KIMCO REALTY CORP
Form 10-K
February 28, 2008

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

Form 10-K

[X] ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 [NO FEE REQUIRED]

For the fiscal year ended December 31, 2007

OR

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 [NO FEE REQUIRED]

For the transition period from __________ to __________

Commission file number 1-10899

Kimco Realty Corporation

(Exact name of registrant as specified in its charter)

Maryland	13-2744380
(State of incorporation)	(I.R.S. Employer Identification No.)

3333 New Hyde Park Road, New Hyde Park, NY 11042-0020

(Address of principal executive offices - zip code)

(516) 869-9000

(Registrant s telephone number, including area code)

Securities Registered pursuant to Section 12(b) of the Act:

Title of each class	Name of each exchange on which registered
Common Stock, par value $.01 per share.	New York Stock Exchange
Depositary Shares, each representing one-tenth of a share of 6.65% Class F Cumulative Redeemable Preferred Stock, par value $1.00 per share.	New York Stock Exchange
Depositary Shares, each representing one-hundredth of a share of 7.75% Class G Cumulative Redeemable Preferred Stock, par value $1.00 per share.	New York Stock Exchange

Securities Registered pursuant to Section 12(g) of the Act:

None

Indicate by check mark if the Registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

Yes

[X]

No

[ ]

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes

[X]

No

[ ]

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of the Registrant s knowledge, in the definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. [X]

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, or a non-accelerated filer. See definition of accelerated filer and large accelerated filer in Rule 12-b of the Exchange Act.

Large Accelerated Filer

[X]

Accelerated Filer

[ ]

Non-accelerated Filer

[ ]

Smaller Reporting Company

[ ]

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes

[ ]

No

[X]

The aggregate market value of the voting stock held by non-affiliates of the Registrant was approximately $8.4 billion based upon the closing price on the New York Stock Exchange for such stock on June 29, 2007.

(APPLICABLE ONLY TO CORPORATE REGISTRANTS)

Indicate the number of shares outstanding of each of the Registrant's classes of common stock, as of the latest practicable date.

252,857,002 shares as of February 21, 2008.

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DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant's definitive proxy statement to be filed with respect to the Annual Meeting of Stockholders expected to be held on May 13, 2008.

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PART I

FORWARD-LOOKING STATEMENTS

This annual report on Form 10-K, together with other statements and information publicly disseminated by Kimco Realty Corporation (the "Company" or "Kimco") contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company s future plans, strategies and expectations, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond the Company s control and which could materially affect actual results, performances or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) general economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt or other sources of financing on favorable terms, (iv) changes in governmental laws and regulations, (v) the level and volatility of interest rates and foreign currency exchange rates, (vi) the availability of suitable acquisition opportunities and (vii) increases in operating costs. Accordingly, there is no assurance that the Company s expectations will be realized.

SHARE SPLIT

As of August 23, 2005, the Company effected a two-for-one split (the "Stock Split") of the Company s common stock in the form of a stock dividend paid to stockholders of record on August 8, 2005. All common share and per common share data included in this annual report on Form 10-K and the accompanying Consolidated Financial Statements and Notes thereto have been adjusted to reflect this Stock Split.

Item 1. Business

General

Kimco Realty Corporation, a Maryland corporation, is one of the nation's largest owners and operators of neighborhood and community shopping centers. The terms "Kimco", the "Company", "we", "our" and "us" each refer to Kimco Realty Corporation and our subsidiaries unless the context indicates otherwise. The Company is a self-administered real estate investment trust ("REIT") and its management has owned and operated neighborhood and community shopping centers for over 45 years. The Company has not engaged, nor does it expect to retain, any REIT advisors in connection with the operation of its properties. As of December 31, 2007, the Company had interests in

1,973 properties, totaling approximately 183 million square feet of gross leasable area ("GLA") located in 45 states, Canada, Mexico, Puerto Rico and Chile. The Company s ownership interests in real estate consist of its consolidated portfolio and in portfolios where the Company owns an economic interest, such as properties in the Company s investment management programs, where the Company partners with institutional investors and also retains management (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K). The Company believes its portfolio of neighborhood and community shopping center properties is the largest (measured by GLA) currently held by any publicly traded REIT.

The Company's executive offices are located at 3333 New Hyde Park Road, New Hyde Park, New York 11042-0020 and its telephone number is (516) 869-9000. Unless the context indicates otherwise, the term the "Company" as used herein is intended to include all subsidiaries of the Company.

The Company s web site is located at *http://www.kimcorealty.com*. The information contained on our web site does not constitute part of this Annual Report on Form 10-K. On the Company s web site you can obtain, free of charge, a copy of our annual report on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange Act of 1934, as amended, as soon as reasonably practicable after we file such material electronically with, or furnish it to, the Securities and Exchange Commission (the "SEC").

History

The Company began operations through its predecessor, The Kimco Corporation, which was organized in 1966 upon the contribution of several shopping center properties owned by its principal stockholders. In 1973, these principals formed the Company as a Delaware corporation, and in 1985, the operations of The Kimco Corporation were merged into the Company. The Company completed its initial public stock offering (the "IPO") in November 1991, and commencing with its taxable year which began January 1, 1992, elected to qualify as a REIT in accordance with Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). In 1994, the Company reorganized as a Maryland corporation.

The Company's growth through its first 15 years resulted primarily from the ground-up development and construction of its shopping centers. By 1981, the Company had assembled a portfolio of 77 properties that provided an established source of income and positioned the Company for an expansion of its asset base. At that time, the Company revised its growth strategy to focus on the acquisition of existing shopping centers and creating value through the redevelopment and re-tenanting of those properties. As a result of this strategy, a majority of the operating shopping centers added to the Company s portfolio since 1981 have been through the acquisition of existing shopping centers.

During 1998, the Company, through a merger transaction, completed the acquisition of The Price REIT, Inc., a Maryland corporation, (the "Price REIT"). Prior to the merger, Price REIT was a self-administered and self-managed equity REIT that was primarily focused on the acquisition, development, management and redevelopment of large retail community shopping center properties concentrated in the western part of the United States. In connection with the merger, the Company acquired interests in 43 properties, located in 17 states. With the completion of the Price REIT merger, the Company expanded its presence in certain western states including Arizona, California and Washington. In addition, Price REIT had strong ground-up development capabilities. These development capabilities, coupled with the Company s own construction management expertise, provide the Company the ability to pursue ground-up development opportunities on a selective basis.

Also during 1998, the Company formed Kimco Income REIT ("KIR"), an entity in which the Company held a 99.99% limited partnership interest. KIR was established for the purpose of investing in high-quality properties financed primarily with individual non-recourse mortgages. The Company believed that these properties were appropriate for financing with greater leverage than the Company traditionally used. At the time of formation, the Company contributed 19 properties to KIR, each encumbered by an individual non-recourse mortgage. During 1999, KIR sold a significant interest in the partnership to institutional investors, thus establishing the Company s investment management program. The Company holds a 45.0% non-controlling limited partnership interest in KIR and accounts for its investment in KIR under the equity method of accounting. (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

The Company has expanded its investment management program through the establishment of other various institutional joint venture programs in which the Company has non-controlling interests ranging generally from 5% to 45%. The Company s largest joint venture, Kimco Prudential Joint Venture ("KimPru"), was formed in 2006, in connection with the Pan Pacific Retail Properties Inc. ("Pan Pacific") merger transaction, with Prudential Real Estate Investors ("PREI"), which holds approximately $3.6 billion in assets. The Company earns management fees, acquisition fees, disposition fees and promoted interests based on value creation. As of December 31, 2007, the Company s assets under management were valued at approximately $14.0 billion, comprising 441 properties. (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

In connection with the Tax Relief Extension Act of 1999 (the "RMA") which became effective January 1, 2001, the Company is permitted to participate in activities from which it was previously precluded in order to maintain its qualification as a REIT, so long as these activities are conducted in entities which elect to be treated as taxable subsidiaries under the Code, subject to certain limitations. As such, the Company, through its taxable REIT subsidiaries, is engaged in various retail real estate related opportunities, including (i) merchant building through its wholly-owned taxable REIT subsidiaries, including Kimco Developers, Inc. ("KDI"), which are primarily engaged in the ground-up development of neighborhood and community shopping centers and subsequent sale thereof upon completion (see Recent Developments - Ground-Up Development), (ii) retail real estate advisory and disposition services, which primarily focus on leasing and disposition strategies for real estate property interests of both healthy and distressed retailers and (iii) acting as an agent or principal in connection with tax-deferred exchange transactions. The Company will consider other investments through taxable REIT subsidiaries should suitable opportunities arise.

The Company has continued its geographic expansion with investments in Canada, Mexico, Puerto Rico and Chile. During October 2001, the Company formed the RioCan Venture ("RioCan Venture") with RioCan Real Estate Investment Trust ("RioCan", Canada s largest publicly traded REIT measured by GLA) in which the Company has a 50% non-controlling interest, to acquire retail properties and development projects in Canada. The Company accounts for this investment under the equity method of accounting. The Company has expanded its presence in Canada with the establishment of other joint venture arrangements. During 2002, the Company, along with various strategic co-investment partners, began acquiring operating and development properties located in Mexico. During 2006, the Company acquired interests in shopping center properties located in Puerto Rico through joint ventures in which the Company holds controlling ownership interests. During 2007, the Company acquired an interest in four shopping center properties located in Chile through a joint venture in which the Company holds a non-controlling ownership interest. (See Notes 3 and 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

In addition, the Company continues to capitalize on its established expertise in retail real estate by establishing other ventures in which the Company owns a smaller equity interest and provides management, leasing and operational support for those properties. The Company also 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, in management s judgment, priced below the value of the underlying assets.

Investment and Operating Strategy

The Company's investment objective has been to increase cash flow, current income and, consequently, the value of its existing portfolio of properties and to seek continued growth through (i) the strategic re-tenanting, renovation and expansion of its existing centers and (ii) the selective acquisition of established income-producing real estate properties and properties requiring significant re-tenanting and redevelopment, primarily in neighborhood and community shopping centers in geographic regions in which the Company presently operates. The Company has and will continue to consider investments in other real estate sectors and in geographic markets where it does not presently operate should suitable opportunities arise.

The Company's neighborhood and community shopping center properties are designed to attract local area customers and typically are anchored by a discount department store, a supermarket or a drugstore tenant offering day-to-day necessities rather than high-priced luxury items. The Company may either purchase or lease income-producing properties in the future and may also participate with other entities in property ownership through partnerships, joint ventures or similar types of co-ownership. Equity investments may be subject to existing mortgage financing and/or other indebtedness. Financing or other indebtedness may be incurred simultaneously or subsequently in connection with such investments. Any such financing or indebtedness would have priority over the Company s equity interest in such property. The Company may make loans to joint ventures in which it may or may not participate.

In addition to property or equity ownership, the Company provides property management services for fees relating to the management, leasing, operation, supervision and maintenance of real estate properties.

While the Company has historically held its properties for long-term investment and accordingly has placed strong emphasis on its ongoing program of regular maintenance, periodic renovation and capital improvement, it is possible that properties in the portfolio may be sold, in whole or in part, as circumstances warrant, subject to REIT qualification rules.

The Company seeks to reduce its operating and leasing risks through diversification achieved by the geographic distribution of its properties and a large tenant base. As of December 31, 2007, the Company's single largest neighborhood and community shopping center accounted for only 1.7% of the Company's annualized base rental revenues and only 0.8% of the Company s total shopping center GLA. At December 31, 2007, the Company s five largest tenants were The Home Depot, TJX Companies, Sears Holdings, Kohl s and Wal-Mart, which represent approximately 3.2%, 2.8%, 2.3%, 2.0% and 1.9%, respectively, of the Company s annualized base rental revenues, including the proportionate share of base rental revenues from properties in which the Company has less than a 100% economic interest.

In connection with the RMA, which became effective January 1, 2001, the Company has expanded its investment and operating strategy to include new real estate-related opportunities which the Company was precluded from previously in order to maintain its qualification as a REIT. As such, the Company has established a merchant building business through its wholly owned taxable REIT subsidiaries, which make selective acquisitions of land parcels for the ground-up development primarily of neighborhood and community shopping centers and subsequent sale thereof upon completion. Additionally, the Company has developed a business which specializes in providing capital, real estate advisory services and disposition services of real estate controlled by both healthy and distressed and/or bankrupt retailers. These services may include assistance with inventory and fixture liquidation in connection with going-out-of-business sales. The Company may participate with other entities in providing these advisory services through partnerships, joint ventures or other co-ownership arrangements. The Company, as a regular part of its investment strategy, will continue to actively seek investments for its taxable REIT subsidiaries.

The Company emphasizes equity real estate investments including preferred equity investments, but may, at its discretion, invest in mortgages, other real estate interests and other investments. The mortgages in which the Company may invest may be either first mortgages, junior mortgages or other mortgage-related securities. The Company provides mortgage financing to retailers with significant real estate assets, in the form of leasehold interests or fee-owned properties, where the Company believes the underlying value of the real estate collateral is in excess of its loan balance. In addition, the Company will acquire debt instruments at a discount in the secondary market where the Company believes the asset value of the enterprise is greater than the current value.

The Company may legally invest in the securities of other issuers, for the purpose, among others, of exercising control over such entities, subject to the gross income and asset tests necessary for REIT qualification. The Company may, on a selective basis, acquire all or substantially all securities or assets of other REITs or similar entities where such investments would be consistent with the Company s investment policies. In any event, the Company does not intend that its investments in securities will require it to register as an "investment company" under the Investment Company Act of 1940.

The Company has authority to offer shares of capital stock or other senior securities in exchange for property and to repurchase or otherwise reacquire its common stock or any other securities and may engage in such activities in the future. At all times, the Company intends to make investments in such a manner as to be consistent with the requirements of the Code to qualify as a REIT unless, because of circumstances or changes in the Code (or in Treasury Regulations), the Board of Directors determines that it is no longer in the best interests of the Company to qualify as a REIT.

Capital Strategy and Resources

The Company intends to operate with and maintain a conservative capital structure with a level of debt to total market capitalization of approximately 50% or less. As of December 31, 2007, the Company s level of debt to total market capitalization was 30%. In addition, the Company intends to maintain strong debt service coverage and fixed charge coverage ratios as part of its commitment to maintaining its investment-grade debt ratings. It is management's intention that the Company continually have access to the capital resources necessary to expand and develop its business. Accordingly, the Company may, from time-to-time, seek to obtain funds through additional common and preferred equity offerings, unsecured debt financings and/or mortgage/construction loan financings and other capital alternatives in a manner consistent with its intention to operate with a conservative debt structure.

Since the completion of the Company's IPO in 1991, the Company has utilized the public debt and equity markets as its principal source of capital for its expansion needs. Since the IPO, the Company has completed additional offerings of its public unsecured debt and equity, raising in the aggregate over $5.7 billion. Proceeds from public capital market activities have been used for repaying indebtedness, acquiring interests in neighborhood and community shopping centers, funding ground-up development projects, expanding and improving properties in the portfolio and other investments, among other things. The Company also has revolving credit facilities totaling approximately $1.8 billion available for general corporate purposes. At December 31, 2007 the Company had approximately $282.2 million outstanding on the facilities. In March 2006, the Company was added to the S & P 500 Index, an index containing the stock of 500 Large Cap companies, most of which are U.S. corporations. For further discussion regarding capital strategy and resources, see Management s Discussion and Analysis of Results of Operations and Financial Condition - Financing Activities.

Competition

As one of the original participants in the growth of the shopping center industry and one of the nation's largest owners and operators of neighborhood and community shopping centers, the Company has established close relationships with a large number of major national and regional retailers and maintains a broad network of industry contacts. Management is associated with and/or actively participates in many shopping center and REIT industry organizations. Notwithstanding these relationships, there are numerous regional and local commercial developers, real estate companies, financial institutions and other investors who compete with the Company for the acquisition of properties and other investment opportunities and in seeking tenants who will lease space in the Company s properties.

Operating Practices

Nearly all operating functions, including leasing, legal, construction, data processing, maintenance, finance and accounting, are administered by the Company from its executive offices in New Hyde Park, New York and supported by the Company s regional offices. The Company believes it is critical to have a management presence in its principal areas of operation and accordingly, the Company maintains regional offices in various cities throughout the United States. As of December 31, 2007, a total of 682 persons are employed at the Company's executive and regional offices.

The Company's regional offices are generally staffed by a regional business leader and the operating personnel necessary to both function as local representatives for leasing and promotional purposes, to complement the corporate office s administrative and accounting efforts and to ensure that property inspection and maintenance objectives are achieved. The regional offices are important in reducing the time necessary to respond to the needs of the Company's tenants. Leasing and maintenance personnel from the corporate office also conduct regular inspections of each shopping center.

As of December 31, 2007, the Company also employs a total of 44 persons at several of its larger properties in order to more effectively administer its maintenance and security responsibilities.

Qualification as a REIT

The Company has elected, commencing with its taxable year which began January 1, 1992, to qualify as a REIT under the Code. If, as the Company believes, it is organized and operates in such a manner so as to qualify and remain qualified as a REIT under the Code, the Company generally will not be subject to federal income tax, provided that distributions to its stockholders equal at least the amount of its REIT taxable income as defined under the Code.

In connection with the RMA, the Company s taxable subsidiaries may participate in activities from which the Company was previously precluded, subject to certain limitations. The primary activities of the Company s taxable REIT subsidiaries during 2007 included, but were not limited to, (i) the ground-up development of shopping center properties and subsequent sale thereof upon completion (see Recent Developments - Ground-Up Development), (ii) real estate advisory and disposition services, including the Company s investment in Albertson s described below and (iii) acting as an agent or principal in connection with tax deferred exchange transactions. The Company was subject to federal and state income taxes on the income from these activities.

Recent Developments

The following describes the Company s significant transactions completed during the year ended December 31, 2007. (See Notes 3, 4 and 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

Operating Properties -

Acquisitions -

During 2007, the Company acquired, in separate transactions, 43 operating properties, comprising an aggregate 3.6 million square feet of GLA for an aggregate purchase price of approximately $1.0 billion, including the assumption of approximately $114.3 million of non-recourse mortgage debt encumbering nine of the properties.

Dispositions -

During 2007, the Company (i) disposed of six operating properties and completed partial sales of three operating properties, in separate transactions, for an aggregate sales price of approximately $40.0 million, which resulted in an aggregate net gain of approximately $6.4 million, after income tax of approximately $1.6 million, and (ii) transferred one operating property, which was acquired in the first quarter of 2007, to a joint venture in which the Company holds a 15% non-controlling ownership interest for an aggregate price of approximately $4.5 million, which represented the net book value.

Additionally, during 2007, two consolidated joint ventures in which the Company had preferred equity investments disposed of, in separate transactions, their respective properties for an aggregate sales price of approximately $66.5 million. As a result of these capital transactions, the Company received approximately $22.1 million of profit participation, before minority interest of approximately $5.6 million. This profit participation has been recorded as income from other real estate investments and is reflected in Income from discontinued operating properties in the Company s Consolidated Statements of Income.

Redevelopments -

The Company has an ongoing program to reformat and re-tenant its properties to maintain or enhance its competitive position in the marketplace. During 2007, the Company substantially completed the redevelopment and re-tenanting of various operating properties. The Company expended approximately $70.1 million in connection with these major redevelopments and re-tenanting projects during 2007. The Company is currently involved in redeveloping several other shopping centers in the existing portfolio. The Company anticipates its capital commitment toward these and other redevelopment projects will be approximately $90.0 million to $110.0 million during 2008.

Ground-Up Development -

The Company is engaged in ground-up development projects which consist of (i) merchant building through the Company s wholly-owned taxable REIT subsidiaries, which develop neighborhood and community shopping centers and the subsequent sale thereof upon completion, (ii) U.S. ground-up development projects which will be held as long-term investments by the Company and (iii) various ground-up development projects located in Mexico for long-term investment (see Recent Developments - International Real Estate Investments and Note 3 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K). The ground-up development projects generally have significant pre-leasing prior to the commencement of construction. As of December 31, 2007, the Company had in progress a total of 60 ground-up development projects including 27 merchant building projects, nine U.S. ground-up development projects, and 24 ground-up development projects located throughout Mexico.

Merchant Building -

As of December 31, 2007, the Company had in progress 27 merchant building projects located in 13 states. During 2007, the Company expended approximately $269.6 million in connection with the purchase of land and construction costs related to these projects and those sold during 2007. As part of the Company s ongoing analysis of its merchant building projects, the Company has determined that for two of its projects, located in Jacksonville, FL and Anchorage, AK, the recoverable value will not exceed their estimated cost. This is primarily due to adverse changes in local market conditions and the uncertainty of those conditions in the future. As a result, the Company has recorded an aggregate pre-tax adjustment of property carrying value on these projects for the year ended December 31, 2007, of $8.5 million, representing the excess of the carrying values of the projects over their estimated fair values.

The Company anticipates its capital commitment toward its merchant building projects will be approximately $200.0 million to $250.0 million during 2008. The proceeds from the sale of completed ground-up development projects during 2008, proceeds from construction loans and availability under the Company s revolving lines of credit are expected to be sufficient to fund these anticipated capital requirements.

Acquisitions -

During 2007, the Company acquired six land parcels, in separate transactions, for an aggregate purchase price of approximately $69.8 million. The estimated project costs for these newly acquired parcels are approximately $95.2 million with completion dates ranging from October 2008 to June 2010.

During 2007, the Company obtained individual construction loans on five merchant building projects and assumed one loan in connection with the acquisition of a merchant building project. Additionally, the Company repaid construction loans on three merchant building projects. At December 31, 2007, total loan commitments on the Company s 15 outstanding construction loans aggregated approximately $360.3 million of which approximately $245.9 million has been funded. These loans have scheduled maturities ranging from one month to 33 months (excluding any extension options which may be available to the Company) and bear interest at rates ranging from 6.78% to 7.48% at December 31, 2007.

Dispositions -

During 2007, the Company sold, in separate transactions, (i) four of its recently completed merchant building projects, (ii) 26 out-parcels, (iii) 74.3 acres of undeveloped land and (iv) completed partial sales of two projects, for an aggregate total proceeds of approximately $310.5 million and received approximately $3.3 million of proceeds from completed earn-out requirements on previously sold projects. These sales resulted in pre-tax gains of approximately $40.1 million.

U.S. Long-Term Investment Projects -

During 2007, the Company expended approximately $7.7 million in connection with the purchase of undeveloped land in Union, NJ, which will be developed into a 0.2 million square foot retail center and approximately $21.5 million in connection with the purchase of three redevelopment properties located in Bronx, NY, which will be redeveloped into mixed-use residential/retail centers aggregating 0.1 million square feet.

As of December 31, 2007, the Company had in progress a total of nine U.S. long-term investment projects. The Company anticipates its capital commitment toward these projects will be approximately $60.0 million to $80.0 million during 2008. The proceeds from construction loans and availability under the Company s revolving lines of credit are expected to be sufficient to fund these anticipated capital requirements.

Kimsouth -

During June 2006, Kimsouth, a consolidated taxable REIT subsidiary in which the Company holds a 92.5% controlling interest, contributed approximately $51.0 million to fund its 15% non-controlling interest in a newly formed joint venture with an investment group to acquire a portion of Albertson s Inc. To maximize investment returns, the investment group s strategy with respect to this joint venture, includes refinancing, selling selected stores and enhancing operations at the remaining stores. During 2007, this joint venture completed the disposition of certain operating stores and a refinancing of the remaining assets in the joint venture. As a result of these transactions Kimsouth received cash distributions of approximately $148.6 million. Kimsouth has a remaining capital commitment obligation to fund up to an additional $15.0 million for general purposes. Due to this remaining capital commitment, $15.0 million is included in Other liabilities in the Company s Consolidated Balance Sheets.

During 2007, Kimsouth s income from the Albertson s joint venture aggregated approximately $49.6 million, net of income tax. This amount includes (i) an operating loss of approximately $15.1 million, net of an income tax benefit of approximately $10.1 million, (ii) distribution in excess of Kimsouth s investment of approximately $10.4 million, net of income tax expense of approximately $6.9 million and (iii) an extraordinary gain of approximately $54.3 million, net of income tax expense of approximately $36.2 million, resulting from purchase price allocation adjustments. Additionally, the Company reduced the valuation allowance that was applied against the Kimsouth net operating losses ("NOLs") resulting in an income tax benefit of approximately $31.2 million. (See Notes 3 and 22 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

Additionally, during the year ended December 31, 2007, the Albertson s joint venture acquired two operating properties for approximately $20.3 million, including the assumption of $18.5 million in non-recourse mortgage debt.

Investment and Advances in Real Estate Joint Ventures **-**

The Company has various institutional and non-institutional joint venture programs in which the Company has various non-controlling interests which are accounted for under the equity method of accounting. (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

Acquisitions -

During 2007, the Company acquired, in separate transactions, 171 operating properties, through joint ventures in which the Company has various non-controlling interests for an aggregate purchase price of approximately $1.7 billion, including the assumption of approximately $867.1 million of non-recourse mortgage debt encumbering 158 of the properties and $177.5 million in proceeds from unsecured credit facilities obtained by two of the joint ventures. The Company s aggregate investment in these joint ventures was approximately $235.8 million.

Dispositions -

During 2007, joint ventures in which the Company has non-controlling interests disposed of, in separate transactions, (i) 44 properties for an aggregate sales price of approximately $1.3 billion resulting in an aggregate gain of approximately $145.0 million, of which the Company s share was approximately $56.6 million and (ii) two vacant parcels of land for an aggregate sales price of $6.7 million, which represented their net book value.

Additionally, during 2007, joint ventures in which the Company has non-controlling interests transferred 17 operating properties for an aggregate sales price of approximately $825.2 million, including approximately $427.1 million of non-recourse mortgage debt, to newly formed joint ventures in which the Company holds 15% non-controlling ownership interests and manages. As a result of these transactions, the Company recognized profit participation of approximately $3.7 million and deferred its share of the gain related to its remaining ownership interest in the properties.

Also, during 2007, joint ventures in which the Company has non-controlling interests sold six operating properties to the Company for a sales price of approximately $151.9 million including the assumption of $50.3 million in non-recourse mortgage debt. The Company s share of the gain related to these transactions has been deferred.

International Real Estate Investments -

Canadian Investments -

During 2007, the Company acquired, in separate transactions, two operating properties located in Canada, through newly formed joint ventures in which the Company has non-controlling interests. These properties were acquired for an aggregate purchase price of approximately CAD $23.0 million (approximately USD $21.2 million). The Company s aggregate investment in these joint ventures was approximately CAD $11.5 million (approximately USD $10.7 million).

During 2007, the Company provided, through five separate Canadian preferred equity investments, an aggregate of approximately CAD $28.0 million (approximately USD $27.6 million) to developers and owners of 17 real estate properties.

The Company generated equity in income from its unconsolidated Canadian investments in real estate joint ventures of approximately $22.5 million and $21.1 million during 2007 and 2006, respectively. In addition, income from other unconsolidated Canadian real estate investments was approximately $35.1 million and $13.9 million during 2007 and 2006, respectively.

Mexican Investments -

During 2007, the Company acquired, in separate transactions, 18 operating properties located in various cities throughout Mexico, comprising an aggregate 0.8 million square feet of GLA for an aggregate purchase price of approximately 1.0 billion Mexican Pesos ("MXP") (approximately USD $90.4 million). (See Note 3 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

During 2007, the Company transferred in separate transactions, 50% of its 100% interest in seven projects located in Juarez, Tecamac, Mexicali, Cuaulta, Ciudad Del Carmen, Tijuana and Rosarito, Mexico to a joint venture partner for approximately $48.3 million, which approximated their carrying values. As a result of these transactions, the Company has deconsolidated these entities and now accounts for its investments under the equity method of accounting.

During 2007, the Company acquired, in separate transactions, nine land parcels located in various cities throughout Mexico, for an aggregate purchase price of approximately MXP 1.1 billion (approximately USD $94.8 million). Seven of these land parcels will be developed into retail centers aggregating approximately 2.8 million square feet of GLA with a total estimated aggregate project cost of approximately MXP 2.3 billion (approximately USD $210.2 million).

During 2007, the Company acquired, through a newly formed joint venture in which the Company has a controlling ownership interest, a 0.3 million square foot development project in Neuvo Vallarta, Mexico, for a purchase price of approximately MXP 119.5 million (approximately USD $11.0 million). Total estimated project costs are approximately USD $28.3 million.

During 2007, the Company acquired, through a newly formed joint venture in which the Company has a non-controlling interest, a 0.1 million square foot development project in Mexico, for a purchase price of MXP 48.6 million (approximately USD $4.4 million). Total estimated project costs are approximately USD $14.4 million.

During 2007, the Company acquired, in separate transactions, 21 operating properties located in various cities throughout Mexico, through joint ventures in which the Company has non-controlling interests. These properties were acquired for an aggregate purchase price of approximately MXP 1.4 billion (approximately USD $128.7 million). The Company s aggregate investment in these joint ventures was approximately MXP 701.5 million (approximately USD $64.4 million).

The Company recognized equity in income from its unconsolidated Mexican investments in real estate joint ventures of approximately $5.2 million and $11.8 million during 2007 and 2006, respectively.

The Company s revenues from its consolidated Mexican subsidiaries aggregated approximately $8.5 million and $2.4 million during 2007 and 2006, respectively.

Chilean Investments -

During April 2007, the Company acquired four operating properties located in Santiago, Chile, through a newly formed joint venture in which the Company has a non-controlling interest. These properties were acquired for an aggregate purchase price of approximately 8.7 billion Chilean Pesos ("CLP") (approximately USD $16.5 million), including the assumption of CLP 5.9 billion (approximately USD $11.1 million) of non-recourse mortgage debt. The Company s aggregate investment in this joint venture is approximately CLP 1.6 billion (approximately USD $3.0 million). The Company recognized equity in income from this investment of approximately $0.1 million during 2007.

<u>Other Real Estate Investments</u> -

Preferred Equity Capital -

The Company maintains a Preferred Equity program, which provides capital to developers and owners of real estate properties. During 2007, the Company provided in separate transactions, an aggregate of approximately $103.6 million in investment capital to developers and owners of 61 real estate properties, including the Canadian investments described above. As of December 31, 2007, the Company s net investment under the Preferred Equity program was approximately $484.1 million relating to 258 properties. For the year ended December 31, 2007, the Company earned approximately $63.5 million, including $30.5 million of profit participation earned from 18 capital transactions from these investments.

Additionally, during July 2007, the Company invested approximately $81.7 million of preferred equity capital in a portfolio comprised of 403 net leased properties which are divided into 30 master leased pools with each pool leased to individual corporate operators. These properties consist of a diverse array of free-standing restaurants, fast food restaurants, convenience and auto parts stores. As of December 31, 2007 these properties were encumbered by third party loans aggregating approximately $433.0 million with interest rates ranging from 5.08% to 10.47% with a weighted average interest rate of 9.3% and maturities ranging from 1.4 years to 15.2 years.

Mortgages and Other Financing Receivables -

During 2007, the Company provided financing to six borrowers for an aggregate amount of up to approximately $96.9 million, of which $62.2 million was outstanding as of December 31, 2007. As of December 31, 2007, the Company has 30 loans with total commitments of up to $185.0 million of which approximately $152.4 million has been funded. Availability under the Company s revolving credit facilities are expected to be sufficient to fund these commitments. (See Note 9 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

Financing Transactions -

For discussion regarding financing transactions relating to the Company s unsecured notes, credit facilities, non-recourse mortgage debt, construction loans and preferred stock issuance, see Management s Discussion and Analysis of Results of Operations and Financial Condition - Financing Activities and Contractual Obligations and Other Commitments. (See Notes 11, 12, 13 and 17 of the Notes to Consolidated Financial Statement included in this annual report on Form 10-K.)

Exchange Listings

The Company's common stock, Class F Depositary Shares and Class G Depositary Shares are traded on the NYSE under the trading symbols "KIM", "KIMprF" and KIMprG , respectively.

Item 1A. Risk Factors

We are subject to certain business risks including, among other factors, the following:

Loss of our tax status as a real estate investment trust could have significant adverse consequences to us and the value of our securities.

We have elected to be taxed as a REIT for federal income tax purposes under the Code. We currently intend to operate so as to qualify as a REIT and believe that our current organization and method of operation complies with the rules and regulations promulgated under the federal income tax code to enable us to qualify as a REIT.

Qualification as a REIT involves the application of highly technical and complex federal income tax code provisions for which there are only limited judicial and administrative interpretations. The determination of various factual matters and circumstances not entirely within our control may affect our ability to qualify as a REIT. New legislation, regulations, administrative interpretations or court decisions could significantly change the tax laws with respect to qualification as a REIT, the federal income tax consequences of such qualification or the desirability of an investment in a REIT relative to other investments. There can be no assurance that we have qualified or will continue to qualify as a REIT for tax purposes.

If we lose our REIT status, we will face serious tax consequences that will substantially reduce the funds available to pay dividends to stockholders. If we fail to qualify as a REIT:

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we would not be allowed a deduction for distributions to stockholders in computing our taxable income and would be subject to federal income tax at regular corporate rates;

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we could be subject to the federal alternative minimum tax and possibly increased state and local taxes;

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unless we were entitled to relief under statutory provisions, we could not elect to be subject to tax as a REIT for four taxable years following the year during which we were disqualified; and

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we would not be required to make distributions to stockholders.

As a result of all these factors, our failure to qualify as a REIT could impair our ability to expand our business and raise capital, and could adversely affect the value of our securities.

Adverse market conditions and competition may impede our ability to generate sufficient income to pay expenses and maintain properties.

The economic performance and value of our properties is subject to all of the risks associated with owning and operating real estate including:

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changes in the national, regional and local economic climate;

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local conditions, including an oversupply of, or a reduction in demand for, space in properties like those that we own;

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the attractiveness of our properties to tenants;

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the ability of tenants to pay rent;

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competition from other available properties;

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changes in market rental rates;

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the need to periodically pay for costs to repair, renovate and re-let space;

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changes in operating costs, including costs for maintenance, insurance and real estate taxes;

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the fact that the expenses of owning and operating properties are not necessarily reduced when circumstances such as market factors and competition cause a reduction in income from the properties; and

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changes in laws and governmental regulations, including those governing usage, zoning, the environment and taxes.

Downturns in the retailing industry likely will have a direct impact on our performance.

Our properties consist primarily of community and neighborhood shopping centers and other retail properties. Our performance therefore is linked to economic conditions in the market for retail space generally. The market for retail space could in the future be adversely affected by:

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weakness in the national, regional and local economies;

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the adverse financial condition of some large retailing companies;

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ongoing consolidation in the retail sector;

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the excess amount of retail space in a number of markets; and

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increasing consumer purchases through catalogues and the internet.

Failure by any anchor tenant with leases in multiple locations to make rental payments to us because of a deterioration of its financial condition or otherwise, could impact our performance.

Our performance depends on our ability to collect rent from tenants. At any time, our tenants may experience a downturn in their business that may significantly weaken their financial condition. As a result, our tenants may delay a number of lease commencements, decline to extend or renew leases upon expiration, fail to make rental payments when due, close stores or declare bankruptcy. Any of these actions could result in the termination of the tenants leases and the loss of rental income attributable to the terminated leases. In addition, lease terminations by an anchor tenant or a failure by that anchor tenant to occupy the premises could result in lease terminations or reductions in rent by other tenants in the same shopping centers under the terms of some leases. In that event, we may be unable to re-lease the vacated space at attractive rents or at all. The occurrence of any of the situations described above, particularly if it involves a substantial tenant with leases in multiple locations, could impact our performance.

We may be unable to collect balances due from tenants in bankruptcy.

A tenant that files for bankruptcy protection may not continue to pay us rent. A bankruptcy filing by or relating to one of our tenants or a lease guarantor would bar all efforts by us to collect pre-bankruptcy debts from the tenant or the lease guarantor, or their property, unless the bankruptcy court permits us to do so. A tenant or lease guarantor bankruptcy could delay our efforts to collect past due balances under the relevant leases and could ultimately preclude collection of these sums. If a lease is rejected by a tenant in bankruptcy, we would have only a general unsecured claim for damages. As a result, it is likely that we would recover substantially less than the full value of any unsecured claims it holds, if at all.

We may be unable to sell our real estate property investments when appropriate or on favorable terms.

Real estate property investments are illiquid and generally cannot be disposed of quickly. In addition, the federal tax code imposes restrictions on a REIT s ability to dispose of properties that are not applicable to other types of real estate companies. Therefore, we may not be able to vary its portfolio in response to economic or other conditions promptly or on favorable terms.

We may acquire or develop properties or acquire other real estate related companies and this may create risks.

We may acquire or develop properties or acquire other real estate related companies when we believe that an acquisition or development is consistent with our business strategies. We may not succeed in consummating desired acquisitions or in completing developments on time or within budget. We face competition in pursuing these acquisition or development opportunities that could increase our costs. When we do pursue a project or acquisition, we may not succeed in leasing newly developed or acquired properties at rents sufficient to cover the costs of acquisition or development and operations. Difficulties in integrating acquisitions may prove costly or time-consuming and could divert management s attention. Acquisitions or developments in new markets or industries where we do not have the same level of market knowledge may result in poorer than anticipated performance. We may also abandon acquisition or development opportunities that it has begun pursuing and consequently fail to recover expenses already incurred and have devoted management time to a matter not consummated. Furthermore, our acquisitions of new properties or companies will expose us to the liabilities of those properties or companies, some of which we may not be aware at the time of acquisition. In addition, development of our existing properties presents similar risks.

There is a lack of operating history with respect to our recent acquisitions and development of properties and we may not succeed in the integration or management of additional properties.

These properties may have characteristics or deficiencies currently unknown to us that affect their value or revenue potential. It is also possible that the operating performance of these properties may decline under our management. As we acquire additional properties, we will be subject to risks associated with managing new properties, including lease-up and tenant retention. In addition, our ability to manage our growth effectively will require us to successfully integrate our new acquisitions into our existing management structure. We may not succeed with this integration or effectively manage additional properties. Also, newly acquired properties may not perform as expected.

We do not have exclusive control over our joint venture and preferred equity investments, such that we are unable to ensure that our objectives will be pursued.

We have invested in some cases as a co-venturer or partner in properties instead of owning directly. In these investments, we do not have exclusive control over the development, financing, leasing, management and other aspects of these investments. As a result, the co-venturer or partner might have interests or goals that are inconsistent with us, take action contrary to our interests or otherwise impede our objectives. The co-venturer or partner also might become insolvent or bankrupt.

We may not be able to recover our investments in our joint venture or preferred equity investments, which may result in losses to us.

Our joint venture and preferred equity investments generally own real estate properties for which the economic performance and value is subject to all the risks associated with owning and operating real estate as described above.

We have significant international operations that carry additional risks.

We invest in, and conduct operations outside the United States. The risks we face in international business operations include, but are not limited to:

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currency risks, including currency fluctuations;

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unexpected changes in legislative and regulatory requirements;

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potential adverse tax burdens;

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burdens of complying with different permitting standards, labor laws and a wide variety of foreign laws;

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obstacles to the repatriation of earnings and cash;

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regional, national and local political uncertainty;

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economic slowdown and/or downturn in foreign markets;

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difficulties in staffing and managing international operations; and

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reduced protection for intellectual property in some countries.

Each of these risks might impact our cash flow or impair our ability to borrow funds, which ultimately could adversely affect our business, financial condition, operating results and cash flows.

We may be unable to obtain financing through the debt and equities market, which may have a material adverse effect on our growth strategy, our results of operations, and our financial condition.

Market conditions may make it difficult to obtain financing, and we cannot assure you that we will be able to obtain additional debt or equity financing or that we will be able to obtain it on favorable terms. The inability to obtain financing could have negative effects on our business, such as:

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We could have difficulty acquiring or developing properties, which could materially adversely affect our business strategy;

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Our liquidity could be adversely affected;

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We may be unable to repay or refinance our indebtedness;

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We may need to make higher interest and principal payments or sell some of our assets on unfavorable terms to fund our indebtedness; and

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We may need to issue additional capital stock, which could further dilute the ownership of our existing shareholders.

Financial covenants to which we are subject may restrict our operating and acquisition activities.

Our revolving credit facilities and the indentures under which our senior unsecured debt is issued contain certain financial and operating covenants, including, among other things, certain coverage ratios, as well as limitations on our ability to incur debt, make dividend payments, sell all or substantially all of our assets and engage in mergers and consolidations and certain acquisitions. These covenants may restrict our ability to pursue certain business initiatives or certain acquisition transactions that might otherwise be advantageous. In addition, failure to meet any of the financial covenants could cause an event of default under and/or accelerate some or all of our indebtedness, which would have a material adverse effect on us.

We may be subject to environmental regulations.

Under various federal, state, and local laws, ordinances and regulations, we may be considered an owner or operator of real property and may be responsible for paying for the disposal or treatment of hazardous or toxic substances released on or in our property, as well as certain other potential costs which could relate to hazardous or toxic substances (including governmental fines and injuries to persons and property). This liability may be imposed whether or not we knew about, or was responsible for, the presence of hazardous or toxic substances.

We face competition in leasing or developing properties**.**

We face competition in the acquisition, development, operation and sale of real property from others engaged in real estate investment. Some of these competitors have greater financial resources than us. This results in competition for the acquisition of properties for tenants who lease or consider leasing space in our existing and subsequently acquired properties and for other real estate investment opportunities.

Changes in market conditions could adversely affect the market price of our publicly traded securities.

As with other publicly traded securities, the market price of our publicly traded securities depends on various market conditions, which may change from time-to-time. Among the market conditions that may affect the market price of our publicly traded securities are the following:

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the extent of institutional investor interest in us;

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the reputation of REITs generally and the reputation of REITs with portfolios similar to us;

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the attractiveness of the securities of REITs in comparison to securities issued by other entities (including securities issued by other real estate companies);

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our financial condition and performance;

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the market s perception of our growth potential and potential future cash dividends;

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an increase in market interest rates, which may lead prospective investors to demand a higher distribution rate in relation to the price paid for our shares; and

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general economic and financial market conditions.

We may not be able to recover our investments in marketable securities or mortgage receivables, which may result in losses to us.

Our investments in marketable securities are subject to specific risks relating to the particular issuer of the securities, including the financial condition and business outlook of the issuer, which may result in losses to us. Marketable securities are generally unsecured and may also be subordinated to other obligations of the issuer. As a result, investments in marketable securities are subject to risks of:

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limited liquidity in the secondary trading market;

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substantial market price volatility resulting from changes in prevailing interest rates;

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subordination to the prior claims of banks and other senior lenders to the issuer;

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the possibility that earnings of the issuer may be insufficient to meet its debt service and distribution obligations; and

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the declining creditworthiness and potential for insolvency of the issuer during periods of rising interest rates and economic downturn.

These risks may adversely affect the value of outstanding marketable securities and the ability of the issuers to make distribution payments.

We invest in mortgage receivables. Our investments in mortgage receivables normally are not insured or otherwise guaranteed by any institution or agency. In the event of a default by a borrower it may be necessary for us to foreclose our mortgage or engage in costly negotiations. Delays in liquidating defaulted mortgage loans and repossessing and selling the underlying properties could reduce our investment returns. Furthermore, in the event of default, the actual value of the property securing the mortgage may decrease. A decline in real estate values will adversely affect the value of our loans and the value of the mortgages securing our loans.

Our mortgage receivables may be or become subordinated to mechanics' or materialmen's liens or property tax liens. In these instances we may need to protect a particular investment by making payments to maintain the current status of a prior lien or discharge it entirely. In these cases, the total amount we recover may be less than our total investment, resulting in a loss. In the event of a major loan default or several loan defaults resulting in losses, our investments in mortgage receivables would be materially and adversely affected.

Item 1B. Unresolved Staff Comments

None

Item 2. Properties

Real Estate Portfolio As of December 31, 2007, the Company's real estate portfolio was comprised of interests in approximately 154.6 million square feet of GLA in 1,391 operating properties primarily consisting of neighborhood and community shopping centers, and 19 retail store leases located in 45 states, Canada, Mexico, Puerto Rico and Chile. This 154.6 million square feet of GLA does not include 17 properties under development comprising 2.5 million square feet of GLA related to the Preferred Equity program, 30 property interest comprising 0.6 million square feet of GLA related to FNC Realty, 401 property interests comprising 2.3 million square feet of GLA related to a net lease portfolio, 55 property interest comprising 2.8 million square feet of GLA related to the NewKirk Portfolio and 20.5 million square feet of planned GLA for 60 ground-up development projects. The Company s portfolio includes interests ranging from 5% to 50% in 471 shopping center properties comprising approximately 72.4 million square feet of GLA relating to the Company s investment management programs and other joint ventures. Neighborhood and community shopping centers comprise the primary focus of the Company's current portfolio. As of December 31, 2007, the Company s total shopping center portfolio, representing 100% of total GLA of 124.0 million from 886 properties, was approximately 96.3% leased.

The Company's neighborhood and community shopping center properties, which are generally owned and operated through subsidiaries or joint ventures, had an average size of approximately 140,000 square feet as of December 31, 2007. The Company generally retains its shopping centers for long-term investment and consequently pursues a program of regular physical maintenance together with major renovations and refurbishing to preserve and increase the value of its properties. These projects usually include renovating existing facades, installing uniform signage, resurfacing parking lots and enhancing parking lot lighting. During 2007, the Company capitalized approximately $9.1 million in connection with these property improvements and expensed to operations approximately $19.7 million.

The Company's neighborhood and community shopping centers are usually "anchored" by a national or regional discount department store, supermarket or drugstore. As one of the original participants in the growth of the shopping center industry and one of the nation's largest owners and operators of shopping centers, the Company has established close relationships with a large number of major national and regional retailers. Some of the major national and regional companies that are tenants in the Company's shopping center properties include The Home Depot, TJX Companies, Sears Holdings, Kohl s, Wal-Mart, Best Buy, Linens N Things, Royal Ahold, Bed Bath and Beyond, and Costco.

A substantial portion of the Company's income consists of rent received under long-term leases. Most of the leases provide for the payment of fixed-base rentals monthly in advance and for the payment by tenants of an allocable share of the real estate taxes, insurance, utilities and common area maintenance expenses incurred in operating the shopping centers. Although many of the leases require the Company to make roof and structural repairs as needed, a number of tenant leases place that responsibility on the tenant, and the Company's standard small store lease provides for roof repairs to be reimbursed by the tenant as part of common area maintenance. The Company's management places a strong emphasis on sound construction and safety at its properties.

Approximately 24.3% of the Company's leases also contain provisions requiring the payment of additional rent calculated as a percentage of tenants gross sales above predetermined thresholds. Percentage rents accounted for less than 1% of the Company's revenues from rental property for the year ended December 31, 2007.

Minimum base rental revenues and operating expense reimbursements accounted for approximately 99% of the Company's total revenues from rental property for the year ended December 31, 2007. The Company's management believes that the base rent per leased square foot for many of the Company's existing leases is generally lower than the prevailing market-rate base rents in the geographic regions where the Company operates, reflecting the potential for future growth.

For the period January 1, 2007 to December 31, 2007, the Company increased the average base rent per leased square foot in its consolidated portfolio of neighborhood and community shopping centers from $9.86 to $10.30, an increase of $0.44. This increase primarily consists of (i) a $0.25 increase relating to acquisitions, (ii) a $0.07 increase relating to dispositions or the transfer of properties to various joint venture entities and (iii) a $0.12 increase relating to new leases signed net of leases vacated and rent step-ups within the portfolio. As of December 31, 2007, the Company s consolidated portfolio was 95.9% leased.

The Company seeks to reduce its operating and leasing risks through geographic and tenant diversity. No single neighborhood and community shopping center accounted for more than 0.8% of the Company's total shopping center GLA or more than 1.7% of total annualized base rental revenues as of December 31, 2007. The Company s five largest tenants at December 31, 2007, were The Home Depot, TJX Companies, Sears Holdings, Kohl s and Wal-Mart, which represent approximately 3.2%, 2.8%, 2.3%, 2.0% and 1.9%, respectively, of the Company s annualized base rental revenues, including the proportionate share of base rental revenues from properties in which the Company has less than a 100% economic interest. The Company maintains an active leasing and capital improvement program that, combined with the high quality of the locations, has made, in management's opinion, the Company's properties attractive to tenants.

The Company's management believes its experience in the real estate industry and its relationships with numerous national and regional tenants gives it an advantage in an industry where ownership is fragmented among a large number of property owners.

<u>Retail Store Leases</u> In addition to neighborhood and community shopping centers, as of December 31, 2007, the Company had interests in retail store leases totaling approximately 1.8 million square feet of anchor stores in 19 neighborhood and community shopping centers located in 13 states. As of December 31, 2007, approximately 97.4% of the space in these anchor stores had been sublet to retailers that lease the stores under net lease agreements providing for average annualized base rental payments of $4.09 per square foot. The average annualized base rental payments under the Company s retail store leases to the landowners of such subleased stores are approximately $2.54 per square foot. The average remaining primary term of the retail store leases (and, similarly, the remaining primary term of the sublease agreements with the tenants currently leasing such space) is approximately two years, excluding options to renew the leases for terms which generally range from five years to 20 years. The Company s investment in retail store leases is included in the caption Other real estate investments on the Company s Consolidated Balance Sheets.

<u>Ground-Leased Properties</u> The Company has interests in 79 shopping center properties that are subject to long-term ground leases where a third party owns and has leased the underlying land to the Company (or an affiliated joint venture) to construct and/or operate a shopping center. The Company or the joint venture pays rent for the use of the land and generally is responsible for all costs and expenses associated with the building and improvements. At the end of these long-term leases, unless extended, the land together with all improvements revert to the landowner.

<u>Ground-Up Development Properties</u> The Company is engaged in ground-up development projects which consists of (i) merchant building through the Company s wholly-owned taxable REIT subsidiaries, which develop neighborhood

and community shopping centers and the subsequent sale thereof upon completion, (ii) U.S. ground-up development projects which will be held as long-term investments by the Company and (iii) various ground-up development projects located in Mexico for long-term investment (see Recent Developments - International Real Estate Investments and Note 3 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K). The ground-up development projects generally have significant pre-leasing prior to the commencement of the construction. As of December 31, 2007, the Company had in progress a total of 60 ground-up development projects including 27 merchant building projects, nine U.S. ground-up development projects and 24 ground-up development projects located throughout Mexico.

As of December 31, 2007, the Company had in progress 27 merchant building projects located in 13 states, which are expected to be sold upon completion. These projects had significant pre-leasing prior to the commencement of construction. As of December 31, 2007, the average annual base rent per leased square foot for the merchant building portfolio was $16.48 and the average annual base rent per leased square foot for new leases executed in 2007 was $18.19.

Undeveloped Land The Company owns certain unimproved land tracts and parcels of land adjacent to certain of its existing shopping centers that are held for possible expansion. At times, should circumstances warrant, the Company may develop or dispose of these parcels.

The table on pages 21 through 33 sets forth more specific information with respect to each of the Company's property interests.

Item 3. Legal Proceedings

The Company is not presently involved in any litigation nor, to its knowledge, is any litigation threatened against the Company or its subsidiaries that, in management's opinion, would result in any material adverse effect on the Company's ownership, management or operation of its properties taken as a whole, or which is not covered by the Company's liability insurance.

Item 4. Submission of Matters to a Vote of Security Holders

None.

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	LEAS EXPIRAT
ALABAMA							
HOOVER	2000	FEE	11.5	115,347	100.0	WAL-MART	2025
HOOVER (4)	2007	JOINT VENTURE	163.9	20,000	100.0		
MOBILE (12)	1986	JOINT VENTURE	48.8	319,164	90.9	ACADEMY SPORTS & OUTDOORS	2021
ALASKA							
	2006	JOINT VENTURE	24.6	98,000	100.0	MICHAELS	2017

ANCHORAGE (4)							
KENAI	2003	JOINT VENTURE	14.7	146,759	100.0	HOME DEPOT	2018
ARIZONA							
GLENDALE	2007	FEE	16.5	96,337	98.0	MOR FURNITURE FOR LESS	2016
GLENDALE (7)	1998	JOINT VENTURE	40.5	333,388	98.9	COSTCO	2011
GLENDALE (9)	2004	FEE	6.4	70,428	100.0	SAFEWAY	2016
MARANA	2003	FEE	18.2	191,008	100.0	LOWE'S HOME CENTER	2019
MESA	1998	FEE	19.8	144,617	85.1	ROSS DRESS FOR LESS	2010
MESA (4)	2005	GROUND LEASE (2078)/ JOINT VENTURE	6.1	1,004,000	100.0	WAL-MART	2027
MESA (9)	2004	FEE	29.4	307,375	84.4	SPORTS AUTHORITY	2016
NORTH PHOENIX	1998	FEE	17.0	230,164	100.0	BURLINGTON COAT FACTORY	2013
PHOENIX	1998	JOINT VENTURE	1.6	16,410	100.0	CHAPMAN BMW	2016
PHOENIX	1998	FEE	13.4	153,180	98.1	HOME DEPOT	2020
PHOENIX (3)	1998	FEE	26.6	339,342	90.1	COSTCO	2011
PHOENIX	1997	FEE	17.5	131,621	97.0	SAFEWAY	2014
PHOENIX (6)	2006	FEE	9.4	94,379	66.7	DOLLAR TREE	2012
SURPRISE (4)	2004	JOINT VENTURE	94.4	-	-		
SURPRISE (4)	2004	JOINT VENTURE	19.0	6,000	100.0		
TUCSON	2003	JOINT VENTURE	17.8	190,174	100.0	LOWE'S HOME CENTER	2019
CALIFORNIA							
ALHAMBRA	1998	FEE	18.4	195,455	100.0	COSTCO	2027
ANAHEIM	1995	FEE	1.0	15,396	100.0	NORTHGATE GONZALEZ MARKETS	2022
ANAHEIM (6)	2006	FEE	36.1	347,350	92.5	MERVYN'S	2012
ANAHEIM (6)	2006	FEE	19.1	184,613	93.9	RALPHS	2016

ANAHEIM (6)	2006	FEE	8.5	105,085	97.2	STATER BROTHERS	2011
ANGEL'S CAMP (6)	2006	FEE	5.1	77,967	96.1	SAVE MART	2022
ANTELOPE (6)	2006	FEE	13.1	119,998	89.8	FOOD MAXX	2008
BAKERSFIELD (6)	2006	FEE	1.2	14,115	91.5		
BELLFLOWER (6)	2006	GROUND LEASE (2032)	9.1	113,511	100.0	STATER BROTHERS	2012
CALSBAD (6)	2006	FEE	21.1	160,928	98.2	MARSHALLS	2013
CARMICHAEL	1998	FEE	18.5	210,306	100.0	HOME DEPOT	2013
CHICO	2006	FEE	1.3	19,560	87.3		
CHICO	2007	FEE	26.5	264,680	97.5	FOOD MAXX	2009
CHICO (8)	2007	JOINT VENTURE	7.3	69,812	100.0	RALEY'S	2024
CHINO (6)	2006	FEE	33.0	341,577	93.3	LA CURACAO	2021
CHINO (6)	2006	FEE	13.1	168,264	100.0	DOLLAR TREE	2008
CHINO HILLS	2005	FEE	7.3	73,352	91.3	STATER BROTHERS	2022
CHINO HILLS (6)	2006	FEE	11.8	128,082	71.9		
CHULA VISTA	1998	FEE	34.3	356,335	99.7	COSTCO	2029
COLMA (8)	2006	JOINT VENTURE	6.4	213,532	97.8	MARSHALLS	2012
CORONA	1998	FEE	47.6	487,048	96.6	COSTCO	2012
CORONA	2007	FEE	12.3	148,815	97.0	VONS	2013
COVINA (7)	2000	GROUND LEASE (2054)/ JOINT VENTURE	26.0	269,433	90.8	HOME DEPOT	2009
CUPERTINO	2006	FEE	11.5	114,533	88.1	99 RANCH MARKET	2012
DALY CITY (3)	2002	FEE	25.6	554,120	95.2	HOME DEPOT	2026
DOWNEY (6)	2006	GROUND LEASE (2009)	9.8	114,722	100.0	A WORLD OF DECOR	2009
DUBLIN (6)	2006	FEE	12.4	154,728	100.0	ORCHARD SUPPLY HARDWARE	2011

EL CAJON	2003	JOINT VENTURE	10.9	128,343	100.0	KOHL'S	2024
EL CAJON (9)	2004	FEE	10.4	98,474	98.3	RITE AID	2018
ELK GROVE	2006	FEE	2.3	30,130	100.0		
ELK GROVE	2006	FEE	0.8	7,880	100.0		
ELK GROVE (6)	2006	FEE	8.1	120,970	100.0	BEL AIR MARKET	2025
ELK GROVE (6)	2006	FEE	5.0	34,015	90.2		
ENCINITAS (6)	2006	FEE	9.1	119,738	84.7	ALBERTSONS	2011
ESCONDIDO (6)	2006	FEE	23.1	231,157	98.3	LA FITNESS	2017
FAIR OAKS (6)	2006	FEE	9.6	98,625	92.3	RALEY'S	2011
FOLSOM	2003	JOINT VENTURE	9.5	108,255	100.0	KOHL'S	2018
FREMONT (6)	2007	JOINT VENTURE	51.7	504,666	96.0	SAFEWAY	2025
FREMONT (6)	2006	FEE	11.9	131,239	99.1	ALBERTSONS	2013
FRESNO (6)	2006	FEE	9.9	102,581	91.4	SAVE MART	2014
FRESNO (9)	2004	FEE	10.8	121,107	100.0	BED BATH & BEYOND	2010
FULLERTON (6)	2006	GROUND LEASE (2042)	20.3	270,647	95.2	TOYS'R 'US/CHUCK E.CHEESE	2017
GARDENA (6)	2006	FEE	6.5	65,987	100.0	TAWA MARKET	2010
GRANITE BAY (6)	2006	FEE	11.5	140,184	88.9	RALEY'S	2018
GRASS VALLEY (6)	2006	FEE	30.0	217,519	95.0	RALEY'S	2018
HACIENDA HEIGHTS (6)	2006	FEE	12.1	135,012	90.3	ALBERTSONS	2016
HAYWARD (6)	2006	FEE	8.1	80,911	100.0	99 CENTS ONLY STORES	2010
HUNTINGTON BEACH (6)	2006	FEE	12.0	148,756	99.0	VONS	2016
JACKSON	2007	FEE	9.2	67,665	100.0	RALEY'S	2024
LA MIRADA	1998	FEE	31.2	261,782	100.0	TOYS "R" US	2012
LA VERNE (6)	2006	GROUND LEASE (2059)	20.1	227,575	98.8	TARGET	2009
LAGUNA HILLS	2007	JOINT VENTURE	16.0	160,000	100.0	MACY'S	2014

LINCOLN (8)	2007	JOINT VENTURE	13.1	119,559	98.8	SAFEWAY	2026
LIVERMORE (6)	2006	FEE	8.1	104,363	96.2	ROSS DRESS FOR LESS	2009
LOS ANGELES (6)	2006	GROUND LEASE (2070)	0.0	169,744	99.1	KMART	2012
LOS ANGELES (6)	2006	GROUND LEASE (2050)	14.6	165,195	95.3	RALPHS/FOOD 4 LESS	2011
MANTECA	2006	FEE	1.1	19,455	94.4		
MANTECA (6)	2006	FEE	7.2	96,393	96.6	PAK 'N' SAVE	2013
MERCED	2006	FEE	1.6	27,350	81.4		
MODESTO (6)	2006	FEE	17.9	214,772	96.7	GOTTSCHALKS	2013
MONTEBELLO (7)	2000	JOINT VENTURE	25.4	251,489	99.4	SEARS	2012
MORAGA (6)	2006	FEE	33.7	163,975	92.1	TJ MAXX	2011
MORGAN HILL	2003	JOINT VENTURE	8.1	103,362	100.0	HOME DEPOT	2024
NAPA	2006	GROUND LEASE (2070)/ JOINT VENTURE	34.5	349,530	100.0	TARGET	2020
NORTHRIDGE	2005	FEE	9.3	158,812	100.0	DSW SHOE WAREHOUSE	2016
NOVATO (6)	2003	FEE	11.3	133,862	97.8	SAFEWAY	2025
OCEANSIDE (6)	2006	FEE	42.7	366,775	97.6	STEIN MART	2009
OCEANSIDE (6)	2006	GROUND LEASE (2048)	9.5	92,378	87.1	TRADER JOE'S	2016
OCEANSIDE (6)	2006	FEE	10.2	88,363	92.2	VONS	2008
ORANGEVALE (6)	2006	FEE	17.3	160,811	96.4	ALBERTSONS	2024
OXNARD (7)	1998	JOINT VENTURE	14.4	171,580	100.0	TARGET	2013
PACIFICA (11)	2004	JOINT VENTURE	13.6	168,871	96.3	SAFEWAY	2018
PACIFICA (6)	2006	FEE	7.5	104,281	96.1	ALBERTSONS	2008

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	LEASE EXPIRAT
PLEASANTON	2007	JOINT VENTURE	17.5	175,000	100.0	MACY'S	2012
PORTERVILLE (6)	2006	FEE	8.1	81,010	93.2	SAVE MART	2010
POWAY	2005	FEE	8.3	121,977	93.5	STEIN MART	2013
RANCHO CUCAMONGA (6)	2006	GROUND LEASE (2042)	17.1	308,846	96.7	FOOD 4 LESS	2014
RANCHO CUCAMONGA (6)	2006	FEE	5.2	56,019	100.0	CVS	2011
RANCHO MIRAGE (6)	2006	FEE	16.9	165,156	89.7	VONS	2010
RED BLUFF	2006	FEE	4.6	23,200	100.0		
REDDING	2006	FEE	1.8	21,876	89.0		
REDWOOD CITY (9)	2004	FEE	6.4	49,429	100.0	ORCHARD SUPPLY HARDWARE	2009
RIVERSIDE	2007	FEE	5.0	86,108	100.0	BURLINGTON COAT FACTORY	2009
ROSEVILLE (8)	2007	JOINT VENTURE	9.0	81,171	100.0	SAFEWAY	2030
ROSEVILLE (9)	2004	FEE	20.3	188,493	99.3	SPORTS AUTHORITY	2016
SACRAMENTO (6)	2006	FEE	23.1	189,043	96.5	SD MART	2014
SACRAMENTO (6)	2006	FEE	13.2	120,893	91.5	UNITED ARTISTS THEATRE	2016
SAN DIEGO	2007	JOINT VENTURE	22.6	225,919	100.0	NORDSTROM	2017
SAN DIEGO	2007	FEE	13.4	49,080	100.0		
SAN DIEGO (6)	2006	GROUND LEASE (2023)	16.4	210,621	100.0	CIRCUIT CITY	2010
SAN DIEGO (7)	2000	JOINT VENTURE	11.2	117,410	100.0	ALBERTSONS	2012
SAN DIEGO (8)	2007	JOINT VENTURE	5.9	59,414	98.4		

SAN DIEGO (8)	2007	JOINT VENTURE	12.8	57,406	100.0		
SAN DIEGO (9)	2004	FEE	42.1	411,375	100.0	COSTCO	2014
SAN DIEGO (9)	2004	FEE	5.9	35,000	100.0	CLAIM JUMPER	2013
SAN DIMAS (6)	2006	FEE	13.4	154,020	98.7	OFFICEMAX	2011
SAN JOSE (6)	2006	FEE	16.8	183,180	97.3	WAL-MART	2011
SAN LEANDRO (6)	2006	FEE	6.2	95,255	100.0	ROSS DRESS FOR LESS	2018
SAN LUIS OBISPO	2005	FEE	17.6	174,428	96.3	VON'S	2017
SAN RAMON (7)	1999	JOINT VENTURE	5.3	41,913	100.0	PETCO	2012
SANTA ANA	1998	FEE	12.0	134,400	100.0	HOME DEPOT	2015
SANTA CLARITA (6)	2006	FEE	14.1	96,662	84.2	ALBERTSONS	2012
SANTA ROSA	2005	FEE	3.6	41,565	97.0	ACE HARDWARE	2009
SANTEE	2003	JOINT VENTURE	44.5	311,439	99.2	24 HOUR FITNESS	2017
SIGNAL HILL (9)	2004	FEE	15.0	181,250	97.3	HOME DEPOT	2014
STOCKTON	1999	FEE	14.6	152,919	87.2	SUPER UNITED FURNITURE	2009
TEMECULA (6)	2006	FEE	17.9	139,130	98.6	ALBERTSONS	2015
TEMECULA (7)	1999	JOINT VENTURE	40.0	342,336	97.4	KMART	2017
TEMECULA (9)	2004	FEE	47.4	345,113	99.4	WAL-MART	2028
TORRANCE (6)	2007	JOINT VENTURE	6.8	67,504	89.2	ACE HARDWARE	2013
TORRANCE (7)	2000	JOINT VENTURE	26.7	266,847	100.0	HL TORRANCE	2011
TRUCKEE	2006	FEE	3.2	26,553	88.8		
TRUCKEE (8)	2007	GROUND LEASE (2016)/ JOINT VENTURE	4.9	41,149	97.1		
TULARE (6)	2006	FEE	6.9	119,412	87.7	SAVE MART	2011
TURLOCK (6)	2006	FEE	10.1	111,612	100.0	RALEY'S	2018
TUSTIN	2007	JOINT VENTURE	68.6	685,983	98.8	AMC THEATERS	2039
TUSTIN	2003	JOINT VENTURE	9.1	108,413	100.0	KMART	2018

TUSTIN (6)	2006	FEE	15.7	209,996	98.0	VONS	2021
TUSTIN (6)	2006	FEE	12.9	138,348	98.0	RALPHS	2013
UKIAH (6)	2006	FEE	11.1	110,565	100.0	RALEY'S	2016
UPLAND (6)	2006	FEE	22.5	271,867	97.2	HOME DEPOT	2009
VALENCIA (6)	2006	FEE	13.6	143,333	98.2	RALPHS	2023
VALLEJO (6)	2006	FEE	14.2	150,766	97.1	RALEY'S	2017
VALLEJO (6)	2006	FEE	6.8	66,000	100.0	SAFEWAY	2015
VISALIA	2007	JOINT VENTURE	13.7	137,426	100.0	REGAL SEQUOIA MALL 12	2016
VISALIA (6)	2006	FEE	4.2	46,460	96.2	CHUCK E CHEESE	2008
VISTA (6)	2006	FEE	12.0	136,672	90.4	ALBERTSONS	2011
WALNUT CREEK (6)	2006	FEE	3.2	114,733	100.0	CENTURY THEATRES	2023
WESTMINSTER (6)	2006	FEE	16.4	208,660	97.6	PAVILIONS	2017
WINDSOR (6)	2006	GROUND LEASE (2054)	13.1	127,047	97.1	SAFEWAY	2014
WINDSOR (6)	2006	FEE	9.8	107,769	98.7	RALEY'S	2012
YREKA (6)	2006	FEE	14.0	127,148	98.9	RALEY'S	2014
COLORADO							
AURORA	1998	FEE	13.8	154,536	80.8	ROSS DRESS FOR LESS	2017
AURORA	1998	FEE	9.9	44,174	89.2		
AURORA	1998	FEE	13.9	152,282	85.7	ALBERTSONS	2011
COLORADO SPRINGS	1998	FEE	10.7	107,310	76.0	RANCHO LIBORIO	2017
DENVER	1998	FEE	1.5	18,405	100.0	SAVE-A-LOT	2012
ENGLEWOOD	1998	FEE	6.5	80,330	93.5	HOBBY LOBBY	2013
FORT COLLINS	2000	FEE	11.6	115,862	100.0	KOHL'S	2020
GREELEY (13)	2005	JOINT VENTURE	14.4	138,818	100.0	BED BATH & BEYOND	2016
GREENWOOD VILLAGE	2003	JOINT VENTURE	21.0	196,726	100.0	HOME DEPOT	2019
LAKEWOOD	1998	FEE	7.6	82,581	88.7	SAFEWAY	2012
PUEBLO	2006	JOINT VENTURE	3.3	-	-		
CONNECTICUT							

BRANFORD (7)	2000	JOINT VENTURE	19.1	190,738	98.6	KOHL'S	2012
DERBY (3)	2005	JOINT VENTURE	20.7	144,532	100.0		
ENFIELD (7)	2000	JOINT VENTURE	14.9	148,517	100.0	KOHL'S	2021
FARMINGTON	1998	FEE	16.9	184,572	100.0	SPORTS AUTHORITY	2018
HAMDEN	1967	JOINT VENTURE	31.7	376,616	100.0	WAL-MART	2019
NORTH HAVEN	1998	FEE	31.7	331,919	100.0	HOME DEPOT	2009
WATERBURY	1993	FEE	13.1	137,943	100.0	RAYMOUR & FLANIGAN FURNITURE	2017
<u>DELAWARE</u>							
ELSMERE	1979	GROUND LEASE (2076)	17.1	112,610	100.0	VALUE CITY	2008
WILMINGTON (11)	2004	GROUND LEASE (2052)/ JOINT VENTURE	25.9	165,805	100.0	SHOPRITE	2014
<u>FLORIDA</u>							
ALTAMONTE SPRINGS	1995	FEE	5.6	94,193	100.0	ORIENTAL MARKET	2012
ALTAMONTE SPRINGS	1998	FEE	19.4	233,817	100.0	BAER'S FURNITURE	2024
BOCA RATON	1967	FEE	9.9	73,549	97.5	WINN DIXIE	2008
BONITA SPRINGS (8)	2006	JOINT VENTURE	7.9	79,676	94.3	PUBLIX	2022
BOYNTON BEACH (7)	1999	JOINT VENTURE	18.0	194,028	100.0	BEALLS	2011
BRADENTON	1968	JOINT VENTURE	6.2	30,938	86.1	GRAND CHINA BUFFET	2009
BRADENTON	1998	FEE	19.6	162,997	96.5	PUBLIX	2012
BRANDON (7)	2001	JOINT VENTURE	29.7	143,785	100.0	BED BATH & BEYOND	2010
CAPE CORAL (8)	2006	JOINT VENTURE	12.5	125,110	98.5	PUBLIX	2022
CAPE CORAL (8)	2006	JOINT VENTURE	4.2	42,030	96.8		
CLEARWATER	2005	FEE	20.7	207,071	95.2	HOME DEPOT	2023
CORAL SPRINGS	1994	FEE	5.9	55,597	100.0	LINENS N THINGS	2012
CORAL SPRINGS	1997	FEE	9.8	86,342	100.0	TJ MAXX	2012

CORAL WAY	1992	JOINT VENTURE	8.7	87,305	100.0	WINN DIXIE	2011
CUTLER RIDGE	1998	JOINT VENTURE	3.8	37,640	100.0	POTAMKIN CHEVROLET	2015

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	EX
DELRAY BEACH (8)	2006	JOINT VENTURE	5.1	50,906	97.6	PUBLIX	
EAST ORLANDO	1971	GROUND LEASE (2068)	11.6	131,981	98.1	SPORTS AUTHORITY	
FERN PARK	1968	FEE	12.0	83,382	86.2	BOOKS-A-MILLION	
FORT LAUDERDALE (9)	2004	FEE	22.9	229,034	100.0	REGAL CINEMAS	
FORT MEYERS (8)	2006	JOINT VENTURE	7.4	74,286	90.7	PUBLIX	
HIALEAH	1998	JOINT VENTURE	2.4	23,625	100.0	POTAMKIN CHEVROLET	
HOLLYWOOD	2002	JOINT VENTURE	5.0	50,000	100.0	HOME GOODS	
HOLLYWOOD (9)	2004	FEE	98.9	871,723	98.6	HOME DEPOT	
HOLLYWOOD (9)	2004	FEE	10.5	141,097	90.0	AZOPHARMA CONTRACT SERVICES	
HOMESTEAD	1972	GROUND LEASE (2093)/ JOINT VENTURE	21.4	209,214	100.0	PUBLIX	
JACKSONVILLE	2002	JOINT VENTURE	5.1	51,002	100.0	MICHAELS	
JACKSONVILLE	1999	FEE	18.6	205,696	100.0	BURLINGTON COAT FACTORY	
JACKSONVILLE (4)	2005	JOINT VENTURE	149.2	111,000	100.0		
JACKSONVILLE (8)	2006	JOINT VENTURE	7.3	72,840	88.5	PUBLIX	
JENSEN BEACH	1994	FEE	20.7	173,491	94.4	SERVICE MERCHANDISE	
JENSEN BEACH (12)	2006	JOINT VENTURE	19.8	197,731	76.1	HOME DEPOT	
KEY LARGO (7)	2000	JOINT VENTURE	21.5	207,332	96.9	KMART	
KISSIMMEE	1996	FEE	18.4	90,840	81.2	OFFICEMAX	

LAKELAND	2001	FEE	22.9	196,635	97.2	STEIN MART
LAKELAND	2006	FEE	9.0	86,022	100.0	SPORTS AUTHORITY
LARGO	1968	FEE	12.0	149,472	100.0	WAL-MART
LARGO	1992	FEE	29.4	215,916	96.7	PUBLIX
LARGO	1993	FEE	6.6	56,668	41.0	
LAUDERDALE LAKES	1968	JOINT VENTURE	10.0	115,341	98.2	SAVE-A-LOT
LAUDERHILL	1978	FEE	18.1	181,416	90.5	STAPLES
LEESBURG	1969	GROUND LEASE (2017)	1.3	13,468	88.9	
MARGATE	1993	FEE	34.1	233,193	100.0	PUBLIX
MELBOURNE	1968	GROUND LEASE (2071)	11.5	168,737	99.3	SUBMITTORDER CO
MELBOURNE	1998	FEE	13.2	144,439	95.9	JO-ANN FABRICS
MERRITT ISLAND (8)	2006	JOINT VENTURE	6.0	60,103	100.0	PUBLIX
MIAMI	1968	FEE	8.2	104,908	100.0	HOME DEPOT
MIAMI	1962	JOINT VENTURE	14.0	79,273	89.9	BABIES R US
MIAMI	1986	FEE	7.8	83,380	98.7	PUBLIX
MIAMI	1998	JOINT VENTURE	2.9	29,166	100.0	LEHMAN TOYOTA
MIAMI	1998	JOINT VENTURE	1.7	17,117	100.0	LEHMAN TOYOTA
MIAMI	1998	JOINT VENTURE	8.7	86,900	100.0	POTAMKIN CHEVROLET
MIAMI	2007	FEE	33.4	349,926	100.0	PUBLIX
MIAMI	1995	FEE	5.4	63,604	100.0	PETCO
MIAMI (8)	2007	JOINT VENTURE	7.5	59,880	95.8	PUBLIX
MIAMI (8)	2006	JOINT VENTURE	6.4	63,595	100.0	PUBLIX
MIAMI (9)	2004	FEE	31.2	402,801	96.9	KMART
MIDDLEBURG (4)	2005	JOINT VENTURE	37.1	24,000	100.0	
MILTON (4)	2007	JOINT VENTURE	2.3	-	-	
MIRAMAR (4)	2005	JOINT VENTURE	36.7	44,000	100.0	
MOUNT DORA	1997	FEE	12.4	120,430	100.0	KMART
	2007	JOINT VENTURE	28.9	250,209	98.2	HOME DEPOT

NORTH LAUDERDALE (6)						
NORTH MIAMI BEACH	1985	FEE	15.9	108,795	100.0	PUBLIX
OCALA (3)	1997	FEE	27.2	260,435	92.9	KMART
ORANGE PARK	2003	JOINT VENTURE	5.0	50,299	100.0	BED BATH & BEYOND
ORLANDO	1968	JOINT VENTURE	10.0	114,434	86.9	BALLY TOTAL FITNESS
ORLANDO (3)	1968	GROUND LEASE (2047)/JOINT VENTURE	7.8	45,360	100.0	TACO BELL
ORLANDO	1994	FEE	28.0	204,930	100.0	OLD TIME POTTERY
ORLANDO	1996	FEE	11.7	132,856	100.0	ROSS DRESS FOR LESS
ORLANDO (7)	2000	JOINT VENTURE	18.0	179,065	100.0	KMART
ORLANDO (9)	2004	FEE	14.0	154,356	93.9	MARSHALLS
OVIEDO (8)	2006	JOINT VENTURE	7.8	78,179	94.3	PUBLIX
PENSACOLA (4)	2007	JOINT VENTURE	3.4	-	-	
PLANTATION	1974	JOINT VENTURE	4.6	60,414	95.6	BREAD OF LIFE
POMPANO BEACH	1968	JOINT VENTURE	6.6	66,613	96.4	SAVE-A-LOT
POMPANO BEACH	2007	JOINT VENTURE	10.3	103,173	100.0	KMART
POMPANO BEACH (13)	2004	JOINT VENTURE	18.6	140,312	90.8	WINN DIXIE
PORT RICHEY (7)	1998	JOINT VENTURE	14.3	91,235	70.2	CIRCUIT CITY
RIVIERA BEACH	1968	JOINT VENTURE	5.1	46,390	92.2	FURNITURE KINGDOM
SANFORD	1989	FEE	40.9	195,688	96.6	ARBY'S
SARASOTA	1970	FEE	10.0	102,455	100.0	TJ MAXX
SARASOTA	1989	FEE	12.0	129,700	96.6	SWEETBAY
SARASOTA (8)	2006	JOINT VENTURE	6.5	65,320	91.7	PUBLIX
ST. AUGUSTINE	2005	JOINT VENTURE	1.5	62,000	91.9	HOBBY LOBBY
	1968		9.0	118,574	100.0	KASH N' KARRY

ST. PETERSBURG		GROUND LEASE (2084)/ JOINT VENTURE				
TALLAHASSEE	1998	FEE	12.8	105,655	75.9	STEIN MART
TAMPA	1997/ 2004	FEE	23.9	205,634	100.0	AMERICAN SIGNATURE HOME
TAMPA	2004	FEE	22.4	186,676	100.0	LOWE'S HOME CENTER
TAMPA (13)	2007	JOINT VENTURE	10.0	100,200	94.9	PUBLIX
TAMPA (7)	2001	JOINT VENTURE	73.0	340,460	94.3	BEST BUY
WEST PALM BEACH	1967/ 1984	JOINT VENTURE	8.0	81,073	100.0	WINN DIXIE
WEST PALM BEACH	1995	FEE	7.9	79,904	93.4	BABIES R US
WEST PALM BEACH (9)	2004	FEE	33.0	357,537	93.5	KMART
WINTER HAVEN	1973	JOINT VENTURE	13.9	95,188	98.7	BIG LOTS
YULEE (4)	2003	JOINT VENTURE	82.1	46,000	100.0	
GEORGIA						
ALPHARETTA	2007	FEE	13.1	130,515	96.6	KROGER
ATLANTA	2007	FEE	31.0	354,214	90.4	DAYS INN
ATLANTA (13)	2007	JOINT VENTURE	10.1	175,835	100.0	MARSHALLS
AUGUSTA	1995	FEE	11.3	112,537	89.3	TJ MAXX
AUGUSTA (7)	2001	JOINT VENTURE	52.6	531,815	99.4	ASHLEY FURNTIURE HOMESTORE
DULUTH (8)	2006	JOINT VENTURE	7.8	78,025	100.0	WHOLE FOODS MARKET
SAVANNAH	1993	FEE	22.2	187,076	97.2	BED BATH & BEYOND
SAVANNAH (3)	1995	GROUND LEASE (2045)	8.5	80,378	87.4	STAPLES
SAVANNAH	2007	FEE	17.9	197,967	93.8	LINENS 'N THINGS
SNELLVILLE (7)	2001	JOINT VENTURE	35.6	311,033	93.9	KOHL'S
VALDOSTA	2004	JOINT VENTURE	17.5	175,396	100.0	LOWE'S HOME CENTER
HAWAII						

KIHEI	2006	FEE	4.6	17,897	94.7	
IDAHO						
NAMPA (4)	2005	JOINT VENTURE	70.9	-	-	
ILLINOIS						
ALTON	1986	FEE	21.2	131,188	100.0	VALUE CITY
AURORA	1998	FEE	17.9	91,182	100.0	CERMAK PRODUCE AURORA

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	LE EXPIR
AURORA (8)	2005	JOINT VENTURE	34.7	361,984	72.5	BEST BUY	20
BATAVIA (7)	2002	JOINT VENTURE	31.7	272,410	100.0	KOHL'S	20
BELLEVILLE	1987	GROUND LEASE (2057)	20.3	100,160	100.0	KMART	20
BLOOMINGTON	1972	FEE	16.1	188,250	100.0	SCHNUCK MARKETS	20
BLOOMINGTON	2003	JOINT VENTURE	11.0	73,951	100.0	JEWEL-OSCO	20
BRADLEY	1996	FEE	5.4	80,535	100.0	CARSON PIRIE SCOTT	20
CALUMET CITY	1997	FEE	17.0	159,647	98.1	MARSHALLS	20
CHAMPAIGN	1999	FEE	9.0	112,000	63.1	HOBBY LOBBY	20
CHAMPAIGN (7)	2001	JOINT VENTURE	9.3	111,720	100.0	BEST BUY	20
CHICAGO	1997	GROUND LEASE (2040)	17.5	102,011	100.0	BURLINGTON COAT FACTORY	20
CHICAGO	1997	FEE	6.0	86,894	100.0	KMART	20
COUNTRYSIDE	1997	FEE	27.7	117,005	100.0	HOME DEPOT	20
CRESTWOOD	1997	GROUND LEASE (2051)	36.8	79,903	100.0	SEARS	20
CRYSTAL LAKE	1998	FEE	6.1	80,390	72.5	HOBBY LOBBY	20
DOWNERS GROVE	1998	GROUND LEASE (2062)	5.0	100,000	100.0	HOME DEPOT EXPO	20
DOWNERS GROVE	1999	FEE	24.8	144,770	98.2	DOMINICK'S	20
DOWNERS GROVE	1997	FEE	12.0	141,906	100.0	TJ MAXX	20
ELGIN	1972	FEE	18.7	186,432	100.0	ELGIN MALL	20
	1986		19.1	192,073	100.0	KMART	20

FAIRVIEW HEIGHTS		GROUND LEASE (2054)					
FOREST PARK	1997	GROUND LEASE (2021)	9.3	98,371	100.0	KMART	2(
GENEVA	1996	FEE	8.2	110,188	100.0	GANDER MOUNTAIN	2(
KILDEER (8)	2006	JOINT VENTURE	23.3	167,477	98.6	BED BATH & BEYOND	2(
MATTESON	1997	FEE	17.0	157,885	100.0	SPORTMART	2(
MOUNT PROSPECT	1997	FEE	16.8	192,547	100.0	KOHL'S	2(
MUNDELIEN	1991	FEE	7.6	89,692	100.0	BURLINGTON COAT FACTORY	2(
NAPERVILLE	1997	FEE	9.0	102,327	100.0	BURLINGTON COAT FACTORY	2(
NORRIDGE	1997	GROUND LEASE (2047)	11.7	116,914	100.0	KMART	2(
OAK LAWN	1997	FEE	15.4	176,037	100.0	KMART	2(
OAKBROOK TERRACE	1983/ 1997	GROUND LEASE (2049)	16.7	176,263	100.0	HOME DEPOT	2(
ORLAND PARK	1997	FEE	18.8	131,546	100.0	VALUE CITY	2(
OTTAWA	1970	FEE	9.0	60,000	100.0	VALUE CITY	2(
PEORIA	1997	GROUND LEASE (2031)	20.5	156,067	100.0	KMART	2(
ROCKFORD	2007	FEE	8.9	89,047	100.0	BEST BUY	2(
ROLLING MEADOWS	2003	FEE	3.7	37,225	100.0	FAIR LANES ROLLING MEADOWS	2(
SCHAUMBURG	2003	JOINT VENTURE	63.0	628,294	98.8	GALYAN'S TRADING COMPANY	2(
SCHAUMBURG	1998	JOINT VENTURE	7.3	-	-		
SKOKIE	1997	FEE	5.8	58,455	100.0	MARSHALLS	2(
STREAMWOOD	1999	FEE	5.6	81,000	100.0	VALUE CITY	2(
WAUKEGAN	1998	FEE	6.8	90,555	100.0	PICK N SAVE	2(
WOODRIDGE	1998	FEE	13.1	161,272	94.1	WOODGROVE THEATERS, INC	2(
INDIANA							
EVANSVILLE	1986	FEE	14.2	192,933	82.8		2(

GREENWOOD	1970	FEE	25.7	168,577	96.8	BURLINGTON COAT FACTORY BABY SUPERSTORE	2(
GRIFFITH	1997	FEE	10.6	114,684	100.0	KMART	2(
INDIANAPOLIS	1963	JOINT VENTURE	17.4	165,255	100.0	KROGER	2(
LAFAYETTE	1971	FEE	12.4	90,500	100.0	KROGER	2(
LAFAYETTE	1997	FEE	24.3	238,288	84.0	HOME DEPOT	2(
LAFAYETTE	1998	FEE	43.2	214,876	85.2	SPECIALTY RETAIL CONCEPTS, LLC	2(
MISHAWAKA	1998	FEE	7.5	82,100	-		
SOUTH BEND (3)	1997	JOINT VENTURE	14.6	145,992	97.1	BED BATH & BEYOND	2(
SOUTH BEND	1999	FEE	1.8	81,668	100.0	MENARD	2(
IOWA							
CLIVE	1996	FEE	8.8	90,000	100.0	KMART	2(
COUNCIL BLUFFS (4)	2006	JOINT VENTURE	56.2	112,000	100.0		
DAVENPORT	1997	GROUND LEASE (2028)	9.1	91,035	100.0	KMART	2(
DES MOINES	1999	FEE	23.0	149,059	80.1	BEST BUY	2(
DUBUQUE	1997	GROUND LEASE (2019)	6.5	82,979	100.0	SHOPKO	2(
SOUTHEAST DES MOINES	1996	FEE	9.6	111,847	100.0	HOME DEPOT	2(
WATERLOO	1996	FEE	9.0	104,074	100.0	HOBBY LOBBY	2(
EAST WICHITA (7)	1996	JOINT VENTURE	6.5	96,011	100.0	DICK'S SPORTING GOODS	2(
OVERLAND PARK	2006	FEE	14.5	120,164	100.0	HOME DEPOT	2(
WEST WICHITA (7)	1996	JOINT VENTURE	8.1	96,319	100.0	SHOPKO	2(
WICHITA (7)	1998	JOINT VENTURE	13.5	133,771	100.0	BEST BUY	2(
KENTUCKY							
BELLEVUE	1976	FEE	6.0	53,695	100.0	KROGER	2(
FLORENCE (11)	2004	JOINT VENTURE	8.2	99,578	95.0	DICK'S SPORTING GOODS	2(

HINKLEVILLE	1998	GROUND LEASE (2039)	2.0	85,229	-	K'S MERCHANDISE	20
LEXINGTON	1993	FEE	35.8	235,143	90.6	BEST BUY	20
LOUISIANA							
BATON ROUGE	1997	FEE	18.6	349,907	96.7	BURLINGTON COAT FACTORY	20
BATON ROUGE	2005	JOINT VENTURE	9.4	67,755	90.5	WAL-MART	20
HARVEY	2003	JOINT VENTURE	17.4	181,660	100.0	BEST BUY	20
HOUMA	1999	FEE	10.1	98,586	100.0	OLD NAVY	20
LAFAYETTE	1997	FEE	21.9	244,733	98.9	STEIN MART	20
MAINE							
BANGOR	2001	FEE	8.6	86,422	100.0	BURLINGTON COAT FACTORY	20
S. PORTLAND	2007	FEE	12.5	98,401	95.7	DSW SHOE WAREHOUSE	20
MARYLAND							
BALTIMORE (10)	2007	JOINT VENTURE	18.4	152,834	100.0	KMART	20
BALTIMORE (10)	2007	JOINT VENTURE	10.6	112,722	100.0	SAFEWAY	20
BALTIMORE (10)	2007	JOINT VENTURE	7.3	77,287	100.0	SUPER FRESH	20
BALTIMORE (11) (3)	2004	JOINT VENTURE	7.6	79,815	100.0	GIANT FOOD	20
BALTIMORE (12)	2005	JOINT VENTURE	10.7	90,830	98.2	GIANT FOOD	20
BALTIMORE (13)	2004	JOINT VENTURE	7.5	90,903	98.9	GIANT FOOD	20
BALTIMORE (8)	2005	JOINT VENTURE	5.8	49,629	96.8	CORT FURNITURE RENTAL	20
BEL AIR (13)	2004	FEE	19.7	115,927	100.0	SAFEWAY	20
CLARKSVILLE (10)	2007	JOINT VENTURE	15.2	105,907	100.0	GIANT FOOD	20
CLINTON	2003	GROUND LEASE (2024)	2.6	2,544	100.0		
CLINTON	2003	GROUND LEASE (2069)	2.6	-	-		
COLUMBIA	2002	JOINT VENTURE	5.0	50,000	100.0	MICHAELS	20

COLUMBIA	2002	FEE	7.3	32,075	100.0		
COLUMBIA	2002	FEE	2.5	23,835	100.0	DAVID'S NATURAL MARKET	20
COLUMBIA (10)	2007	JOINT VENTURE	12.2	41,494	98.2		
COLUMBIA (13)	2005	JOINT VENTURE	0.7	6,780	100.0		
COLUMBIA (8)	2006	JOINT VENTURE	12.3	91,165	100.0	SAFEWAY	20
COLUMBIA (8)	2006	JOINT VENTURE	16.4	100,803	94.0	GIANT FOOD	20
COLUMBIA (8)	2006	JOINT VENTURE	7.3	73,299	100.0	OLD NAVY	20

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME
EASTON (11)	2004	JOINT VENTURE	11.1	113,330	100.0	GIANT FOOD
ELLICOTT CITY (11)	2004	JOINT VENTURE	31.8	143,548	99.0	SAFEWAY
ELLICOTT CITY (6)	2007	JOINT VENTURE	42.5	433,467	100.0	TARGET
ELLICOTT CITY (8)	2006	JOINT VENTURE	15.5	86,456	99.1	GIANT FOOD
GAITHERSBURG	1989	FEE	8.7	88,277	100.0	GREAT BEGINNINGS FURNITURE
GAITHERSBURG (6)	2007	JOINT VENTURE	6.6	71,329	100.0	RUGGED WEARHOUSE
GLEN BURNIE (13)	2004	JOINT VENTURE	21.9	249,746	100.0	LOWE'S HOME CENTER
HAGERSTOWN	1973	FEE	10.5	116,985	100.0	ZEYNA FURNITURE
HUNT VALLEY	2003	FEE	9.1	94,653	98.7	GIANT FOOD
LAUREL	1964	FEE	8.1	75,924	100.0	VILLAGE THRIFT STORE
LAUREL	1972	FEE	10.0	81,550	100.0	ROOMSTORE
LINTHICUM	2003	FEE	0.6	1,926	100.0	
LUTHERVILLE (12)	2004	JOINT VENTURE	1.7	-	-	
NORTH EAST (10)	2007	JOINT VENTURE	17.5	80,190	100.0	FOOD LION
OWINGS MILLS (13)	2004	JOINT VENTURE	11.0	116,303	94.7	GIANT FOOD
PASADENA	2003	GROUND LEASE (2030)	2.7	38,727	97.2	
PERRY HALL	2003	FEE	15.7	173,975	87.5	BRUNSWICK (LEISERV)BOWLING
PERRY HALL (11)	2004	JOINT VENTURE	8.2	65,059	100.0	SUPER FRESH
TIMONIUM (3)	2003	FEE	17.2	109,940	100.0	STAPLES
TIMONIUM (10)	2007	JOINT VENTURE	6.0	59,799	91.8	AMERICAN RADIOLOGY
TOWSON (11)	2004	JOINT VENTURE	8.7	84,280	100.0	LINENS N THINGS

TOWSON (13) (3)	2004	JOINT VENTURE	43.1	672,526	100.0	WAL-MART
WALDORF	2003	FEE	2.6	26,128	100.0	FAIR LANES WALDORF
WALDORF	2003	FEE	0.0	4,500	100.0	
MASSACHUSETTS						
GREAT BARRINGTON	1994	FEE	14.1	131,235	100.0	KMART
HYANNIS (11)	2004	JOINT VENTURE	22.6	225,634	95.5	SHAW'S SUPERMARKET
MARLBOROUGH	2004	JOINT VENTURE	16.1	104,125	100.0	BEST BUY
PITTSFIELD (11)	2004	JOINT VENTURE	13.0	72,014	100.0	STOP & SHOP
QUINCY (13)	2005	JOINT VENTURE	8.0	80,510	100.0	SHAW'S SUPERMK
SHREWSBURY	1955	FEE	12.2	108,418	100.0	BOB'S STORES
STURBRIDGE (8)	2006	JOINT VENTURE	23.1	231,197	100.0	STOP & SHOP
MICHIGAN						
CLARKSTON	1996	FEE	20.0	148,973	90.8	FARMER JACK
CLAWSON (3)	1993	FEE	13.5	130,424	83.3	STAPLES
FARMINGTON	1993	FEE	2.8	96,915	89.5	OFFICE DEPOT
KALAMAZOO	2002	JOINT VENTURE	60.0	261,334	100.0	HOBBY LOBBY
LIVONIA	1968	FEE	4.5	33,121	100.0	CVS
MUSKEGON	1985	FEE	12.2	79,215	100.0	PLUMB'S FOOD
NOVI	2003	JOINT VENTURE	6.0	60,000	100.0	MICHAELS
TAYLOR	1993	FEE	13.0	141,549	100.0	KOHL'S
TROY (13)	2005	JOINT VENTURE	24.0	223,041	95.8	WAL-MART
WALKER	1993	FEE	41.8	338,928	100.0	RUBLOFF DEVELOPMENT
MINNESOTA						
ARBOR LAKES	2006	FEE	44.4	463,634	100.0	LOWE'S HOME CENTER
HASTINGS (6)	2007	JOINT VENTURE	10.2	97,535	98.5	CUB FOODS
MAPLE GROVE (7)	2001	JOINT VENTURE	63.0	466,325	99.4	BYERLY'S
MINNETONKA (7)	1998	JOINT VENTURE	12.1	120,231	94.3	TOYS "R" US
MISSISSIPPI						
HATTIESBURG (4)	2004	JOINT VENTURE	50.3	266,000	100.0	ASHLEY FURNITURE HOMESTORE

HATTIESBURG (4)	2007	JOINT VENTURE	3.5	11,000	100.0	
JACKSON	2002	JOINT VENTURE	5.0	50,000	100.0	MICHAELS
MISSOURI						
BRIDGETON	1997	GROUND LEASE (2040)	27.3	101,592	100.0	KOHL'S
CRYSTAL CITY	1997	GROUND LEASE (2032)	10.1	100,724	100.0	KMART
ELLISVILLE	1970	FEE	18.4	118,080	100.0	SHOP N SAVE
INDEPENDENCE	1985	FEE	21.0	184,870	100.0	KMART
JOPLIN	1998	FEE	12.6	155,416	100.0	GOODY'S FAMILY CLOTHING
JOPLIN (7)	1998	JOINT VENTURE	9.5	80,524	100.0	SHOPKO
KANSAS CITY	1997	FEE	17.8	150,381	100.0	HOME DEPOT
KIRKWOOD	1990	GROUND LEASE (2069)	19.8	249,104	100.0	HOBBY LOBBY
LEMAY	1974	FEE	9.8	77,527	98.5	SHOP N SAVE
MANCHESTER (7)	1998	JOINT VENTURE	9.6	89,305	100.0	KOHL'S
SPRINGFIELD	1994	FEE	41.5	277,590	92.6	BEST BUY
SPRINGFIELD	2002	FEE	8.5	84,916	100.0	BED BATH & BEYOND
SPRINGFIELD	1986	GROUND LEASE (2087)	18.5	203,384	100.0	KMART
ST. CHARLES	1998	FEE	36.9	8,000	100.0	
ST. CHARLES	1999	GROUND LEASE (2039)	8.4	84,460	100.0	KOHL'S
ST. LOUIS	1998	FEE	11.4	113,781	100.0	KOHL'S
ST. LOUIS	1972	FEE	13.1	129,093	96.3	SHOP N SAVE
ST. LOUIS	1986	FEE	17.5	176,273	100.0	BURLINGTON COAT FACTORY
ST. LOUIS	1997	GROUND LEASE (2056)	19.7	169,982	89.2	HOME DEPOT
ST. LOUIS	1997	GROUND LEASE (2035)	37.7	172,165	100.0	KMART
ST. LOUIS	1997	GROUND LEASE (2040)	16.3	128,765	100.0	KMART
ST. PETERS	1997	GROUND LEASE (2094)	14.8	175,121	98.6	HOBBY LOBBY
NEBRASKA						

OMAHA (4)	2005	JOINT VENTURE	57.7	141,000	100.0	MARSHALLS
NEVADA						
CARSON CITY (6)	2006	FEE	9.4	114,258	88.8	RALEY'S
ELKO (6)	2006	FEE	31.3	170,756	96.5	RALEY'S
HENDERSON (4)	1999	JOINT VENTURE	32.1	161,000	100.0	LEVITZ
HENDERSON (6)	2006	FEE	10.5	130,773	82.3	ALBERTSONS
LAS VEGAS (6)	2006	FEE	34.8	362,758	96.5	WAL-MART
LAS VEGAS (6)	2006	FEE	34.5	333,236	90.1	VONS
LAS VEGAS (6)	2006	FEE	21.1	228,279	98.6	UA THEATRES
LAS VEGAS (6)	2006	FEE	16.4	169,160	92.4	FOOD 4 LESS
LAS VEGAS (6)	2006	FEE	16.1	160,842	79.8	SPORTS AUTHORITY
LAS VEGAS (6)	2006	FEE	9.4	111,245	90.1	VONS
LAS VEGAS (6)	2006	FEE	7.0	77,650	98.7	ALBERTSONS
RENO	2006	FEE	2.7	31,710	92.2	
RENO	2006	FEE	3.1	36,627	66.0	
RENO (6)	2006	FEE	10.4	142,604	97.8	SAK 'N SAVE
RENO (6)	2006	FEE	12.3	113,376	94.7	SCOLARI'S WAREHOUSE MARKET
RENO (8)	2007	JOINT VENTURE	15.5	120,004	95.0	RALEY'S
RENO (8)	2007	JOINT VENTURE	13.2	104,319	98.8	RALEY'S
RENO (8)	2007	JOINT VENTURE	14.5	146,501	99.0	BED BATH & BEYOND
SPARKS	2002	FEE	10.3	119,601	100.0	SAFEWAY
SPARKS (8)	2007	JOINT VENTURE	10.3	113,743	94.7	RALEY'S
WINNEMUCCA (6)	2006	FEE	4.8	65,424	100.0	RALEY'S

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	EX
NEW HAMPSHIRE							
NASHUA (11)	2004	JOINT VENTURE	18.2	182,348	97.3	DSW SHOE WAREHOUSE	
NEW LONDON	2005	FEE	9.5	106,470	100.0	HANNAFORD BROS.	
SALEM	1994	FEE	39.8	344,076	100.0	KOHL'S	
NEW JERSEY							
CHERRY HILL (10)	2007	JOINT VENTURE	48.0	209,185	100.0	KOHL'S	
EDGEWATER (6)	2007	JOINT VENTURE	45.7	423,315	95.7	TARGET	
MOORESTOWN (9)	2004	GROUND LEASE (2066)/ JOINT VENTURE	22.7	201,351	100.0	LOWE'S HOME CENTER	
WAYNE (9)	2004	FEE	19.2	331,528	100.0	COSTCO	
BRIDGEWATER (7)	2001	JOINT VENTURE	16.6	378,567	100.0	BED BATH & BEYOND	
DELRAN (7)	2000	JOINT VENTURE	10.5	77,583	100.0	PETSMART	
DELRAN (7)	2005	JOINT VENTURE	9.5	37,679	45.4		
BAYONNE	2004	FEE	0.6	23,901	100.0	DOLLAR TREE	
CHERRY HILL	1985	JOINT VENTURE	18.6	124,750	100.0	STOP & SHOP	
CHERRY HILL	1996	GROUND LEASE (2036)	15.2	129,809	100.0	KOHL'S	
CINNAMINSON	1996	FEE	13.7	121,852	84.1	VF OUTLET	
EAST WINDSOR	2002	FEE	34.8	249,029	98.8	TARGET	
HOLMDEL (3)	2007	FEE	30.0	300,011	93.2	A&P	
HOLMDEL	2007	FEE	23.5	234,557	100.0	LINENS N THINGS	
HILLSBOROUGH	2005	JOINT VENTURE	5.0	55,552	100.0	KMART	
LINDEN	2002	FEE	0.9	13,340	100.0	STRAUSS DISCOUNT AUTO	

NORTH BRUNSWICK	1994	FEE	38.1	409,879	100.0	WAL-MART
PISCATAWAY	1998	FEE	9.6	97,348	100.0	SHOPRITE
RIDGEWOOD	1994	FEE	2.7	24,280	100.0	FRESH FIELDS
WESTMONT	1994	FEE	17.4	192,254	74.8	SUPER FRESH
UNION COUNTY (4)	2007	JOINT VENTURE	22.0	90,000	100.0	
NEW MEXICO						
LAS CRUCES	2006	JOINT VENTURE	3.9	-	-	
ALBUQUERQUE	1998	FEE	4.7	37,442	100.0	PETSMART
ALBUQUERQUE	1998	FEE	26.0	183,796	97.2	MOVIES WEST
ALBUQUERQUE	1998	FEE	4.8	59,722	88.9	PAGE ONE
NEW YORK						
HARRIMAN (8)	2007	JOINT VENTURE	52.9	227,939	100.0	KOHL'S
FARMINGDALE (8)	2006	JOINT VENTURE	56.5	415,469	99.2	HOME DEPOT
NESCONSET (9)	2004	FEE	5.9	55,580	100.0	LEVITZ
WESTBURY (9)	2004	FEE	30.1	398,602	100.0	COSTCO
BROOKLYN (7)	2000	JOINT VENTURE	5.1	80,708	100.0	HOME DEPOT
COPIAGUE (7)	1998	JOINT VENTURE	15.4	163,999	100.0	HOME DEPOT
HEMPSTEAD (7)	2000	JOINT VENTURE	1.4	13,905	100.0	WALGREENS
FREEPORT (7)	2000	JOINT VENTURE	9.6	173,031	93.9	STOP & SHOP
GLEN COVE (7)	2000	JOINT VENTURE	3.0	49,346	100.0	STAPLES
LATHAM (7)	1999	JOINT VENTURE	89.4	616,130	99.7	SAM'S CLUB
MUNSEY PARK (7)	2000	JOINT VENTURE	6.0	72,748	100.0	BED BATH & BEYOND
MERRICK (7)	2000	JOINT VENTURE	7.8	107,871	89.6	WALDBAUMS
MIDDLETOWN (7)	2000	JOINT VENTURE	10.1	80,000	100.0	BEST BUY
STATEN ISLAND (7)	2000	JOINT VENTURE	14.4	190,131	100.0	TJ MAXX
AMHERST	1988	JOINT VENTURE	7.5	101,066	100.0	TOPS SUPERMARKET
BUFFALO	1988	JOINT VENTURE	9.2	141,466	92.1	TOPS SUPERMARKET
BRONX	1990	JOINT VENTURE	19.5	228,638	100.0	NATIONAL AMUSEMENTS
LEVITTOWN	2006	JOINT VENTURE	4.7	47,214	100.0	FILENE'S BASEMENT
BRIDGEHAMPTON	1973	FEE	30.2	287,587	98.3	KMART

BROOKLYN	2003	FEE	0.2	7,500	100.0	
BROOKLYN	2003	FEE	0.4	10,000	100.0	RITE AID
BROOKLYN	2004	FEE	0.2	29,671	100.0	DUANE READE
BROOKLYN	2004	FEE	2.9	41,076	100.0	DUANE READE
BAYRIDGE	2004	FEE	0.5	21,106	100.0	DUANE READE
BELLMORE	2004	FEE	1.4	24,802	100.0	RITE AID
BRONX	2005	FEE	0.1	3,720	100.0	
BROOKLYN	2005	FEE	0.2	5,200	100.0	
BAYSHORE	2006	FEE	15.9	176,622	100.0	BEST BUY
COMMACK	1998	GROUND LEASE (2085)	35.7	265,409	97.4	KING KULLEN
CENTEREACH	1993	JOINT VENTURE	40.7	377,584	98.9	WAL-MART
CENTEREACH	2006	FEE	10.5	107,693	95.2	PATHMARK
COMMACK	2007	FEE	2.5	24,617	42.6	
ELMONT	2004	FEE	1.8	27,078	100.0	DUANE READE
ELMONT	2007	JOINT VENTURE	1.3	12,900	100.0	CVS
FRANKLIN SQUARE	2004	FEE	1.4	17,864	100.0	DUANE READE
FLUSHING	2007	FEE	2.2	22,416	100.0	FRUIT VALLEY PRODUCE
HAMPTON BAYS	1989	FEE	8.2	70,990	100.0	MACY'S
HICKSVILLE	2004	FEE	2.5	35,581	70.5	DUANE READE
HUNTINGTON	2007	FEE	0.9	9,900	100.0	
HOLTSVILLE	2007	FEE	0.8	1,595	100.0	
JAMAICA	2005	FEE	0.3	5,770	100.0	
JERICHO	2007	FEE	6.4	64,137	90.3	WHOLE FOODS MARKET
JERICHO	2007	FEE	5.7	57,013	100.0	MARSHALLS
JERICHO	2007	GROUND LEASE (2045)	0.2	2,085	100.0	
JERICHO	2007	FEE	2.5	105,851	100.0	MILLERIDGE INN
LITTLE NECK	2003	FEE	3.8	48,275	100.0	
LAURELTON	2005	FEE	0.2	7,435	100.0	
MANHASSET	1999	FEE	9.6	188,608	100.0	FILENE'S
MASPETH	2004	FEE	1.1	22,500	100.0	DUANE READE
NORTH MASSAPEQUA	2004	GROUND LEASE (2033)	2.0	29,610	100.0	DUANE READE
MANHATTAN	2005	FEE	0.2	9,566	100.0	

MINEOLA	2007	FEE	2.7	26,780	79.5	CVS
OCEANSIDE	2003	FEE	0.3	-	-	
PLAINVIEW	1969	GROUND LEASE (2070)	7.0	88,222	100.0	FAIRWAY STORES
POUGHKEEPSIE	1972	FEE	20.0	167,668	98.2	STOP & SHOP
QUEENS VILLAGE	2005	FEE	0.5	14,649	100.0	STRAUSS DISCOUNT AUTO
SYOSSET	1967	FEE	2.5	32,124	100.0	NEW YORK SPORTS CLUB
STATEN ISLAND	1989	FEE	16.7	210,825	100.0	KMART
STATEN ISLAND	1997	GROUND LEASE (2072)	7.0	101,337	100.0	WALDBAUMS
STATEN ISLAND	2006	FEE	23.9	356,779	97.9	KMART
STATEN ISLAND	2005	FEE	5.5	47,270	100.0	STAPLES
ROCHESTER	1993/ 1988	FEE	18.6	185,153	32.0	TOPS SUPERMARKET
WHITE PLAINS	2004	FEE	2.5	24,577	98.8	DUANE READE
YONKERS	1995	FEE	4.1	43,560	100.0	SHOPRITE
YONKERS	2005	FEE	0.9	10,329	100.0	STRAUSS DISCOUNT AUTO

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	EX
CENTRAL ISLIP (4)	2004	GROUND LEASE (2101)/ JOINT VENTURE	11.8	52,000	100.0		
EAST NORTHPORT (4)	2005	GROUND LEASE (2052)/ JOINT VENTURE	4.0	-	-		
HARLEM (4)	2007	JOINT VENTURE	1.9	-	-		
BRONX (4)	2007	JOINT VENTURE	0.7	-	-		
BRONX (4)	2007	JOINT VENTURE	0.4	-	-		
NEW YORK (4)	2007	JOINT VENTURE	0.6	-	-		
NORTH CAROLINA							
CARY (7)	2001	JOINT VENTURE	40.3	315,797	100.0	BJ'S	
DURHAM (7)	2002	JOINT VENTURE	39.5	408,292	100.0	WAL-MART	
PINEVILLE (13)	2003	JOINT VENTURE	39.1	269,710	98.5	KMART	
CHARLOTTE	1968	FEE	13.5	62,300	100.0	TJ MAXX	
CHARLOTTE	1993	FEE	14.0	139,269	94.2	BI-LO	
CHARLOTTE	1986	GROUND LEASE (2048)	18.4	233,800	100.0	ROSS DRESS FOR LESS	
CARY	1996	FEE	10.6	86,015	100.0	BED BATH & BEYOND	
CARY	1998	FEE	10.9	102,787	75.9	LOWES FOOD	
DURHAM	1996	FEE	13.2	116,186	95.2	TJ MAXX	
FRANKLIN	1998	JOINT VENTURE	2.6	26,326	100.0	BILL HOLT FORD	
MORRISVILLE	2007	FEE	24.2	169,901	99.4	CARMIKE CINEMAS	
MOORSEVILLE	2007	FEE	29.3	172,599	88.1	BEST BUY	

RALEIGH	1993	FEE	35.9	362,945	90.2	GOLFSMITH GOLF & TENNIS
WINSTON-SALEM	1969	FEE	13.2	137,433	96.5	HARRIS TEETER
KNIGHTDALE (4)	2005	JOINT VENTURE	29.2	201,000	100.0	ROSS DRESS FOR LESS
RALEIGH (4)	2006	JOINT VENTURE	8.8	9,000	100.0	
RALEIGH (4)	2003	JOINT VENTURE	35.4	93,000	100.0	FOOD LION
OHIO						
CINCINNATI (7)	2000	JOINT VENTURE	36.7	410,010	92.7	WAL-MART
COLUMBUS (7)	2002	JOINT VENTURE	36.5	254,152	97.2	LOWE'S HOME CENTER
COLUMBUS (7)	1998	JOINT VENTURE	12.1	112,862	89.2	BORDERS BOOKS
HUBER HEIGHTS (7)	1999	JOINT VENTURE	40.0	318,468	100.0	ELDER BEERMAN
SPRINGDALE (7)	2000	JOINT VENTURE	22.0	253,510	73.5	WAL-MART
AKRON	1975	FEE	6.9	75,866	100.0	GIANT EAGLE
AKRON	1988	FEE	24.5	138,363	100.0	GABRIEL BROTHERS
BARBERTON	1972	FEE	10.0	101,801	96.7	GIANT EAGLE
BRUNSWICK	1975	FEE	20.0	171,223	97.7	KMART
BEAVERCREEK	1986	FEE	18.2	97,307	98.2	KROGER
CANTON	1972	FEE	19.6	172,419	87.1	BURLINGTON COAT FACTORY
CAMBRIDGE	1997	FEE	13.1	78,065	93.3	TRACTOR SUPPLY CO.
COLUMBUS	1988	FEE	12.4	191,089	100.0	KOHL'S
COLUMBUS	1988	FEE	13.7	142,743	100.0	KOHL'S
COLUMBUS	1988	FEE	17.9	129,008	96.0	KOHL'S
CENTERVILLE	1988	FEE	15.2	125,058	100.0	BED BATH & BEYOND
COLUMBUS	1988	FEE	12.4	135,650	100.0	KOHL'S
CINCINNATI	1988	FEE	11.6	223,731	99.3	LOWE'S HOME CENTER
CINCINNATI	1988	GROUND LEASE (2054)	8.8	121,242	100.0	TOYS "R" US
CINCINNATI	1988	FEE	29.2	308,277	100.0	HOBBY LOBBY

CINCINNATI	2000	FEE	8.8	88,317	100.0	HOBBY LOBBY
CINCINNATI	1999	FEE	16.7	89,742	92.1	BIGGS FOODS
DAYTON	1969	FEE	22.8	163,131	81.6	BEST BUY
DAYTON	1984	FEE	32.1	213,853	88.5	VICTORIA'S SECRET
TROTWOOD	1988	FEE	16.9	141,616	100.0	VALUE CITY
DAYTON	1988	FEE	11.2	116,374	88.3	VALUE CITY
KENT	1988/ 1991	FEE	17.6	106,500	100.0	TOPS SUPERMARKET
MENTOR	1987	FEE	20.6	103,910	100.0	GABRIEL BROTHERS
MIDDLEBURG HEIGHTS	1988	FEE	8.2	104,342	100.0	GABRIEL BROTHERS
MENTOR	1988	FEE	25.0	235,577	95.9	GIANT EAGLE
MIAMISBURG	1999	FEE	0.6	6,000	57.5	
NORTH OLMSTEAD	1988	FEE	11.7	99,862	100.0	TOPS SUPERMARKET
SHARONVILLE	1977	GROUND LEASE (2076)/JOINT VENTURE	15.0	121,105	92.6	GABRIEL BROTHERS
UPPER ARLINGTON	1969	FEE	13.3	160,702	78.6	TJ MAXX
WESTERVILLE	1993/ 1988	FEE	25.4	222,077	100.0	KOHL'S
WICKLIFFE	1982	FEE	10.0	128,180	95.6	GABRIEL BROTHERS
WILLOUGHBY HILLS	1988	FEE	14.1	157,424	100.0	VF OUTLET
OKLAHOMA						
OKLAHOMA CITY	1997	FEE	9.8	103,027	100.0	ACADEMY SPORTS & OUTDOORS
OKLAHOMA CITY	1998	FEE	19.8	233,797	100.0	HOME DEPOT
SOUTH TULSA	1996	FEE	0.4	4,090	100.0	
OREGON						
MEDFORD (6)	2006	FEE	30.1	335,043	94.5	SEARS
GRESHAM (6)	2006	FEE	25.6	264,765	90.5	G.I. JOE'S
HILLSBORO (6)	2006	FEE	20.0	260,954	97.8	SAFEWAY
CLACKAMAS (6)	2007	JOINT VENTURE	23.7	236,672	100.0	GART SPORTS

HILLSBORO (6)	2006	FEE	20.0	210,992	88.2	SAFEWAY
GRESHAM (6)	2006	FEE	0.3	208,276	97.6	WILD OATS MARKETS
MILWAUKIE (6)	2006	GROUND LEASE (2041)	16.3	185,859	94.6	ALBERTSONS
HERMISTON (6)	2006	GROUND LEASE (2046)	14.2	150,396	90.3	SAFEWAY
CANBY (6)	2006	FEE	9.1	115,701	98.3	SAFEWAY
PORTLAND (6)	2006	FEE	10.6	115,057	97.3	SAFEWAY
PORTLAND (6)	2006	FEE	1.5	112,755	84.5	STAPLES
ALBANY (6)	2006	FEE	13.3	109,891	100.0	RITE AID
HOOD RIVER (6)	2006	FEE	8.3	108,554	95.1	ROSAUERS
GRESHAM (6)	2006	FEE	0.7	107,583	100.0	FOOD 4 LESS
TROUTDALE (6)	2006	FEE	9.8	98,137	55.7	LAMBS THRIFTWAY
SPRINGFIELD (6)	2006	FEE	8.7	96,027	96.1	SAFEWAY
GRESHAM (6)	2006	FEE	8.0	92,872	84.1	DOLLAR TREE
PORTLAND (6)	2006	FEE	2.1	38,363	98.3	QFC
ALBANY	2006	JOINT VENTURE	3.8	22,700	100.0	GROCERY OUTLET
PENNSYLVANIA						
MONROEVILLE (8)	2005	FEE	13.7	143,200	94.4	PETSMART
HORSHAM (8)	2005	JOINT VENTURE	8.3	75,206	97.6	GIANT FOOD
CARLISLE (8)	2005	JOINT VENTURE	12.2	90,289	88.4	GIANT FOOD
PITTSBURGH (6)	2007	JOINT VENTURE	19.3	133,697	84.0	ECKERD
MONTGOMERY (7)	2002	JOINT VENTURE	45.0	257,565	100.0	GIANT FOOD
POTTSTOWN (12)	2004	JOINT VENTURE	15.7	161,727	95.5	GIANT FOOD
SHREWSBURY (13)	2004	JOINT VENTURE	21.2	94,706	100.0	GIANT FOOD
PITTSBURGH (13)	2007	JOINT VENTURE	37.0	166,786	94.5	LINENS N THINGS
GREENSBURG	2002	JOINT VENTURE	5.0	50,000	100.0	TJ MAXX
WHITEHALL	2005	JOINT VENTURE	15.1	151,418	100.0	GIANT FOOD

ARDMORE	2007	FEE	18.8	320,367	96.1	MACY'S

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	L EXP
PITTSBURGH	2004	GROUND LEASE (2095)	46.8	467,927	100.0		
CHIPPEWA	2000	FEE	22.4	215,206	100.0	KMART	
SCOTT TOWNSHIP	2000	GROUND LEASE (2052)	6.9	69,288	100.0	WAL-MART	
BLUE BELL	1996	FEE	17.7	120,211	100.0	KOHL'S	
CHAMBERSBURG	2007	FEE	12.9	131,623	97.9	GIANT FOOD	
CHAMBERSBURG	2006	FEE	37.3	271,411	98.2	KOHL'S	
EAST STROUDSBURG	1973	FEE	15.3	168,506	100.0	KMART	
EAGLEVILLE	1973	FEE	15.2	165,385	93.4	KMART	
EXTON	1990	FEE	6.1	60,685	100.0	ACME MARKETS	
EXTON	1996	FEE	9.8	85,184	100.0	KOHL'S	
EASTWICK	1997	FEE	3.4	36,511	100.0	MERCY HOSPITAL	
FEASTERVILLE	1996	FEE	4.6	86,575	100.0	VALUE CITY	
GETTYSBURG	1986	FEE	2.4	14,584	100.0	RITE AID	
HARRISBURG	1972	FEE	17.0	175,917	100.0	GANDER MOUNTAIN	
HAMBURG	2001	FEE	3.0	15,400	100.0	LEHIGH VALLEY HEALTH	
HAVERTOWN	1996	FEE	9.0	80,938	100.0	KOHL'S	
LANDSDALE	1996	GROUND LEASE (2037)	1.4	84,470	100.0	KOHL'S	
MORRISVILLE	1996	FEE	14.4	2,437	0.0		
EAST NORRITON	1984	FEE	12.5	131,794	94.3	SHOPRITE	
NEW KENSINGTON	1986	FEE	12.5	108,950	100.0	GIANT EAGLE	
PHILADELPHIA (3)	1983	JOINT VENTURE	8.1	195,440	100.0	JCPENNEY	
PHILADELPHIA	1998	JOINT VENTURE	7.5	75,303	100.0		

						NORTHEAST AUTO OUTLET
PHILADELPHIA (3)	1995	JOINT VENTURE	22.6	211,947	94.3	SUPER FRESH
PHILADELPHIA	1996	FEE	6.3	82,345	100.0	KOHL'S
PHILADELPHIA	1996	GROUND LEASE (2035)	6.8	133,309	100.0	KMART
PHILADELPHIA	2005	FEE	0.4	9,343	100.0	
PHILADELPHIA	2006	JOINT VENTURE	18.0	294,309	98.0	SEARS
RICHBORO	1986	FEE	14.5	107,957	100.0	SUPER FRESH
SPRINGFIELD	1983	FEE	19.7	212,188	90.9	VALUE CITY
UPPER DARBY	1996	JOINT VENTURE	16.3	4,808	0.0	
WEST MIFFLIN	1986	FEE	8.3	84,279	100.0	BIG LOTS
WHITEHALL	1996	GROUND LEASE (2081)	6.0	84,524	100.0	KOHL'S
YORK	1986	FEE	13.7	58,244	95.2	SAVE-A-LOT
YORK	1986	FEE	3.3	35,500	100.0	GIANT FOOD
PUERTO RICO						
BAYAMON	2001	FEE	16.5	186,400	97.6	AMIGO SUPERMARKET
CAGUAS	2006	FEE	44.9	576,348	95.9	COSTCO
CAROLINA	2006	FEE	51.3	570,610	98.2	HOME DEPOT
MAYAGUEZ	2006	FEE	32.5	348,593	99.0	HOME DEPOT
MANATI	2006	FEE	6.7	69,640	95.7	GRANDE SUPERMARKET
PONCE	2006	FEE	12.1	192,701	95.1	2000 CINEMA CORP.
TRUJILLO ALTO	1979	FEE	20.1	199,513	100.0	KMART
RHODE ISLAND						
CRANSTON	1998	FEE	11.0	129,907	89.0	BOB'S STORES
PROVIDENCE	2003	GROUND LEASE (2072)/JOINT VENTURE	17.0	71,735	86.5	STOP & SHOP
SOUTH CAROLINA						
GREENVILLE (9)	2004	FEE	31.8	295,928	95.4	INGLES MARKETS
CHARLESTON	1978	FEE	17.6	171,735	98.1	STEIN MART
CHARLESTON	1995	FEE	17.2	186,740	98.7	TJ MAXX
FLORENCE	1997	FEE	21.0	113,922	81.8	HAMRICKS
GREENVILLE	1997	FEE	20.4	148,532	94.9	

						STEVE & BARRY'S UNIVERSITY
NORTH CHARLESTON	2000/ 1997	FEE	27.2	266,588	96.2	SPORTS AUTHORITY
TENNESSEE						
MEMPHIS (6)	2007	JOINT VENTURE	5.5	55,297	80.0	
MADISON (7)	1999	JOINT VENTURE	21.1	189,401	97.4	DICK'S SPORTING GOODS
MEMPHIS (7)	2001	JOINT VENTURE	3.9	40,000	100.0	BED BATH & BEYOND
NASHVILLE (7)	1999	JOINT VENTURE	9.3	99,909	88.3	BEST BUY
CHATTANOOGA	2002	JOINT VENTURE	5.0	50,000	100.0	HOME GOODS
CHATTANOOGA	1973	GROUND LEASE (2074)	7.6	50,588	89.6	SAVE-A-LOT
MADISON	1978	GROUND LEASE (2039)	14.5	175,593	99.5	OLD TIME POTTERY
MEMPHIS	2000	FEE	8.8	87,962	100.0	OLD TIME POTTERY
MEMPHIS	1991	FEE	14.7	167,243	87.8	TOYS "R" US
MADISON	2004/ 2005	FEE	25.4	240,318	94.2	JO-ANN FABRICS
NASHVILLE	1998	FEE	10.2	109,012	88.2	TREES N TRENDS
NASHVILLE	1986	FEE	16.9	172,135	97.5	STEIN MART
BELLEVUE (4)	2006	JOINT VENTURE	21.3	65,000	100.0	PUBLIX
TEXAS						
ALLEN	2006	JOINT VENTURE	2.1	21,162	100.0	CREME DE LA CREME
AMARILLO (7)	1997	JOINT VENTURE	9.3	343,875	99.6	HOME DEPOT
AMARILLO (7)	2003	JOINT VENTURE	10.6	142,647	98.0	ROSS DRESS FOR LESS
ARLINGTON	1997	FEE	8.0	96,127	100.0	HOBBY LOBBY
AUSTIN	1998	FEE	15.4	157,852	94.8	HEB GROCERY
AUSTIN	2003	JOINT VENTURE	10.8	108,028	100.0	FRY'S ELECTRONICS
AUSTIN (6)	2007	JOINT VENTURE	20.9	209,393	96.7	BED BATH & BEYOND
AUSTIN (6)	2007	JOINT VENTURE	20.8	138,422	100.0	RANDALLS FOOD & DRUGS
AUSTIN (6)	2007	JOINT VENTURE	4.6	45,791	100.0	PRIMITIVES

AUSTIN (7)	1998	JOINT VENTURE	18.2	191,760	77.6	CIRCUIT CITY
BAYTOWN	1996	FEE	8.7	91,177	100.0	HOBBY LOBBY
BROWNSVILLE (4)	2005	JOINT VENTURE	27.6	198,000	100.0	MERVYN'S
COLLEYVILLE	2006	JOINT VENTURE	2.0	20,188	100.0	CREME DE LA CREME
COPPELL	2006	JOINT VENTURE	2.0	20,425	100.0	CREME DE LA CREME
CORPUS CHRISTI	1997	GROUND LEASE (2065)	12.5	125,454	100.0	BEST BUY
DALLAS	1969	JOINT VENTURE	75.0	-	-	BIG TOWN BOWLANES
DALLAS (6)	2007	JOINT VENTURE	12.1	171,988	89.9	WHOLE FOODS MARKET
DALLAS (7)	1998	JOINT VENTURE	6.8	83,867	100.0	ROSS DRESS FOR LESS
EAST PLANO	1996	FEE	9.0	100,598	100.0	HOME DEPOT EXPO
FORT WORTH (4)	2003	JOINT VENTURE	45.5	228,000	100.0	MARSHALLS
FRISCO (4)	2006	JOINT VENTURE	38.7	163,000	100.0	HOBBY LOBBY / MARDELS
GRAND PRAIRIE (4)	2006	JOINT VENTURE	55.6	171,000	100.0	24 HOUR FITNESS
HARRIS COUNTY (8)	2005	JOINT VENTURE	11.4	144,055	100.0	BEST BUY
HOUSTON	1997	FEE	8.0	113,831	60.5	PALAIS ROYAL
HOUSTON	1999	FEE	5.6	84,188	100.0	OFFICE DEPOT
HOUSTON	1996	FEE	8.2	96,500	100.0	BURLINGTON COAT FACTORY
HOUSTON (13)	2006	JOINT VENTURE	23.2	237,634	97.0	TJ MAXX
HOUSTON (4)	2005	JOINT VENTURE	6.5	2,000	100.0	
HOUSTON (8)	2006	FEE	32.0	350,398	92.8	MARSHALLS
LEWISVILLE	1998	FEE	11.2	74,837	60.3	TALBOTS OUTLET
LEWISVILLE	1998	FEE	7.6	123,560	90.0	BABIES R US

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	LE EXPI
LEWISVILLE	1998	FEE	9.4	93,668	71.2	DSW SHOE WAREHOUSE	2
LUBBOCK	1998	FEE	9.6	108,326	100.0	PETSMART	2
MESQUITE	1974	FEE	9.0	79,550	100.0	KROGER	2
MESQUITE	2006	FEE	15.0	209,766	96.2	BEST BUY	2
N. BRAUNFELS	2003	JOINT VENTURE	8.6	86,479	100.0	KOHL'S	2
NORTH CONROE (13)	2006	JOINT VENTURE	28.7	266,998	100.0	FINGERS FURNITURE	2
NORTH FORT WORTH (4)	2007	JOINT VENTURE	180.5	-	-		
PASADENA (7)	1999	JOINT VENTURE	15.1	169,190	100.0	PETSMART	2
PASADENA (7)	2001	JOINT VENTURE	24.6	240,907	100.0	BEST BUY	2
PLANO	2005	FEE	14.9	149,343	100.0	HOME DEPOT	2
RICHARDSON (7)	1998	JOINT VENTURE	11.7	115,579	79.5	OFFICEMAX	2
SOUTHLAKE	2007	FEE	3.7	37,447	96.7		
TEMPLE (8)	2005	JOINT VENTURE	27.5	274,786	91.2	HOBBY LOBBY	2
WEBSTER	2006	FEE	40.0	397,899	97.8	HOBBY LOBBY	2
WOODLANDS (4)	2002	JOINT VENTURE	34.0	479,000	100.0	BORDERS BOOKS	2
UTAH							
OGDEN	1967	FEE	11.4	142,628	100.0	COSTCO	2
VERMONT							
MANCHESTER	2004	FEE	9.5	53,483	97.1	PRICE CHOPPERS	2
VIRGINIA							
BURKE (11)	2004	GROUND LEASE (2076)/ JOINT VENTURE	12.5	124,148	100.0	SAFEWAY	2

COLONIAL HEIGHTS	1996	FEE	6.1	60,909	100.0	BLOOM BROTHERS FURNITURE	2
DUMFRIES (13)	2005	JOINT VENTURE	0.2	1,702	100.0		
FAIRFAX (4)	2007	FEE	3.0	29,000	100.0		
FAIRFAX (6)	2007	JOINT VENTURE	10.1	101,332	100.0	WALGREEN'S	2
FAIRFAX (7)	1998	JOINT VENTURE	37.0	323,262	100.0	HOME DEPOT	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	3.3	33,179	100.0	CIRCUIT CITY	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	3.2	32,000	100.0	BASSETT FURNITURE	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.1	11,097	100.0	NTB TIRES	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.1	10,578	100.0	CHUCK E CHEESE	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.0	10,125	100.0	CVS	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.0	10,125	100.0	CVS	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.0	10,125	100.0	SHONEY'S	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	1.0	10,002	100.0	CRACKER BARREL	2
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.8	8,027	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.8	8,000	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.8	7,993	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.7	7,256	100.0		
FREDERICKSBURG (13)	2005	FEE	0.7	7,241	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.7	7,200	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.7	7,200	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.7	7,000	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.7	6,818	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.6	6,100	100.0		
	2005	JOINT VENTURE	0.6	6,000	100.0		

FREDERICKSBURG (13)							
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.6	5,892	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.6	5,540	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.5	5,126	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.5	5,020	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.5	4,842	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.5	4,828	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.5	4,800	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.4	4,352	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.4	4,261	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.4	3,822	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.4	3,650	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.3	3,076	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.3	3,028	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.3	3,000	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.3	3,000	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.3	2,909	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.2	2,454	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.2	2,170	100.0		
FREDERICKSBURG (13)	2005	JOINT VENTURE	0.2	1,762	100.0		
HARRISONBURG (10) (3)	2007	JOINT VENTURE	19.0	187,534	93.7	KOHL'S	2
LEESBURG (6)	2007	JOINT VENTURE	27.9	316,586	100.0	SHOPPERS FOOD	2
MANASSAS	1997	FEE	13.5	117,525	93.7	SUPER FRESH	2

MANASSAS (8)	2005	JOINT VENTURE	8.9	107,233	100.0	BURLINGTON COAT FACTORY	2
PENTAGON CITY (9)	2004	FEE	16.8	330,467	97.9	COSTCO	2
RICHMOND	2002	FEE	8.5	84,683	100.0	BLOOM BROTHERS FURNITURE	2
RICHMOND	1995	FEE	11.5	128,612	100.0	BURLINGTON COAT FACTORY	2
RICHMOND (13)	2005	JOINT VENTURE	0.3	3,060	100.0		
ROANOKE	2004	FEE	7.7	81,789	100.0	DICK'S SPORTING GOODS	2
ROANOKE (10)	2007	JOINT VENTURE	35.7	301,689	96.2	MICHAELS	2
STAFFORD (13)	2005	JOINT VENTURE	9.9	101,042	100.0	GIANT FOOD	2
STAFFORD (13)	2005	JOINT VENTURE	0.7	7,310	100.0		
STAFFORD (13)	2005	JOINT VENTURE	0.4	4,400	100.0		
STAFFORD (13)	2005	JOINT VENTURE	1.2	4,211	100.0		
STAFFORD (8)	2005	JOINT VENTURE	30.8	331,730	100.0	SHOPPERS FOOD	2
STERLING (12)	2003	JOINT VENTURE	38.1	361,043	100.0	TOYS "R" US	2
STERLING (8)	2006	JOINT VENTURE	103.3	737,503	99.6	WAL-MART	2
WOODBRIDGE	1973	GROUND LEASE (2072)/JOINT VENTURE	19.6	150,793	100.0	CAMPOS FURNITURE	2
WOODBRIDGE (7)	1998	JOINT VENTURE	54.0	494,048	99.8	LOWE'S	2
<u>WASHINGTON</u>							
AUBURN	2007	FEE	13.7	171,032	99.1	ALBERTSONS	2
BELLEVUE (3)	2004	JOINT VENTURE	41.6	393,428	100.0	TARGET	2
BELLINGHAM (6)	2006	FEE	30.5	376,023	98.9	KMART	2
BELLINGHAM (7)	1998	JOINT VENTURE	20.0	188,885	97.8	MACY'S	2
FEDERAL WAY (7)	2000	JOINT VENTURE	17.0	200,126	94.1	QFC	2
KENT (6)	2006	FEE	23.1	86,909	98.3	ROSS DRESS FOR LESS	2
KENT (6)	2006	FEE	7.2	69,090	98.3	RITE AID	2

LAKE STEVENS (6)	2006	FEE	18.6	216,132	88.2	SAFEWAY	2
MILL CREEK (6)	2006	FEE	12.4	113,641	96.1	SAFEWAY	2
OLYMPIA (6)	2006	FEE	15.0	167,117	93.7	ALBERTSONS	2
OLYMPIA (6)	2006	FEE	6.7	69,212	73.4	BARNES & NOBLE	2
SEATTLE (6)	2006	GROUND LEASE (2083)	3.2	146,819	84.9	SAFEWAY	2
SILVERDALE (6)	2006	GROUND LEASE (2059)	14.7	170,406	100.0	SAFEWAY	2
SILVERDALE (6)	2006	FEE	5.1	67,287	93.8	ROSS DRESS FOR LESS	2

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	EXI
SPOKANE (8)	2005	JOINT VENTURE	8.3	129,785	100.0	BED BATH & BEYOND	
TACOMA (6)	2006	FEE	14.5	134,839	100.0	TJ MAXX	
TUKWILA (7)	2003	JOINT VENTURE	45.9	459,071	100.0	THE BON MARCHE'	
VANCOUVER (6)	2006	FEE	6.3	69,790	95.4	SUPERMAX	
WEST VIRGINIA							
CHARLES TOWN	1985	FEE	22.0	208,888	97.4	WAL-MART	
HUNTINGTON	1993	FEE	19.5	2,400	100.0		
SOUTH CHARLESTON	1999	FEE	14.8	147,865	94.3	KROGER	
CANADA							
ALBERTA							
SHOPPES @ SHAWNESSEY	2002	JOINT VENTURE	16.3	162,988	100.0	ZELLERS	
SHAWNESSY CENTRE	2002	JOINT VENTURE	30.6	306,010	100.0	FUTURE SHOP (BEST BUY)	
BRENTWOOD	2002	JOINT VENTURE	31.2	311,574	98.5	CANADA SAFEWAY	
SOUTH EDMONTON COMMON	2002	JOINT VENTURE	42.9	428,745	100.0	HOME OUTFITTERS	
GRANDE PRAIRIE III	2002	JOINT VENTURE	6.3	63,413	100.0	MICHAELS	
BRITISH COLUMBIA							
TILLICUM	2002	JOINT VENTURE	47.3	472,528	99.1	ZELLERS	
PRINCE GEORGE	2001	JOINT VENTURE	37.3	372,725	96.3	OVERWAITEE	
STRAWBERRY	2002	JOINT VENTURE	33.8	337,931	100.0	HOME DEPOT	

HILL						
MISSION	2001	JOINT VENTURE	27.1	271,462	99.4	OVERWAITEE
ABBOTSFORD	2002	JOINT VENTURE	22.0	219,713	99.0	ZELLERS
CLEARBROOK	2001	JOINT VENTURE	18.8	188,253	100.0	SAFEWAY
SURREY	2001	JOINT VENTURE	17.1	170,725	100.0	CANADA SAFEWAY
LANGLEY POWER CENTER	2003	JOINT VENTURE	22.8	228,314	100.0	WINNERS (TJ MAXX)
LANGLEY GATE	2002	JOINT VENTURE	15.2	151,802	100.0	SEARS
<u>ONTARIO</u>						
THICKSON RIDGE	2002	JOINT VENTURE	36.3	363,039	100.0	WINNERS (TJ MAXX)
SHOPPERS WORLD ALBION	2002	JOINT VENTURE	38.0	380,295	100.0	CANADIAN TIRE
SHOPPERS WORLD DANFORTH	2002	JOINT VENTURE	32.8	328,198	99.6	ZELLERS
LINCOLN FIELDS	2002	JOINT VENTURE	29.0	289,869	94.2	WAL MART
404 TOWN CENTRE	2002	JOINT VENTURE	24.4	244,379	98.0	ZELLERS
SUDBURY	2002	JOINT VENTURE	23.4	234,299	100.0	FAMOUS PLAYERS
SUDBURY	2004	JOINT VENTURE	17.0	169,524	100.0	WINNERS (TJ MAXX)
CLARKSON CROSSING	2004	JOINT VENTURE	21.3	213,051	100.0	CANADIAN TIRE
GREEN LANE CENTRE	2003	JOINT VENTURE	16.0	160,195	100.0	LINEN N THINGS
KENDALWOOD	2002	JOINT VENTURE	15.6	156,274	93.7	PRICE CHOPPER
LEASIDE	2002	JOINT VENTURE	13.3	133,035	100.0	CANADIAN TIRE
DONALD PLAZA	2002	JOINT VENTURE	9.1	91,462	95.9	WINNERS (TJ MAXX)
ST. LAURANT	2002	JOINT VENTURE	12.6	125,984	100.0	ZELLERS

BOULEVARD CENTRE III	2004	JOINT VENTURE	8.3	82,961	100.0	FOOD BASICS
RIOCAN GRAND PARK	2003	JOINT VENTURE	11.9	118,637	100.0	SHOPPERS DRUG MART
WALKER PLACE	2002	JOINT VENTURE	7.0	69,857	98.1	COMMISSO'S
SCARBOROUGH	2005	JOINT VENTURE	2.3	20,506	100.0	AGINCOURT NISSAN LIMITED
SCARBOROUGH	2005	JOINT VENTURE	1.8	13,433	100.0	MORNINGSIDE NISSAN LIMITED
TORONTO	2007	JOINT VENTURE	0.5	46,986	100.0	TRANSWORLD FINE CARS
WINDSOR	2007	JOINT VENTURE	6.6	58,147	100.0	PERFORMANCE FORD SALES, INC.
MARKETPLACE TORONTO	2002	JOINT VENTURE	17.1	171,088	99.6	WINNERS (TJ MAXX)
PRINCE EDWARD ISLAND						
CHARLOTTETOWN	2002	JOINT VENTURE	39.4	393,636	99.3	ZELLERS
QUEBEC						
GREENFIELD PARK	2002	JOINT VENTURE	36.4	364,003	100.0	WINNERS (TJ MAXX)
JACQUES CARTIER	2002	JOINT VENTURE	21.2	211,502	94.4	GUZZO CINEMA
CHATEAUGUAY	2002	JOINT VENTURE	21.1	211,345	99.0	SUPER C
CHILE						
SANTIAGO	2007	JOINT VENTURE	2.8	27,715	78.5	
SANTIAGO	2007	JOINT VENTURE	5.0	50,492	89.9	
SANTIAGO	2007	JOINT VENTURE	1.3	13,487	87.1	
SANTIAGO	2007	JOINT VENTURE	0.7	6,684	100.0	
MEXICO						
BAJA CALIFORNIA						
MEXICALI	2006	FEE	12.1	121,271	99.5	CINEPOLIS
MEXICALI (4)	2006	JOINT VENTURE	10.3	103,000	100.0	WAL-MART
ROSARITO (4)	2007	JOINT VENTURE	41.4	147,000	100.0	HOME DEPOT

TIJUANA (4)	2005	JOINT VENTURE	38.7	380,000	100.0	WAL-MART
TIJUANA (4)	2007	JOINT VENTURE	12.3	84,000	100.0	COMERCIAL MEXICANA
TIJUANA (4)	2007	JOINT VENTURE	50.5	165,000	100.0	WAL-MART
<u>BAJA CALIFORNIA SUR</u>						
LOS CABOS (4)	2007	FEE	24.8	-	-	
<u>CAMPECHE</u>						
CIUDAD DEL CARMEN (4)	2007	JOINT VENTURE	24.7	81,000	100.0	CHEDRAUI GROCERY
<u>CHIAPAS</u>						
TAPACHULA (4)	2007	FEE	29.7	124,000	100.0	WAL-MART
<u>CHIHUAHUA</u>						
JUAREZ	2003	JOINT VENTURE	23.8	238,135	89.8	SORIANA
JUAREZ (4)	2006	JOINT VENTURE	11.8	118,000	100.0	WAL-MART
<u>COAHUILA</u>						
CIUDAD ACUNA	2007	FEE	3.2	31,699	95.6	
SABINAS	2007	FEE	1.0	10,147	100.0	
SALTILLO (4)	2005	FEE	25.8	266,000	100.0	HEB
SALTILLO PLAZA	2002	JOINT VENTURE	17.4	173,766	97.7	HEB
<u>DURANGO</u>						
DURANGO	2007	FEE	1.2	11,911	100.0	
<u>GUERRERO</u>						
ACAPULCO	2005	FEE	40.7	407,321	99.7	WAL-MART
<u>HIDALGO</u>						
PACHUCA (4)	2005	JOINT VENTURE	13.7	138,000	100.0	HOME DEPOT
PACHUCA (4)	2005	FEE	11.2	141,000	100.0	WAL-MART
<u>JALISCO</u>						
GUADALAJARA	2005	JOINT VENTURE	13.0	129,705	83.7	WAL-MART
GUADALAJARA	2006	FEE	10.0	99,717	100.0	CINEPOLIS
GUADALAJARA (4)	2005	JOINT VENTURE	24.0	521,000	100.0	WAL-MART
GUADALAJARA (4)	2006	FEE	17.0	170,000	100.0	WAL-MART
LAGOS DE MORENO	2007	FEE	1.6	15,645	100.0	
PUERTO VALLARTA	2006	JOINT VENTURE	8.6	85,874	87.6	SORIANA
<u>MEXICO</u>						
HUEHUETOCA	2004	JOINT VENTURE	17.0	170,266	95.3	WAL-MART

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LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	E
HUEHUETOCA (4)	2007	FEE	7.9	16,000	100.0	COPPEL	
TECAMAC (4)	2006	JOINT VENTURE	8.2	82,000	100.0	WAL-MART	
MEXICO CITY							
INTERLOMAS	2007	JOINT VENTURE	24.6	246,132	98.6	GAMEWORKS	
IXTAPALUCA	2007	FEE	1.4	13,702	100.0		
MEXICO CITY	2005	FEE	0.7	30,723	88.4		
TLALNEPANTLA	2005	JOINT VENTURE	14.7	398,911	94.6	WAL-MART	
MORELOS							
CUAUTLA (4)	2006	JOINT VENTURE	23.3	233,000	100.0	WAL-MART	
NAYARIT							
NEUVO VALLARTA (4)	2007	FEE	19.7	129,000	100.0	WAL-MART	
NUEVO LEON							
ESCOBEDO (4)	2006	JOINT VENTURE	23.6	236,000	100.0	HEB	
MONTERREY	2002	JOINT VENTURE	26.3	262,937	95.4	HEB	
MONTERREY (4)	2006	FEE	19.7	197,000	100.0	HEB	
OAXACA							
TUXTEPEC	2005	JOINT VENTURE	9.3	92,801	99.0	WAL-MART	
TUXTEPEC (4)	2007	JOINT VENTURE	10.0	30,000	100.0	MM CINEMA	
QUERETARO							
SAN JUAN DEL RIO (4)	2006	FEE	8.4	84,000	100.0	WAL-MART	
QUINTANA ROO							
CANCUN	2004	FEE	9.1	91,130	100.0	WAL-MART	
CANCUN	2007	FEE	26.7	266,816	93.0	SUBURBIA	
SAN LUIS POTOSI							
SAN LUIS	2004	JOINT VENTURE	12.1	121,334	97.6	HEB	
SONORA							
LOS MOCHIS (4)	2007	FEE	9.9	89,000	100.0	WAL-MART	
TAMAULIPAS							
ALTAMIRA	2007	FEE	2.4	24,479	100.0		
MATAMOROS	2007	FEE	15.4	153,537	99.8	CINEPOLIS	
MATAMOROS	2007	FEE	1.1	10,900	100.0		

MATAMOROS	2007	FEE	1.1	10,835	100.0	
NUEVO LAREDO	2007	FEE	0.9	8,565	100.0	
NUEVO LAREDO	2007	FEE	1.1	10,760	100.0	
NUEVO LAREDO (4)	2006	FEE	11.0	110,000	100.0	WAL-MART
REYNOSA	2004	JOINT VENTURE	39.1	391,372	96.9	HEB
REYNOSA	2007	FEE	11.5	115,093	100.0	GIGANTE
REYNOSA	2007	FEE	1.0	9,684	100.0	
REYNOSA	2007	FEE	1.5	14,741	100.0	
RIO BRAVO	2007	FEE	1.0	9,673	100.0	
TAMPICO	2007	FEE	1.6	16,162	100.0	
VERACRUZ						
MINATITLAN	2007	FEE	2.0	19,847	100.0	
TOTAL 946 SHOPPING CENTER PROPERTY INTERESTS			14,862	131,695,110		
US PREFERRED EQUITY INVESTMENTS (RETAIL ASSETS ONLY)						
ALASKA						
ANCHORAGE (3)	2006	JOINT VENTURE	5.9	84,463	90.2	COMPUSA
ALABAMA						
BOAZ	2006	JOINT VENTURE	2.6	27,900	93.5	DOLLAR TREE
ARIZONA						
TUSCON	2006	JOINT VENTURE	57.3	504,010	98.7	LOEWS/CINEPLEX ODEON
CALIFORNIA						
CHATSWORTH	2003	JOINT VENTURE	6.8	75,875	100.0	KAHOOTS
HAWTHORNE	2003	JOINT VENTURE	14.4	182,605	100.0	KROGER (FOOD 4 LESS)
HAWTHORNE	2004	JOINT VENTURE	0.5	21,507	100.0	OFFICE DEPOT
MALIBU	2007	JOINT VENTURE	1.9	22,279	94.8	
MALIBU	2007	JOINT VENTURE	1.3	15,148	100.0	
COLORADO						
LA JUNTA	2006	JOINT VENTURE	2.9	20,500	84.4	
FLORIDA						
APOPKA	2007	JOINT VENTURE	7.9	71,615	100.0	WINN DIXIE

AUBURNDALE	2006	JOINT VENTURE	4.0	8,297	34.4	
BRANDON (4)	2006	JOINT VENTURE	4.6	10,424	41.8	
CLEARWATER	2004	JOINT VENTURE	8.4	84,441	99.9	KASH N KARRY
CLEARWATER (3)	2007	JOINT VENTURE	3.1	31,729	-	
DELRAY BEACH (3)	2007	JOINT VENTURE	18.0	118,175	100.0	PUBLIX SUPERMARKETS, INC.
DELTONA	2004	JOINT VENTURE	7.0	80,567	94.3	WINN DIXIE
JACKSONVILLE	2006	JOINT VENTURE	4.8	4,900	100.0	
LAKE WALES	2007	JOINT VENTURE	3.0	-	-	
LOXAHATCHEE	2003	JOINT VENTURE	8.5	75,194	98.0	WINN DIXIE
MIAMI	2004	JOINT VENTURE	50.0	651,011	97.3	HOME DEPOT
PEMBROKE PINES	2004	JOINT VENTURE	15.5	137,259	94.5	TENG SOUTH III, LLC
PERRY	2006	JOINT VENTURE	1.6	14,900	77.2	
SARASOTA	2005	JOINT VENTURE	12.6	148,348	95.0	OFFICE DEPOT
SPRING HILL	2003	JOINT VENTURE	7.3	69,917	100.0	WINN DIXIE
TAMPA	2004	JOINT VENTURE	11.4	100,538	99.3	KASH N KARRY
WELLINGTON	2002	JOINT VENTURE	18.7	171,955	71.3	WELLINGTON THEATRE
GEORGIA						
MOULTRIE	2006	JOINT VENTURE	22.4	196,589	99.2	WAL MART
ILLINOIS						
LANSING	2005	JOINT VENTURE	52.8	320,184	97.2	WAL-MART
INDIANA						
NEW ALBANY	2004	JOINT VENTURE	7.6	31,753	88.2	
NEW ALBANY	2004	JOINT VENTURE	6.8	26,085	85.6	
SHELBYVILLE	2006	JOINT VENTURE	1.5	14,150	77.4	
TELL CITY	2006	JOINT VENTURE	2.3	27,000	82.2	
IOWA						
FORT DODGE	2006	JOINT VENTURE	3.1	33,700	100.0	
KEOKUK	2006	JOINT VENTURE	1.0	10,160	72.4	
MARSHALLTOWN	2006	JOINT VENTURE	3.1	22,900	93.0	
NEWTON	2006	JOINT VENTURE	1.9	20,300	100.0	
OSKALOOSA	2006	JOINT VENTURE	2.0	20,700	100.0	

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME	LE EXPIR
OTTUMWA	2006	JOINT VENTURE	3.0	22,200	92.8		
WEST BURLINGTON	2006	JOINT VENTURE	2.9	26,100	100.0		
WEST DES MOINES	2006	JOINT VENTURE	7.6	53,423	82.6		
KENTUCKY							
LOUISVILLE	2006	JOINT VENTURE	36.3	156,672	85.0	BEST BUY	
RADCLIFF	2006	JOINT VENTURE	4.7	36,900	95.7	DOLLAR TREE	
LOUISIANA							
ALEXANDRIA	2006	JOINT VENTURE	2.2	20,400	100.0	DOLLAR TREE	
LAFAYETTE	2007	JOINT VENTURE	12.9	29,405	84.4		
LAKE CHARLES	2007	JOINT VENTURE	17.3	126,601	98.8		
MINDEN	2006	JOINT VENTURE	3.1	27,300	100.0	DOLLAR TREE	
PINEVILLE	2006	JOINT VENTURE	3.0	32,200	100.0		
SHREVEPORT	2005	JOINT VENTURE	18.4	93,669	100.0	OFFICE MAX	
SHREVEPORT	2006	JOINT VENTURE	8.4	78,591	80.9	MICHAELS	
ZACHARY	2006	JOINT VENTURE	3.2	29,600	100.0		
MASSACHUSETTS							
HAVERHILL	2006	JOINT VENTURE	6.9	63,203	94.8		
MISSISSIPPI							
PETAL	2006	JOINT VENTURE	3.2	30,180	100.0		
RIDGELAND	2005	JOINT VENTURE	3.3	41,759	52.0		
RIDGELAND	2005	JOINT VENTURE	3.8	61,753	86.1	PARTY CITY	
RIDGELAND	2005	JOINT VENTURE	6.0	81,626	100.0	ACADEMY SPORTS	
NEW HAMPSHIRE							
LANCASTER	2006	JOINT VENTURE	10.8	50,080	100.0	SHAW'S SUPERMARKET	
LITTLETON	2006	JOINT VENTURE	43.0	34,583	100.0	STAPLES	
NEWPORT	2006	JOINT VENTURE	20.0	117,828	94.5	SHAW'S SUPERMARKET	
WOODSVILLE	2006	JOINT VENTURE	1.7	11,280	100.0	RITE AID	

WOODSVILLE	2006	JOINT VENTURE	3.5	39,000	100.0	SHAW'S SUPERMARKET
NEW JERSEY						
WHITING	2007	JOINT VENTURE	26.7	95,848	100.0	STOP 'N SHOP
NEW YORK						
LAKE GROVE	2007	JOINT VENTURE	14.1	157,196	72.0	JC PENNEY
PORT JEFFERSON STATION	2007	JOINT VENTURE	7.0	65,083	100.0	GIUNTA'S MEAT FARM SUPERMARKET
OHIO						
WAUSEON	2006	JOINT VENTURE	1.6	13,100	72.5	
OKLAHOMA						
DURANT	2006	JOINT VENTURE	3.5	32,200	95.0	
NEWCASTLE	2006	JOINT VENTURE	1.5	11,600	89.7	
SHAWNEE	2006	JOINT VENTURE	3.1	35,640	100.0	DOLLAR TREE
PENNSYLVANIA						
FAIRVIEW TOWNSHIP	2005	JOINT VENTURE	6.8	71,979	100.0	GIANT
HALIFAX TOWNSHIP	2005	JOINT VENTURE	8.5	54,150	100.0	GIANT
HOWE TOWNSHIP	2005	JOINT VENTURE	12.1	66,789	100.0	GIANT
WILLIAMSPORT	2002	JOINT VENTURE	29.0	293,825	100.0	K MART
TENNESSEE						
COOKEVILLE	2007	JOINT VENTURE	37.6	211,483	97.6	BI-LO
PULASKI	2006	JOINT VENTURE	3.0	28,100	100.0	
TEXAS						
AUSTIN	2006	JOINT VENTURE	19.8	207,578	99.2	ACADEMY SPORTS
AUSTIN	2006	JOINT VENTURE	10.9	131,039	96.9	24 HOUR FITNESS
AUSTIN	2004	JOINT VENTURE	20.0	97,784	90.2	OSHMAN'S
AUSTIN	2005	JOINT VENTURE	15.6	178,700	80.7	GOLD'S TEXAS HOLDINGS, L.P.
AUSTIN	2006	JOINT VENTURE	4.2	40,000	100.0	DAVE AND BUSTERS
AUSTIN	2006	JOINT VENTURE	10.2	88,829	91.0	BARNES & NOBLE

AUSTIN	2006	JOINT VENTURE	4.8	54,651	100.0	CONN'S ELECTRIC
BELTON	2006	JOINT VENTURE	3.4	28,060	95.7	DOLLAR TREE
CARROLLTON	2006	JOINT VENTURE	1.8	14,950	74.8	
CARROLLTON	2006	JOINT VENTURE	2.0	18,740	67.5	
FT. WORTH	2005	JOINT VENTURE	6.4	68,492	95.2	
GEORGETOWN	2005	JOINT VENTURE	12.1	117,018	91.6	DOLLAR TREE
KILLEEN (4)	2006	JOINT VENTURE	3.0	22,464	64.9	
LAKE JACKSON (4)	2006	JOINT VENTURE	8.0	34,969	54.8	
PAMPA	2006	JOINT VENTURE	1.5	16,160	75.2	
PLAINVIEW	2006	JOINT VENTURE	3.4	31,720	81.7	
RICHARDSON	2007	JOINT VENTURE	4.8	52,039	85.2	
SAN ANTONIO	2003	JOINT VENTURE	8.1	103,123	97.3	
SAN MARCOS	2005	JOINT VENTURE	17.0	185,092	100.0	HOBBY LOBBY
SOUTHLAKE	2005	JOINT VENTURE	15.1	132,609	95.6	HOBBY LOBBY
TYLER	2006	JOINT VENTURE	3.3	35,840	100.0	DOLLAR TREE
CANADA PREFERRED EQUITY INVESTMENTS (RETAIL ASSETS ONLY)						
ALBERTA						
CALGARY	2005	JOINT VENTURE	0.3	6,308	100.0	
CALGARY	2004	JOINT VENTURE	9.0	172,021	91.2	WINNERS APPAREL LTD.
CALGARY	2004	JOINT VENTURE	10.0	127,598	94.6	BEST BUY CANADA LTD.
EDMONTON (3)	2007	JOINT VENTURE	17.9	75,063	100.0	LONDON DRUGS LTD.
HINTON	2004	JOINT VENTURE	18.5	137,735	88.4	WAL-MART CANADA CORP.
LETHBRIDGE	2005	JOINT VENTURE	0.3	7,226	100.0	
LETHBRIDGE	2005	JOINT VENTURE	0.2	4,000	100.0	
LETHBRIDGE	2006	JOINT VENTURE	25.6	370,525	98.6	ZELLERS
BRITISH COLUMBIA						
100 MILE HOUSE	2004	JOINT VENTURE	7.2	69,051	98.7	SAVE ON FOOD & DRUGS
BURNABY	2005	JOINT VENTURE	0.6	8,788	100.0	

COURTENAY	2005	JOINT VENTURE	0.3	4,024	100.0	
GIBSONS	2004	JOINT VENTURE	10.3	141,393	78.8	LONDON DRUGS LTD.
KAMLOOPS (4)	2005	JOINT VENTURE	9.7	106,687	100.0	WINNERS
LANGLEY	2004	JOINT VENTURE	7.6	34,832	100.0	
PORT ALBERNI	2004	JOINT VENTURE	2.5	32,877	100.0	BUY-LOW FOODS
PRINCE GEORGE	2004	JOINT VENTURE	8.0	83,405	100.0	SAVE ON FOOD & DRUGS
SURREY	2004	JOINT VENTURE	8.0	104,191	89.9	SAFEWAY STORE
TRAIL	2004	JOINT VENTURE	15.9	181,291	94.1	ZELLERS
VANCOUVER	2004	JOINT VENTURE	3.0	35,954	94.5	
WESTBANK	2004	JOINT VENTURE	9.7	111,431	99.1	SAVE ON FOOD & DRUGS
WESTBANK (4)	2006	JOINT VENTURE	25.9	15,730	100.0	STAPLES

LOCATION	YEAR DEVELOPED OR ACQUIRED	OWNERSHIP INTEREST/ (EXPIRATION)(2)	LAND AREA (ACRES)	LEASABLE AREA SQ. FT.)	PERCENT LEASED (1)	TENANT NAME
MANITOBA						
WINNIPEG	2005	JOINT VENTURE	0.4	4,200	100.0	
NEW BRUNSWICK						
FREDERICTON	2005	JOINT VENTURE	0.6	6,742	100.0	
MONCTON	2005	JOINT VENTURE	0.4	4,655	-	
NEWFOUNDLAND						
ST. JOHN'S	2006	JOINT VENTURE	25.8	446,607	87.0	SEARS
ONTARIO						
BARRIE	2005	JOINT VENTURE	1.1	4,748	100.0	
BARRIE	2005	JOINT VENTURE	1.6	1,680	100.0	
BARRIE	2005	JOINT VENTURE	1.6	6,897	63.9	
BRANTFORD	2005	JOINT VENTURE	0.8	12,894	100.0	
BURLINGTON	2005	JOINT VENTURE	0.8	9,126	100.0	
CAMBRIDGE	2005	JOINT VENTURE	1.3	15,730	97.1	
CORNWALL	2005	JOINT VENTURE	0.3	4,000	100.0	
GUELPH	2005	JOINT VENTURE	0.8	3,600	100.0	
HAMILTON	2005	JOINT VENTURE	0.3	6,500	100.0	
HAMILTON	2005	JOINT VENTURE	0.5	10,441	100.0	
HAMILTON	2005	JOINT VENTURE	0.3	4,125	100.0	
KITCHENER	2006	JOINT VENTURE	2.0	13,450	100.0	VALUE VILLAGE
KITCHENER	2006	JOINT VENTURE	5.0	66,579	84.3	
LONDON	2005	JOINT VENTURE	0.4	8,152	100.0	
LONDON	2005	JOINT VENTURE	0.6	5,700	100.0	
LONDON	2004	JOINT VENTURE	6.9	86,612	91.3	
MILTON (4)	2007	JOINT VENTURE	36.5	-	-	
MISSISSAUGA	2005	JOINT VENTURE	1.8	31,091	100.0	ESTATE HARDWO
NORTH BAY	2005	JOINT VENTURE	0.5	6,666	100.0	
OTTAWA	2005	JOINT VENTURE	0.3	4,448	100.0	
OTTAWA	2007	JOINT VENTURE	1.5	26,512	66.6	

OTTAWA	2007	JOINT VENTURE	5.0	46,400	100.0	
OTTAWA	2007	JOINT VENTURE	2.6	39,840	100.0	ORMES FURNITUR
OTTAWA	2007	JOINT VENTURE	9.1	3,400	100.0	
OTTAWA	2007	JOINT VENTURE	0.6	11,133	74.3	
OTTAWA	2007	JOINT VENTURE	2.7	31,001	100.0	LOEB CANADA I
OTTAWA	2007	JOINT VENTURE	1.1	12,287	100.0	
OTTAWA	2007	JOINT VENTURE	0.2	11,265	100.0	
ST. CATHERINES	2005	JOINT VENTURE	3.0	38,993	83.1	
ST. CATHERINES	2005	JOINT VENTURE	0.3	5,418	100.0	
ST. THOMAS	2005	JOINT VENTURE	0.2	3,595	100.0	
SUDBURY	2005	JOINT VENTURE	0.6	9,643	42.8	
SUDBURY	2006	JOINT VENTURE	5.4	40,128	100.0	PRICE CHOPPER
WATERLOO	2005	JOINT VENTURE	0.6	5,274	100.0	
WATERLOO (4)	2005	JOINT VENTURE	10.0	18,380	100.0	SHOPPER'S DRUG MA
QUEBEC						
ALMA	2004	JOINT VENTURE	36.1	267,531	98.9	ZELLERS
CHANDLER	2004	JOINT VENTURE	20.1	114,078	96.2	HART STORES
GASPE	2004	JOINT VENTURE	15.2	152,285	97.9	CANADIAN TIRE
JONQUIERE	2004	JOINT VENTURE	25.2	247,404	94.4	ZELLERS
LAMALBAIE	2006	JOINT VENTURE	9.2	118,593	91.9	SAAN
LAURIER STATION	2006	JOINT VENTURE	3.2	36,366	94.3	
MONTREAL (4)	2006	JOINT VENTURE	232.0	407,891	100.0	ZELLERS
MONTREAL	2006	GROUND LEASE (2064)/ JOINT VENTURE	6.7	92,703	99.4	
MONTREAL	2006	GROUND LEASE (2064)/ JOINT VENTURE	8.0	25,000	100.0	
MONTREAL	2006	GROUND LEASE (2064)/ JOINT VENTURE	1.1	10,157	100.0	
ROBERVAL	2004	JOINT VENTURE	3.7	127,251	98.8	IGA
SAGUENAY	2004	JOINT VENTURE	13.5	203,980	97.8	ZELLERS

ST. AUGUSTIN-DE-DESMAURES	2006	JOINT VENTURE	4.7	52,565	98.3	PROVIGO
ST. JEROME	2007	JOINT VENTURE	6.0	82,391	100.0	MAXI (PROVIGO
STE. EUSTACHE	2005	JOINT VENTURE	6.6	88,596	57.8	MAXI (PROVIGO
STE. EUSTACHE	2005	JOINT VENTURE	2.4	26,694	87.1	
TOTAL 170 PREFERRED EQUITY INTERESTS (RETAIL ASSETS ONLY)			1,656	12,469,808		
LAND HOLDINGS						
ARIZONA						
MESA (5)	2005	JOINT VENTURE	6.5	-	-	
CHANDLER (5)	2004	JOINT VENTURE	22.9	-	-	
MARANA (5)	2006	JOINT VENTURE	158.9	-	-	
NORTH CAROLINA						
RALEIGH (5)	2001	JOINT VENTURE	4.0	-	-	
OHIO						
ORANGE TOWNSHIP (5)	2001	FEE	12.2	-	-	
OREGON						
MCMINNVILLE (5)	2006	JOINT VENTURE	90.5	-	-	
MEXICO						
SINALOA						
MAZALTAN (5)	2007	JOINT VENTURE	36.0	-	-	
NUEVO LEON						
APODACA (5)	2007	JOINT VENTURE	22.3	-	-	
OTHER REAL ESTATEMENT INVESTMENTS						
RETAIL STORE LEASES (14)	1995/ 1997	LEASEHOLD	-	1,766,994	97.4	
AI PORTFOLIO (VARIOUS CITIES)	2005	JOINT VENTURE	175.8	7,674,988	97.7	
NON-RETAIL 265 ASSETS	VARIOUS	VARIOUS	222.4	9,708,998	100.0	
GRAND TOTAL 1487 PROPERTY INTERESTS			16,916.9	163,315,898 (15)		

(1) PERCENT LEASED INFORMATION AS OF DECEMBER 31, 2007 OR DATE OF ACQUISITION IF ACQUIRED SUBSEQUENT TO DECEMBER 31, 2007

(2) THE TERM "JOINT VENTURE" INDICATES THAT THE COMPANY OWNS THE PROPERTY IN CONJUNCTION WITH ONE OR MORE JOINT VENTURE PARTNERS.

THE DATE INDICATED IS THE EXPIRATION DATE OF ANY GROUND LEASE AFTER GIVING AFFECT TO ALL RENEWAL PERIODS.

(3) DENOTES REDEVELOPMENT PROJECT.

(4) DENOTES GROUND-UP DEVELOPMENT PROJECT. THE SQUARE FOOTAGE SHOWN REPRESENTS THE COMPLETED LEASEABLE AREA.

(5) DENOTES LAND HOLDINGS.

(6) DENOTES PROPERTY INTEREST IN KIMPRU.

(7) DENOTES PROPERTY INTEREST IN KIMCO INCOME REIT ("KIR").

(8) DENOTES PROPERTY INTEREST IN KIMCO RETAIL OPPORTUNITY PORTFOLIO ("KROP").

(9) DENOTES PROPERTY INTEREST IN KIMSOUTH REALTY, INC.

(10) DENOTES PROPERTY INTEREST IN KIMCO INCOME FUND I.

(11) DENOTES PROPERTY INTEREST IN PL REALTY LLC.

(12) DENOTES PROPERTY INTEREST IN OTHER INSTITUTIONAL PROGRAMS.

(13) DENOTES PROPERTY INTEREST IN UBS.

(14) THE COMPANY HOLDS INTERESTS IN 19 RETAIL STORE LEASES RELATED TO THE ANCHOR STORE PREMISES IN NEIGHBORHOOD AND COMMUNITY SHOPPING CENTERS.

(15) DOES NOT INCLUDE 30 FNC REALTY PROPERTIES COMPRISED OF 578K SQUARE FEET, 55 NEWKIRK PROPERTIES CONSISTING OF 2.8 MILLION SQUARE FEET, 401 NET LEASED

PROPERTIES WITH 2.3 MILLION SQUARE FEET AND 14.4 MILLION SQUARE FEET OF PROJECTED LEASEABLE AREA RELATED TO THE GROUND-UP DEVELOPMENT PROJECTS.

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Executive Officers of the Registrant

The following table sets forth information with respect to the executive officers of the Company as of February 27, 2008.

Name	Age	Position	Since
Milton Cooper	78	Chairman of the Board of Directors and Chief Executive Officer	1991
Michael J. Flynn	72	Vice Chairman of the Board of Directors and President and Chief Operating Officer	1996 1997
David B. Henry	59	Vice Chairman of the Board of Directors and Chief Investment Officer	 2001
Thomas A. Caputo	61	Executive Vice President	2000
Glenn G. Cohen	44	Vice President - Treasurer	2000 1997
Raymond Edwards	45	Vice President - Retail Property Solutions	2001
Jerald Friedman	63	President, KDI and Executive Vice President	2000 1998
Bruce M. Kauderer (1)	61	Vice President - Legal General Counsel and Secretary	1995 1997-2007
Michael V. Pappagallo	48	Executive Vice President - Chief Financial Officer	2005 1997

(1)

Effective January 1, 2008, Mr. Kauderer retired as Vice President - Legal, General Counsel and Secretary.

The executive officers of the Company serve in their respective capacities for approximately one-year terms and are subject to re-election by the Board of Directors, generally at the time of the Annual Meeting of the Board of Directors following the Annual Meeting of Stockholders.

PART II

Item 5. Market for the Registrant's Common Equity and Related Shareholder Matters

Market Information The following sets forth the common stock offerings completed by the Company during the three-year period ended December 31, 2007. The Company s common stock was sold for cash at the following offering price per share:

Offering Date	Offering Price
March 2006	$40.80

The table below sets forth, for the quarterly periods indicated, the high and low sales prices per share reported on the NYSE Composite Tape and declared dividends per share for the Company s common stock. The Company s common stock is traded on the New York Stock Exchange under the trading symbol "KIM".

	Stock Price		
Period	High	Low	Dividends
2007:			
First Quarter	$53.60	$43.59	$0.360
Second Quarter	$50.36	$36.92	$0.360
Third Quarter	$47.58	$33.74	$0.400
Fourth Quarter	$47.69	$34.74	$0.400 (a)
2006:			
First Quarter	$42.00	$32.02	$0.330
Second Quarter	$40.57	$34.20	$0.330
Third Quarter	$43.15	$36.18	$0.360
Fourth Quarter	$47.13	$42.13	$0.360 (b)

(a)

Paid on January 15, 2008, to stockholders of record on January 2, 2008.

(b)

Paid on January 16, 2007, to stockholders of record on January 2, 2007.

Holders The number of holders of record of the Company's common stock, par value $0.01 per share, was 3,442 as of January 31, 2008.

Dividends Since the IPO, the Company has paid regular quarterly dividends to its stockholders. While the Company intends to continue paying regular quarterly dividends, future dividend declarations will be at the discretion of the Board of Directors and will depend on the actual cash flow of the Company, its financial condition, capital requirements, the annual distribution requirements under the REIT provisions of the Code and such other factors as the Board of Directors deems relevant. The Company is required by the Internal Revenue Code of 1986, as amended, to distribute at least 90% of its REIT taxable income. The actual cash flow available to pay dividends will be affected by a number of factors, including the revenues received from rental properties, the operating expenses of the Company, the interest expense on its borrowings, the ability of lessees to meet their obligations to the Company and any unanticipated capital expenditures.

The Company has determined that the $1.48 dividend per common share paid during 2007 represented 56% ordinary income, 35% in capital gains and a 9% return of capital to its stockholders. The $1.35 dividend per common share paid during 2006 represented 66% ordinary income, 28% in capital gains and a 6% return of capital to its stockholders.

In addition to its common stock offerings, the Company has capitalized the growth in its business through the issuance of unsecured fixed and floating-rate medium-term notes, underwritten bonds, mortgage debt and construction loans, convertible preferred stock and perpetual preferred stock. Borrowings under the Company's revolving credit facilities have also been an interim source of funds to both finance the purchase of properties and other investments and meet any short-term working capital requirements. The various instruments governing the Company's issuance of its unsecured public debt, bank debt, mortgage debt and preferred stock impose certain restrictions on the Company with regard to dividends, voting, liquidation and other preferential rights available to the holders of such instruments. See "Management's Discussion and Analysis of Financial Condition and Results of Operations" and Notes 11 and 17 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.

The Company does not believe that the preferential rights available to the holders of its Class F Preferred Stock and Class G Preferred Stock, the financial covenants contained in its public bond indentures, as amended, or its revolving credit agreements will have an adverse impact on the Company's ability to pay dividends in the normal course to its common stockholders or to distribute amounts necessary to maintain its qualification as a REIT.

The Company maintains a dividend reinvestment and direct stock purchase plan (the "Plan") pursuant to which common and preferred stockholders and other interested investors may elect to automatically reinvest their dividends to purchase shares of the Company s common stock or, through optional cash payments, purchase shares of the Company s common stock. The Company may, from time-to-time, either (i) purchase shares of its common stock in the open market or (ii) issue new shares of its common stock for the purpose of fulfilling its obligations under the Plan.

Total Stockholder Return Performance The following performance chart compares, over the five years ended December 31, 2007, the cumulative total stockholder return on the Company s common stock with the cumulative total return of the S&P 500 Index and the cumulative total return of the NAREIT Equity REIT Total Return Index (the "NAREIT Equity Index") prepared and published by the National Association of Real Estate Investment Trusts ("NAREIT"). Equity real estate investment trusts are defined as those which derive more than 75% of their income from equity investments in real estate assets. The NAREIT Equity Index includes all tax qualified equity real estate investment trusts listed on the New York Stock Exchange, American Stock Exchange or the NASDAQ National Market System. Stockholder return performance, presented quarterly for the five years ended December 31, 2007, is not necessarily indicative of future results. All stockholder return performance assumes the reinvestment of dividends.

Item 6. Selected Financial Data

The following table sets forth selected, historical, consolidated financial data for the Company and should be read in conjunction with the Consolidated Financial Statements of the Company and Notes thereto and Management s Discussion and Analysis of Financial Condition and Results of Operations included in this annual report on Form 10-K.

The Company believes that the book value of its real estate assets, which reflects the historical costs of such real estate assets less accumulated depreciation, is not indicative of the current market value of its properties. Historical operating results are not necessarily indicative of future operating performance.

	Year ended December 31, (2)				
	2007	2006	2005	2004	2003
	(in thousands, except per share information)				
Operating Data:					
Revenues from rental property (1)	$ 681,553	$ 587,547	$ 501,569	$ 488,021	$ 446,096
Interest expense (3)	$ 213,674	$ 170,677	$ 126,432	$ 105,898	$ 101,351
Depreciation and amortization (3)	$ 189,650	$ 139,263	$ 100,517	$ 94,651	$ 78,817
Gain on sale of development properties (4)	$ 40,099	$ 37,276	$ 33,636	$ 16,835	$ 17,495
Gain on transfer/sale of operating properties, net (3)	$ 2,708	$ 2,460	$ 2,833	$ -	$ 3,177
Benefit for income taxes (5)	$ 30,346	$ -	$ -	$ -	$ -
Provision for income taxes (6)	$ -	$ 17,253	$ 10,989	$ 8,320	$ 8,514
Income from continuing operations (7)	$ 361,934	$ 345,309	$ 324,894	$ 273,393	$ 234,195
Income per common share, from continuing operations:					
Basic	$ 1.36	$ 1.39	$ 1.38	$ 1.17	$ 0.99
Diluted	$ 1.33	$ 1.36	$ 1.36	$ 1.15	$ 0.97
Weighted average number of shares of common stock:					
Basic	252,129	239,552	226,641	222,859	214,184
Diluted	257,058	244,615	230,868	227,143	217,540
Cash dividends declared per common share	$ 1.52	$ 1.38	$ $1.27	$ 1.16	$ 1.10

	December 31,				
	2007	2006	2005	2004	2003
Balance Sheet Data:	$ 7,325,035	$ 6,001,319	$ 4,560,406	$ 4,092,222	$ 4,174,664
Real estate, before accumulated depreciation	$ 9,097,816	$ 7,869,280	$ 5,534,636	$ 4,749,597	$ 4,641,092
Total assets	$ 4,216,415	$ 3,587,243	$ 2,691,196	$ 2,118,622	$ 2,154,948
Total debt	$ 3,894,574	$ 3,366,959	$ 2,387,214	$ 2,236,400	$ 2,135,846
Total stockholders' equity					
Cash flow provided by operations	$ 665,989	$ 455,569	$ 410,797	$ 365,176	$ 308,632
Cash flow used for investing activities	$ (1,507,611)	$ (246,221)	$ (716,015)	$ (299,597)	$ (637,636)

Cash flow provided by (used for) financing activities	$	$584,056	$	59,444	$	343,271	$	(75,647)	$	341,330

(1)

Does not include (i) revenues from rental property relating to unconsolidated joint ventures, (ii) revenues relating to the investment in retail stores leases and (iii) revenues from properties included in discontinued operations.

(2)

All years have been adjusted to reflect the impact of operating properties sold during the years ended December 31, 2007, 2006, 2005, 2004 and 2003 and properties classified as held for sale as of December 31, 2007, which are reflected in discontinued operations in the Consolidated Statements of Income.

(3)

Does not include amounts reflected in discontinued operations.

(4)

Amounts exclude income taxes

(5)

Does not include amounts reflected in discontinued operations and extraordinary gain. Amounts include income taxes related to gain on sale of development properties, gain on transfer/sale of operating properties, and adjustment for property carrying value.

(6)

Amounts include income taxes related to gain on sale of development properties and gain on transfer/sale of operating properties.

(7)

Amounts include gain on transfer/sale of operating properties, net of tax.

Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion should be read in conjunction with the Consolidated Financial Statements and Notes thereto included in this annual report on Form 10-K. Historical results and percentage relationships set forth in the Consolidated Statements of Income contained in the Consolidated Financial Statements, including trends which might appear, should not be taken as indicative of future operations.

Executive Summary

Kimco Realty Corporation is one of the nation s largest publicly-traded owners and operators of neighborhood and community shopping centers. As of December 31, 2007, the Company had interests in 1,973 properties totaling approximately 183 million square feet of GLA located in 45 states, Canada, Mexico, Puerto Rico and Chile.

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.

In connection with the Tax Relief Extension Act of 1999 (the "RMA"), which became effective January 1, 2001, the Company is permitted to participate in activities which it was precluded from previously in order to maintain its qualification as a Real Estate Investment Trust ("REIT"), so long as these activities are conducted in entities which elect to be treated as taxable subsidiaries under the Code, subject to certain limitations. As such, the Company, through its taxable REIT subsidiaries, is engaged in various retail real estate-related opportunities including (i) merchant building, through its wholly owned taxable REIT subsidiaries, which are primarily engaged in the ground-up development of neighborhood and community shopping centers and the subsequent sale thereof upon completion, (ii) retail real estate advisory and disposition services, which primarily focus on leasing and disposition strategies of retail real estate controlled by both healthy and distressed and/or bankrupt retailers and (iii) acting as an agent or principal in connection with tax deferred exchange transactions. The Company will consider other investments through taxable REIT subsidiaries should suitable opportunities arise.

In addition, the Company continues to capitalize on its established expertise in retail real estate by establishing other ventures in which the Company owns a smaller equity interest and provides management, leasing and operational support for those properties. The Company also 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, in management s judgment, priced below the value of the underlying real estate.

The Company s strategy is to maintain a strong balance sheet while investing opportunistically and selectively. The Company intends to continue to execute its plan of delivering solid growth in earnings and dividends. As a result of the improved 2007 performance, the Board of Directors increased the quarterly dividend per common share to $0.40 from $0.36, effective for the third quarter of 2007.

Critical Accounting Policies

The Consolidated Financial Statements of the Company include the accounts of the Company, its wholly-owned subsidiaries and all entities in which the Company has a controlling interest including where the Company has been determined to be a primary beneficiary of a variable interest entity in accordance with the provisions and guidance of Interpretation No. 46 (R), Consolidation of Variable Interest Entities, or meets certain criteria of a sole general partner or managing member in accordance with Emerging Issues Task Force ("EITF") Issue 04-5, Investor s Accounting for an Investment in a Limited Partnership when the Investor is the Sole General Partner and the Limited Partners have Certain Rights ("EITF 04-5"). The Company applies these provisions to each of its joint venture investments to determine whether the cost, equity or consolidation method of accounting is appropriate. The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions in certain circumstances that affect amounts reported in the accompanying Consolidated Financial Statements and related notes. In preparing these financial statements, management has made its best estimates and assumptions that affect the reported amounts of assets and liabilities. These estimates are based on, but not limited to, historical results, industry standards and current economic conditions, giving due consideration to materiality. The most significant assumptions and estimates relate to revenue recognition and the recoverability of trade accounts receivable, depreciable lives, valuation of real estate, joint venture investments and realizability of deferred tax assets. Application of these assumptions requires the exercise of judgment as to future uncertainties, and, as a result, actual results could materially differ from these estimates.

Revenue Recognition and Accounts Receivable

Base rental revenues from rental property are recognized on a straight-line basis over the terms of the related leases. Certain of these leases also provide for percentage rents based upon the level of sales achieved by the lessee. These percentage rents are recorded once the required sales level is achieved. Operating expense reimbursements are recognized as earned. Rental income may also include payments received in connection with lease termination agreements. In addition, leases typically provide for reimbursement to the Company of common area maintenance, real estate taxes and other operating expenses.

The Company makes estimates of the uncollectability of its accounts receivable related to base rents, expense reimbursements and other revenues. The Company analyzes accounts receivable and historical bad debt levels, customer credit-worthiness and current economic trends when evaluating the adequacy of the allowance for doubtful accounts. In addition, tenants in bankruptcy are analyzed and estimates are made in connection with the expected recovery of pre-petition and post-petition claims. The Company s reported net income is directly affected by management s estimate of the collectability of accounts receivable.

Real Estate

The Company s investments in real estate properties are stated at cost, less accumulated depreciation and amortization. Expenditures for maintenance and repairs are charged to operations as incurred. Significant renovations and replacements, which improve and extend the life of the asset, are capitalized.

Upon acquisition of operating real estate properties, the Company estimates the fair value of acquired tangible assets (primarily consisting of land, building, building improvements and tenant improvements) and identified intangible assets and liabilities (primarily consisting of above and below-market leases, in-place leases and tenant relationships), assumed debt and redeemable units issued in accordance with Statement of Financial Accounting Standards ("SFAS") No. 141, Business Combinations. Based on these estimates, the Company allocates the purchase price to the applicable assets and liabilities. The Company utilizes methods similar to those used by independent appraisers in estimating the fair value of acquired assets and liabilities. The useful lives of amortizable intangible assets are evaluated each reporting period with any changes in estimated useful lives being accounted for over the revised remaining useful life.

Depreciation and amortization are provided on the straight-line method over the estimated useful lives of the assets, as follows:

Buildings and building improvements	15 to 50 years
Fixtures, leasehold and tenant improvements (including certain identified intangible assets)	Terms of leases or useful lives, whichever is shorter

The Company is required to make subjective assessments as to the useful lives of its properties for purposes of determining the amount of depreciation to reflect on an annual basis with respect to those properties. These assessments have a direct impact on the Company s net income.

Real estate under development on the Company s Consolidated Balance Sheets represents ground-up development of neighborhood and community shopping center projects which are subsequently sold upon completion and projects which the Company may hold as long-term investments. These assets are carried at cost. The cost of land and buildings under development includes specifically identifiable costs. The capitalized costs include pre-construction costs essential to the development of the property, development costs, construction costs, interest costs, real estate taxes, salaries and related costs of personnel directly involved and other costs incurred during the period of development. The Company ceases cost capitalization when the property is held available for occupancy upon substantial completion of tenant improvements, but no later than one year from the completion of major construction activity. If, in management s opinion, the estimated net sales price of these assets is less than the net carrying value, an adjustment to the carrying value would be recorded to reflect the estimated fair value of the property. A gain on the sale of these assets is generally recognized using the full accrual method in accordance with the provisions of SFAS No. 66, Accounting for Real Estate Sales.

Investments in Unconsolidated Joint Ventures

The Company accounts for its investments in unconsolidated joint ventures under the equity method of accounting as the Company exercises significant influence, but does not control, these entities. These investments are recorded initially at cost and subsequently adjusted for cash contributions and distributions. Earnings for each investment are recognized in accordance with each respective investment agreement and where applicable, based upon an allocation of the investment s net assets at book value as if the investment was hypothetically liquidated at the end of each reporting period.

The Company s joint ventures and other real estate investments primarily consist of co-investments with institutional and other joint venture partners in neighborhood and community shopping center properties, consistent with its core business. These joint ventures typically obtain non-recourse third-party financing on their property investments, thus contractually limiting the Company s exposure to losses to the amount of its equity investment, and due to the lender s exposure to losses, a lender typically will require a minimum level of equity in order to mitigate its risk. The Company s exposure to losses associated with its unconsolidated joint ventures is primarily limited to its carrying value in these investments.

On a periodic basis, management assesses whether there are any indicators that the value of the Company s investments in unconsolidated joint ventures may be impaired. An investment s value is impaired only if management s estimate of the fair value of the investment is less than the carrying value of the investment and such difference is deemed to be other than temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the estimated fair value of the investment.

Long Lived Assets

On a periodic basis, management assesses whether there are any indicators that the value of the real estate properties (including any related amortizable intangible assets or liabilities) may be impaired. A property value is considered impaired only if management s estimate of current and projected operating cash flows (undiscounted and without interest charges) of the property over its remaining useful life is less than the net carrying value of the property. Such cash flow projections consider factors such as expected future operating income, trends, and prospects, as well as the effects of demand, competition and other factors. To the extent impairment has occurred, the carrying value of the property would be adjusted to an amount to reflect the estimated fair value of the property.

When a real estate asset is identified by management as held for sale, the Company ceases depreciation of the asset and estimates the sales price of such asset net of selling costs. If, in management s opinion, the net sales price of the asset is less than the net book value of such asset, an adjustment to the carrying value would be recorded to reflect the estimated fair value of the property.

The Company is required to make subjective assessments as to whether there are impairments in the value of its real estate properties, investments in joint ventures and other investments. The Company s reported net income is directly affected by management s estimate of impairments and/or valuation allowances.

Results of Operations

Comparison 2007 to 2006

	2007	2006	Increase/ (Decrease)	% change
	(all amounts in thousands)			
Revenues from rental property (1)	$ 681.6	$ 587.5	$ 94.1	16.0%
Rental property expenses: (2)				
Rent	$ 12.1	$ 11.5	$ 0.6	5.2%
Real estate taxes	83.6	74.6	9.0	12.1%
Operating and maintenance	90.0	72.7	17.3	23.8%
	$ 185.7	$ 158.8	$ 26.9	16.9%
Depreciation and amortization (3)	$ 189.7	$ 139.3	$ 50.4	36.2%

(1)

Revenues from rental property increased primarily from the combined effect of (i) the acquisition of operating properties during 2006 and 2007, providing incremental revenues of approximately $85.5 million, (ii) an overall occupancy increase from the consolidated shopping center portfolio to 95.9% at December 31, 2007, as compared to 95.1% at December 31, 2006, due to growth in rental rates from renewing expiring leases, the completion of certain redevelopment and development projects and tenant buyouts providing incremental revenues of approximately $14.6 million for the year ended December 31, 2007 as compared to the corresponding period in 2006, offset by (iii) a decrease in revenues of approximately $6.0 million for the year ended December 31, 2007 as compared to the corresponding period in 2006, resulting from the transfer of operating properties to various unconsolidated joint venture entities, and the sale of certain properties during 2007 and 2006.

(2)

Rental property expenses increased primarily due to operating property acquisitions during 2007 and 2006 which were partially offset by operating property dispositions including those transferred to various joint venture entities.

(3)

Depreciation and amortization increased primarily due to operating property acquisitions during 2007 and 2006 which were partially offset by operating property dispositions including those transferred to various joint venture entities.

Mortgage and other financing income decreased $4.6 million to $14.2 million for the year ended December 31, 2007, as compared to $18.8 million for the corresponding period in 2006. This decrease is primarily due to the recognition of accretion income of approximately $6.2 million, resulting from the early prepayment of a mortgage receivable in 2006 partially offset by an overall increase in interest income on mortgage receivables entered into in 2007 and 2006.

Management and other fee income increased approximately $14.2 million for the year ended December 31, 2007, as compared to the corresponding period in 2006. This increase is primarily due to increased property management fees and other transaction related fees related to the growth in the Company s co-investment programs.

General and administrative expenses increased approximately $26.6 million for the year ended December 31, 2007, as compared to the corresponding period in 2006. This increase is primarily due to personnel-related costs, primarily due to growth within the Company s co-investment programs and the overall continued growth of the Company.

Interest, dividends and other investment income decreased approximately $24.9 million for the year ended December 31, 2007, as compared to the corresponding period in 2006. This decrease is primarily due to a decrease in realized gains resulting from the sale of certain marketable securities during 2007 as compared to the corresponding period in 2006.

Other (expense)/income, net decreased approximately $19.5 million to $10.6 million of an expense for the year ended December 31, 2007, as compared to $8.9 million in income for the corresponding period in 2006. This decrease is primarily due to (i) the receipt of fewer shares during 2007 as compared to 2006 of Sears Holding Corp. common stock received as partial settlement of Kmart pre-petition claims and (ii) an increase in Canadian withholding charges on profit participation proceeds received during 2007 relating to capital transactions from a Canadian preferred equity investment.

Interest expense increased approximately $43.0 million for the year ended December 31, 2007, as compared to the corresponding period in 2006. This increase is due to higher interest rates and higher outstanding levels of debt during the year ended December 31, 2007, as compared to the same period in 2006.

Benefit for income taxes increased $48.9 million for the year ended December 31, 2007, as compared to the corresponding period in 2006. This increase is primarily due to the reduction of approximately $31.2 million of NOL valuation allowance and a tax benefit of approximately $10.1 million from operating losses recognized in connection with the Albertson s investment.

Equity in income of real estate joint ventures, net increased $67.8 million to $173.4 million for the year ended December 31, 2007, as compared to $105.5 million for the corresponding period in 2006. This increase is primarily the result of (i) an increase in equity in income from the Kimco Realty Opportunity Portfolio ("KROP") joint venture investment primarily resulting from profit participation of approximately $39.3 million and gains on sale/transfer of operating properties during 2007 of which the Company s share of gains were $12.8 million for the year ended December 31, 2007, (ii) an increase in equity in income from the Kimco Income Opportunity Portfolio ("KIR") joint venture investment primarily resulting from gains on sale of operating properties during 2007 of which the Company s share of gains was $20.7 million for the year ended December 31, 2007 and (iii) the Company s growth of its various other real estate joint ventures due to additional capital investments for the acquisition of additional operating properties by the ventures throughout 2007 and 2006, partially offset by net operating losses and excess cash distribution from the Albertson s joint venture of approximately $7.9 million during 2007.

During 2007, the Company sold, in separate transactions, (i) four recently completed merchant building projects, (ii) 26 out-parcels, (iii) 74.3 acres of undeveloped land and (iv) completed partial sales of two projects, for aggregate total proceeds of approximately $310.5 million and approximately $3.3 million of proceeds from completed earn-out requirements on previously sold projects. These transactions resulted in gains of approximately $24.1 million, after income taxes of $16.0 million.

As part of the Company s ongoing analysis of its merchant building projects, the Company has determined that for two of its projects, located in Jacksonville, FL and Anchorage, AK, the recoverable value will not exceed their estimated cost. This is primarily due to adverse changes in local market conditions and the uncertainty of those conditions in the future. As a result, the Company has recorded an aggregate pre-tax adjustment of property carrying value on these projects for the year ended December 31, 2007, of $8.5 million, representing the excess of the carrying value of the projects over their estimated fair value.

During 2006, the Company sold six recently completed merchant building projects, its partnership interest in one project and 30 out-parcels, in separate transactions, for approximately $260.0 million. These sales resulted in gains of approximately $25.1 million, after income taxes of $12.2 million. These gains exclude approximately $1.1 million of gain relating to one project, which was deferred due to the Company s continued ownership interest.

During 2007, the Company (i) disposed of six operating properties and completed partial sales of three operating properties, in separate transactions, for an aggregate sales price of approximately $40.0 million, which resulted in an aggregate net gain of approximately $6.4 million, after income tax of approximately $1.6 million and (ii) transferred one operating property, which was acquired in the first quarter of 2007, to a joint venture in which the Company holds a 15% non-controlling ownership interest for an aggregate price of approximately $4.5 million, which represented the net book value.

Additionally, during 2007, two consolidated joint ventures in which the Company had preferred equity investments disposed of, in separate transactions, their respective properties for an aggregate sales price of approximately $66.5 million. As a result of these capital transactions, the Company received approximately $22.1 million of profit participation, before minority interest of approximately $5.6 million. This profit participation has been recorded as income from other real estate investments and is reflected in Income from discontinued operating properties in the Company s Consolidated Statements of Income.

During 2006, the Company disposed of (i) 28 operating properties and one ground lease for an aggregate sales price of $270.5 million, which resulted in an aggregate net gain of approximately $71.7 million, net of income taxes of $2.8 million relating to the sale of two properties, and (ii) transferred five operating properties, to joint ventures in which the Company has 20% non-controlling interests for an aggregate price of approximately $95.4 million, which resulted in a gain of approximately $1.4 million from one transferred property.

Net income for the year ended December 31, 2007 was $442.8 million or $1.65 on a diluted per share basis as compared to $428.3 million or $1.70 on a diluted per share basis for the corresponding period in 2006. This change is primarily attributable to (i) an increase in revenues from rental properties primarily due to acquisitions of operating properties during 2007 and 2006, (ii) an increase in equity in income of real estate joint ventures achieved from profit participation and gains on sale of joint venture operating properties and additional capital investments in the Company s joint venture programs for the acquisition of additional operating properties throughout 2007 and 2006,

(iii) earnings of $75.5 million related to the Albertson s investment monetization, partially offset by, (iv) a decrease in income resulting from the sale of certain marketable securities during the corresponding period in 2006 and (v) a decrease in gains on sale of operating properties in 2007 as compared to 2006.

Comparison 2006 to 2005

	2006	2005	Increase/ (Decrease)	% change
	(amounts in thousands)			
Revenues from rental property (1)	$ 587.5	$ 501.6	$ 85.9	17.1%
Rental property expenses: (2)				
Rent	$ 11.5	$ 10.0	$ 1.5	15.0%
Real estate taxes	74.6	64.1	10.5	16.4%
Operating and maintenance	72.7	58.2	14.5	24.9%
	$ 158.8	$ 132.3	$ 26.5	20.0%
Depreciation and amortization (3)	$ 139.3	$ 100.5	$ 38.8	38.6%

(1)

Revenues from rental property increased primarily from the combined effect of (i) the acquisition of operating properties during 2006 and 2005, providing incremental revenues for the year ended December 31, 2006 of approximately $72.3 million, (ii) an overall increase in shopping center portfolio occupancy to 95.1% at December 31, 2006, as compared to 94.6% at December 31, 2005 and the completion of certain redevelopment and development projects providing incremental revenues of approximately $33.6 million for the year ended December 31, 2006 as compared to the corresponding period in 2005, offset by (iii) a decrease in revenues of approximately $20.0 million for the year ended December 31, 2006, as compared to the corresponding period in 2005, resulting from the transfer of operating properties to various unconsolidated joint venture entities, tenant buyouts, and the sale of certain properties during 2005 and 2006.

(2)

Rental property expenses increased primarily due to operating property acquisitions during 2006 and 2005 which were partially offset by operating property dispositions including those transferred to various joint venture entities.

(3)

Depreciation and amortization increased primarily due to operating property acquisitions during 2006 and 2005 which were partially offset by operating property dispositions including those transferred to various joint venture entities.

Mortgage and other financing income decreased $8.8 million to $18.8 million for the year ended December 31, 2006, as compared to $27.6 million for the corresponding period in 2005. This decrease is primarily due to the recognition in 2005 of a prepayment fee of $14.0 million received by the Company relating to the early repayment by Shopko of its outstanding loan with the Company, offset by accretion income of approximately $6.2 million received in 2006, resulting from an early prepayment of a mortgage receivable in June 2006, which had been acquired at a discount.

Management and other fee income increased approximately $10.2 million for the year ended December 31, 2006, as compared to the corresponding period in 2005. This increase is primarily due to incremental fees earned from the Kimsouth portfolio and growth in the Company s other co-investment programs.

General and administrative expenses increased approximately $20.8 million for the year ended December 31, 2006, as compared to the corresponding period in 2005. This increase is primarily due to personnel-related costs including the non-cash expensing of stock options granted and the overall continued growth of the Company.

Interest, dividends and other investment income increased approximately $27.5 million for the year ended December 31, 2006, as compared to the corresponding period in 2005. This increase is primarily due to greater realized gains on the sale of certain marketable securities and increased interest and dividend income as a result of higher cash balances and the growth in the marketable securities portfolio during 2006 as compared to 2005.

Interest expense increased $44.2 million for the year ended December 31, 2006, as compared to the corresponding period in 2005. This increase is due to higher interest rates and higher outstanding levels of debt during this period as compared to the same period in the preceding year.

Income from other real estate investments increased $20.3 million to $77.1 million for the year ended December 31, 2006, as compared to $56.8 million for the corresponding period in 2005. This increase is primarily due to (i) increased investment in the Company s Preferred Equity program which contributed $40.1 million for the year ended December 31, 2006, including $12.2 million of profit participation earned from 16 capital transactions, as compared to $32.8 million for the corresponding period in 2005, including $12.6 million of profit participation earned from six capital transactions and (ii) pre-tax profits of $7.9 million from the transfer of two properties from Kimsouth to a joint venture in which the Company has an 18% non-controlling interest. These profits exclude amounts that have been deferred as a result of the Company s continued ownership interest.

Equity in income of real estate joint ventures, net increased $28.1 million to $105.5 million for the year ended December 31, 2006, as compared to $77.5 million for the corresponding period in 2005. This increase is primarily attributable to (i) increase in equity in income from the KROP joint venture primarily resulting from profit participation of approximately $22.2 million and gains from the sale of nine operating properties, one land parcel and one out-parcel during 2006 of which the Company s share of gains was $9.9 million for the year ended December 31, 2006, and (ii) the Company s growth of its various other real estate joint ventures. The Company has made additional capital investments in these and other joint ventures for the acquisition of additional shopping center properties by the ventures throughout 2006 and 2005.

During 2006, the Company sold six recently completed merchant building projects, its partnership interest in one project and 30 out-parcels, in separate transactions, for approximately $260.0 million. These sales resulted in gains of approximately $25.1 million, after income taxes of $12.2 million. These gains exclude approximately $1.1 million of gain relating to one project, which was deferred due to the Company s continued ownership interest.

During 2005, the Company sold, in separate transactions, 41 out-parcels and six recently completed merchant building projects for approximately $264.1 million. These sales provided gains of approximately $22.8 million, after income taxes of approximately $10.8 million.

During 2006, the Company disposed of (i) 28 operating properties and one ground lease for an aggregate sales price of $270.5 million, which resulted in an aggregate net gain of approximately $71.7 million, net of income taxes of $2.8 million relating to the sale of two properties, and (ii) transferred five operating properties, to joint ventures in which the Company has 20% non-controlling interests for an aggregate price of approximately $95.4 million, which resulted in a gain of approximately $1.4 million from one transferred property.

During 2005, the Company disposed of, in separate transactions, (i) 20 operating properties for an aggregate sales price of approximately $93.3 million, (ii) transferred three operating properties to KROP for an aggregate price of approximately $49.0 million and (iii) transferred 52 operating properties to various joint ventures in which the Company has non-controlling interests ranging from 15% to 50% for an aggregate price of approximately $183.1 million. For the year ended December 31, 2005, these transactions resulted in gains of approximately $31.9 million and a loss on sale/transfer from four of the properties for $5.2 million.

Net income for the year ended December 31, 2006 was $428.3 million. Net income for the year ended December 31, 2005 was $363.6 million. On a diluted per share basis, net income improved $0.18 to $1.70 for the year ended December 31, 2006, as compared to $1.52 for the corresponding period in 2005. These increases are attributable to (i) an increase in revenues from rental properties primarily due to acquisitions in 2006 and 2005, (ii) increased income from other real estate investments primarily due to increased investments in the Company s Preferred Equity program, (iii) an increase in equity in income of real estate joint ventures achieved from profit participation and gains on sale of joint venture operating properties and additional capital investment in the Company s joint venture programs for the acquisition of additional operating properties throughout 2006 and 2005, (iv) increased gains on sales of operating properties in 2006 and (v) increased income contributed from the marketable securities portfolio in 2006 as compared to 2005, partially offset by, (vi) an increase in interest expense due to higher interest rates and increased borrowings during 2006.

Tenant Concentrations

The Company seeks to reduce its operating and leasing risks through diversification achieved by the geographic distribution of its properties, avoiding dependence on any single property, and a large tenant base. At December 31, 2007, the Company s five largest tenants were The Home Depot, TJX Companies, Sears Holdings, Kohl s and Wal-Mart, which represented approximately 3.2%, 2.8%, 2.3%, 2.0% and 1.9%, respectively, of the Company s annualized base rental revenues, including the proportionate share of base rental revenues from properties in which the Company has less than a 100% economic interest.

Liquidity and Capital Resources

The Company s capital resources include access to liquidity in the capital markets, mortgage and construction loan financing and immediate access to unsecured revolving credit facilities with aggregate bank commitments of approximately $1.8 billion.

The Company s cash flow activities are summarized as follows (in millions):

	Year Ended December 31,		
	2007	2006	2005
Net cash flow provided by operating activities	$ 666.0	$ 455.6	$ 410.8
Net cash flow used for investing activities	$ (1,507.6)	$ (246.2)	$ (716.0)
Net cash flow provided by financing activities	$ 584.1	$ 59.4	$ 343.3

Operating Activities

Cash flows provided from operating activities for the year ended December 31, 2007 were approximately $666.0 million, as compared to approximately $455.6 million for the comparable period in 2006. The increase of approximately $210.4 million is primarily attributable to increased cash flows due to (i) the acquisition of properties during 2007 and 2006, (ii) an increase in revenues from rental properties due to an overall occupancy increase from the consolidated shopping center portfolio, growth in rental rates from lease renewals and the completion of certain re-development and development projects and (iii) an increase in distributions from joint ventures primarily received from the Company s investment in KROP resulting from the distribution of profit participation proceeds and distributions from the Albertson's investment.

The Company anticipates that cash flows from operating activities will continue to provide adequate capital to fund its operating and administrative expenses, regular debt service obligations and all dividend payments in accordance with REIT requirements in both the short term and long term. In addition, the Company anticipates that cash on hand, borrowings under its revolving credit facilities, issuance of equity and public debt, as well as other debt and equity alternatives, will provide the necessary capital required by the Company. Net cash flow provided by operating activities for the year ended December 31, 2007, was primarily attributable to (i) cash flow from the diverse portfolio of rental properties, (ii) the acquisition of operating properties during 2007 and 2006, (iii) new leasing, expansion and re-tenanting of core portfolio properties and (iv) growth in the Company s joint venture and Preferred Equity programs.

Investing Activities

Cash flows used for investing activities for the year ended December 31, 2007 were approximately $1.5 billion, as compared to approximately $246.2 million for the comparable period in 2006. This increase in cash utilization of $1.3 billion resulted primarily from an increase in acquisition of and improvements to operating real estate and real estate under development and a decrease in proceeds received from transferred operating/development properties, partially offset by reimbursements of advances to real estate joint ventures received in 2007 as compared to 2006.

Acquisitions and Redevelopments

During the year ended December 31, 2007, the Company expended approximately $1.0 billion towards acquisition of and improvements to operating real estate. (See Note 3 of the Notes to the Consolidated Financial Statements included in this annual report on Form 10-K.)

The Company has an ongoing program to reformat and re-tenant its properties to maintain or enhance its competitive position in the marketplace. During the year ended December 31, 2007, the Company expended approximately $70.1 million in connection with these major redevelopments and re-tenanting projects. The Company anticipates its capital commitment toward these and other redevelopment projects during 2008 will be approximately $90.0 million to $110.0 million. The funding of these capital requirements will be provided by cash flow from operating activities and availability under the Company s revolving lines of credit.

Investments and Advances to Real Estate Joint Ventures

During the year ended December 31, 2007, the Company expended approximately $413.2 million for investments and advances to real estate joint ventures and received approximately $293.5 million from reimbursements of advances to real estate joint ventures. (See Note 7 of the Notes to the Consolidated Financial Statements included in this annual report on Form 10-K.)

Ground-up Development

The Company is engaged in ground-up development projects which consist of (i) merchant building through the Company s wholly-owned taxable REIT subsidiaries, which develop neighborhood and community shopping centers and the subsequent sale thereof upon completion, (ii) U.S. ground-up development projects which will be held as long-term investments by the Company and (iii) various ground-up development projects located in Mexico for long-term investment (see Recent Developments - International Real Estate Investments and Note 3 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K). The ground-up development projects generally have significant pre-leasing prior to the commencement of construction. As of December 31, 2007, the Company had in progress a total of 60 ground-up development projects including 27 merchant building projects, nine U.S. ground-up development projects, and 24 ground-up development projects located throughout Mexico.

During the year ended December 31, 2007, the Company expended approximately $640.9 million in connection with the purchase of land and construction costs related to these projects and those sold during 2007. The Company anticipates its capital commitment during 2008 toward these and other development projects will be approximately $200.0 million to $250.0 million. The proceeds from the sales of completed ground-up development projects, proceeds from construction loans and availability under the Company s revolving lines of credit are expected to be sufficient to fund these anticipated capital requirements.

Dispositions and Transfers

During the year ended December 31, 2007, the Company received net proceeds of approximately $359.2 million relating to the sale of various operating properties and ground-up development projects and approximately $69.9

million from the transfer of operating properties to various joint ventures. (See Notes 3 and 7 of the Notes to the Consolidated Financial Statements included in this annual report on Form 10-K.)

Financing Activities

Cash flows provided from financing activities for the year ended December 31, 2007 were approximately $584.1 million, as compared to approximately $59.4 million for the comparable period in 2006. This increase of approximately $524.7 million resulted primarily from (i) an increase in borrowings under the Company s revolving credit facilities in 2007 due to increased investment activity during 2007, (ii) an increase in proceeds from mortgage/construction loan financing and (iii) a decrease in the repayment of borrowings under the revolving credit facilities in 2007 as compared to 2006, partially offset by an increase in dividends paid.

It is management s intention that the Company continually has access to the capital resources necessary to expand and develop its business. As such, the Company intends to operate with and maintain a conservative capital structure with a level of debt to total market capitalization of 50% or less. As of December 31, 2007, the Company s level of debt to total market capitalization was 30%. In addition, the Company intends to maintain strong debt service coverage and fixed charge coverage ratios as part of its commitment to maintaining its investment-grade debt ratings. The Company may, from time-to-time, seek to obtain funds through additional common and preferred equity offerings, unsecured debt financings and/or mortgage/construction loan financings and other capital alternatives in a manner consistent with its intention to operate with a conservative debt structure.

Since the completion of the Company s IPO in 1991, the Company has utilized the public debt and equity markets as its principal source of capital for its expansion needs. Since the IPO, the Company has completed additional offerings of its public unsecured debt and equity, raising in the aggregate over $5.7 billion. Proceeds from public capital market activities have been used for the purposes of, among other things, repaying indebtedness, acquiring interests in neighborhood and community shopping centers, funding ground-up development projects, expanding and improving properties in the portfolio and other investments. In March 2006, the Company was added to the S & P 500 Index, an index containing the stock of 500 Large Cap corporations, most of which are U.S. corporations.

During October 2007, the Company established a new $1.5 billion unsecured U.S. revolving credit facility (the "U.S. Credit Facility") with a group of banks, which is scheduled to expire in October 2011. This credit facility, which replaced the Company s $850.0 million unsecured U.S. revolving facility, which was scheduled to expire in July 2008, has made available funds to finance general corporate purposes, including (i) property acquisitions, (ii) investments in the Company s institutional management programs, (iii) development and redevelopment costs and (iv) any short-term working capital requirements. Interest on borrowings under the U.S. Credit Facility accrues at LIBOR plus 0.375% and fluctuates in accordance with changes in the Company s senior debt ratings. As part of this U.S. Credit Facility, the Company has a competitive bid option whereby the Company may auction up to $750.0 million of its requested borrowings to the bank group. This competitive bid option provides the Company the opportunity to obtain pricing below the currently stated spread. A facility fee of 0.125% per annum is payable quarterly in arrears. As part of the U.S. Credit Facility, the Company has a $200.0 million sub-limit which provides it the opportunity to borrow in alternative currencies such as Pounds Sterling, Japanese Yen or Euros. Pursuant to the terms of the U.S. Credit Facility, the Company, among other things, is subject to covenants requiring the maintenance of (i) maximum leverage ratios on both secured and unsecured debt and (ii) minimum interest and fixed coverage ratios. As of December 31, 2007, there was approximately $259.0 million outstanding under this credit facility, of which approximately $9.0 million (approximately 4.5 million Pounds Sterling) was outstanding under the alternative currency sub-limit.

The Company also has a three-year CAD $250.0 million unsecured credit facility with a group of banks. This facility bore interest at the CDOR Rate, as defined, plus 0.45%, and was scheduled to expire in March 2008. During October 2007, the facility was amended to modify the covenant package to conform to the Company s U.S. Credit Facility. The facility was further amended in January 2008, to extend the maturity date to 2011, with an additional one-year extension option, at a reduced rate of CDOR plus 0.375%, subject to change in accordance with the Company s senior debt ratings. Proceeds from this facility are used for general corporate purposes, including the funding of Canadian denominated investments. As of December 31, 2007, there was no outstanding balance under this credit facility.

Additionally, the Company has a three-year MXP 500.0 million unsecured revolving credit facility. This facility bears interest at the TIIE Rate, as defined therein, plus 1.00%, subject to change in accordance with the Company s senior debt ratings, and is scheduled to mature in May 2008 with an additional one-year extension option. Proceeds from this facility are used to fund peso denominated investments. As of December 31, 2007, there was MXP 250.0 million (approximately USD $22.9 million) outstanding under this credit facility.

The Company is currently negotiating a five-year fixed rate MXP 1.0 billion term loan. Proceeds from this loan will be used to pay the outstanding balance on the MXP 500.0 million unsecured revolving credit facility and for funding Mexican denominated investments.

During August 2007, the Company obtained a $200.0 million unsecured term loan that bore interest at LIBOR plus 0.325%. The term loan was scheduled to mature on December 14, 2007. The Company utilized these proceeds to partially repay the outstanding balance on the Company s U.S. Credit Facility. The term loan was fully repaid in October 2007.

The Company has a Medium Term Notes ("MTN") program pursuant to which it may, from time-to-time, offer for sale its senior unsecured debt for any general corporate purposes, including (i) funding specific liquidity requirements in its business, including property acquisitions, development and redevelopment costs and (ii) managing the Company s debt maturities. (See Note 11 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

During April 2007, the Company issued $300.0 million of ten-year Senior Unsecured Notes at an interest rate of 5.70% per annum payable semi-annually in arrears. These notes were sold at 99.984% of par value. Net proceeds from the issuance were approximately $297.8 million, after related transaction costs of approximately $2.2 million. The proceeds from this issuance were primarily used to repay a portion of the outstanding balance under the Company s U.S. Credit Facility and for general corporate purposes. These notes were issued in conjunction with a fourth supplemental indenture, which removed the financial covenant requirements for this issuance and future offerings under the indenture as amended.

During the year ended December 31, 2007, the Company repaid the following senior unsecured notes: (i) its $30.0 million 7.46% fixed rate notes, which matured on May 20, 2007, (ii) its $55.0 million 5.75% fixed rate notes, which matured on June 29, 2007, (iii) its $20.0 million 6.96% fixed rate notes which matured on July 16, 2007, (iv) its $50.0 million 7.86% fixed rate notes, which matured on November 1, 2007, (v) its $50.0 million 7.90% fixed rate notes, which matured on December 7, 2007 and (vi) its $10.0 million 6.70% fixed rate notes, which matured on December 14, 2007. Additionally, the Company repaid its $35.0 million 4.96% fixed rate Senior Unsecured Notes, which matured on November 30, 2007.

In addition to the public equity and debt markets as capital sources, the Company may, from time-to-time, obtain mortgage financing on selected properties and construction loans to partially fund the capital needs of its ground-up development projects. As of December 31, 2007, the Company had over 390 unencumbered property interests in its portfolio.

During 2007, the Company (i) obtained an aggregate of approximately $285.8 million of non-recourse mortgage debt on 12 operating properties, (ii) assumed approximately $83.7 million of individual non-recourse mortgage debt relating to the acquisition of eight operating properties, including approximately $2.5 million of fair value debt adjustments and (iii) paid off approximately $81.6 million of individual non-recourse mortgage debt that encumbered 11 operating properties.

During 2007, the Company obtained individual construction loans on five merchant building projects and assumed one loan in connection with the acquisition of a merchant building project. Additionally, the Company repaid construction loans on three merchant building projects. As of December 31, 2007, the Company had a total of 15 construction loans with commitments of up to $360.3 million of which approximately $245.9 million has been funded. These loans had scheduled maturities ranging from one month to 33 months (excluding any extension options which may be available to the Company) and bear interest at rates ranging from 6.78% to 7.48% at December 31, 2007.

During May 2006, the Company filed a shelf registration statement on Form S-3ASR, which is effective for a term of three-years, for the unlimited future offerings, from time-to-time, of debt securities, preferred stock, depositary shares, common stock and common stock warrants.

During October 2007, the Company issued 18,400,000 Depositary Shares (the "Class G Depositary Shares"), after the exercise of an over-allotment option, each representing a one-hundredth fractional interest in a share of the Company s 7.75% Class G Cumulative Redeemable Preferred Stock, par value $1.00 per share (the "Class G Preferred Stock"). Dividends on the Class G Depositary Shares are cumulative and payable quarterly in arrears at the rate of 7.75% per annum based on the $25.00 per share initial offering price, or $1.9375 per annum. The Class G Depositary Shares are redeemable, in whole or part, for cash on or after October 10, 2012, at the option of the Company, at a redemption price of $25.00 per depositary share, plus any accrued and unpaid dividends thereon. The Class G Depositary Shares are not convertible or exchangeable for any other property or securities of the Company. Net proceeds from the sale of the Class G Depositary Shares, totaling approximately $444.5 million (after related transaction costs of $15.5 million) were used for general corporate purposes, including funding property acquisitions, investments in the Company s institutional management programs and other investment activities. The Company also used a portion of the proceeds to partially repay amounts outstanding under its U.S. Credit Facility.

During 2007, the Company received approximately $38.1 million through employee stock option exercises and the dividend reinvestment program.

In connection with its intention to continue to qualify as a REIT for federal income tax purposes, the Company expects to continue paying regular dividends to its stockholders. These dividends will be paid from operating cash flows, which are expected to increase due to property acquisitions, growth in operating income in the existing portfolio and from other investments. Since cash used to pay dividends reduces amounts available for capital investment, the Company generally intends to maintain a conservative dividend payout ratio, reserving such amounts as it considers necessary for the expansion and renovation of shopping centers in its portfolio, debt reduction, the acquisition of interests in new properties and other investments as suitable opportunities arise and such other factors as the Board of Directors considers appropriate. Cash dividends paid increased to $384.5 million in 2007, compared to $332.6 million in 2006 and $293.3 million in 2005.

Although the Company receives substantially all of its rental payments on a monthly basis, it generally intends to continue paying dividends quarterly. Amounts accumulated in advance of each quarterly distribution will be invested by the Company in short-term money market or other suitable instruments. The Company s Board of Directors declared a quarterly dividend of $0.40 per common share payable to shareholders of record on January 2, 2008, which was paid on January 15, 2008.

Contractual Obligations and Other Commitments

The Company has debt obligations relating to its revolving credit facilities, MTNs, senior notes, mortgages and construction loans with maturities ranging from less than one year to 28 years. As of December 31, 2007, the Company s total debt had a weighted average term to maturity of approximately 5.5 years. In addition, the Company has non-cancelable operating leases pertaining to its shopping center portfolio. As of December 31, 2007, the Company has 79 shopping center properties that are subject to long-term ground leases where a third party owns and has leased the underlying land to the Company to construct and/or operate a shopping center. In addition, the Company has 19 non-cancelable operating leases pertaining to its retail store lease portfolio. The following table summarizes the Company s debt maturities and obligations under non-cancelable operating leases as of December 31, 2007 (in millions):

	2008	2009	2010	2011	2012	Thereafter	Total
Long-Term Debt, including interest (1)(2)	$742.9	$523.6	$500.7	$817.0	$405.8	$2,448.4	$5,438.4
Operating Leases							
Ground Leases	$ 11.4	$ 10.9	$ 9.0	$ 6.7	$ 6.0	$115.6	$ 159.6
Retail Store Leases	$ 3.9	$ 3.7	$ 3.6	$ 3.1	$ 2.0	$ 1.3	$ 17.6

(1)

maturities utilized do not reflect extension options, which range from six months to two years.

(2)

for loans which have interest at floating rates, future interest expense was calculated using the rate as of December 31, 2007.

The Company has $100.0 million of medium term notes, $25.3 million of senior unsecured notes, $84.4 million of mortgage debt and $260.9 million of construction loans scheduled to mature in 2008. The Company anticipates satisfying these maturities with a combination of operating cash flows, its unsecured revolving credit facilities, new debt issuances and the sale of completed ground-up development projects.

The Company has issued letters of credit in connection with completion and repayment guarantees for construction loans encumbering certain of the Company s ground-up development projects and guaranty of payment related to the Company s insurance program. These letters of credit aggregate approximately $30.7 million.

In June 2006, the FASB issued Financial Interpretation No. 48, "Accounting for Uncertainty in Income Taxes" ("FIN 48"), which clarifies the accounting for uncertainty in income taxes recognized in a company s financial statements in accordance with FASB Statement No. 109, "Accounting for Income Taxes". The interpretation prescribes a recognition threshold and measurement attribute criteria for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. The interpretation also provides guidance on de-recognition, classification, interest and penalties, accounting in interim periods, disclosure and transition.

The Company adopted the provisions of FIN 48 on January 1, 2007. The Company does not have any material unrecognized tax benefits, therefore the adoption of FIN 48 did not have a material impact on the Company s financial position or results of operations.

During June 2007, the Company entered into a joint venture, in which the Company has a non-controlling ownership interest, and acquired all of the common stock of InTown Suites Management, Inc. This investment was funded with approximately $186.0 million of new cross-collateralized non-recourse mortgage debt with a fixed interest rate of 5.59%, encumbering 35 properties, a $153.0 million three-year unsecured credit facility, which bears interest at LIBOR plus 0.325% and is guaranteed by the Company and the assumption of $278.6 million cross-collateralized non-recourse mortgage debt with fixed interest rates ranging from 5.19% to 5.89%, encumbering 86 properties. The joint venture partner has pledged its equity interest for any guaranty payment the Company is obligated to pay. The outstanding balance on the three-year unsecured credit facility was $149.0 million as of December 31, 2007. The joint venture obtained an interest rate swap at 5.37% on $128.0 million of this debt. The swap is designated as a cash flow hedge and as such adjustments are recorded in Other comprehensive income.

During 2007, the Company entered into a joint venture, in which the Company has a non-controlling ownership interest, to acquire a property in Houston, Texas. This investment was funded with a $24.5 million one-year unsecured credit facility with an additional one-year extension option, which bears interest at LIBOR plus 0.375% and is guaranteed by the Company. The outstanding balance on this credit facility as of December 31, 2007 was $24.5 million.

During April 2007, the Company entered into a joint venture, in which the Company has a 50% non-controlling ownership interest to acquire a property in Visalia, CA. Subsequent to this acquisition the joint venture obtained a three-year $6.0 million three-year promissory note which bears interest at LIBOR plus 0.75%, and has an extension option of two-years. This loan is jointly and severally guaranteed by the Company and the joint venture partner. As of December 31, 2007, the outstanding balance on this loan was $6.0 million.

The KimPru joint ventures, entities in which the Company holds a 15% non-controlling interest, with Prudential Real Estate Investors ("PREI") through three separate accounts managed by PREI obtained a $1.2 billion two-year credit facility provided by a consortium of banks and guaranteed by the Company. PREI guaranteed reimbursement to the Company of 85% of any guaranty payment the Company is obligated to make. As of December 31, 2007, there was $702.5 million outstanding under this credit facility, which bears interest at LIBOR plus 0.45% and is scheduled to mature in October 2008.

During 2006, an entity in which the Company has a preferred equity investment, located in Montreal, Canada, obtained a non-recourse construction loan, which is collateralized by the respective land and project improvements. Additionally, the Company has provided a guaranty to the lender and the developer partner has provided an indemnity to the Company for 25% of all debt. As of December 31, 2007, there was CAD $72.6 million (approximately USD $74.0 million) outstanding on this construction loan.

In connection with the construction of its development projects and related infrastructure, certain public agencies require performance and surety bonds be posted to guarantee that the Company s obligations are satisfied. These bonds expire upon the completion of the improvements and infrastructure. As of December 31, 2007, there were approximately $90.4 million bonds outstanding.

Additionally, the RioCan Venture, an entity in which the Company holds a 50% non-controlling interest, has a CAD $7.0 million (approximately USD $7.1 million) letter of credit facility. This facility is jointly guaranteed by RioCan and the Company and had approximately CAD $5.5 million (approximately USD $5.6 million) outstanding as of December 31, 2007, relating to various development projects.

During 2005, an entity in which the Company has a preferred equity investment obtained a CAD $22.5 million (approximately USD $22.9 million) credit facility to finance the construction of a 0.1 million square foot shopping center property located in Kamloops, B.C. This facility bears interest at Royal Bank Prime Rate ("RBP") plus 0.5% per annum and is scheduled to mature in March 2008. The Company and its partner in this entity each have a limited and several guarantee of CAD $7.5 million (approximately USD $7.6 million) on this facility. As of December 31, 2007, there was CAD $21.1 million (approximately USD $21.5 million) outstanding on this facility.

During 2005, PL Retail, a joint venture in which the Company holds a 15% non-controlling interest, entered into a $39.5 million unsecured revolving credit facility, which bears interest at LIBOR plus 0.45% and was scheduled to mature in February 2008. During 2008, the loan was extended to February 2009. This facility is guaranteed by the Company and the joint venture partner has guaranteed reimbursement to the Company of 85% of any guaranty payment the Company is obligated to make. As of December 31, 2007, there was $24.6 million outstanding under this facility.

Additionally, during 2005, the Company acquired three operating properties and one land parcel, through joint ventures, in which the Company holds 50% non-controlling interests. Subsequent to these acquisitions, the joint ventures obtained four individual one-year loans aggregating $20.4 million with interest rates ranging from LIBOR plus 0.50% to LIBOR plus 0.55%. During 2007, one of these properties was sold for a sales price of approximately $10.5 million, including the pay down of $5.0 million of debt. During 2007, two of these term loans were extended until May 2008 and one was extended until October 2008. As of December 31, 2007, there was an aggregate of $15.4 million outstanding on these loans. These loans are jointly and severally guaranteed by the Company and the joint venture partner.

Off-Balance Sheet Arrangements

Merchant Building Joint Ventures

At December 31, 2007, the Company has two merchant building projects through unconsolidated joint ventures in which the Company has 50% non-controlling interests. One project is financed with a $113.0 million ten-year permanent note, which bears interest at a rate of 5.55% per annum. The other project is financed with a term loan, which is 50% guaranteed by the Company, with a commitment of up to $28.0 million of which $28.0 million was outstanding as of December 31, 2007. This loan bears interest at LIBOR plus 1.55%, or 6.78% at December 31, 2007, and is scheduled to mature in September 2008.

Unconsolidated Real Estate Joint Ventures

The Company has investments in various unconsolidated real estate joint ventures with varying structures. These joint ventures operate either shopping center properties or are established for development projects. Such arrangements are generally with third-party institutional investors, local developers and individuals. The properties owned by the joint ventures are primarily financed with individual non-recourse mortgage loans. Non-recourse mortgage debt is generally defined as debt whereby the lenders sole recourse with respect to borrower defaults is limited to the value of the property collateralized by the mortgage. The lender generally does not have recourse against any other assets owned by the borrower or any of the constituent members of the borrower, except for certain specified exceptions listed in the particular loan documents (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K). These investments include the following joint ventures:

Venture	Kimco Ownership Interest	Number of Properties	Total GLA (in thousands)	Non-Recourse Mortgage Payable (in millions)	Recourse Notes Payable (in millions)	Number of Encumbered Properties	Average Interest Rate	Weighted Average Term (months)

KimPru (c)	15.00%	127	19,837	$2,085.5	$702.5(b)	92	5.66%	70.1
KIR (d)	45.00%	63	13,117	$1,018.7	$ -	61	6.96%	41.4
PL Retail (e)	15.00%	22	5,578	$ 658.2	$ 24.6(b)	22	6.17%	26.0
KUBS (f)	17.89%(a)	43	6,166	$ 770.2	$ -	43	5.70%	89.2
RioCan Venture (g)	50.00%	35	8,199	$ 763.9	$ -	35	6.12%	67.0

(a) Ownership % is a blended rate.

(b) See Contractual Obligations and Other Commitments regarding guarantees by the Company and its joint venture partners.

(c) Represents the Company s joint ventures with Prudential Real Estate Investors.

(d) Represents the Kimco Income REIT, formed in 1998.

(e) Represents the Company s joint venture formed from the acquisition of the Price Legacy Corporation.

(f) Represents the Company s joint ventures with UBS Wealth Management North American Property Fund Limited.

(g) Represents the Company s joint venture with RioCan Real Estate Investment Trust.

The Company has various other unconsolidated real estate joint ventures with varying structures. As of December 31, 2007, these unconsolidated joint ventures had individual non-recourse mortgage loans aggregating approximately $2.9 billion. The Company s share of these non-recourse mortgages was approximately $707.7 million. (See Note 7 of the Notes to Consolidated Financial Statements included in this annual report on Form 10-K.)

Other Real Estate Investments

The Company maintains a Preferred Equity program, which provides capital to developers and owners of real estate properties. The Company accounts for its preferred equity investments under the equity method of accounting. As of December 31, 2007, the Company s net investment under the Preferred Equity Program was approximately $484.1 million relating to 258 properties. As of December 31, 2007, these preferred equity investment properties had individual non-recourse mortgage loans aggregating approximately $1.7 billion. Due to the Company s preferred position in these investments, the Company s share of each investment is subject to fluctuation and is dependent upon property cash flows. The Company s maximum exposure to losses associated with its preferred equity investments is primarily limited to its invested capital.

Additionally, during July 2007, the Company invested approximately $81.7 million of preferred equity capital in a portfolio comprised of 403 net leased properties which are divided into 30 master leased pools with each pool leased to individual corporate operators. These properties consist of a diverse array of free-standing restaurants, fast food restaurants, convenience and auto parts stores. As of December 31, 2007 these properties were encumbered by third party loans aggregating approximately $433.0 million with interest rates ranging from 5.08% to 10.47% with a weighted average interest rate of 9.3% and maturities ranging from 1.4 years to 15.2 years.

During June 2002, the Company acquired a 90% equity participation interest in an existing leveraged lease of 30 properties. The properties are leased under a long-term bond-type net lease whose primary term expires in 2016, with the lessee having certain renewal option rights. The Company s cash equity investment was approximately $4.0 million. This equity investment is reported as a net investment in leveraged lease in accordance with SFAS No. 13, Accounting for Leases (as amended). The net investment in leveraged lease reflects the original cash investment adjusted by remaining net rentals, estimated unguaranteed residual value, unearned and deferred income and deferred taxes relating to the investment.

As of December 31, 2007, 18 of these properties were sold, whereby the proceeds from the sales were used to pay down the mortgage debt by approximately $32.1 million. As of December 31, 2007, the remaining 12 properties were encumbered by third-party non-recourse debt of approximately $48.8 million that is scheduled to fully amortize during the primary term of the lease from a portion of the periodic net rents receivable under the net lease. As an equity participant in the leveraged lease, the Company has no recourse obligation for principal or interest payments on the debt, which is collateralized by a first mortgage lien on the properties and collateral assignment of the lease. Accordingly, this debt has been offset against the related net rental receivable under the lease.

Effects of Inflation

Many of the Company's leases contain provisions designed to mitigate the adverse impact of inflation. Such provisions include clauses enabling the Company to receive payment of additional rent calculated as a percentage of tenants' gross sales above pre-determined thresholds, which generally increase as prices rise, and/or escalation clauses, which generally increase rental rates during the terms of the leases. Such escalation clauses often include increases based upon changes in the consumer price index or similar inflation indices. In addition, many of the Company's leases are for terms of less than 10 years, which permits the Company to seek to increase rents to market rates upon renewal. Most of the Company's leases require the tenant to pay an allocable share of operating expenses, including common area maintenance costs, real estate taxes and insurance, thereby reducing the Company's exposure to increases in costs and operating expenses resulting from inflation. The Company periodically evaluates its exposure to short-term interest rates and foreign currency exchange rates and will, from time-to-time, enter into interest rate protection agreements and/or foreign currency hedge agreements which mitigate, but do not eliminate, the effect of changes in interest rates on its floating-rate debt and fluctuations in foreign currency exchange rates.

New Accounting Pronouncements

In September 2006, the FASB issued Statement of Financial Accounting Standards ("SFAS") No. 157, Fair Value Measurement ("SFAS No. 157"), which defines fair value, establishes a framework for measuring fair value, and expands disclosures about fair value measurement. This statement is effective for financial statements issued for fiscal years beginning after November 15, 2007. During February 2008, the FASB issued a Staff Position that will (i) partially defer the effective date of SFAS No. 157 for one year for certain nonfinancial assets and nonfinancial liabilities and (ii) remove certain leasing transactions from the scope of SFAS No. 157. The impact of adopting SFAS No. 157 is not expected to have a material impact on the Company s financial position or results of operations.

In February 2007, the FASB issued SFAS No. 159, The Fair Value Option for Financial Assets and Financial Liabilities ("SFAS No. 159"). SFAS No. 159 permits entities to choose to measure many financial assets and financial liabilities at fair value. Unrealized gains and losses on items for which the fair value option has been elected are reported in earnings. SFAS No. 159 is effective for fiscal years beginning after November 15, 2007. The impact of SFAS No. 159 is not expected to have a material impact on the Company s financial position or results of operations.

In June 2007, the AICPA issued Statement of Position 07-1, Clarification of the Scope of the Audit and Accounting Guide for Investment Companies and Accounting by Parent Companies and Equity Method Investors for Investments in Investment Companies (SOP 07-1). SOP 07-1 sets forth more stringent criteria for qualifying as an investment company than does the predecessor Audit Guide. In addition, SOP 07-1 establishes new criteria for a parent company or equity method investor to retain investment company accounting in their consolidated financial statements. Investment companies record all their investments at fair value with changes in value reflected in earnings. SOP 07-1 was to be effective for the Company s 2008 fiscal year, however, in October 2007 the FASB agreed to propose an indefinite delay, and, in February 2008, the FASB issued a final Staff Position to indefinitely delay the effective date of SOP 07-1.

In December 2007, the FASB issued SFAS No. 141 (revised 2007), Business Combinations ("SFAS No. 141(R)"). The objective of this statement is to improve the relevance, representational faithfulness, and comparability of the information that a reporting entity provides in its financial reports about a business combination and its effects. To accomplish that, this Statement establishes principles and requirements for how the acquirer: (i) recognizes and measures in its financial statements the identifiable assets acquired, the liabilities assumed, and any non-controlling interest in the acquiree, (ii) recognizes and measures the goodwill acquired in the business combination or a gain from a bargain purchase and (iii) determines what information to disclose to enable users of the financial statements to evaluate the nature and financial effects of the business combination. This statement applies prospectively to business combinations for which the acquisition date is on or after the first annual reporting period beginning on or after December 15, 2008. An entity may not apply it before that date. The Company is currently assessing the impact the adoption of SFAS No. 141(R) would have on the Company s financial position and results of operations.

In December 2007, the FASB issued SFAS No. 160, Noncontrolling Interests in Consolidated Financial Statements, an Amendment of ARB No. 51("SFAS No. 160"). A noncontrolling interest, sometimes called a minority interest, is the portion of equity in a subsidiary not attributable, directly or indirectly, to a parent. The objective of this statement is to improve the relevance, comparability, and transparency of the financial information that a reporting entity provides in its consolidated financial statements by establishing accounting and reporting standards that require: (i) the ownership interests in subsidiaries held by parties other than the parent be clearly identified, labeled, and presented in the consolidated statement of financial position within equity, but separate from the parent s equity, (ii) the amount of consolidated net income attributable to the parent and to the non-controlling interest be clearly identified and presented on the face of the consolidated statement of income, (iii) changes in a parent s ownership interest while the parent retains its controlling financial interest in its subsidiary be accounted for consistently and requires that they be accounted for similarly, as equity transactions, (iv) when a subsidiary is deconsolidated, any retained noncontrolling equity investment in the former subsidiary be initially measured at fair value, the gain or loss on the deconsolidation of the subsidiary is measured using the fair value of any noncontrolling equity investment rather than the carrying amount of that retained investment and (v) entities provide sufficient disclosures that clearly identify and distinguish between the interests of the parent and the interests of the noncontrolling owners. This statement is effective for fiscal years, and interim periods within those fiscal years, beginning on or after December 15, 2008. Earlier adoption is prohibited. The Company is currently assessing the impact the adoption of SFAS No. 160 would have on the Company s financial position and results of operations.

Item 7A. Quantitative and Qualitative Disclosures About Market Risk

The Company s primary market risk exposure is interest rate risk. The following table presents the Company s aggregate fixed rate and variable rate domestic and foreign debt obligations outstanding as of December 31, 2007, with corresponding weighted-average interest rates sorted by maturity date. The information is presented in U.S. dollar equivalents, which is the Company s reporting currency. The instruments actual cash flows are denominated in U.S. dollars, Canadian dollars and Mexican pesos as indicated by geographic description ($USD equivalent in millions).

	2008	2009	2010	2011	2012	2013+	Total	Fair Value
U.S. Dollar Denominated								
Secured Debt								
Fixed Rate	$ 84.4	$ 60.7	$ 18.0	$ 45.1	$ 52.8	$ 435.2	$ 696.2	$ 682.1
Average Interest Rate	7.18%	7.04%	8.47%	7.43%	7.26%	6.20%	6.61%	
Variable Rate	$ 260.9	$ 73.1	$ 54.1	$ -	$ -	$ 0.4	$ 388.5	$ 388.5
Average Interest Rate	6.00%	6.69%	6.70%	-	-	7.25%	5.71%	
Unsecured Debt								
Fixed Rate	$ 125.3	$ 180.0	$ 76.1	$ 360.3	$ 217.0	$ 1,528.1	$ 2,486.8	$ 2,454.9
Average Interest Rate	4.61%	6.98%	5.54%	6.35%	6.00%	5.47%	5.71%	
Variable Rate	$ 2.4	$ -	$ 6.5	$ 259.0	$ -	$ -	$ 267.9	$ 267.9
Average Interest Rate	6.25%	-	7.52%	5.28%	-	-	5.35%	
Canadian Dollar Denominated								
Unsecured Debt								
Fixed Rate	$ -	$ -	$ 151.8	$ -	$ -	$ 202.4	$ 354.2	$ 349.4
Average Interest Rate	-	-	4.45%	-	-	5.18%	4.87%	
Mexican Pesos Denominated								
Unsecured Debt								
Variable Rate	$ 22.9	$ -	$ -	$ -	$ -	$ -	$ 22.9	$ 22.9
Average Interest Rate	8.92%	-	-	-	-	-	8.92%	

Based on the Company s variable-rate debt balances, interest expense would have increased by approximately $6.8 million in 2007 if short-term interest rates were 1.0% higher.

As of December 31, 2007, the Company had (i) Canadian investments totaling CAD $476.8 million (approximately USD $482.5 million) comprised of real estate joint venture investments and marketable securities, (ii) Mexican real estate investments of approximately MXP 8.0 billion (approximately USD $734.8 million) and (iii) Chilean real estate investments of approximately 1.6 billion Chilean Pesos ("CLP") (approximately USD $3.0 million). The foreign currency exchange risk has been partially mitigated through the use of local currency denominated debt. The Company has not, and does not plan to, enter into any derivative financial instruments for trading or speculative purposes. As of December 31, 2007, the Company had no other material exposure to market risk.

Item 8. Financial Statements and Supplementary Data

The response to this Item 8 is included as a separate section of this annual report on Form 10-K.

Item 9. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None.

Item 9A. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

The Company s management, with the participation of the Company s chief executive officer and chief financial officer, has evaluated the effectiveness of the Company s disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the

"Exchange Act")) as of the end of the period covered by this report. Based on such evaluation, the Company s chief executive officer and chief financial officer have concluded that, as of the end of such period, the Company s disclosure controls and procedures are effective.

Changes in Internal Control over Financial Reporting

There have not been any changes in the Company s internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the fourth fiscal quarter to which this report relates that have materially affected, or are reasonable likely to materially affect, the Company s internal control over financial reporting.

Management s Report on Internal Control Over Financial Reporting

Our management is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f). Under the supervision and with the participation of our management, including our chief executive officer and chief financial officer, we conducted an evaluation of the effectiveness of our internal control over financial reporting based on the framework in Internal Control - Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission. Based on our evaluation under the framework in Internal Control-Integrated Framework, our management concluded that our internal control over financial reporting was effective as of December 31, 2007.

The effectiveness of our internal control over financial reporting as of December 31, 2007 has been audited by PricewaterhouseCoopers LLP, an independent registered public accounting firm, as stated in their report which is included herein.

Item 9B. Other Information

Amendments to Articles of Incorporation or Bylaws.

On February 27, 2008, the Company's Board of Directors amended and restated the Company's bylaws, effective upon adoption. The full text of the Company's amended and restated bylaws is set forth in Exhibit 3.2 to this 10-K and is incorporated into this Item 9B by reference. The following summarizes these amendments.

Voting Requirements for Election of Directors

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Previously, the bylaws provided that a plurality vote was sufficient to elect directors. As amended, Article II, Section 5 of the bylaws provides that, except in an election in which the number of nominees for director exceeds the number of directors to be elected, each director must be elected by a majority of the votes cast in person or by proxy at any meeting that includes the election of directors and at which a quorum is present.

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For purposes of the election of directors, a majority of the votes cast means the affirmative vote of a majority of the total votes cast for and against such nominee. Votes cast do not include abstentions and any broker non-votes.

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In an election in which the number of nominees for director exceeds the number of directors to be elected, directors will continue to be elected by a plurality of the votes cast.

Director Resignations

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If an incumbent director fails to receive the requisite vote in an election, the bylaws require (1) the director to offer to resign from the Board, (2) the Nominating and Corporate Governance Committee of the Board to make a recommendation to the Board as to whether the Board should accept the resignation and (3) the Board to consider the recommendation of the Committee and to publicly disclose its decision regarding the resignation, and the reasons for its decision within 90 days after the date on which the results of the election were certified.

.

The Committee, in making its recommendation, and the Board, in making its decision, may each consider any factors or other information that it considers to be relevant. The director whose resignation is being considered may not participate in the recommendation of the Committee or the decision of the Board, except in the event that no nominee for director receives the vote required in the bylaws for election.

.

If an incumbent director's resignation is not accepted by the Board, the director will continue to serve until the next annual meeting of the stockholders and until his or her successor is duly elected and qualifies, or his or her earlier death, resignation, retirement or removal.

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If a director's resignation is accepted by the Board, or if a non-incumbent nominee for director is not elected, the Board may fill any resulting vacancy in accordance with the bylaws.

Advance Notice Provisions

.

Article II, Section 12 was added to include advance notice provisions for stockholder nominations for director and stockholder business proposals at annual and special stockholder meetings. The advance notice period for annual stockholder meetings synchronizes the advance notice timing under the bylaws with the federal proxy rules. For annual stockholders meetings, the bylaws generally provide that such advance notice shall be delivered to the Secretary at the principal executive office of the Company not earlier than the 150th day nor later than 5:00 p.m., Eastern Time, on the 120th day prior to the first anniversary of the date of the proxy statement for the preceding year's annual meeting.

.

For special meetings of stockholders, stockholders must notify the Secretary of the Company of director nominations (if the Board has determined that directors will be elected at such special meeting) and other stockholder proposals not earlier than the 120th day prior to such special meeting and not later than 5:00 p.m., Eastern Time, on the later of the 90th day prior to such special meeting or the tenth day following the first public announcement of the date of the special meeting.

.

Additionally, the amended bylaws require certain information to be provided by the stockholder making a nomination or proposal, including information about the nominee or proposal, persons controlling or acting in concert with such stockholder and information about any hedging activities engaged in by them. The amended bylaws also establish procedures for the verification of information provided by the stockholder making the proposal.

Other Bylaw Amendments

.

Article II, Section 3 was added to establish procedures and requirements for stockholders to call a special meeting of stockholders, including, among other things, addressing issues relating to (1) who may call a special meeting of stockholders, (2) the fixing of a record date for determining stockholders entitled to request a special meeting and stockholders entitled to notice of and to vote at the meeting and (3) setting the time, date and place of special stockholders meetings.

.

Article II, Section 4 was amended to provide that (1) the chairman of a meeting of stockholders will have the power to adjourn the meeting and (2) a stockholders meeting may be adjourned without further notice (other than a statement at the meeting) to a date not more than 120 days after the original record date.

.

Article II, Section 7 was amended to (1) provide that a minor irregularity in providing notice of a stockholders meeting will not affect the validity of the meeting, (2) clarify that any business of the Company may be transacted at an annual meeting without being specifically designated in the notice while business transacted at a special meeting must be disclosed in the notice of the special meeting and (3) provide that the Company may postpone or cancel a meeting by making a public announcement.

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Article II, Section 8 was amended to provide a more comprehensive list of the powers of the chairman in the conduct of the meeting, including, among other things, complying with state and local laws concerning safety and security.

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Article II, Section 10 was added to (1) clarify the procedures for voting stock registered in the name of the Company and other business entities and (2) provide for a procedure by which a stockholder may certify that shares of stock are held for the account of another person.

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Article II, Section 11 was added to provide for the appointment and powers of inspectors at stockholders meetings.

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Article III, Section 4 was amended to provide that, when a vacancy on the Board of Directors results from an increase in the number of directors, a majority of the entire Board may fill the vacancy. Any other vacancy on the Board may be filled by a majority of the remaining directors, whether or not sufficient to constitute a quorum.

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Article III, Section 5 was added to provide for the holding of regular meetings of the Board without notice other than a resolution setting the time and place for the meetings.

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Article III, Section 9 was amended to clarify that, if enough directors have withdrawn from a meeting to leave less than a quorum but the meeting is not adjourned, the action of the majority of the number of directors necessary to constitute a quorum is the action of the Board, unless a greater proportion is required by applicable law, the charter or another provision of the bylaws.

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Article III, Section 10 was added to more fully describe the procedures for choosing the chairman and secretary of Board meetings.

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Article III, Section 11 was amended to permit unanimous Board consent via electronic transmission.

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Article III, Section 13 was amended to provide compensation to the directors who are not officers of the Corporation based on an annual sum for their service on the Board of Directors and its committees.

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Article III, Section 14 was added to clarify that directors and officers may rely on information prepared or presented by others whom the director or officer reasonably believes to be reliable and competent in the matters presented.

.

Article III, Section 15 was added to clarify the power of the Board and stockholders to ratify prior actions or inactions by the Company, including matters questioned in litigation.

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Article III, Section 16 was added to provide for procedural flexibility in the event of an emergency.

.

Article IV, Sections 1-2 were added to (1) authorize the Board to delegate any of its powers to a committee, except as prohibited by law and (2) clarify Board committee meeting procedures with respect to notice, quorum and voting.

.

Article V was amended to clarify that reimbursement of expenses may be in advance of final disposition of a proceeding and that a director or officer who is threatened to be made a party to a proceeding is entitled to indemnification and advance of expenses. Article V was also amended to clarify that rights to indemnification and expense advance provided in the bylaws are not exclusive of other indemnification rights or expense advance.

.

Article VII, Section 1 was amended to expand the list of permitted officers.

.

Article VII, Section 5 was added to provide that any officer or agent of the Company may be removed, with or without cause, by the Board if in its judgment the best interests of the Company would be served thereby, but such removal will be without prejudice to the contract rights, if any, of the person so removed. Article VII, Section 5 was also amended to clarify procedures for the resignation of an officer.

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Article VII, Section 7 was amended to clarify that, in the absence of a Chief Executive Officer, the President will be the CEO.

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Article VII, Section 11 was amended to delete legacy provisions concerning the giving of bonds by the Treasurer.

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Article VIII, Sections 1-3 were added to (1) provide that a stockholder is not entitled to a stock certificate and (2) make updates in accordance with the New York Stock Exchange's recently adopted Direct Registration System eligibility requirements.

.

In addition to the bylaw amendments summarized above, the Board also added and amended other sections of the Company's bylaws.

PART III

Item 10. Directors and Executive Officers of the Registrant

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its Annual Meeting of Stockholders expected to be held on May 13, 2008.

Information with respect to the Executive Officers of the Registrant follows Part I, Item 4 of this annual report on Form 10-K.

On June 13, 2007, the Company s Chief Executive Officer submitted to the New York Stock Exchange (the "NYSE") the annual certification required by Section 303A.12 (a) of the NYSE Company Manual. In addition, the Company has filed with the Securities and Exchange Commission as exhibits to this Form 10-K the certifications, required pursuant to Section 302 of the Sarbanes-Oxley Act, of its Chief Executive Officer and Chief Financial Officer relating to the quality of its public disclosure.

Item 11. Executive Compensation

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its Annual Meeting of Stockholders expected to be held on May 13, 2008.

Item 12. Security Ownership of Certain Beneficial Owners and Management

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its Annual Meeting of Stockholders expected to be held on May 13, 2008.

Item 13. Certain Relationships and Related Transactions

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its Annual Meeting of Stockholders expected to be held on May 13, 2008.

Item 14. Principal Accountant Fees and Services

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its Annual Meeting of Stockholders expected to be held on May 13, 2008.

PART IV

Item 15.

Exhibits, Financial Statements, Schedules and Reports on Form 8-K

(a) 1.

Financial Statements

	Form10-K Report Page
The following consolidated financial information is included as a separate section of this annual report on Form 10-K.	

2.

Financial Statement Schedules -

All other schedules are omitted since the required information is not present or is not present in amounts sufficient to require submission of the schedule.

3.

Exhibits -

The exhibits listed on the accompanying Index to Exhibits are filed as part of this report. 61

INDEX TO EXHIBITS

Exhibits		Form 10-K Page
2.1	Form of Plan of Reorganization of Kimco Realty Corporation [Incorporated by reference to Exhibit 2.1 to the Company's Registration Statement on Form S-11 No. 33-42588].	
2.2	Agreement and Plan of Merger by and between Kimco Realty Corporation, KRC CT Acquisition Limited Partnership, KRC PC Acquisition Limited Partnership, Pan Pacific Retail Properties, Inc., CT Operating Partnership L.P., and Western/PineCreek, Ltd. dated July 9, 2006. [Incorporated by reference to Exhibit 2.1 to the Company s Form 10-Q filed July 28, 2006].	
2.3	Amendment No. 1 to Agreement and Plan of Merger, dated as of October 30, 2006, by and between Kimco Realty Corporation, KRC CT Acquisition Limited Partnership, KRC PC Acquisition Limited Partnership, Pan Pacific Retail Properties, Inc., CT Operating Partnership L.P., and Western/PineCreek, Ltd. [Incorporated by reference to Exhibit 2.1 to the Company s Current Report on Form 8-K dated November 3, 2006].	
3.1	Articles of Amendment and Restatement of the Company, dated August 4, 1994 [Incorporated by reference to Exhibit 3.1 to the Company s Annual Report on Form 10-K for the year ended December 31, 1994].	
*3.2	Amended and Restated By-laws of the Company dated February 27, 2008.	133
3.3	Reserved	
3.4	Reserved	
3.5	Articles Supplementary relating to the 6.65% Class F Cumulative Redeemable Preferred Stock, par value $1.00 per share, of the Company, dated May 7, 2003 [Incorporated by reference to the Company s filing on Form 8-A dated June 3, 2003].	
3.6	Articles Supplementary relating to the 7.75% Class G Cumulative Redeemable Preferred Stock, par value $1.00 per share, of the Company, dated October 2, 2007 [Incorporated by reference to the Company s filing on Form 8-A12B dated October 9, 2007].	
4.1	Agreement of the Company pursuant to Item 601(b)(4)(iii)(A) of Regulation S-K [Incorporated by reference to Exhibit 4.1 to Amendment No. 3 to the Company's Registration Statement on Form S-11 No. 33-42588].	

4.2 Certificate of Designations
[Incorporated by reference to Exhibit 4(d) to Amendment No. 1 to the Registration Statement on Form S-3 dated September 10, 1993 (the "Registration Statement", Commission File No. 33-67552)].

INDEX TO EXHIBITS (continued)

Exhibits	Form 10-K Page
4.3 Indenture dated September 1, 1993, between Kimco Realty Corporation and Bank of New York (as successor to IBJ Schroder Bank and Trust Company) [Incorporated by reference to Exhibit 4(a) to the Registration Statement].	
4.4 First Supplemental Indenture, dated as of August 4, 1994. [Incorporated by reference to Exhibit 4.6 to the 1995 Form 10-K.]	
4.5 Second Supplemental Indenture, dated as of April 7, 1995 [Incorporated by reference to Exhibit 4(a) to the Company's Current Report on Form 8-K dated April 7, 1995 (the "April 1995 8-K")].	
4.6 Form of Medium-Term Note (Fixed Rate) [Incorporated by reference to Exhibit 4.6 to the 2001 Form 10-K].	
4.7 Form of Medium-Term Note (Floating Rate) [Incorporated by reference to Exhibit 4.7 to the 2001 Form 10-K].	
4.8 Indenture dated April 1, 2005, between Kimco North Trust III, Kimco Realty Corporation, as Guarantor and BNY Trust Company of Canada, as Trustee [Incorporated by reference to Exhibit 4.1 to the Company s Current Report on Form 8-K dated April 21, 2005].	
4.9 Third Supplemental Indenture dated as of June 2, 2006. [Incorporated by reference to Exhibit 4.1 to the Company s Current Report on Form 8-K dated June 5, 2006].	
4.10 Fifth Supplemental Indenture, dated as of October 31, 2006, among Kimco Realty Corporation, Pan Pacific Retail Properties, Inc. and Bank of New York Trust Company, N.A., as trustee [Incorporated by reference to Exhibit 4.1 to the Company s Current Report on Form 8-K dated November 3, 2006].	
4.11 First Supplemental Indenture, dated as of October 31, 2006, among Kimco Realty Corporation, Pan Pacific Retail Properties, Inc. and Bank of New York Trust Company, N.A., as trustee [Incorporated by reference to Exhibit 4.2 to the Company s Current Report on Form 8-K dated November 3, 2006].	
4.12 First Supplemental Indenture, dated as of June 2, 2006, among Kimco North Trust III, Kimco Realty Corporation, as Guarantor and BNY Trust Company of Canada, as trustee.[Incorporated by reference to Exhibit 4.12 to the 2006 Form 10-K].	

4.13 Second Supplemental Indenture, dated as of August 16, 2006, among Kimco North Trust III, Kimco Realty Corporation, as Guarantor and BNY Trust Company of Canada, as trustee.[Incorporated by reference to Exhibit 4.13 to the 2006 Form 10-K].

10.1 Management Agreement between the Company and KC Holdings, Inc. [Incorporated by reference to Exhibit 10.2 to the Company s Registration Statement on Form S-11 No. 33-47915].

10.2 Amended and Restated Stock Option Plan [Incorporated by reference to Exhibit 10.3 to the 1995 Form 10-K].

10.3 Employment Agreement between Kimco Realty Corporation and Michael J. Flynn, dated November 1, 1998[Incorporated by reference to Exhibit 10.4 to the 1998 Form 10-K]

INDEX TO EXHIBITS (continued)

Exhibits		Form 10-K Page
10.4	Restricted Equity Agreement, Non-Qualified and Incentive Stock Option Agreement, and Price Condition Non-Qualified and Incentive Stock Option Agreement between Kimco Realty Corporation and Michael J. Flynn, each dated November 1, 1995 [Incorporated by reference to Exhibit 10.5 to the 1995 Form 10-K].	
10.5	Employment Agreement between Kimco Realty Corporation and Michael J. Flynn, dated July 21, 2004 [Incorporated by reference to Exhibit 10.14 to the Company s Form 10-Q filed on November 5, 2004].	
10.6	Employment Agreement between Kimco Realty Corporation and Michael V. Pappagallo, dated January 1, 2002 [Incorporated by reference to Exhibit 10.6 to the 2001 Form 10-K].	
10.7	Employment Agreement between Kimco Realty Corporation and Jerald Friedman, dated January 13, 1998 [Incorporated by reference to Exhibit 10.10 to the Company s and the Price REIT, Inc. s Joint Proxy Statement/Prospectus on Form S-4 No. 333-52667].	
10.8	First Amendment to Amended and Restated Executive Employment Agreement between Kimco Realty Corporation and Jerald Friedman, dated January 1, 2002 [Incorporated by reference to Exhibit 10.8 to the 2001 Form 10-K].	
10.9	The 1998 Equity Participation Plan [Incorporated by reference to the Company s and The Price REIT, Inc. s Joint Proxy/Prospectus on Form S-4 No. 333-52667].	
10.10	Employment Agreement between Kimco Realty Corporation and David B. Henry the Company commenced a five-year employment agreement with Mr. Henry pursuant to which Mr. Henry will serve as Chief Investment Officer and has been nominated as Vice Chairman of the Board of Directors [Incorporated by reference to Exhibit 10.11 to the Company s Form 10-Q filed on May 10, 2001].	
10.11	Employment Agreement between Kimco Realty Corporation and David B. Henry, dated July 26, 2004 [Incorporated by reference to Exhibit 10.14 to the Company s Form 10-Q filed on November 5, 2004].	
10.12	$500,000,000 Credit Agreement dated as of June 3, 2003, among Kimco Realty Corporation, the Several Lenders from Time to Time Parties Hereto, JPMorgan Chase Bank as Issuing Lender, Bank One, NA, Wachovia Bank, National	

Association as Syndication Agents, UBS AG, Cayman Island Branch, The Bank of Nova Scotia, New York Agency as Documentation Agents, The Bank of New York, Eurohypo AG, New York Branch, Keybank National Association, Merrill Lynch Bank, USA, Suntrust as Co-Agents and JPMorgan Chase as Administrative Agent [Incorporated by reference to Exhibit 10.11 to the Company s Form 10-Q filed on August 11, 2003].

10.13 $400,000,000 Credit Agreement dated as of October 1, 2003, among Kimco Realty Corporation, the Several Lenders from Time to Time Parties Hereto, Wachovia Bank, National Association and the Bank of Nova Scotia, as Syndication Agents, Keybank National Association as Documentation Agent, Bank One, NA, as Administrative Agent, Banc One Capital Markets, Inc. and Scotia Capital as Co-Bookrunners and Co-Lead Arrangers [Incorporated by reference to Exhibit 10.12 to the Company s Form 10-Q filed on November 10, 2003].

INDEX TO EXHIBITS (continued)

Exhibits		Form 10-K Page
10.14	CAD $150,000,000 Credit Agreement dated September 21, 2004, among Kimco North Trust I, North Trust II, North Trust III, North Trust V, North Trust VI, Kimco North Loan Trust IV, Kimco Realty Corporation, the Several Lenders from Time to Time Parties Hereto, Royal Bank of Canada, as Issuing Lender and Administrative Agent, The Bank of Nova Scotia and Bank of America, N.A., as Syndication Agents, Canadian Imperial Bank of Commerce as Documentation Agent and RBC Capital Markets, as Bookrunner and Lead Arranger [Incorporated by reference to Exhibit 10.14 to the Company s Current Report on Form 8-K dated September 21, 2004].	
10.17	Amendment and Restated 1998 Equity Participation Plan [Incorporated by reference to Exhibit 10.17 to the Company s 2004 Form 10-K].	
10.18	CAD $250,000,000 Amended and Restated Credit Facility dated March 31, 2005, with Royal Bank of Canada, as Issuing Lender and Administrative Agent and various lenders [Incorporated by reference to Exhibit 10.1 to the Company s Current Report on Form 8-K dated March 31, 2005].	
10.19	$850,000,000 Amended and Restated Unsecured Revolving Credit Facility dated July 26, 2005, with JPMorgan Chase Bank NA, as Issuing Lender and Administrative Agent and various lenders [Incorporated by reference to Exhibit 10.1 to the Company s Current Report on Form 8-K dated July 26, 2005].	
10.20	Employment Agreement between Kimco Realty Corporation and Jerald Friedman, dated September 21, 2005 [Incorporated by reference to Exhibit 10.16 to the Company s Form 10-Q filed on November 4, 2005].	
10.21	CAD $250,000,000 Amended and Restated Credit Facility dated January 25, 2006, with Royal Bank of Canada, as Issuing Lender and Administrative Agent and various lenders.	
10.22	$1.2 billion Credit Agreement, dated as of October 30, 2006, among PK Sale LLC, as borrower, PRK Holdings I LLC, PRK Holdings II LLC and PK Holdings III LLC, as guarantors, Kimco Realty Corporation, as guarantor, the lenders party hereto from time to time, JP Morgan Chase Bank, N.A., as Administrative Agent and Bank of America, N.A., as Co-Syndication Agents, Scotia Banc, Inc. and Wells Fargo Bank, National Association as Co-Documentation Agents, The Royal Bank of Scotland, PLC, Sumitomo Mitsui Banking Corporation, and West LB AG, New York Branch as Co-Managing Agents, and The Bank of New York, Mizuho Corporate Bank (USA), Royal Bank of Canada, and U.S. Bank, National	

Association, as Co-Agents [Incorporated by reference to Exhibit 10.1 to the Company s Current Report on Form 8-K dated November 3, 2006].

10.23 $1.5 billion Credit Agreement, dated as of October 25, 2007, among Kimco Realty Corporation, the subsidiaries of Kimco from time to time parties thereto, the several banks, financial institutions and other entities from time to time parties thereto, Bank of America, N.A., the Bank of Nova Scotia, New York Agency, and Wachovia Bank, National Association, as Syndication Agents, UBS Securities LLC, Deutsche Bank Securities, Inc., Royal Bank of Canada and the Royal Bank of Scotland PLC, as Documentation Agents, the Bank of Tokyo-Mitsubishi UFJ, Ltd., Citicorp North America, Inc., Merrill Lynch Bank USA, Morgan Stanley Bank, Regions Bank, Sumitomo Mitsui Banking Corporation and U.S. Bank National Association, as Managing Agents, The Bank of New York, Barclays Bank PLC, Eurohypo AG New York Branch, Suntrust Bank and Wells Fargo Bank National Association, as Co-Agents, and JPMorgan Chase Bank, N.A., as Administrative Agent for the lenders thereunder. [Incorporated by reference to Exhibit 10.1 to the Company s Current Report on Form 8-K dated October 25, 2007].

INDEX TO EXHIBITS (continued)

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Filed herewith.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

KIMCO REALTY CORPORATION

(Registrant)

By:

/s/ Milton Cooper

Milton Cooper

Chief Executive Officer

Dated:

February 27, 2008

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the date indicated.

Signature	Title	Date
/s/ Martin S. Kimmel Martin S. Kimmel	Chairman (Emeritus) of the Board of Directors	February 27, 2008
/s/ Milton Cooper Milton Cooper	Chairman of the Board of Directors and Chief Executive Officer	February 27, 2008
/s/ Michael J. Flynn Michael J. Flynn	Vice Chairman of the Board of Directors, President and Chief Operating Officer	February 27, 2008

/s/ David B. Henry David B. Henry	Vice Chairman of the Board of Directors and Chief Investment Officer	February 27, 2008
/s/ Richard G. Dooley Richard G. Dooley	Director	February 27, 2008
/s/ Joe Grills Joe Grills	Director	February 27, 2008
/s/ F. Patrick Hughes F. Patrick Hughes	Director	February 27, 2008
/s/ Frank Lourenso Frank Lourenso	Director	February 27, 2008
/s/ Richard Saltzman Richard Saltzman	Director	February 27, 2008
/s/ Michael V. Pappagallo Michael V. Pappagallo	Executive Vice President - Chief Financial Officer	February 27, 2008
/s/ Glenn G. Cohen Glenn G. Cohen	Vice President - Treasurer	February 27, 2008
/s/ Paul Westbrook Paul Westbrook	Director of Accounting	February 27, 2008

ANNUAL REPORT ON FORM 10-K

ITEM 8, ITEM 15 (a) (1) and (2)

INDEX TO FINANCIAL STATEMENTS

AND

FINANCIAL STATEMENT SCHEDULES

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the Board of Directors and Stockholders

of Kimco Realty Corporation:

In our opinion, the consolidated financial statements listed in the index appearing under Item 15(a)(1) present fairly, in all material respects, the financial position of Kimco Realty Corporation and its Subsidiaries (collectively, the "Company") at December 31, 2007 and 2006, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2007, in conformity with accounting principles generally accepted in the United States of America. In addition, in our opinion, the financial statement schedules listed in the index appearing under Item 15(a)(2) present fairly, in all material respects, the information set forth therein when read in conjunction with the related consolidated financial statements. Also in our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2007, based on criteria established in *Internal Control - Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). The Company's management is responsible for these financial statements and financial statement schedules, for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included under Item 9A. Our responsibility is to express opinions on these financial statements, on the financial statement schedules, and on the Company's internal control over financial reporting based on our integrated audits. We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement and whether effective internal control over financial reporting was maintained in all material respects. Our audits of the financial statements included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our audit of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audits also included performing such other procedures as we considered necessary in the circumstances. We believe that our audits provide a reasonable basis for our opinions.

A company s internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company s internal control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company s assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ PricewaterhouseCoopers LLP

New York, New York

February 27, 2008

KIMCO REALTY CORPORATION AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

(in thousands, except share information)

	December 31, 2007	December 31, 2006
Assets:		
Real Estate		
Rental property		
Land	$ 1,262,879	$ 978,819
Building and improvements	4,917,750	3,984,518
	6,180,629	4,963,337
Less, accumulated depreciation and amortization	977,444	806,670
	5,203,185	4,156,667
Real estate under development	1,144,406	1,037,982
Real estate, net	6,347,591	5,194,649
Investments and advances in real estate joint ventures	1,246,917	1,067,918
Other real estate investments	615,016	451,731
Mortgages and other financing receivables	153,847	162,669
Cash and cash equivalents	87,499	345,065
Marketable securities	212,988	202,659
Accounts and notes receivable	88,017	83,418
Deferred charges and prepaid expenses	121,690	95,163
Other assets	224,251	266,008
Total assets	$ 9,097,816	$ 7,869,280
Liabilities & Stockholders' Equity:		
Notes payable	$ 3,131,765	$ 2,748,345
Mortgages payable	838,736	567,917
Construction loans payable	245,914	270,981
Accounts payable and accrued expenses	161,526	163,668
Dividends payable	112,052	93,222
Other liabilities	265,090	232,946
Total liabilities	4,755,083	4,077,079

Minority interests	448,159	425,242
Commitments and contingencies		
Stockholders' equity:		
Preferred Stock , $1.00 par value, authorized 3,232,000 and 3,600,000 shares, respectively		
Class F Preferred Stock, $1.00 par value, authorized 700,000 shares		
Issued and outstanding 700,000 shares	700	700
Aggregate liquidation preference $175,000		
Class G Preferred Stock, $1.00 par value, authorized 184,000 shares		
Issued and outstanding 184,000 shares	184	-
Aggregate liquidation preference $460,000		
Common stock, $.01 par value, authorized 750,000,000 and 300,000,000 shares, respectively		
Issued 253,350,144 and 251,416,749, shares; outstanding 252,803,564 and 250,870,169, respectively.	2,528	2,509
Paid-in capital	3,677,509	3,178,016
Retained earnings	180,005	140,509
	3,860,926	3,321,734
Accumulated other comprehensive income	33,648	45,225
Total stockholders' equity	3,894,574	3,366,959
Total liabilities and stockholders' equity	$ 9,097,816	$ 7,869,280

The accompanying notes are an integral part of these consolidated financial statements.

KIMCO REALTY CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF INCOME

For the Years Ended 2007, 2006 and 2005

(in thousands, except per share data)

	Year Ended December 31,		
	2007	**2006**	**2005**
Revenues from rental property	$ 681,553	$ 587,547	$ 501,569
Rental property expenses:			
Rent	(12,131)	(11,531)	(10,012)
Real estate taxes	(83,571)	(74,607)	(64,067)
Operating and maintenance	(90,013)	(72,701)	(58,167)
Mortgage and other financing income	14,197	18,816	27,586
Management and other fee income	54,844	40,684	30,474
Depreciation and amortization	(189,650)	(139,263)	(100,517)
General and administrative expenses	(103,882)	(77,324)	(56,475)
Interest, dividends and other investment income	30,951	55,822	28,345
Other (expense)/income, net	(10,590)	8,928	5,071
Interest expense	(213,674)	(170,677)	(126,432)
Income from continuing operations before income taxes, income from other real estate investments, equity in income of joint ventures, minority interests in income, gain on sale of development properties and adjustment of property carrying values	**78,034**	**165,694**	**177,375**
Benefit/(provision) for income taxes	44,490	(4,387)	(165)
Income from other real estate investments	78,524	77,062	56,751
Equity in income of joint ventures, net	173,363	105,525	77,454
Minority interests in income, net	(34,144)	(26,166)	(12,164)

Gain on sale of development properties,			
net of tax of $16,040, $12,155 and $10,824, respectively	24,059	25,121	22,812
Adjustment of property carrying values,			
net of tax of $3,400, $0 and $0, respectively	(5,100)	-	-
Income from continuing operations	**359,226**	**342,849**	**322,063**
Discontinued operations:			
Income from discontinued operating properties	32,773	13,914	15,485
Minority interests in income	(5,848)	(1,585)	(573)
Loss on operating properties held for sale/sold	(1,832)	(1,421)	(5,098)
Gain on disposition of operating properties, net of tax	5,538	72,042	28,918
Income from discontinued operations	**30,631**	**82,950**	**38,732**
Gain on transfer of operating properties	-	1,394	2,301
Loss on transfer of operating property	-	-	(150)
Gain on sale of operating properties, net of tax	2,708	1,066	682
Total gain on transfer or sale of operating properties, net of tax	**2,708**	**2,460**	**2,833**
Income before extraordinary item	**392,565**	**428,259**	**363,628**
Extraordinary gain from joint venture resulting from purchase price			
allocation, net of tax and minority interest	50,265	-	-
Net income	**442,830**	**428,259**	**363,628**
Preferred stock dividends	(19,659)	(11,638)	(11,638)
Net income available to common shareholders	**$ 423,171**	**$ 416,621**	**$ 351,990**
Per common share:			
Income from continuing operations:			
-Basic	**$ 1.36**	**$ 1.39**	**$ 1.38**
-Diluted	**$ 1.33**	**$ 1.36**	**$ 1.36**
Net income :			
-Basic	**$ 1.68**	**$ 1.74**	**$ 1.55**

-Diluted	**$ 1.65**	**$ 1.70**	**$ 1.52**
Weighted average shares:			
-Basic	**252,129**	**239,552**	**226,641**
-Diluted	**257,058**	**244,615**	**230,868**

The accompanying notes are an integral part of these consolidated financial statements.

KIMCO REALTY CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(in thousands)

	Year Ended December 31,		
	2007	**2006**	**2005**
Net income	$ 442,830	$ 428,259	$ 363,628
Other comprehensive income:			
Change in unrealized gain/(loss) on marketable securities	(25,803)	(26,467)	26,689
Change in unrealized gain/(loss) on foreign currency hedge agreements	(1,470)	143	2,536
Change in foreign currency translation adjustment	15,696	2,503	2,040
Other comprehensive income	(11,577)	(23,821)	31,265
Comprehensive income	$ 431,253	$ 404,438	$ 394,893

The accompanying notes are an integral part of these consolidated financial statements.

KIMCO REALTY CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY

For the Years Ended December 31, 2007, 2006 and 2005

(in thousands, except per share information)

	Preferred Stock		Common Stock					
	Issued	Amount	Issued	Amount	Paid-in Capital	Retained Earnings / (Cumulative Distributions in Excess of Net Income)	Accumulated Other Comprehensive Income	Total Stockholders' Equity
Balance, January 1, 2005	700	$ 700	224,854	$ 2,248	$2,199,420	$ (3,749)	$ 37,781	$ 2,236,400
Net income						363,628		363,628
Dividends ($1.27 per common share; $1.6625 Class F Depositary Share, respectively)						(300,024)		(300,024)
Issuance of common stock			242	3	6,837			6,840
Exercise of common stock options			2,963	30	44,467			44,497
Amortization of stock option expense								