LINEN N THINGS GREAT ATLANTIC & PACIFIC	9.2% 4.8% 4.3%	12.2% 4.5% 3.8%
PL RETAIL LLC	24	6,563	98.5%	\$ 12.35	COSTCO TJX COMPANIES WAL-MART	11.9% 5.0% 4.2%	10.3% 4.1% 8.4%
KUBS	16	2,641	92.8%	\$ 13.44	ROYAL AHOLD BED BATH & BEYOND TJX COMPANIES	11.0% 4.2% 3.9%	11.5% 5.5% 4.9%
OTHER INSTITUTIONAL PROGRAMS	* 67	5,121	97.6%	\$ 13.51	ROYAL AHOLD SAFEWAY TARGET	4.2% 4.1% 4.0%	5.7% 5.5% 7.3%
KIMSOUTH REALTY, INC.	4	881	65.4%	\$ 7.95	HOME DEPOT GREAT ATLANTIC & PACIFIC ROSS STORES	12.7% 7.2% 7.1%	17.5% 6.7% 5.4%
PREFERRED EQUITY STABILIZED PORTFOLIO	177	13,457	91.7%	\$ 11.63	SAVE-ON-FOODS *** ROYAL AHOLD HUDSON BAY COMPANY	1.6% 1.5% 1.4%	1.9% 1.7% 4.5%

* Includes 45 net leased buildings.

** Retail portfolio only

*** Includes the tenant Buy-Low Foods

Kimco Realty Corporation
Glossary of Terms

<u>Term</u>	<u>Definition</u>
Funds From Operations (FFO)	FFO, a widely accepted measure of REIT performance is defined as Net Income 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.
Gross Leaseable Area (GLA)	Measure the total amount of leasable space in a commercial property.
Joint Venture (JV)	A co-investment in real estate, usually in the form of a partnership.
Net Operating Income	Revenues from all rental property less operating and maintenance, real estate taxes and rent expense including the Company's prorata share of real estate joint ventures.
Payout Ratio	A measure used to determine a companies ability to pay its common dividend. Computed by dividing Kimco's common dividend per share by its basic funds from operations per share.
Return on Invested Capital (ROIC)	Kimco's funds from operations plus interest and preferred dividends divided by its consolidated debt, preferred equity, common equity and retained earnings adjusted for accumulated depreciation on its consolidated real estate assets.

RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES

IT IS IMPORTANT TO NOTE THAT THROUGHOUT THIS PRESENTATION MANAGEMENT MAKES REFERENCES TO NON-GAAP FINANCIAL MEASURES, AN EXAMPLE OF WHICH IS FUNDS FROM OPERATIONS ("FFO").

MANAGEMENT BELIEVES FFO IS AN IMPORTANT SUPPLEMENTAL MEASURE WHEN EVALUATING THE PERFORMANCE OF AN EQUITY REIT. FFO IS DEFINED AS NET INCOME APPLICABLE TO COMMON SHARES BEFORE DEPRECIATION AND AMORTIZATION, EXTRAORDINARY ITEMS, GAINS ON SALES OF OPERATING REAL ESTATE, PLUS THE PRO-RATA SHARE AMOUNT OF DEPRECIATION AND AMORTIZATION AND GAINS ON SALES OF UNCONSOLIDATED JOINT VENTURE PROPERTIES LESS DEPRECIATION AND AMORTIZATION AND GAINS INCLUDED IN MINORITY INTERESTS DETERMINED ON A CONSISTENT BASIS. GIVEN THE COMPANY'S BUSINESS AS A REAL ESTATE OWNER AND OPERATOR THE COMPANY BELIEVES THAT FFO IS HELPFUL TO INVESTORS AS A MEASURE OF ITS OPERATING PERFORMANCE BECAUSE IT EXCLUDES VARIOUS ITEMS INCLUDED IN NET INCOME THAT DO NOT RELATE TO, OR ARE NOT INDICATIVE OF OUR OPERATING PERFORMANCE.

FFO DOES NOT REPRESENT CASH GENERATED FROM OPERATING ACTIVITIES IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AND THEREFORE SHOULD NOT BE CONSIDERED AN ALTERNATIVE FOR NET INCOME AS A MEASURE OF LIQUIDITY. IN ADDITION, COMPARABILITY OF THE COMPANY'S FFO WITH THE FFO REPORTED BY OTHER REITS MAY BE AFFECTED BY THE DIFFERENCES THAT EXIST REGARDING CERTAIN ACCOUNTING POLICIES RELATING TO EXPENDITURES FOR REPAIRS AND OTHER RECURRING ITEMS. THE COMPANY ALSO BELIEVES NET OPERATING INCOME, EBITDA, FUNDS AVAILABLE FOR DISTRIBUTION, AND INCOME FROM OPERATING REAL ESTATE ARE IMPORTANT MEASURES WHEN VIEWING THE COMPANY'S PERFORMANCE.

RECONCILIATIONS FOR THESE NON-GAAP FINANCIAL MEASURES ARE PROVIDED WITHIN THIS DOCUMENT.

**Kimco Realty Corporation
Corporate Directory**

Board of Directors

Martin S. Kimmel

Chairman (Emeritus) of the Board

Milton Cooper

Chairman and Chief Executive Officer

Michael J. Flynn

Vice Chairman, President and Chief Operating Officer

David B. Henry

Vice Chairman and Chief Investment Officer

Richard G. Dooley

Executive Vice President and
Chief Investment Officer- Retired
Massachusetts Mutual Life Insurance Company

Joe Grills

Chief Investment Officer- Retired
IBM Retirement Funds

Frank Lourenso

Executive Vice President
J.P. Morgan

Richard Saltzman

President
Colony Capital LLC

F. Patrick Hughes

Former Chief Executive Officer and President
Mid-Atlantic Realty Trust

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Officers and Operating Management

Norm Brody

Vice President, Kimco Developers Inc.

Thomas A. Caputo

Executive Vice President

JoAnn Carpenter

Vice President, Preferred Equity

Glenn G. Cohen

Vice President and Treasurer

Joseph V. Denis

Vice President, Construction

Raymond Edwards

Vice President, Retailer Services

Jerald Friedman

President, Kimco Developers Inc.

Bruce M. Kauderer

Vice President, Legal General Counsel & Secretary

Seth Layton

Executive Vice President, Florida Region

David Lukes

Vice President, Development

Robert D. Nadler

President, Central Region

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President, Eastern and Western Regions

Scott Onufrey

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Michael Schindler

Vice President, Tax Planning & Strategy

Edward Senenman

Vice President, Acquisitions

Tom Simmons

President, Mid-Atlantic Region

Daniel Slattery

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Chief Information Officer

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