



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

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Forward-Looking Statements

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

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

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

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Financial Summary

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

	June 30, 2007	March 31, 2007	December 31, 2006
Assets:			
Operating Real Estate, Net of Accumulated Depreciation of \$883,094, \$844,240, and \$806,670, respectively	\$ 4,831,752	\$ 4,268,973	\$ 4,156,667
Investments and Advances in Real Estate Joint Ventures	1,273,382	1,107,255	1,067,918
Real Estate Under Development	1,115,980	1,128,432	1,037,982
Other Real Estate Investments	461,734	465,729	451,731
Mortgages and Other Financing Receivables	176,070	205,416	162,669
Cash and Cash Equivalents	109,531	120,044	345,065
Marketable Securities	228,579	219,836	202,659
Accounts and Notes Receivable	90,364	84,672	83,418
Other Assets	337,858	384,874	361,171
Total Assets	\$ 8,625,250	\$ 7,985,231	\$ 7,869,280
Liabilities:			
Notes Payable	\$ 3,414,047	\$ 2,749,253	\$ 2,748,345
Mortgages Payable	563,975	598,059	567,917
Construction Loans Payable	213,193	282,204	270,981
Dividends Payable	93,697	93,607	93,222
Other Liabilities	419,141	389,318	396,614
	<u>4,704,053</u>	<u>4,112,441</u>	<u>4,077,079</u>
Minority Interests	421,194	427,278	425,242
Stockholders' Equity:			
Preferred Stock, \$1.00 par value, authorized 3,600,000 shares			
Class F Preferred Stock, \$1.00 par value, authorized 700,000 shares			
Issued and Outstanding 700,000 shares	700	700	700
Aggregate Liquidation Preference \$175,000			
Common Stock, \$.01 par value, authorized 750,000,000 shares			
Issued 252,735,515, 252,484,841, and 251,416,749, Outstanding 252,188,935, 251,938,261, and 250,870,169, respectively.	2,522	2,519	2,509
Paid-In Capital	3,211,398	3,203,877	3,178,016
Retained Earnings	234,990	200,666	140,509
	<u>3,449,610</u>	<u>3,407,762</u>	<u>3,321,734</u>
Accumulated Other Comprehensive Income	50,393	37,750	45,225
	<u>3,500,003</u>	<u>3,445,512</u>	<u>3,366,959</u>
Total Liabilities and Equity	\$ 8,625,250	\$ 7,985,231	\$ 7,869,280

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	
	2007	2006		2007	2006		3/31/07	% Change
Revenues from Rental Properties	\$ 170,785	\$ 145,986	17.0%	\$ 328,879	\$ 282,902	16.3%	\$ 158,094	8.0%
Rental Property Expenses:								
Rent	3,097	2,881		5,981	5,730		2,884	
Real Estate Taxes	19,952	19,151		38,606	36,074		18,654	
Operating and Maintenance	22,579	17,134		43,486	34,223		20,907	
	<u>45,628</u>	<u>39,166</u>		<u>88,073</u>	<u>76,027</u>		<u>42,445</u>	
Net Operating Income	125,157	106,820	17.2%	240,806	206,875	16.4%	115,649	8.2%
Income from Other Real Estate Investments	32,450	15,430		46,969	33,747		14,519	
Mortgage Financing Income	4,586	8,716		7,724	12,910		3,138	
Management and Other Fee Income	13,740	12,340		30,786	19,735		17,046	
Depreciation and Amortization	(46,910)	(34,289)		(88,596)	(62,397)		(41,686)	
	<u>129,023</u>	<u>109,017</u>	18.4%	<u>237,689</u>	<u>210,870</u>	12.7%	<u>108,666</u>	18.7%
Interest, Dividends and Other Investment Income	8,315	12,054		14,558	24,344		6,243	
Other (Expense)/Income, Net	(865)	(3,134)		(4,572)	8,305		(3,707)	
Interest Expense	(52,672)	(41,374)		(98,930)	(80,928)		(46,258)	
General and Administrative Expenses	(24,810)	(16,564)		(47,508)	(33,295)		(22,698)	
	58,991	59,999	-1.7%	101,237	129,296	-21.7%	42,246	39.6%
Benefit for Income Taxes	2,974	3,257		33,088	1,680		30,114	
Equity in Income of Joint Ventures, Net	42,215	26,761		72,375	43,512		30,160	
Minority Interests in Income, Net	(9,681)	(8,015)		(13,815)	(13,757)		(4,134)	
Gain on Sale of Development Properties								
Net of Tax of \$3,533, \$4,423, \$5,134, \$5,632 & \$1,602, respectively	5,300	6,635		7,703	8,447		2,403	
Income from Continuing Operations	99,799	88,637	12.6%	200,588	169,178	18.6%	100,789	-1.0%
Discontinued Operations:								
Income from Discontinued Operating Properties	22,736	2,598		30,722	6,699		7,986	
Minority Interest in Income	(5,403)	(1,501)		(5,559)	(1,574)		(157)	
Loss on Operating Properties Held for Sale/Sold	(1,832)	(813)		(1,832)	(813)		-	
Gain on Disposition of Operat. Properties, Net of Tax	2,476	18,429		5,271	30,055		2,794	
Income from Discontinued Operations	17,977	18,713		28,602	34,367		10,623	
Gain On Transfer Of Operating Properties (1)	-	1,394		-	1,394		-	
Gain On Sale Of Operat. Properties, Net of Tax (1)	1,606	-		2,332	-		727	
	<u>1,606</u>	<u>1,394</u>		<u>2,332</u>	<u>1,394</u>		<u>727</u>	
Income before Extraordinary Item	119,382	108,744		231,522	204,939		112,139	
Extraordinary Gain from Joint Venture Investment Resulting from Purchase Price Allocation, Net of Income Tax of \$6,277, \$0, \$36,277, \$0, \$30,000 and Minority Interest	8,640	-		50,265	-		41,625	
Net Income	128,022	108,744	17.7%	281,787	204,939	37.5%	153,764	-16.7%
Preferred Dividends	(2,909)	(2,909)		(5,819)	(5,819)		(2,909)	
Net Income Available to Common Shareholders	\$ 125,113	\$ 105,835	18.2%	\$ 275,968	\$ 199,120	38.6%	\$ 150,855	-17.1%
Weighted Average Shares Outstanding for Net Income Calcs:								
Basic	<u>252,074</u>	<u>240,554</u>		<u>251,721</u>	<u>234,647</u>		<u>251,365</u>	
Units	-	633		-	554		-	
Dilutive Effect of Options	5,324	4,861		5,701	4,864		6,057	
Diluted	<u>257,398</u>	<u>246,048</u>		<u>257,422</u>	<u>240,065</u>		<u>257,422</u>	
Per Common Share:								
Income from Continuing Operations:								
Basic	\$ 0.39	\$ 0.36	8.3%	\$ 0.78	\$ 0.70	11.4%	\$ 0.39	0.0%
Diluted	\$ 0.38 (2)	\$ 0.35 (3)	8.6%	\$ 0.77 (2)	\$ 0.69 (3)	11.6%	\$ 0.38 (2)	0.0%
Net Income:								
Basic	\$ 0.50	\$ 0.44	13.6%	\$ 1.10	\$ 0.85	29.4%	\$ 0.60	-16.7%
Diluted	\$ 0.49 (2)	\$ 0.43 (3)	14.0%	\$ 1.07 (2)	\$ 0.83 (3)	28.9%	\$ 0.59 (2)	-16.9%

Reclassifications: Certain amounts in the prior period have been reclassified in order to conform with the current period's presentation.

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

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

The impact of the conversion would have an anti-dilutive effect on net income and therefore have not been included.

(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Net income would be increased by \$209 for the three months ended June 30, 2006 and \$363 for the six months ended June 30, 2006.

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

	Three Months Ended June 30, 2007	2006	%	Six Months Ended June 30, 2007	2006	%	Three Months Ended 3/31/07
			Change			Change	
Funds From Operations							
Net Income	\$ 128,022	\$ 108,744	17.7%	\$ 281,787	\$ 204,939	37.5%	\$ 153,764
Gain on Disp. of Operating Prop., Net of Minority Interests	(2,476)	(18,163)		(5,270)	(29,789)		(2,794)
Gain on Disposition of Joint Venture Operating Properties	(9,624)	(6,589)		(21,796)	(8,321)		(12,172)
Depreciation and Amortization	46,109	35,617		88,251	65,294		42,142
Depr. and Amort, - Real Estate JV's, Net of Minority Interests	25,055	16,610		49,808	31,619		24,753
Preferred Stock Dividends	(2,909)	(2,909)		(5,819)	(5,819)		(2,909)
Funds From Operations	<u>\$ 184,177</u>	<u>\$ 133,310</u>	38.2%	<u>\$ 386,961</u>	<u>\$ 257,923</u>	50.0%	<u>\$ 202,784</u>
Weighted Average Shares Outstanding for FFO Calculations:							
-Basic	252,074	240,554		251,721	234,647		251,365
Units	5,688	5,802		5,766	5,321		5,832
Dilutive Effect of Options	5,324	4,861		5,701	4,864		6,057
-Diluted	<u>263,086</u> (1)	<u>251,217</u> (1)		<u>263,188</u>	<u>244,832</u> (1)		<u>263,254</u> (1)
Per Common Share - Basic	<u>\$ 0.73</u>	<u>\$ 0.55</u>	32.7%	<u>\$ 1.54</u>	<u>\$ 1.10</u>	40.0%	<u>\$ 0.81</u>
- Diluted	<u>\$ 0.71</u> (1)	<u>\$ 0.54</u> (1)	31.5%	<u>\$ 1.49</u> (1)	<u>\$ 1.07</u> (1)	39.3%	<u>\$ 0.78</u> (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 \$2,388 and \$2,103 for the three months ended June 30, 2007 and 2006, respectively and \$4,799 and \$3,842 for the six months ended June 30, 2007 and 2006 respectively. For the three months ended March 31, 2007, Funds from Operations would be increased by \$2,410.

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
	2007	2006		2007	2006		March 31, 2007
EBITDA							
Net Income	\$ 128,022	\$ 108,744	17.7%	281,787	\$ 204,939	37.5%	\$ 153,764
Interest	52,672	41,374		98,930	80,928		46,258
Interest Discontinued Operations	(644)	729		(88)	1,195		556
Depreciation and Amortization	46,910	34,289		88,596	62,397		41,686
Depreciation and Amortization- Discontinued Operations	193	1,551		725	3,130		532
Gain on Sale of Operating Properties, Net of Minority Interests	(2,476)	(18,377)		(5,270)	(30,003)		(2,794)
Gain on Sale of Joint Venture Operating Properties	(9,624)	(6,589)		(21,796)	(8,321)		(12,172)
Loss on Operating Properties Held for Sale/Sold	1,832	813		1,832	813		-
Provision for Income Taxes, Net of Minority Interests	9,106	(937)		8,955	1,817		(151)
Provision for Income Taxes-Discontinued Operations	-	2,124		4,570	2,200		4,570
Prorata Share of Interest Expense - Minority Int	(2,472)	(2,484)		(3,733)	(3,874)		(1,261)
Prorata Share of Interest Expense - Real Estate JV's	35,293	25,453		70,023	49,951		34,730
Prorata Share of Depreciation and Amortization - Real Estate JV's	25,055	16,610		49,808	31,619		24,753
EBITDA	\$ 283,867	\$ 203,300	39.6%	\$ 574,339	\$ 396,791	44.7%	\$ 290,471

Net Operating Income

Real Estate Operations:

Revenues from Rental Property	\$ 170,785	\$ 145,986	17.0%	\$ 328,879	\$ 282,902	16.3%	\$ 158,094
Rental Property Expenses:							
Rent	3,097	2,881		5,981	5,730		2,884
Real Estate Taxes	19,952	19,151		38,606	36,074		18,654
Operating and Maintenance	22,579	17,134		43,486	34,223		20,907
	45,628	39,166		88,073	76,027		42,445

Net Operating Income **125,157** **106,820** **17.2%** **240,806** **206,875** **16.4%** **115,649**

Net Operating Income from Discontinued Operations **403** **4,688** **1,181** **10,013** **778**

Kimco's Prorata Share of Joint Venture NOI

Kimco's Share of KIR NOI (Includes NOI From Discontinued Operations)	18,940	18,106		37,613	36,014		18,673
Kimco's Share of KROP NOI (Includes NOI From Discontinued Operatic	1,690	2,493		3,655	5,475		1,965
Kimco's Share of Prudential JV's	12,627	66		24,445	146		11,818
Kimco's Share of UBS JV's	3,654	1,697		7,121	2,750		3,467
Kimco's Share of Other Strategic 3rd Party Programs	5,810	6,214		11,292	12,360		5,482
Kimco's Share of Canada NOI	13,279	13,348		25,654	26,202		12,375
Kimco's Share of Mexico Shopping Center NOI	2,979	1,293		4,562	2,260		1,583
Kimco's Share of Mexico Industrial NOI	4,052	3,964		8,007	7,589		3,955
Kimco's Share of Other Real Estate JV's NOI	8,930	9,783		17,836	18,410		8,906
Kimco's Share of Other Investments NOI	3,778	8,055		6,409	8,092		2,631
Minority Interests Share of NOI	(3,860)	(2,206)		(6,275)	(3,913)		(2,415)

Net Operating Income including Joint Ventures **\$ 197,439** **\$ 174,321** **13.3%** **\$ 382,306** **\$ 332,273** **15.1%** **\$ 184,867**

Other Financial Data

Deferred Rents	1,005	505		1,137	2,018		132
FAS 141 Rent, net	6,671	3,973		11,930	6,491		5,259
Principal Amortization of Debt-Recurring	3,599	2,288		7,210	4,813		3,611
Amortization of Woolco Investment	350	350		700	700		350

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

	Six Months Ended June 30,	
	2007	2006
Cash flow from operating activities:		
Net income	\$ 281,787	\$ 204,939
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	89,321	65,527
Extraordinary item	(50,265)	-
Loss on operating properties held for sale/sold/transferred	1,832	813
Gain on sale of development properties	(12,837)	(14,079)
Gain on sale/transfer of operating properties	(9,158)	(33,537)
Minority interests in income of partnerships, net	19,374	15,336
Equity in income of joint ventures, net	(72,375)	(43,512)
Income from other real estate investments	(41,701)	(25,696)
Distributions from joint ventures	239,417	69,237
Cash retained from excess tax benefits	(2,158)	-
Change in accounts and notes receivable	(7,212)	545
Change in accounts payable and accrued expenses	7,367	16,810
Change in other operating assets and liabilities	(50,588)	(16,248)
Net cash flow provided by operating activities	<u>392,804</u>	<u>240,135</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(700,686)	(395,144)
Acquisition of and improvements to real estate under development	(377,038)	(240,860)
Investment in marketable securities	(32,474)	(53,641)
Proceeds from sale of marketable securities	11,358	38,736
Proceeds from transferred operating/development properties	45,392	77,003
Investments and advances to real estate joint ventures	(273,326)	(132,919)
Reimbursements of advances to real estate joint ventures	120,219	62,821
Other real estate investments	(56,783)	(135,924)
Reimbursements of advances to other real estate investments	59,855	26,326
Investment in mortgage loans receivable	(72,205)	(89,130)
Collection of mortgage loans receivable	59,826	79,627
Other investments	(826)	(95,533)
Reimbursements of other investments	52,739	-
Proceeds from sale of operating properties	36,991	53,729
Proceeds from sale of development properties	102,510	71,516
Net cash flow used for investing activities	<u>(1,024,448)</u>	<u>(733,393)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(64,675)	(12,056)
Principal payments on rental property debt	(7,210)	(4,970)
Principal payments on construction loan financings	(47,819)	(32,963)
Proceeds from mortgage/construction loan financings	82,205	97,573
Borrowings under revolving credit facilities	425,534	171,068
Repayment of borrowings under revolving credit facilities	(938)	(234,419)
Proceeds from issuance of unsecured notes	300,000	300,000
Repayment of unsecured notes	(85,000)	-
Financing origination costs	(3,992)	(9,246)
Redemption of minority interests in real estate partnerships	(45,394)	(7,132)
Dividends paid	(186,829)	(160,427)
Cash retained from excess tax benefits	2,158	-
Proceeds from issuance of stock	28,070	431,903
Net cash flow provided by financing activities	<u>396,110</u>	<u>539,331</u>
Change in cash and cash equivalents	(235,534)	46,073
Cash and cash equivalents, beginning of period	345,065	76,273
Cash and cash equivalents, end of period	<u>\$ 109,531</u>	<u>\$ 122,346</u>
Interest paid during the period (net of capitalized interest of \$12,383, and \$9,646, respectively)	<u>\$ 99,917</u>	<u>\$ 72,201</u>
Income taxes paid during the period	<u>\$ 7,180</u>	<u>\$ 3,350</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 51,445</u>	<u>\$ 181,925</u>
Disposition/transfer of real estate interests by assignment of mortgage debt	<u>\$ -</u>	<u>\$ 3,863</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ -</u>	<u>\$ 167,342</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ 34,882</u>	<u>\$ 42,136</u>
Proceeds held in escrow through sale of real estate interest	<u>\$ 41,293</u>	<u>\$ 49,135</u>
Acquisition of real estate through the issuance of an unsecured obligation	<u>\$ -</u>	<u>\$ 10,586</u>
Investment in real estate joint venture by contribution of properties	<u>\$ 740</u>	<u>\$ -</u>
Repayment of construction loan with proceeds from permanent financing	<u>\$ 72,750</u>	<u>\$ -</u>
Declaration of dividends paid in succeeding period	<u>\$ 93,697</u>	<u>\$ 82,323</u>

KIMCO REALTY CORPORATION

Balance Sheet Account Detail

June 30, 2007

(in thousands)

Other Real Estate Investments \$ 461,734

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	\$	414,291
Retail Store Leases		3,605
Other		43,838
Total Other Real Estate Investments	\$	461,734

Mortgages and Other Financing Receivables \$ 176,070

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 \$ 228,579

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

Other Assets

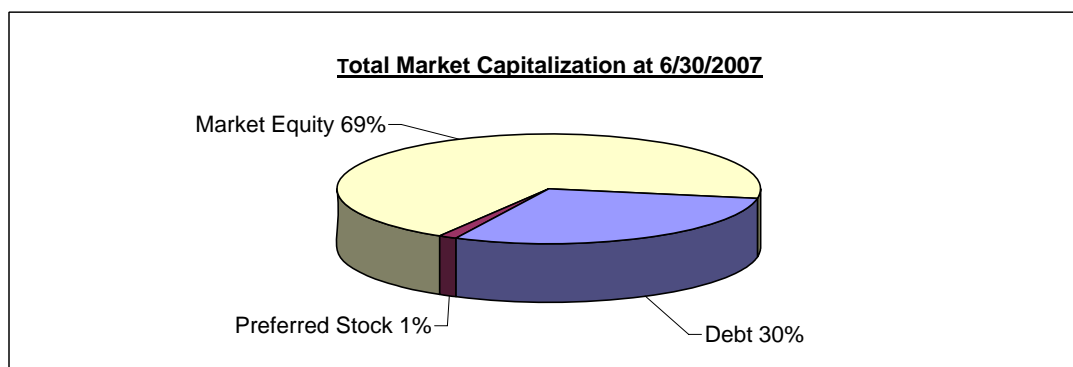
Transaction Deposits	\$	59,497
Real Estate Held for Sale		5,566
Deferred Charges		97,433
Deferred Tax Asset		49,984
Other		125,378
Total Other Assets	\$	337,858

Other Liabilities

Accounts Payable and Accrued Expenses	\$	162,450
Below Market Rent		159,644
Other		97,047
Total Other Liabilities	\$	419,141

Market Capitalization/Debt Summary

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



	June 30, 2007	March 31, 2007	December 31, 2006	June 30, 2006
<u>Market Capitalization</u>				
<u>Market Data</u>				
Common Shares Outstanding	252,189	251,938	250,870	240,645
Downreit Units	5,808	5,915	6,873	6,468
	257,997	257,853	257,743	247,113
Market Price per Share (at end of period)	\$ 38.07	\$ 48.74	\$ 44.95	\$ 36.49
Preferred Stock 6.65% Series F	175,000	175,000	175,000	175,000
Equity Market Capitalization (at end of period price)	9,996,932	12,742,756	11,760,556	9,192,203
Total Debt	4,191,215	3,629,516	3,587,243	3,138,854
Total Market Capitalization	\$ 14,188,147	\$ 16,372,272	\$ 15,347,799	\$ 12,331,057
Total Debt to Market Capitalization	.30:1	.22:1	.23:1	.25:1
<u>Capital Availability</u>				
Cash on Hand	\$ 109,531	\$ 120,044	\$ 345,065	\$ 142,017
Marketable Securities	228,579	219,836	202,659	203,479
Available under Line of Credit	705,971	1,111,731	1,110,129	842,186
	\$ 1,044,081	\$ 1,451,611	\$ 1,657,853	\$ 1,187,682
<u>Coverage Ratios</u>				
Debt Service Coverage	3.8x	3.9x	3.7x	3.6x
Fixed Charge Coverage	3.5x	3.6x	3.4x	3.4x
<u>Dividend Data</u>				
Common Dividend per Share	\$ 0.36	\$ 0.36	\$ 0.36	\$ 0.33
Payout Ratio ("Basic" per Share Basis)	50.8%	44.6%	60.3%	59.5%
<u>Operational Statistics</u>				
Same Store NOI	4.0%	4.0%	6.1%	5.5%
Net Operating Income Margin	73.3%	73.2%	72.6%	73.2%
Operating Costs/Total Operating Revenues	4.5%	4.3%	4.5%	4.2%
Return on Invested Capital (quarter ended)	11.4%	12.7%	10.9%	10.6%

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

YEAR	FIXED RATE						FLOATING RATE					
	SECURED DEBT	WEIGHTED AVG RATE	UNSECURED DEBT	WEIGHTED AVG RATE	TOTAL	TOTAL WEIGHTED AVG RATE	SECURED DEBT	WEIGHTED AVG RATE	UNSECURED DEBT	WEIGHTED AVG RATE	TOTAL	TOTAL WEIGHTED AVG RATE
2007	\$ 2,192	7.32%	\$ 165,000	7.08%	\$ 167,192	7.08%	\$ 66,780	7.12%	\$ 431,527	5.69%	\$ 498,307	5.88%
2008	90,773	7.18%	125,473	4.61%	\$ 216,247	5.69%	77,391	7.02%	-	-	\$ 77,391	7.02%
2009	71,660	6.78%	180,000	6.98%	\$ 251,660	6.93%	74,198	7.01%	-	-	\$ 74,198	7.01%
2010	18,441	8.47%	217,046	4.83%	\$ 235,487	5.12%	16,400	7.32%	-	-	\$ 16,400	7.32%
2011	45,917	7.43%	361,883	6.35%	\$ 407,800	6.47%	-	-	-	-	\$ -	0.00%
2012	53,668	7.26%	217,000	6.00%	\$ 270,668	6.25%	-	-	-	-	\$ -	0.00%
2013	12,773	6.86%	464,933	5.31%	\$ 477,706	5.35%	-	-	-	-	\$ -	0.00%
2014	44,979	5.72%	301,184	5.20%	\$ 346,163	5.27%	416	8.25%	-	-	\$ 416	8.25%
2015	52,146	6.41%	350,000	5.29%	\$ 402,146	5.44%	-	-	-	-	\$ -	0.00%
2016	7,000	6.48%	300,000	5.78%	\$ 307,000	5.80%	-	-	-	-	\$ -	0.00%
2017	2,626	7.60%	300,000	5.70%	\$ 302,626	5.72%	-	-	-	-	\$ -	0.00%
THEREAFTER	135,808	6.21%	-	-	\$ 135,808	6.21%	4,000	6.22%	-	-	\$ 4,000	6.22%
	\$ 537,983	6.75%	\$ 2,982,520	5.70%	\$ 3,520,503	5.86%	\$ 239,185	7.05%	\$ 431,527	5.69%	\$ 670,712	6.18%

Total debt is \$4,191,215 with a weighted average rate of 5.91% for an average maturity of 5.3 years (64 months).

	Line of Credit (000's)		
	Available	Outstanding	Rate
US LOC	\$ 850,000	\$ 425,000	45 basis points above Libor rate subject to bid facility
Canada	234,643	-	45 basis points above CDOR rate
Mexico	46,328	-	100 basis points above TIIE rate
	\$ 1,130,971	\$ -	

Transaction Summary

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

ACQUISITIONS

LOCATION	SHOPPING CENTER	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS	
			CASH	DEBT/UNITS	TOTAL				
RETAIL ACQUISITIONS:									
CORE HOLDINGS									
US									
1.	Alpharetta, GA	Market at Haynes Bridge	Jan-07	\$ 10,015	\$ 15,700	\$ 25,715	131	100.0%	Kroger
2.	Southlake, TX	Southlake Oaks Phase I & II	Jan-07	6,020	3,780	9,800	37	100.0%	
3.	Atlanta, GA	Embry Village	Feb-07	46,800	-	46,800	215	100.0%	Kroger, Ace Hardware
4.	Pittsburgh, PA	Cranberry Commons Phase II	Mar-07	1,431	3,108	4,539	17	100.0%	Famous Footwear
5.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	21,400	170	100.0%	Carmike Cinemas, Stein Mart, Food Lion
	Subtotal Q1			\$ 74,966	\$ 33,288	\$ 108,254	570	100.0%	
6.	Chico, CA	Chico Crossroads	Apr-07	\$ 38,500	\$ -	\$ 38,500	265	100.0%	Food Maxx, BB&B, Barnes & Noble, Circuit City, Office Dep.
7.	Auburn, WA	Auburn North	Apr-07	24,300	-	24,300	171	100.0%	Albertsons, Office Depot, Rite Aid, Dollar Tree
8.	Visalia, CA	Sequoia Mall & Tower	Apr-07	29,550	-	29,550	235	50.0%	Bed, Bath & Beyond, Borders, Marshalls, Regal Cinemas
9.	Miami, FL	Flagler Park Plaza	Apr-07	95,000	-	95,000	350	100.0%	Publix, Linen N Things, Michaels, Office Depot, Petsmart
10.	Sparks, NV	D'Andrea Marketplace	May-07	21,240	16,800	38,040	120	100.0%	Safeway, Long Drugs
11.	San Diego, CA	Black Mountain Village	May-07	15,561	-	15,561	49	100.0%	Bank of America, Autozone
12.	Ardmore, PA	Suburban Square	May-07	215,000	-	215,000	359	100.0%	Macy's
13.	South Bend, IN	Erskline Village	May-07	1,500	-	1,500	-	50.0%	Kimco acquired additional 12.5% interest
14.	Savannah, GA	Chatham Plaza	Jun-07	44,600	-	44,600	199	100.0%	Linen N Things, Ross Dress, Cost Plus
15.	Pompano Beach, FL	Kmart Shopping Center	Jun-07	7,800	-	7,800	103	25.0%	Kmart
	Subtotal Q2			\$ 493,051	\$ 16,800	\$ 509,851	1,851	95.8%	
CANADA									
1.	Charlottetown, P.E.I.	Charlottetown Mall	Feb-07	\$ 1,000	\$ -	\$ 1,000	4	50.0%	Mike's Restaurant
2.	Toronto, Ontario	550 Adelaide Street East	May-07	\$ 9,900	\$ -	\$ 9,900	31	50.0%	Volkswagen dealership
3.	Windsor, Ontario	1150 Provincial Road	Jul-07	\$ 12,000	\$ -	\$ 12,000	287	50.0%	Ford dealership
MEXICO									
1.	Various	Waldo's Mexico (17 cntrs)	Mar-07	\$ 51,500	\$ -	\$ 51,500	488	100.0%	Waldo's, Gigante, Cinepolis, Office Depot, Sanborns
2.	Chihuahua, Mexico	American Industries (2 properties)	Jun-07	\$ 3,968	\$ -	\$ 3,968	146	50.0%	
3.	Interlomas, Mexico City	MagnoCentro 26	Jul-07	\$ 8,300	\$ -	\$ 8,300	246	14.7%	
CHILE									
1.	Santiago, Chile	Shop centers (4)	Apr-07	\$ 5,374	\$ 11,148	\$ 16,522	95	50.0%	
	Subtotal Core Holdings Acquisitions			\$ 660,059	\$ 61,236	\$ 721,295	3,718	93.0%	

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

ACQUISITIONS

LOCATION	SHOPPING CENTER	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
			CASH	DEBT/UNITS	TOTAL			
INVESTMENT MANAGEMENT PROGRAMS								
PRUDENTIAL/ KIMCO JV								
1. Shop Centers (16)	Various - detail below	Jan-07	\$ 335,530	\$ 486,955	\$ 822,485	3,319	15.0%	
KIMCO / UBS PROGRAMS								
1. Harriman, NY	Woodbury Centre	Jan-07	\$ 18,759	\$ 24,831	\$ 43,590	228	15.0%	Kohl's, Linen N Things, Staples, Michaels, Modell's
2. Miami, FL	Corsica Square Shopping Center	May-07	\$ 19,400	\$ -	\$ 19,400	60	15.0%	Publix
3. Shop Centers (10)	Calif/Nev - detail below	Jun-07	219,500	69,800	289,300	913	15.0%	Safeway, Raley, Bed Bath & Beyond, Cost Plus, Borders
Subtotal Q2			\$ 238,900	\$ 69,800	\$ 308,700	973	15.0%	
OTHER INSTITUTIONAL PROGRAMS								
1. Cypress, TX	Cypress Towne Center	Jan-07	\$ 2,175	\$ 4,039	\$ 6,214	30	15.0%	Best Buy
2. Pittsburgh, PA	Cranberry Commons Phase I	Mar-07	9,961	18,500	28,461	150	15.0%	Linen N Things, Petsmart, Staples, TJ Maxx
3. Tampa, FL	Westgate Plaza	Mar-07	4,000	8,100	12,100	100	15.0%	Publix
4. Atlanta, GA	Perimeter Expo	Mar-07	62,150	-	62,150	176	15.0%	Marshall's, Best Buy, Linens N Things, Old Navy
Subtotal Q1			\$ 78,286	\$ 30,639	\$ 108,925	456	15.0%	
5. Pittsburgh, PA	Cranberry Commons Phase II	May-07	\$ 4,539	\$ -	\$ 4,539	17	15.0%	Famous Footwear
6. Fullerton, MD	Fullerton Plaza	Jun-07	6,397	12,450	18,847	153	15.0%	Kmart
7. Cherry Hill, NJ	Hillview Shopping Center	Jun-07	6,881	24,800	31,681	209	15.0%	Kohl's, Babies R US, Petsmart
8. Baltimore, MD	Ingleside Shopping Center	Jun-07	4,806	19,150	23,956	113	15.0%	Safeway
9. Columbia, MD	Kings Contrivance	Jun-07	8,819	22,700	31,519	62	15.0%	
10. North East, MD	NE Station	Jun-07	4,406	8,175	12,581	80	15.0%	Food Lion
11. Baltimore, MD	Security Square Shopping Center	Jun-07	7,348	16,125	23,473	77	15.0%	Super Fresh
12. Harrisonburg, VA	Skyline Village	Jun-07	10,235	28,300	38,535	107	15.0%	Kohl's
13. Timonium, MD	Timonium Crossing	Jun-07	5,479	14,550	20,029	60	15.0%	American Radiology
14. Roanoke, VA	Towne Square	Jun-07	9,424	24,750	34,174	302	15.0%	Michaels, Marshalls, Ross Dress, OfficeMax, BBB
Subtotal Q2			\$ 68,334	\$ 171,000	\$ 239,334	1,180	15.0%	
Subtotal Investment Management Acquisitions			\$ 739,809	\$ 783,225	\$ 1,523,034	6,156	15.0%	
TOTAL ACQUISITIONS			\$ 1,399,868	\$ 844,461	\$ 2,244,329	9,874	40.1%	
Total Q1 Property Acquisitions			\$ 560,041	\$ 575,713	\$ 1,135,754	5,065	27.0%	
Total Q2 Property Acquisitions			819,527	268,748	1,088,275	4,276	53.8%	
Total Q3 property acquisitions			20,300	-	20,300	533	35.6%	
TOTAL ACQUISITIONS			\$ 1,399,868	\$ 844,461	\$ 2,244,329	9,874	40.1%	

FOOTNOTES:

PRUDENTIAL/ KIMCO JOINT VENTURE ACQUISITION

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

** Properties originally acquired and reported in 2006 as part of the Crow/ Kimco Joint Venture at 5% ownership. The total purchase price included in 2006 was \$385.5MM.

*** Since December 2005, property was part of the Crow/ Kimco Joint Venture at 30% ownership.

KIMCO / UBS

1. San Diego, CA	Rancho Penasquitos Towne Cente	Jun-07	57	15.0%	
2. San Diego, CA	Rancho Penasquitos Towne Cente	Jun-07	59	15.0%	
3. Truckee, CA	Gateway at Donner Pass	Jun-07	41	15.0%	
4. Lincoln, CA	Lincoln Hills Town Center	Jun-07	120	15.0%	Safeway, Long Drugs Stores
5. Reno, NV	Redfield Promenade	Jun-07	147	15.0%	Bed Bath & Beyond, Border Books, Cost Plus Imports
6. Reno, NV	Galena Junction	Jun-07	120	15.0%	Raley's
7. Reno, NV	McQueen Crossings	Jun-07	104	15.0%	Raley's
8. Roseville, CA	Crocker Ranch	Jun-07	81	15.0%	Safeway
9. Sparks, NV	Sparks Mercantile	Jun-07	114	15.0%	Raley's
10. Chico, CA	Chico East & Esplanade	Jun-07	70	15.0%	

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

DISPOSITIONS

LOCATION	SHOPPING CENTER	MONTH DISPOSED	CASH	DEBT PAYOFF	TOTAL	GLA	ECONOMIC INTEREST
CORE HOLDINGS							
1.	Carbondale, IL	Carbondale Mall	Feb-07	lease termination	\$ -	81	100.0%
2.	Columbus, OH	South High Plaza	Mar-07	1,120	-	1,120	99 100.0%
3.	Greensboro, NC	Landmark Station	Mar-07	9,000	-	9,000	103 100.0%
4.	East Northport, NY	The Center at East Northport	Mar-07	10,500	-	10,500	26 50.0%
5.	Raleigh, NC	Millpond Office	Mar-07	9,125	-	9,125	15 92.5%
	Subtotal Q1			\$ 29,745	\$ -	\$ 29,745	324 80.0%
6.	Duquesne, PA	Duquesne Plaza	May-07	\$ 900	\$ -	\$ 900	70 100.0%
7.	Pittsburgh, PA	Cranberry Commons Phase II	May-07	1,431	3,108	4,539	17 100.0%
8.	Baltimore, MD	Club Centre	Jun-07	7,000	-	7,000	44 100.0%
9.	Martinsburg, WV	Martins Food Plaza	Jun-07	3,150	-	3,150	43 100.0%
	Subtotal Q2			\$ 12,481	\$ 3,108	\$ 15,589	174 100.0%
3.	Orlando, FL	Grant Square (vacant land)	Jul-07	\$ 6,700	\$ -	\$ 6,700	- 100.0%
	Subtotal Core Holdings Dispositions			\$ 48,926	\$3,108	\$52,034	498 88.6%

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

DISPOSITIONS

LOCATION	SHOPPING CENTER	MONTH DISPOSED	CASH	DEBT PAYOFF	TOTAL	GLA	ECONOMIC INTEREST	
INVESTMENT MANAGEMENT PROGRAMS								
PRUDENTIAL/ KIMCO JV								
1.	Chico, CA	Sky Park Plaza	Mar-07	\$ 32,400	\$ -	\$ 32,400	187	15.0%
2.	Redding, CA	Cobblestone	Mar-07	17,325	-	17,325	122	15.0%
3.	Suisun City, CA	Heritage Park Shopping Center	Mar-07	33,700	-	33,700	162	15.0%
4.	Palmdale, CA	Palmdale Shopping Center	Mar-07	10,840	-	10,840	81	15.0%
	Subtotal Q1			<u>\$ 94,265</u>	<u>\$ -</u>	<u>\$ 94,265</u>	<u>552</u>	<u>15.0%</u>
5.	Modesto, CA	Shops at Lincoln School	Apr-07	\$ 12,900	\$ -	\$ 12,900	78	15.0%
6.	Los Banos, CA	Canal Farms	Apr-07	16,100	-	16,100	111	15.0%
7.	Chico, CA	Chico Crossroads	Apr-07	38,500	-	38,500	265	15.0%
8.	Auburn, WA	Auburn North	Apr-07	24,300	-	24,300	171	15.0%
9.	Reno, NV	Mira Loma Shopping Center	Apr-07	18,600	-	18,600	103	15.0%
10.	Milwaukie, OR	Southgate Shopping Center	May-07	11,050	-	11,050	51	15.0%
11.	Folsom, CA	Commonwealth Square	May-07	38,500	-	38,500	143	15.0%
12.	Sandy, OR	Sandy Marketplace	May-07	10,000	-	10,000	101	15.0%
13.	Albuquerque, NM	Country Club Center	May-07	6,300	-	6,300	75	15.0%
14.	Sacramento, CA	Glenbrook Shopping Center	May-07	12,035	-	12,035	69	15.0%
15.	Blaine, WA	Blaine International Center	May-07	11,750	-	11,750	109	15.0%
16.	Sacramento, CA	Kmart Center	May-07	13,670	-	13,670	133	15.0%
17.	Maysville, KY	Maysville Marketsquare	Jun-07	8,700	-	8,700	216	15.0%
	Subtotal Q2			<u>\$ 222,405</u>	<u>\$ -</u>	<u>\$ 222,405</u>	<u>1,625</u>	<u>15.0%</u>
G.E. / KIMCO JV								
1.	Dallas, TX	Plaza Rios	Jan-07	\$ 14,500	\$ -	\$ 14,500	125	20.0%
2.	Morrisville, NC	Park Place Shopping Center	Mar-07	10,700	10,700	21,400	170	20.0%
3.	Laredo, TX	Rio Norte	Mar-07	31,400	-	31,400	258	20.0%
4.	Woodbridge, VA	Smoketown Plaza	Mar-07	32,500	-	32,500	284	20.0%
5.	Milford, DE	Milford Commons	Mar-07	4,450	-	4,450	61	20.0%
	Subtotal Q1			<u>\$ 93,550</u>	<u>\$ 10,700</u>	<u>\$ 104,250</u>	<u>898</u>	<u>20.0%</u>
6.	Houston, TX	Northwest Marketplace	Jun-07	16,490	19,810	36,300	185	20.0%
7.	Fullerton, MD	Fullerton Plaza	Jun-07	11,953	6,894	18,847	153	20.0%
8.	Cherry Hill, NJ	Hillview Shopping Center	Jun-07	13,067	18,614	31,681	209	20.0%
9.	Baltimore, MD	Ingleside Shopping Center	Jun-07	12,136	11,820	23,956	113	20.0%
10.	Columbia, MD	Kings Contrivance	Jun-07	15,519	16,000	31,519	62	20.0%
11.	North East, MD	NE Station	Jun-07	7,042	5,539	12,581	80	20.0%
12.	Baltimore, MD	Security Square Shopping Center	Jun-07	13,377	10,096	23,473	77	20.0%
13.	Harrisonburg, VA	Skyline Village	Jun-07	23,535	15,000	38,535	107	20.0%
14.	Timonium, MD	Timonium Crossing	Jun-07	14,947	5,082	20,029	60	20.0%
15.	Roanoke, VA	Towne Square	Jun-07	20,667	13,507	34,174	302	20.0%
	Subtotal Q2			<u>\$ 148,733</u>	<u>\$ 122,362</u>	<u>\$ 271,095</u>	<u>1,348</u>	<u>20.0%</u>
KIR								
1.	Yonkers, NY	Yonkers	Jan-07	\$ 11,800	\$ -	\$ 11,800	56	45.0%
2.	Norman, OK	Parkway Plaza	Jun-07	\$ 16,608	\$ 18,892	\$ 35,500	263	45.0%
FNC								
1.	Fort Wayne, IN	Fort Wayne Plaza	Jan-07	\$ 500	\$ -	\$ 500	-	51.0%
2.	Hillside, IL	Hillside Plaza	Mar-07	1,600	-	1,600	19	51.0%
	Subtotal Q1			<u>\$ 2,100</u>	<u>\$ -</u>	<u>\$ 2,100</u>	<u>19</u>	<u>51.0%</u>
3.	Elmont, NY	Elmont Plaza (partial sale)	Apr-07 **	\$ 500	\$ -	\$ 500	11	51.0%
4.	Lansing, MI	Lansing Plaza	Jul-07	\$ 1,000	\$ -	\$ 1,000	-	51.0%
	Subtotal Investment Management Dispositions			<u>\$ 590,961</u>	<u>\$ 151,954</u>	<u>\$ 742,915</u>	<u>4,772</u>	<u>19.6%</u>
TOTAL DISPOSITIONS				<u>\$ 639,887</u>	<u>\$ 155,062</u>	<u>\$ 794,949</u>	<u>5,270</u>	<u>24.1%</u>
Total Q1 Property Dispositions				\$ 231,460	\$ 10,700	\$ 242,160	1,849	26.9%
Total Q2 Property Dispositions				400,727	144,362	545,089	3,421	21.9%
Total Q3 Property Dispositions				7,700	-	7,700	-	93.6%
TOTAL DISPOSITIONS				<u>\$ 639,887</u>	<u>\$ 155,062</u>	<u>\$ 794,949</u>	<u>5,270</u>	<u>24.1%</u>

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

SUMMARY OF TRANSACTIONS BETWEEN KIMCO ENTITIES

	<u>City/ State</u>	<u>Center Name</u>	<u>Month</u>	<u>Seller</u>	<u>Acquired by</u>	<u>Purchase/ Sales Price</u>
1.	Cypress, TX	Cypress Towne Center	Jan-07	Kimco Developers, Inc.	G.E./ Kimco JV	6,214
2.	Morrisville, NC	Park Place Shopping Center	Mar-07	G.E./ Kimco JV	Kimco	21,400
3.	Chico, CA	Chico Crossroads	Apr-07	Prudential/ Kimco JV	Kimco	38,500
4.	Auburn, WA	Auburn North	Apr-07	Prudential/ Kimco JV	Kimco	24,300
5.	Pittsburgh, PA	Cranberry Commons II	May-07	Kimco	G.E./ Kimco JV	4,359
6.	Fullerton, MD	Fullerton Plaza	Jun-07	G.E./ Kimco JV	SEB/Kimco	18,847
7.	Cherry Hill, NJ	Hillview Shopping Center	Jun-07	G.E./ Kimco JV	SEB/Kimco	31,681
8.	Baltimore, MD	Ingleside Shopping Center	Jun-07	G.E./ Kimco JV	SEB/Kimco	23,956
9.	Columbia, MD	Kings Contrivance	Jun-07	G.E./ Kimco JV	SEB/Kimco	31,519
10.	North East, MD	NE Station	Jun-07	G.E./ Kimco JV	SEB/Kimco	12,581
11.	Baltimore, MD	Security Square Shopping Center	Jun-07	G.E./ Kimco JV	SEB/Kimco	23,473
12.	Harrisonburg, VA	Skyline Village	Jun-07	G.E./ Kimco JV	SEB/Kimco	38,535
13.	Timonium, MD	Timonium Crossing	Jun-07	G.E./ Kimco JV	SEB/Kimco	20,029
14.	Roanoke, VA	Towne Square	Jun-07	G.E./ Kimco JV	SEB/Kimco	34,174

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

DEVELOPMENT STATUS AT JUNE 30, 2007

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	Const. Loan Bal. @ 6/30/07	Estimated Completion	Tenants / Retailers
MERCHANT BUILDING												
Midway Plantation	Knightdale	NC	465	263	194	98%	\$ 15.20	\$ 28,990	\$ 32,958	\$ 26,605	Completed	Home Depot, Target, Petco, Michaels, Office Max, Bed Bath & Beyond
Turtle Creek Crossing	Hattiesburg	MS	438	150	257	94%	13.00	37,203	41,412	30,687	Completed	Target, PetsMart, Old Navy, Bed Bath & Beyond, Ross, Ashley Furniture, Shoe Station
Pablo Creek Plaza East	Jacksonville	FL	320	195	95	96%	19.03	21,973	23,331	16,678	Completed	Target, Michaels, Office Max, Boater World
Edgewater Place	Raleigh	NC	128	5	91	75%	12.20	10,693	13,214	10,644	Completed	Food Lion, Ace Hardware
Gateway Station Phase II	Burleson	TX	80	-	77	96%	17.71	11,909	10,994		Completed	Bombay, Zales Jewelry, Catherine's, Old Navy, Ulta Cosmetics
Treasure Valley Market Place	Nampa	ID	691	359	265	92%	16.13	40,993	28,335	25,958	** 3rd Qtr 2007	Costco, Target, Petco, Best Buy, Michaels, Bed Bath & Beyond, Office Max, Gl Joes
Las Tiendas	Brownsville	TX	378	124	198	86%	13.53	37,039	32,468	25,117	** 4th Qtr 2007	Target, Petsmart, Inc., TJ Maxx, Mervyn's, Michaels
Central Islip Town Center	Central Islip	NY	309	251	44	96%	27.03	15,284	13,032	9,380	4th Qtr 2007	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores, Inc.
Cypress Town Center (Phase II only)	Cypress	TX	76	30	8	50%	21.49	11,085	2,626		4th Qtr 2007	Best Buy
Wakefield Commons Phase III	Raleigh	NC	34		7	24%	22.02	1,387	3,583		4th Qtr 2007	
Turtle Creek Crossing - Phase II	Hattiesburg	MS	116	86	-	74%		6,290	2,849	1,199	3rd Qtr 2008	
Old Town Village	Fairfax	VA	52	-	8	15%	41.45	26,350	42,358	13,116	4Q 2008	Pacer's, Potbelly, Mamma Lucia, Panera, and All Eye's Optometrist.
Montgomery Plaza	(A) Fort Worth	TX	466	174	219	85%	16.17	39,177	49,658	36,657	2008	Target, Ross, Marshalls, Anna's Linens, Office Depot, PetsMart, Dollar Tree
Harpeth Village	Bellevue	TN	77	8	64	99%	16.52	11,345	14,054	12,160	2008	Publix
Sorenson Park Plaza	Omaha	NE	531	181	142	61%	11.69	35,367	38,572	28,288	** 2008	Target, Office Max, Linens & Things, Factory Card, Petsmart.
Shoppes at Amelia Concourse	Nassau County	FL	400	258	36	74%	19.14	17,193	16,032	9,444	** 2008	Home Depot, Target, Petco
Lake Prairie Towne Crossing	Grand Prairie	TX	536	264	156	83%	14.71	34,769	24,288	18,744	2008	Target, 24 Hour Fitness, Petco, Ross Dress For Less, Marshalls
Preston Lebanon Crossings	Frisco	TX	296		156	59%	8.28	27,853	18,579	9,592	** 2008	Hobby Lobby, Sprouts, Hemispheres
Nampa II	(B) Nampa	ID	269	50	-	19%	N/A	29,324	11,112	5,853	** 2008	
Plantation Crossing (Blanding)	Middleburg	FL	317	156	14	60%	27.69	33,515	18,100	9,891	** 2009	Home Depot
Harmon Town Crossing	N. Fort Worth	TX	330	-	-	53%	N/A	23,428	7,972	4,749	2009	
Metro Crossings	Council Bluffs	IA	553	68	67	60%	8.80	27,838	8,041		2009	Kohl's, Hobby Lobby, Bed Bath and Beyond
The Grove	Hoover	AL	629			20%	-	39,135	21,201	-	2010	
Avenues Walk	(C) Jacksonville	FL	600	204	45	42%	8.15	76,199	40,000		2010	Wal-Mart, Haverty's
Phase II Power Center	Surprise	AZ	813		-	0%		87,864	16,410	11,112	2010	
Phase I Fry's Grocery	Surprise	AZ	156		5	72%	33.67	12,558	0		2010	Fry's
Warm Springs Promenade (UJV)	Henderson	NV	331	129	160	87%	15.56	34,585	29,538	-	Completed	Sears, Levitz, Savers, Big Lots
East Northport Town Center (UJV)	(D) East Northport	NY	66	-	-	0%	N/A	14,976	4,275	3,200	2008	
Miramar Town Center (UJV)	(E) Miramar	FL	241	-	39	18%	6.92	43,412	29,114		2009	24 Hour Fitness
Subtotal US Merchant Building			29	9,698	2,955	2,347	62%	\$ 14.36	\$ 837,734	\$ 594,104	309,074	

LAND HOLDINGS

US				Kimco % Ownership	
Mesa (Auto/Office)	Mesa	AZ	7.5 acres	100%	\$ 241
Chandler 202 Auto Mall	Chandler	AZ	29.3 acres	50%	17,707
Peoria Crossings	Peoria	AZ	2.2 acres	50%	1,709
High Park Center	Orange Township	OH	12.2 acres	100%	1,306
Wakefield Crossings	Raleigh	NC	4.06 acres	50%	764
McMinnville	McMinnville	OR	90.5 acres	50%	4,113
Marana Retail Center	Marana	AZ	158.9 acres	50%	30,950
Gilbert Esplanade	Gilbert	AZ	67.9 acres	50%	19,693
	8		372.6 acres		\$ 76,484
Mexico					
Mazatlan Land	Mazatlan	MX	36 acres		\$ 11,796

Project notes:

- (A) GLA does not include residential component of project that was sold in 1q '07.
- (B) Nampa II land is planned for development subsequent to development of Treasure Valley Marketplace.
- (C) GLA does not include residential component of project that is under contract for sale. Retail and residential construction to commence 1st Qtr '08.
- (D) Additional land acquisition in progress; once all land has been acquired, site approval /rezoning process to commence.
- (E) GLA doesn't include residential component of project that is under contract for sale.

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

** Project financed by Kimco.

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

DEVELOPMENT STATUS AT JUNE 30, 2007

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	Const. Loan Bal. @ 6/30/07	Estimated Completion	Tenants / Retailers
DEVELOP AND HOLD PROPERTIES												
US												
Gabler Farm (Chambersburg Crossing)	Chambersburg	PA	411	127	252	92%	\$ 10.47	\$ 32,934	\$ 33,690	-	1Q 2008	Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City, TGI Friday
Pensacola (S&S Gonzales)	Pensacola	FL	142	139	-	0%	-	2,777	500	-	1Q 2008	Lowes
801-849 Gun Hill Road, Bronx	New York	NY	31	-	-	0%	-	6,500	6,400	-	3Q 2008	
Union Crescent Marketplace	Union	NJ	233	137	60	98%	18.00	38,100	9,395	-	3Q 2008	Target, Whole Foods, Best Buy
Milton	Milton	FL	100	150	-	0%	-	1,350	1,276	-	2008	Lowes
301-303 West 125th St., Harlem	New York	NY	80	-	-	0%	-	59,651	30,000	-	4Q 2009	
Glenn Square	Anchorage	AK	256	-	95	38%	12.78	31,132	25,216	-	2009	Petco, Michaels, Old Navy, Famous Footwear, Bed Bath and Beyond
Riverview at Dobson (Retail)	Mesa	AZ	1,252	-	913	73%	9.53	130,130	113,789	-	(1)	Bass Pro Shops, Cinemark Theatre, Wal-Mart, Home Depot, Bed Bath & Beyond
Market Street	Woodlands	TX	498	-	465	93%	23.29	110,521	107,836	-	(2)	HEB, Borders, Cinemark, Tommy Bahama, Z Gallerie, Regus
Tustin Legacy (UJV) (REIT)	Tustin	CA	983	298	664	98%	24.80	176,245	184,073	163,703	(3)	Lowes, Costco, Target, Whole Foods, TJ Maxx/Home Goods, AMC Theaters
Subtotal US			10	3,986	851	77%	\$ 16.71	\$ 589,340	\$ 512,174	163,703		
Mexico												
Plaza Universidad Hidalgo	Pachuca	MX	189	-	140	74%	\$ 9.04	\$ 10,320	\$ 9,886	-	Completed	Wal-Mart
Multiplaza Las Palmas II - Acapulco	Acapulco	MX	223	-	110	49%	3.44	11,300	10,293	-	1Q 2008	Sam's, Suburbia
Ciudad del Carmen	Ciudad del Carmen	MX	427	-	81	19%	5.70	37,900	11,544	-	2Q 2008	Chedraui Grocery Store
Plaza Nuevo Laredo	Nuevo Laredo	MX	420	-	110	26%	2.82	30,800	11,558	-	2Q 2008	Wal-mart
San Juan Del Rio Peralta	Queretaro	MX	223	-	84	38%	2.61	28,300	10,645	-	2Q 2008	Wal-Mart
Lindavista Miguel Aleman	Monterrey	MX	386	-	98	25%	10.66	41,100	33,016	-	2Q 2008	HEB
Plaza Rosarito	Rosarito	MX	600	-	147	25%	5.67	39,500	21,233	-	3Q 2008	Home Depot, Cinopolis
Los Cabos	Los Cabos	MX	684	-	-	0%	N/A	47,500	11,660	-	4Q 2008	
Plaza Soriana	Huehuetoca	MX	126	-	16	13%	3.75	10,000	2,834	-	4Q 2008	Coppel
Guadalajara III / Motorola	Guadalajara	MX	767	-	170	22%	5.77	83,300	56,017	-	4Q 2008	WalMart, Cinopolis
Plaza Nogalera Saltillo	Saltillo	MX	473	-	255	54%	9.91	29,179	28,422	-	4Q 2008	HEB, Cinopolis
Centro Sur (UJV)	Guadalajara	MX	664	-	571	89%	11.02	63,522	62,446	-	Completed	Wal-Mart, Cinopolis, Suburbia
Juarez II (Walmart Plaza) (UJV)	Juarez	MX	154	-	118	77%	12.72	19,211	11,126	-	4Q 2007	Wal-mart
Multiplaza Lincoln (UJV)	Escobedo	MX	347	-	202	58%	10.32	35,600	29,379	-	4Q 2007	HEB
Progreso (UJV)	Mexicali	MX	421	-	103	24%	4.77	40,700	13,243	-	2Q 2008	Wal-Mart
Plaza Mexiquense (Tecamac II) (UJV)	Tecamac	MX	161	-	82	51%	4.62	13,200	11,107	-	2Q 2008	Bodega Aurrera (Wal-mart)
Plaza Comercial Puerta de Hierro (UJV)	Pachuca	MX	195	-	137	70%	4.82	9,917	7,087	-	3Q 2008	Home Depot
Plaza Insurgentes (UJV)	Tijuana	MX	505	-	331	66%	9.06	54,146	50,087	-	3Q 2008	Wal-Mart, MMCinema, Copell, C&A, Peter Piper, Ashley's, Famsa
Plaza Cuautla (UJV)	Cuautla	MX	566	-	233	41%	3.14	32,000	8,052	-	4Q 2008	Sams, Wal-Mart
Subtotal Mexico			18	7,531	-	40%	\$ 7.77	\$ 637,495	\$ 399,636	-		
Total Active Developments			57	21,215	3,806	7,784	57%	\$ 12.51	\$ 2,064,569	\$ 1,505,915	\$ 472,777	

Completion Date Notes:

- (1) Phase I completed; Phase II completion estimated in 2007.
- (2) Final phase completed 3rd Qtr '06 (except buildings 11 and portion of 8)
- (3) Phase I estimated completion 2007.

DEVELOPMENT COSTS INCURRED					
Full Year 2006	Full Year 2007	Q1 2007	Q2 2007	Q3 2007	Q4 2007
\$731,776	\$ 449,690	\$ 213,082	\$ 236,608	\$ -	\$ -

AVERAGE YIELDS	
US	Mexico
9% - 11%	12%-16%

KIMCO REALTY CORPORATION
DEVELOPMENT PROPERTY TRANSACTIONS
(000's)

LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT

Project	City	State/Co	Date Acquired	Acres or SQFT	% Ownership	Purchase Price
US						
Old Town Village	Fairfax	VA	Jan-07	3.46 acres	100.0%	\$ 30,000
Union Crescent Marketplace	Union	NJ	Feb-07	22.0 acres	100.0%	7,700
Milton	Milton	FL	Mar-07	2.25 acres	50.0%	798
Avenues Walk	Jacksonville	FL	Mar-07	0.18 acres	58.82%	25
Harmon Town Center	N. Fort Worth	TX	Mar-07	39.0 acres	43.0%	7,816
Subtotal Q1						\$ 46,339
The Grove	Hoover	AL	Apr-07	178.23 acres	60%	\$ 20,607
Gilbert Esplanade	Gilbert	AZ	May-07	19.533 acres	50%	8,127
Turtle Creek Crossing Phase II	Hattiesburg	MS	May-07	6.56 acres	50%	3,208
Pensacola (S&S Gonzalez)	Pensacola	FL	May-07	1.08 acres	50%	500
801-849 Gun Hill Road, Bronx	New York	NY	Jun-07	.722 acres	50%	6,400
301-303 West 125th St., Harlem	New York	NY	Jun-07	.46 acres	50%	30,000
Subtotal Q2						\$ 68,841
Pensacola (S&S Gonzalez)	Pensacola	FL	Jul-07	3.38 acres	50%	\$ 1,068
Mexico						
Plaza Soriana	Huehuetoca	MX	Jan-07	7.9 acres	100.0%	\$ 3,000
Ciudad del Carmen	Ciudad del Carmen	MX	Mar-07	24.7 acres	100.0%	11,100
Subtotal Q1						\$ 14,100
Los Cabos Phase I & II	Baja California Sur	MX	Apr & May 07	24.76 acres	100.0%	\$ 10,716
Plaza Rosarito	Baja California	MX	May-07	41.40 acres	100.0%	20,355
Mazaltan Land	Mazaltan	MX	Jun-07	36.0 acres	14.6%	11,796
Subtotal Q2						\$ 42,867
Tijuana Refugio	Tijuana	MX	Jul-07	12.3 acres	50.0%	\$ 600
Total Q1 Land/ Ground Leased Acquisitions						\$ 60,439
Total Q2 Land/ Ground Leased Acquisitions						111,708
Total Q3 Land/ Ground Leased Acquisitions						1,668
TOTAL ACQUISITIONS						\$ 173,815

DEVELOP AND HOLD PROPERTIES - COMPLETED IN 2Q 2007

Shopping Center	City	State	Total Costs	% Ownership	GLA
Plaza Puerto Vallarta (UJV)	Puerto Vallarta	MX	7,331	75%	83
Multiplaza Arboledas (UJV)	Tlalneantla	MX	44,429	80%	399

2007 SALES OF DEVELOPMENT PROJECTS/LAND

Project	City	State	Date Sold	Sales Price
US				
Harpeth Village - pad sale	Bellevue	TN	Jan-07	\$ 855
Amelia - pad sale	Jacksonville	FL	Jan-07	383
Montgomery Plaza - Residential Sale	Fort Worth	TX	Jan-07	14,500
Cypress Town Center Phase II -BB	Cypress	TX	Jan-07	6,214
Riverview Mesa - Auto Park	Riverview	AZ	Jan-07	13,691
Lake Worth - earnouts	Lake Worth	TX	Feb-07	1,278
Metro Crossings - pad sale	Council Bluffs	IA	Feb-07	700
Hazel Dell - sale of center	Vancouver	WA	Apr-07	59,803
Pablo Creek - pad sale	Jacksonville	FL	Apr-07	1,209
Nampa II - pad sale	Nampa	ID	Apr-07	1,156
Harpeth - pad sale	Bellevue	TN	Apr-07	1,140
Gilbert - land sale	Gilbert	AZ	May-07	3,321
Turtle Creek Phase II - pad sale	Hattiesburg	MS	May-07	2,100
Miramar - garage sale (condo)	Miramar	FL	May-07	6,977
Treasure Valley - pad sale	Nampa	ID	Jun-07	915
				\$ 114,243
Mexico				
Plaza Mexiquense (Tecamac II) - 50% Ownership sold off	Tecamac	MX	Apr-07	5,800
Juarez- 50% Ownership sold off	Juarez	MX	Apr-07	5,700
Plaza Cuautla - 50% Ownership sold off	Cuautla	MX	May-07	4,200
				\$ 15,700

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

Consolidated Projects

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Expenditures to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description & Strategy</u>
Mission Bell	Tampa	FL	Core	100%	24.9	20.1	3Q 2007	Redevelop entire center with ground lease to Lowes for 165,000sf store, plus other in-line and pads.
Villages At Urbana	Frederick	MD	Core	100%	11.8	11.0	4Q 2007	New Giant Food Center (56,166 sf) with 18,028 sf of small retail in Phase I.
Shady Oaks S.C.	Ocala	FL	Core	100%	4.0	0.1	1Q 2008	Redevelopment to bring in Staples. Includes façade renovations and related site improvements
Clawson Center	Clawson	MI	Core	100%	5.5	2.2	2Q 2008	Rite Aid reverse build to suit. Build space for Aldi and Murray's in former Farmer Jack location.
Costco Plaza	Phoenix	AZ	Core	100%	9.4	2.3	2Q 2008	Redevelop site with grocer and redemised shop space
Largo Plaza	Savannah	GA	Core	100%	5.4	0.2	2Q 2008	Redevelop site for Publix and shops.
Westlake Shopping Center	Daly City	CA	Core	100%	79.5	62.1	3Q 2008	Redevelopment of shopping center. Budget reflects expanded garage and phase 4 GLA.
Holmdel Town Center	Holmdel	NJ	Core	100%	3.2	1.7	3Q 2008	Redevelopment of former Wiz box.
N. Brunswick Plaza	N. Brunswick	NJ	Core	100%	3.4	0.2	4Q 2008	Develop Petsmart on pad.
Timonium Shopping Center	Timonium	MD	Core	100%	8.9	0.9	4Q 2008	Negotiating with grocery operators for an 88,000 sf store. Also developing 3,250 sf pad site.
Total Consolidated Projects		10			\$ 156.0	\$ 100.8		

Co-Investment Programs/Joint Ventures

Millside Plaza	Delran	NJ	KIR	45%	5.6	5.4	3Q 2007	Redevelop approx 79,000 sf including a Petsmart, Office Depot; anchored by a new shadow Target.
Scottsdale Mall	South Bend	IN	Schottenstein	50%	33.5	28.1	4Q 2007	Redevelop entire center. Includes site dev't for 124,000sf Target, 88,000sf sf Kohl's & 90,000sf new retail.
Skyline Village	Harrisonburg	VA	SEB	15%	16.2	12.2	1Q 2008	New Giant store in place of Toys R Us box and old Hechinger's bldg. New retail outbuilding and gas pad.
Towson Place	Towson	MD	DRA	30%	4.4	-	3Q 2008	Construction of new 10,000 sf retail pad.
Grant Square	Orlando	FL	UJV	33%	73.7	8.3	4Q 2008	Redevelop entire center; site dev't for 185,000 sf Target. Ground up construction of mixed use dev't
Cottman & Bustleton Center	Philadelphia	PA	UJV	50%	\$ 10.5	\$ 0.6	1Q 2009	Redevelop - Demo AMC theater, new anchor, PepBoys, Petsmart, and one pad.
Wilkins Beltway Plaza	Baltimore	MD	KIF I	15%	3.2	0.1	3Q 2009	New 74,000sf Giant Food Store behind the existing store.
Cottman & Castor S.C.	Philadelphia	PA	UJV	29%	9.0	-	2Q 2010	Existing JC Penney space and in-line retail to be demolished for full redevelopment.
Factoria Mall	Bellevue	WA	Schottenstein	50%	53.1	6.1	2010	Redevelop entire center
Total Co-Investment Programs/Joint Ventures		9			\$ 209.2	\$ 60.8		

Total Other Projects	7	60%	\$ 14.3	\$ 4.0
Total Active Projects	26	65%	\$ 379.5	\$ 165.6

RANGE OF REDEVELOPMENT YIELDS	10%-13%
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KIMCO REALTY CORPORATION
Combined Real Estate Portfolio Statistics

	JUN 30, 2007	MAR 31, 2007	DEC 31, 2006	SEP 30, 2006	JUN 30, 2006
CORE HOLDINGS REAL ESTATE PROPERTIES					
Number of Properties	521	509	491	501	499
Prorata Share of Gross Leasable Area (in thousands)	60,120	58,588	57,554	58,465	57,608
Percent Leased (adjusted for Kimco Prorata Share)	95.8%	95.6%	95.5%	95.0%	94.8%
Average Rent per Leased Square Foot	\$ 10.54	\$ 10.31	\$ 10.19	\$ 9.95	\$ 9.86
Total Gross Leasable Area (in thousands)	68,732	66,942	65,871	66,781	65,876
Percent Leased	96.1%	95.9%	95.8%	95.3%	95.2%
INVESTMENT MANAGEMENT PROGRAMS					
KIMCO / PRUDENTIAL INVESTMENT PROGRAM					
Number of Properties	137	150	137		
Total Gross Leasable Area (in thousands)	21,075	22,667	19,645		
Percent Leased	95.6%	95.9%	95.5%		
Average Rent per Leased Square Foot	\$ 13.88	\$ 13.59	\$ 13.05		
KIMCO INCOME REIT PROPERTIES					
Number of Properties	64	65	66	67	67
Total Gross Leasable Area (in thousands)	13,688	13,951	13,996	14,108	14,102
Percent Leased	96.9%	96.9%	97.1%	97.2%	96.7%
Average Rent per Leased Square Foot	\$ 12.69	\$ 12.61	\$ 12.56	\$ 12.44	\$ 12.42
KIMCO / UBS PROGRAMS					
Number of Properties	43	32	31	29	16
Total Gross Leasable Area (in thousands)	6,169	5,197	4,994	4,711	2,641
Percent Leased	95.5%	95.5%	95.5%	96.5%	92.8%
Average Rent per Leased Square Foot	\$ 14.97	\$ 14.13	\$ 14.08	\$ 13.47	\$ 13.44
PL RETAIL LLC					
Number of Properties	23	23	23	23	24
Total Gross Leasable Area (in thousands)	5,806	5,809	5,809	5,826	6,563
Percent Leased	97.6%	97.9%	98.8%	98.4%	98.5%
Average Rent per Leased Square Foot	\$ 12.88	\$ 12.85	\$ 12.77	\$ 12.72	\$ 12.35
KIMCO / GE INVESTMENT PROGRAMS (KROP I & II)					
Number of Properties	12	22	27	31	30
Total Gross Leasable Area (in thousands)	1,921	3,293	4,180	4,954	4,417
Percent Leased	91.1%	93.1%	94.0%	91.9%	95.2%
Average Rent per Leased Square Foot	\$ 12.94	\$ 12.78	\$ 11.93	\$ 12.23	\$ 12.60
KIMCO INCOME FUND I PORTFOLIO					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area (in thousands)	1,524	1,521	1,521	1,518	1,518
Percent Leased	98.7%	98.4%	98.3%	99.1%	99.1%
Average Rent per Leased Square Foot	\$ 16.65	\$ 16.44	\$ 16.34	\$ 16.02	\$ 15.97
OTHER INSTITUTIONAL PROGRAMS					
Number of Properties	71	62	67	66	67
Total Gross Leasable Area (in thousands)	4,725	3,561	5,428	5,128	5,121
Percent Leased	97.5%	97.5%	97.3%	98.2%	97.6%
Average Rent per Leased Square Foot	\$ 13.25	\$ 13.23	\$ 13.78	\$ 13.68	\$ 13.51
OTHER REAL ESTATE INVESTMENTS					
RETAIL STORE LEASES					
Number of Properties	19	19	20	20	21
Total Gross Leasable Area (in thousands)	1,764	1,764	1,867	1,867	1,929
Percent Leased	99.1%	99.8%	99.8%	99.7%	99.7%
Average Rent per Leased Square Foot	\$ 4.11	\$ 4.12	\$ 4.02	\$ 4.00	\$ 4.07
PREFERRED EQUITY PORTFOLIO (Stabilized)					
Number of Properties	219	199	187	180	177
Total Gross Leasable Area (in thousands)	16,199	14,821	14,721	13,876	13,457
Percent Leased	92.3%	93.2%	93.5%	92.6%	91.7%
Average Rent per Leased Square Foot	\$ 12.17	\$ 11.94	\$ 11.63	\$ 11.85	\$ 11.63
AGGREGATE OWNED/ MANAGED REAL ESTATE PORTFOLIO (Stabilized Portfolio Only)					
Number of Properties	1,121	1,093	1,061	929	913
Total Gross Leasable Area (in thousands)	141,603	139,527	138,033	118,768	115,623
Percent Leased	95.7%	95.8%	95.8%	95.5%	95.3%
Average Rent per Leased Square Foot	\$ 11.95	\$ 11.73	\$ 11.55	\$ 11.15	\$ 11.02
GROUND-UP DEVELOPMENTS					
Number of Development Projects	57	50	45	43	41
Potential Gross Leasable Area (in thousands)	21,215	18,451	18,272	16,440	15,401
Average Rent per Leased Square Foot	\$ 12.51	\$ 12.54	\$ 12.65	\$ 13.46	\$ 13.39
PREFERRED EQUITY PORTFOLIO UNDER DEVELOPMENT					
Number of Development Properties	27	38	36	32	29
Gross Leasable Area Under Development (in thousands)	2,883	3,650	3,537	3,198	1,820
OTHER REAL ESTATE INVESTMENTS **					
Number of Properties	314	179	182	180	134 *
Total Gross Leasable Area (in thousands)	17,537	13,131	13,751	13,168	10,380

* Includes four Kimsouth properties in Q2 2006 total

** Includes the following portfolios: FNC Realty Inc. (36 properties), the American Industries portfolio (63 properties), the Newkirk portfolio (53 properties), Westmont (136 properties), and all undeveloped land parcels and other non-retail assets (26 properties). As of 6/30/07, Kimco holds interests in 1,519 properties, totaling approximately 183 million square feet of gross leasable area.

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

Tenant Name (1)	# of Locations	Annualized Base Rent (in thousands)	% of Annualized Base Rent	Leased GLA (in thousands)	% of Leased GLA
Home Depot	40	\$ 25,906	3.4%	3,271	4.6%
TJX Companies	127	21,917	2.8%	2,344	3.3%
Sears Holdings	54	18,338	2.4%	3,454	4.8%
Kohl's	37	16,369	2.1%	2,450	3.4%
Wal-Mart	34	15,564	2.0%	2,357	3.3%
Best Buy	44	10,925	1.4%	1,065	1.5%
Linen N Things	38	11,095	1.4%	680	0.9%
Royal Ahold	32	9,316	1.2%	927	1.3%
Bed Bath & Beyond	51	9,154	1.2%	833	1.2%
Costco	17	8,853	1.2%	1,287	1.8%
		<u>\$ 147,437</u>	<u>19.1%</u>	<u>18,668</u>	<u>26.1%</u>

(1) Schedule reflects ten largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,600 leases to 7,150 tenants totaling approximately \$1.4 billion of annual base rent.

Core Portfolio Summary

Kimco's Core Portfolio of properties includes the Company's wholly owned properties, international property investments and other joint venture interests that are not part of Kimco's strategic investment management programs.

KIMCO REALTY CORPORATION
Core Holdings Real Estate Portfolio Composition
June 30, 2007

	<u>Number of Properties</u>	<u>Gross Leasable Area (000's)</u>	<u>Leased SQ. FT. (000's)</u>	<u>% Leased</u>	<u>Rent Per Leased SQ. FT.</u>
Operating Real Estate	521	60,120	57,624	95.8%	\$10.54

Note: Gross leasable area and leased square feet of joint venture properties are included on a pro rata basis.

ANALYSIS OF PORTFOLIO CHANGES 2007 YEAR TO DATE

Shopping Center Portfolio

	<u>Total SQ. FT. (000's)</u>	<u>Leased SQ. FT. (000's)</u>	<u>% Leased</u>	<u>Rent PSF Leased</u>
January 1, 2007	57,554	54,973	95.5%	\$ 10.19
Acquisitions - Kimco	2,538	2,486	97.9%	13.74
Net Transfers (to) / from Joint Ventures	187	182	97.7%	11.02
Completed Mexico Developments	409	371	90.7%	14.78
Net Absorption (1)	(83)	(108)	-	*
Disposals	(485)	(280)	57.8%	7.86
June 30, 2007	60,120	57,624	95.8%	\$ 10.54

***New leases Signed**

<u>Year to Date</u>	<u>Total</u>
Number of leases	217
Sq. ft.(000's)	792
Average rate psf	\$13.16

***Vacates Year to Date**

Sq. ft.(000's)	871
Average rate psf	\$10.73

(1) Changes to "total sq. ft." reflects new developments where the tenant has opened and/or paying rent; also includes renovations, expansions or demolition related redevelopment of 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
Core Holdings Operating Real Estate Leasing Summary
Trailing Four Quarters as of June 30, 2007
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA 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	159	20%	707	\$ 14.09	\$ 9,961	\$ 11.93	\$ 8,435	\$ 1,526	18.1%	7.32	\$ 4,664	\$ 6.60
Renewals/Options	252	54%	1,936	10.24	19,824	9.35	18,099	1,725	9.5%	4.89	-	-
US Same Space Total	411	73%	2,643	\$ 11.27	\$ 29,785	\$ 10.04	\$ 26,535	\$ 3,251	12.3%	5.54	\$ 4,664	\$ 1.76
Non-same space new leases	125	21%	766	\$ 11.41	\$ 8,735					8.46	\$ 10,649	\$ 13.91
Non-same space redevelopments	21	5%	189	14.22	2,689					14.34	8,976	47.48
US Total	557	100%	3,598	\$ 11.45	\$ 41,208					6.62	\$ 24,288	\$ 6.75
<u>Canada and Mexico</u>												
New Leases	56	10%	50	\$ 17.69	\$ 891	\$ 15.70	\$ 791	\$ 100	12.7%	6.39	\$ 933	\$ 18.53
Renewals/Options	221	74%	367	16.52	6,063	15.56	5,710	353	6.2%	4.77	-	-
RioKim/Mexico Same Space Total	277	84%	417	\$ 16.66	\$ 6,954	\$ 15.58	\$ 6,500	\$ 453	7.0%	4.97	\$ 933	\$ 2.24
Non - same space leases	94	16%	80	\$ 19.03	\$ 1,529					4.90	\$ 414	\$ 5.15
Canada and Mexico Total	371	100%	498	\$ 17.05	\$ 8,482					4.96	\$ 1,347	\$ 2.71
Grand Total	928	100%	4,095	\$ 12.13	\$ 49,691					6.42	25,635	\$ 6.26
Total New Leases (Same Space)	215	18%	757	\$ 14.33	\$ 10,852	\$ 12.18	\$ 9,226	\$ 1,626	17.6%	7.26	5,597	\$ 7.39
Total Renewals/Options	473	56%	2,303	\$ 11.24	\$ 25,887	\$ 10.34	\$ 23,809	\$ 2,078	8.7%	4.87	-	\$ -
Total Non-same space Redevelopments	21	5%	189	\$ 14.22	\$ 2,689					14.34	8,976	\$ 47.48
Total Non-same space new leases	219	21%	846	\$ 12.13	\$ 10,263					8.12	11,062	\$ 13.07
Grand Total	928	100%	4,095	\$ 12.13	\$ 49,691					6.42	25,635	\$ 6.26

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

KIMCO REALTY CORPORATION
Core Holdings Lease Expiration Schedule
Shopping Centers Only
June 30, 2007

ASSUMES NO EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2007	13	337,364	\$ 8.84	339	795,235	\$ 16.15	352	1,132,599	2.0%	\$ 13.97
2008	70	2,439,477	6.59	836	2,082,275	\$ 17.08	906	4,521,752	8.1%	\$ 11.42
2009	89	3,438,862	6.67	800	2,135,626	\$ 17.35	889	5,574,488	10.0%	\$ 10.76
2010	94	3,504,788	7.19	799	2,120,625	\$ 18.51	893	5,625,413	10.1%	\$ 11.46
2011	86	3,244,347	7.59	674	1,882,460	\$ 18.85	760	5,126,807	9.2%	\$ 11.73
2012	109	4,024,471	6.89	559	1,682,873	\$ 19.39	668	5,707,344	10.3%	\$ 10.58
2013	63	2,560,257	8.57	234	859,133	\$ 18.21	297	3,419,390	6.2%	\$ 10.99
2014	69	2,324,223	11.39	172	569,141	\$ 21.72	241	2,893,364	5.2%	\$ 13.42
2015	49	1,717,407	10.15	179	683,001	\$ 21.25	228	2,400,408	4.3%	\$ 13.31
2016	59	2,155,605	10.84	159	528,720	\$ 24.97	218	2,684,325	4.8%	\$ 13.62
							Thereafter	16,455,969	29.6%	\$ 7.60
							Total (2)	55,541,859	100.0%	\$ 10.48

ASSUMES EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2007	4	70,731	\$ 10.92	179	352,066	\$ 15.84	183	422,797	0.8%	\$ 15.02
2008	9	223,389	4.11	451	975,512	17.54	460	1,198,901	2.2%	15.04
2009	7	283,722	3.73	412	886,782	19.01	419	1,170,504	2.1%	15.31
2010	9	218,863	7.97	448	937,504	19.44	457	1,156,367	2.1%	17.27
2011	12	389,188	6.15	411	860,262	21.64	423	1,249,450	2.2%	16.82
2012	9	338,458	6.88	434	978,460	20.25	443	1,316,918	2.4%	16.81
2013	15	462,298	7.35	333	822,242	19.61	348	1,284,540	2.3%	15.20
2014	28	780,047	16.45	286	814,652	19.87	314	1,594,699	2.9%	18.20
2015	24	788,406	8.82	269	773,309	21.55	293	1,561,715	2.8%	15.13
2016	14	382,029	8.71	233	739,032	20.13	247	1,121,061	2.0%	16.24
							Thereafter	43,464,907	78.3%	8.89
							Total (2)	55,541,859	100.0%	\$ 10.48

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

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

KIMCO REALTY CORPORATION
Core Holdings Operating Real Estate Statistics
(ranked by annualized base rent)
JUNE 30, 2007

UNITED STATES	NUMBER OF PROPERTIES	GROSS LEASABLE AREA * (in thousands)	% LEASED	ANNUALIZED BASE RENT	RENT PER LEASED SQ. FT.
FLORIDA	62	6,802	95.9%	\$ 67,263	\$ 10.31
CALIFORNIA	34	4,533	97.4%	64,284	14.57
NEW YORK	41	3,349	95.3%	51,901	16.25
PENNSYLVANIA	35	4,018	98.2%	35,978	9.11
ILLINOIS	38	4,558	96.4%	33,687	7.67
OHIO	32	4,458	91.0%	24,943	6.15
PUERTO RICO	7	2,144	98.3%	31,740	15.06
NEW JERSEY	13	1,853	94.6%	22,856	13.03
MISSOURI	20	2,852	98.1%	19,788	7.07
TEXAS	23	2,278	93.8%	18,050	8.45
NORTH CAROLINA	10	1,432	95.7%	14,478	10.56
MARYLAND	16	937	96.0%	11,737	13.05
GEORGIA	7	1,001	95.5%	11,440	11.97
CONNECTICUT	5	1,007	100.0%	11,337	11.26
ARIZONA	9	1,259	96.3%	10,430	8.60
MICHIGAN	9	1,112	93.6%	9,658	9.28
TENNESSEE	8	1,024	94.3%	8,219	8.51
INDIANA	10	1,422	86.4%	7,984	6.50
SOUTH CAROLINA	5	842	95.6%	7,942	9.87
COLORADO	10	854	89.7%	7,298	9.52
LOUISIANA	4	732	96.8%	6,550	9.24
MINNESOTA	1	412	100.0%	5,180	12.57
VIRGINIA	6	624	98.3%	4,515	7.36
NEW HAMPSHIRE	2	451	100.0%	4,423	9.81
WASHINGTON	2	425	86.8%	4,239	11.49
NEVADA	3	188	99.8%	3,599	19.18
NEW MEXICO	4	281	96.4%	3,588	13.25
MASSACHUSETTS	3	281	100.0%	3,481	12.39
WEST VIRGINIA	3	359	98.4%	3,227	9.13
IOWA	6	629	95.9%	3,106	5.15
OKLAHOMA	3	341	99.7%	2,418	7.11
KENTUCKY	3	374	94.1%	2,333	6.63
MAINE	2	185	95.8%	1,885	10.63
RHODE ISLAND	2	166	89.0%	1,708	11.57
KANSAS	1	120	100.0%	1,093	9.11
HAWAII	1	18	100.0%	890	49.46
ALABAMA	1	115	100.0%	858	7.46
VERMONT	1	53	97.1%	748	14.53
UTAH	1	143	100.0%	727	5.08
ALASKA	1	73	100.0%	597	8.18
DELAWARE	1	115	100.0%	523	4.55
MISSISSIPPI	1	21	100.0%	190	9.05
OREGON	1	11	100.0%	107	9.75
	447	53,852	95.7%	\$ 526,998	\$ 10.23
CANADA **					
ONTARIO	20	1,643	99.1%	\$ 22,455	\$ 13.80
BRITISH COLUMBIA	9	1,201	99.1%	17,382	14.61
ALBERTA	5	637	100.0%	9,909	15.56
QUEBEC	3	393	98.3%	3,844	9.95
PRINCE EDWARD ISLAND	1	197	97.2%	1,758	9.18
	38	4,071	99.0%	\$ 55,348	\$ 13.73
MEXICO ***	32	2,148	94.9%	\$ 24,110	\$ 11.83
CHILE ****	4	49	89.9%	644	\$ 14.61
TOTALS	521	60,120	95.8%	\$ 607,100	\$ 10.54
AMERICAN INDUSTRIES	63	6,539	95.9%	\$ 34,608	\$ 5.52

The data above excludes nineteen 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 in USD based on an average conversion rate of \$1.10031 CAD to \$1.00 USD for the three months ended June 30, 2007

*** Rent per leased square foot stated in USD based on an average conversion rate of 10.89082 Mexican pesos to \$1.00 USD for the three months ended June 30, 2007.

**** Rent per leased square foot stated in USD based on an average conversion rate of 527.27 Chilean pesos to \$1.00 USD for the three months ended June, 30, 2007.

Joint Venture Summary

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED JUNE 30, 2007
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
STRATEGIC 3RD PARTY PROGRAMS											
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 109,407	\$ 27,891	\$ 81,516	\$ 44,732	\$ 415	\$ -	\$ 39,799	\$ -	\$ (3,430)	\$ (135)	\$ 5,829
KIMCO INCOME REIT	\$ 55,601	\$ 14,178	\$ 41,423	\$ 18,949	\$ 108	\$ 9,705	\$ 9,749	\$ 301	\$ 22,623	\$ 10,659	\$ 10,723
KIMCO/GE INVESTMENT PROGRAM*	\$ 8,720	\$ 2,119	\$ 6,601	\$ 2,793	\$ (142)	\$ 75,970	\$ 2,231	\$ 1,639	\$ 79,328	\$ 27,306 (2)	\$ 22,696 (2)
KIMCO INCOME FUND I	\$ 8,344	\$ 1,966	\$ 6,378	\$ 2,385	\$ 239	\$ -	\$ 2,116	\$ 14	\$ 1,652	\$ 331	\$ 646
PL RETAIL LLC	\$ 26,237	\$ 7,469	\$ 18,768	\$ 11,991	\$ (567)	\$ -	\$ 6,507	\$ (12)	\$ 825	\$ 250	\$ 1,226
KUBS	\$ 26,614	\$ 6,890	\$ 19,724	\$ 9,276	\$ 979	\$ -	\$ 10,355	\$ 8	\$ (878)	\$ 199	\$ 2,082
OTHER INSTITUTIONAL PROGRAMS	\$ 15,252	\$ 3,462	\$ 11,790	\$ 5,677	\$ 587	\$ -	\$ 4,452	\$ 284	\$ 1,358	\$ 277	\$ 1,009
TOTAL IM PROGRAMS	\$ 250,175	\$ 63,975	\$ 186,201	\$ 95,803	\$ 1,619	\$ 85,675	\$ 75,209	\$ 2,234	\$ 101,478	\$ 38,887	\$ 44,211
CORE HOLDINGS											
US PROPERTIES	\$ 29,090	\$ 9,665	\$ 19,425	\$ 9,286	\$ (6)	\$ 0	\$ 5,525	\$ 40	\$ 4,660	\$ 2,051	\$ 4,704
CANADA PROPERTIES	\$ 41,430	\$ 14,871	\$ 26,559	\$ 10,337	\$ (334)	\$ -	\$ 6,284	\$ -	\$ 10,272	\$ 5,136	\$ 8,274
MEXICO PROPERTIES	\$ 15,512	\$ 3,204	\$ 12,308	\$ 3,536	\$ 30	\$ -	\$ 3,889	\$ -	\$ 4,853	\$ 3,887 (4)	\$ 5,935 (4)
TOTAL CORE HOLDINGS	\$ 86,032	\$ 27,740	\$ 58,292	\$ 23,159	\$ (310)	\$ 0	\$ 15,698	\$ 40	\$ 19,785	\$ 11,074	\$ 18,913
OTHER INVESTMENTS	\$ 31,496	\$ 19,663	\$ 11,833	\$ 8,615	\$ 1,401	\$ -	\$ 5,736	\$ -	\$ (3,919)	\$ (2,536)	\$ (452)
TOTAL	\$ 367,703	\$ 111,377	\$ 256,325	\$ 127,577	\$ 2,710	\$ 85,675	\$ 96,643	\$ 2,274	\$ 117,344	\$ 47,425	\$ 62,672
NET LOSS FROM ALBERTSON'S										\$ (5,491)	
NET INCOME - MISCELLANEOUS										\$ 281	
EQUITY IN INCOME OF JOINT VENTURES, NET										\$ 42,215	

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses of \$1.6m and \$3.4m for the three and six months ended June 30, 2007, respectively.

(2) Includes \$21.3m and \$28.0m for the three and six month period, respectively, in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement

(3) Includes \$3.7m for the six month period, in promote income to Kimco as a result of Fremont Crow returns exceeding the minimum IRR hurdle per the JV agreement

(4) Includes \$1.2m for the three and six month periods, of promote income to Kimco as a result of San Luis returns exceeding the minimum IRR hurdle per the JV agreement

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

* Includes two properties acquired in a new GE joint venture program called KROP II

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
SIX MONTHS ENDED JUNE 30, 2007
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
INVESTMENT PROGRAMS											
KIMCO/PRUDENTIAL INVESTMENT PROGRAM	\$ 216,034	\$ 52,766	\$ 163,268	\$ 92,395	\$ (82)	\$ -	\$ 79,576	\$ -	\$ (8,621)	\$ (391)	\$ 11,534
KIMCO INCOME REIT	\$ 110,644	\$ 28,342	\$ 82,302	\$ 37,949	\$ 254	\$ 11,848	\$ 19,401	\$ 333	\$ 36,879	\$ 17,515	\$ 21,025
KIMCO/GE INVESTMENT PROGRAM*	\$ 16,570	\$ 4,103	\$ 12,467	\$ 5,828	\$ 55	\$ 102,957	\$ 4,398	\$ 1,039	\$ 106,182	\$ 38,267 (2)	\$ 30,468 (2)
KIMCO INCOME FUND I	\$ 16,548	\$ 3,815	\$ 12,733	\$ 4,801	\$ 443	\$ -	\$ 4,303	\$ -	\$ 3,186	\$ 653	\$ 1,292
PL RETAIL LLC	\$ 51,660	\$ 15,865	\$ 35,795	\$ 22,640	\$ (1,025)	\$ -	\$ 12,960	\$ -	\$ 1,220	\$ 424	\$ 2,368
KUBS	\$ 51,948	\$ 13,790	\$ 38,158	\$ 18,192	\$ 1,706	\$ -	\$ 19,568	\$ -	\$ (1,308)	\$ 425	\$ 4,020
OTHER INSTITUTIONAL PROGRAMS	\$ 30,205	\$ 6,226	\$ 23,979	\$ 10,420	\$ 628	\$ 21,323	\$ 7,787	\$ -	\$ 26,467	\$ 8,761 (3)	\$ 5,813 (3)
TOTAL IM PROGRAMS	\$ 493,609	\$ 124,907	\$ 368,702	\$ 192,225	\$ 1,979	\$ 136,128	\$ 147,993	\$ 1,372	\$ 164,005	\$ 65,654	\$ 76,520
CORE HOLDINGS											
US PROPERTIES	\$ 58,409	\$ 19,532	\$ 38,877	\$ 18,540	\$ (303)	\$ 1,431	\$ 11,251	\$ -	\$ 10,820	\$ 4,723	\$ 9,361
CANADA PROPERTIES	\$ 80,819	\$ 29,510	\$ 51,309	\$ 19,907	\$ (320)	\$ -	\$ 12,281	\$ -	\$ 19,441	\$ 9,728	\$ 15,865
MEXICO PROPERTIES	\$ 29,318	\$ 5,481	\$ 23,837	\$ 7,152	\$ (130)	\$ -	\$ 7,656	\$ -	\$ 9,159	\$ 6,288 (4)	\$ 10,262 (4)
TOTAL CORE HOLDINGS	\$ 168,546	\$ 54,523	\$ 114,023	\$ 45,599	\$ (753)	\$ 1,431	\$ 31,188	\$ -	\$ 39,420	\$ 20,739	\$ 35,488
OTHER INVESTMENTS	\$ 59,185	\$ 38,232	\$ 20,953	\$ 17,466	\$ 2,991	25,109	12,660	-	\$ 12,945	\$ 5,646	\$ 8,075
	\$ 721,340	\$ 217,662	\$ 503,678	\$ 255,290	\$ 4,217	\$ 162,668	\$ 191,841	\$ 1,372	\$ 216,370	\$ 92,039	\$ 120,083
NET LOSS FROM ALBERTSON'S										\$ (22,888)	
NET INCOME - MISCELLANEOUS										\$ 3,224	
EQUITY IN INCOME OF JOINT VENTURES, NET										\$ 72,375	

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses of \$1.6m and \$3.4m for the three and six months ended June 30, 2007, respectively.

(2) Includes \$21.3m and \$28.0m for the three and six month period, respectively, in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement

(3) Includes \$3.7m for the six month period, in promote income to Kimco as a result of Fremont Crow returns exceeding the minimum IRR hurdle per the JV agreement

(4) Includes \$1.2m for the three and six month periods, of promote income to Kimco as a result of San Luis returns exceeding the minimum IRR hurdle per the JV agreement

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

* Includes two properties acquired in a new GE joint venture program called KROP II

KIMCO REALTY CORPORATION
INVESTMENTS IN REAL ESTATE JOINT VENTURES
June 30, 2007
(in thousands)

VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	GROSS INVESTMENT IN REAL ESTATE	MORTGAGES AND NOTES PAYABLE	OTHER ASSETS (LIAB)	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM	% FIXED RATE	% VARIABLE RATE
<u>INVESTMENT MANAGEMENT PROGRAMS</u>										
KIMCO/PRUDENTIAL INVESTMENT PROGRAMS	137	21,075	4,648,894	2,949,158	(2,065)	14.98% *	5.66%	70.0	69.85%	30.15%
KIMCO INCOME REIT	64	13,688	1,632,363	1,046,281	52,074	45.00%	7.06%	44.0	100.00%	0.00%
KIMCO/GE INVESTMENT PROGRAMS	12	1,921	262,297	180,896	45,034	19.59% *	6.27%	69.0	83.06%	16.94%
KIMCO INCOME FUND I	12	1,524	276,950	176,316	13,904	15.15%	5.47%	91.0	100.00%	0.00%
PL RETAIL LLC	23	5,806	969,139	754,518	77,224	15.00%	6.43%	24.0	65.83%	34.17%
KUBS	43	6,169	1,365,466	774,809	22,931	17.89% *	5.70%	95.0	100.00%	0.00%
OTHER INSTITUTIONAL PROGRAMS	71	4,725	886,257	564,359	(40,893)	15.93% *	5.79%	97.5	100.00%	0.00%
TOTAL IM PROGRAMS	362	54,908	10,041,366	6,446,337	168,209					
<u>CORE HOLDINGS</u>										
US PROPERTIES	70	8,086	867,630	570,969	2,946	47.76% *	6.49%	55.2	64.08%	35.92%
CANADA PROPERTIES	38	8,259	1,129,107	718,653	1,036	50.00% *	6.15%	70.7	100.00%	0.00%
MEXICO PROPERTIES	77	8,624	501,870	231,998	12,686	53.69% *	6.73%	63.0	100.00%	0.00%
TOTAL CORE HOLDINGS	185	24,969	2,498,607	1,521,620	16,668					
OTHER INVESTMENTS	NA	NA	1,421,414	1,119,575	40,047	56.55% *	5.12%	93.0	48.05%	51.95%
			13,961,387	9,087,532	224,924					

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

* Ownership % is a blended rate

Kimco Capital Services

KIMCO REALTY CORPORATION
2007 INVESTMENTS AND PROPERTY TRANSACTIONS
(in thousands)

PREFERRED EQUITY INVESTMENTS

		MONTH	INVESTMENT	
<u>U.S. Preferred Equity Investments:</u>				
1.	Orlando, FL	Errol Plaza	Jan-07	\$ 6,200
2.	Miami, FL	The 2500 Building	Jan-07	3,359
3.	Farmingdale, NY	Long Island Hotel II	Jan-07	3,375
4.	Whiting, NJ	Whiting Commons	Jan-07	1,762
5.	Lake Wales, FL	Lake Wales	Jan-07	1,583
6.	Mailibu, CA	22601 Pacific Coast Highway	Feb-07	3,405
7.	Crestview, MO	Spectrum development	Mar-07	2,115
8.	Richardson, TX	Canyon Creek Plaza	Mar-07	1,465
9.	Port Jefferson, NY	3 Roads Plaza	Mar-07	2,764
	Subtotal Q1			\$ 26,028
10.	Lake Grove, NY	Lake Grove Shopping Center	Apr-07	\$ 31,000
11.	Cranston, RI	2 Residential Properties: Royale & Dean	Apr-07	1,923
12.	San Angelo & Brenham in Texas	Affordable Housing Phase I (2 properties)	Apr-07	629
13.	Lake Charles, LA	Prien Lake Dunhill	May-07	3,611
14.	New York, NY	30 West 21st Street	May-07	6,250
15.	Malibu, CA	Malibu Sands	May-07	2,536
16.	Shawnee, KS	Shawnee Hills Senior Living	Jun-07	1,307
17.	Various cities in NY	Madison Arba (13 properties)	Jun-07	9,750
18.	Eules, TX	Texas Star Business Center	Jun-07	700
19.	Concord, NC	Cedar Park	Jun-07	447
	Subtotal Q2			\$ 58,153
<u>Canadian Preferred Equity Investments:</u>				
1.	Ottawa, Ontario	Abacus Portfolio (9 properties)	Jan-07	\$ 8,218
	Subtotal Q1			\$ 8,218
2.	Milton, Ontario	Halton Hills (development)	Jul-07	\$ 5,400
	Subtotal Q3			\$ 5,400
Total Q1 Preferred Equity Investments				\$ 34,246
Total Q2 Preferred Equity Investments				58,153
Total Q3 Preferred equity Investments				5,400
TOTAL PREFERRED EQUITY INVESTMENTS				\$ 97,799

PREFERRED EQUITY DISPOSITIONS

			PROCEEDS	
<u>US</u>				
1.	Southlake, TX	Wyndham Plaza	Jan-07	\$ 2,097
2.	Pittsburgh, PA	Cranberry Commons	Mar-07	7,800
3.	Tampa, FL	Westgate Plaza	Mar-07	1,900
4.	Augusta, GA	Masters Glen	Mar-07	3,100
	Subtotal Q1			\$ 14,897
5.	Dallas, TX	Hillside	Jun-07	\$ 7,076
6.	Fort Worth, TX	Mira Vista	Jun-07	800
	Subtotal Q2			\$ 7,876
<u>Canada</u>				
1.	North York, Toronto	875 Don Mills Road (Apple Storage)	Apr-07	\$ 2,300
2.	Various Canadian Cities	Apple Storage 10 properties	May-07	23,000
	Subtotal Q2			\$ 25,300
				\$ 48,073

KIMCO REALTY CORPORATION
2007 INVESTMENTS AND PROPERTY TRANSACTIONS
(in thousands)

KIMCO SELECT/ RETAILER SERVICES

<u>Investment</u>	<u>Type</u>	<u>Qtr</u>	<u>Amount</u>
• Various Debt & Equity Purchases	Securities	Q1 & Q2	\$ 31,616
• Mortgages	Mortgage	Q1 & Q2	49,282
• 35 North Third Street, PA	Acquisition of Building	Q1 07	2,100
• 1628 Walnut Street, PA	Acquisition of Building	Q2 07	3,500
• 1701 Walnut Street, PA	Acquisition of Building	Q2 07	12,000
• 111- 115 Newbury Street, MA	Acquisition of Building	Q2 07	14,000
• 120-122 Market Street, PA	Acquisition of Building	Q2 07	2,920
• In TownSuites (Westmont JV)	Equity Investment	Q2 07	119,844
• Net Leased Properties	Loan and Purchase of Remainderman Interest	Q3 07	78,000
• 493- 497 Commonwealth Ave., Boston, MA	Acquisition of Building	Q3 07	5,650
• In TownSuites (Westmont JV)	Equity Investment	Q3 07	5,514
• 1401 Walnut Street, PA	Acquisition of Building	Q3 07	30,534
• 1831 Chestnut street, PA	Acquisition of Building	Q3 07	7,607
			\$ 362,567

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES
AS OF JUNE 30, 2007

	Quarter Ended <u>Jun 30, 2007</u>	Quarter Ended <u>Mar 31, 2007</u>	Full Year Ended <u>Dec 31, 2006</u>
<u>Consolidated Projects (\$M)</u>			
Redevelopment and Expansion Projects	\$ 8.9	\$ 10.1	\$ 45.0
Tenant Improvements and Allowances	4.8	5.7	20.0
Capitalized Leasing Commissions	5.1	3.7	14.5
Building Improvements - Capitalized*	2.3	1.1	8.4
Building Improvements - Expensed to Operations*	5.0	3.9	14.6

	Quarter Ended <u>Jun 30, 2007</u>	Quarter Ended <u>Mar 31, 2007</u>	Full Year Ended <u>Dec 31, 2006</u>
<u>Co-Investment Programs/Joint Ventures (\$M) (Kimco's pro rata share only)</u>			
Redevelopment and Expansion Projects	\$ 3.7	\$ 4.2	\$ 10.3
Tenant Improvements and Allowances	0.9	1.4	3.9
Capitalized Leasing Commissions	0.6	0.6	1.3
Building Improvements - Capitalized*	0.8	0.6	2.3
Building Improvements - Expensed to Operations*	1.7	1.8	4.2

	Quarter Ended <u>Jun 30, 2007</u>	Quarter Ended <u>Mar 31, 2007</u>	Full Year Ended <u>Dec 31, 2006</u>
<u>Total Expenditures by Category (\$M) (Consolidated & Kimco's pro rata share of JV)</u>			
Redevelopment and Expansion Projects	\$ 12.6	\$ 14.3	\$ 55.3
Tenant Improvements and Allowances	5.7	7.1	23.9
Capitalized Leasing Commissions	5.7	4.3	15.8
Building Improvements - Capitalized*	3.1	1.7	10.7
Building Improvements - Expensed to Operations*	6.7	5.7	18.8

	2007				2008
	1Q Actual (\$M)	2Q Actual (\$M)	3Q Estimate (\$M)	4Q Estimate (\$M)	FY Estimate (\$M)
Projected Expenditures on Redevelopment & Expansion Projects					
Total Projected Expenditures	\$18.8	\$18.1	\$30.7	\$37.8	\$110.4
Kimco's Projected Share of Costs (\$)	\$14.3	\$12.6	\$21.1	\$23.6	\$58.7
Kimco's Projected Share of Costs (%)	76%	70%	68%	62%	53%

* Expenditures related to structural costs and common areas

Miscellaneous



Research Coverage:

A.G. Edwards	Mark Hoffmeister	(314) 955-5784
Banc of America Securities	Christy McElroy	(212) 847-5658
Bear Stearns	Ross Smotrich	(212) 272-8046
	Amy Young	(212) 272-3523
Citigroup	Jonathan Litt	(212) 816-0231
	Ambika Goel	(212) 816-6981
Deutsche Bank	Louis Taylor	(212) 250-4912
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey	Paul Morgan	(703) 469-1255
Goldman Sachs	Jay Haberman	(917) 343-4260
Green Street Advisors	James Sullivan	(949) 640-8780
	Nicholas Vedder	
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Lehman Brothers	David Harris	(212) 526-1790
Merrill Lynch	Steve Sakwa	(212) 449-0335
	Craig Schmidt	(212) 449-1944
Morgan Stanley	Matthew Ostrower	(212) 761-6284
Morningstar	Ryan Dobratz	(312) 384-4030
Raymond James & Associates	Paul D. Puryear	(727) 573-3800
	Ken Avalos	(727) 573-3800
RBC Capital Markets	Rich Moore	(216) 378-7625
Stifel Nicolaus	David Fick	(410) 454-5018
UBS Investment Research	Jeffrey Spector	(212) 713-6144
Wachovia Securities	Jeffrey J. Donnelly	(617) 603-4262
	Robert LaQuaglia	(617) 603-4263

Rating Agency Coverage:

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

RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES

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

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

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

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

Kimco Realty Corporation Glossary of Terms

<u>Term</u>	<u>Definition</u>
Funds From Operations (FFO)	<p>Pursuant to the definition of Funds from Operations ("FFO") adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), FFO is calculated by adjusting net income (loss) (computed in accordance with GAAP), excluding gains from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO on the same basis.</p> <p>Given the nature of the Company's business as a real estate owner and operator, the Company believes that FFO is helpful to investors as a measure of its operational performance and FFO is a widely recognized measure in the Company's industry. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net cash flows from operating activities (determined in accordance with GAAP), as a measure of our liquidity, or as an indicator of our ability to make cash distributions. In addition, the comparability of the Company's FFO with the FFO reported by other REITs may be affected by the differences that exist regarding certain accounting policies relating to expenditures for repairs and other recurring items.</p>
Gross Leaseable Area (GLA)	Measure 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.