



DEVELOPERS  
DIVERSIFIED  
REALTY®

**Property List**  
For the nine months ended  
September 30, 2008

**Investor Relations Department**

3300 Enterprise Parkway • Beachwood, Ohio 44122

(216) 755-5500 • (216) 755-1500 (fax)

[www.ddr.com](http://www.ddr.com)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
<b>ALABAMA</b>										
1	BIRMINGHAM, AL (BROOK)	BROOK HIGHLAND PLAZA  5291 HWY 280 SOUTH	BIRMINGHAM	1994/2003	1994	100.0%	424,341	551,258	\$4,247,331	DICK'S SPORTING GOODS(2017), LOWE'S(2023), STEIN MART(2011), OFFICE MAX(2011), MICHAEL'S(2014), HOMEGOODS(2016), BOOKS-A-MILLION(2010), ROSS DRESS FOR LESS(2014)
2	BIRMINGHAM, AL (EASTWOOD)	EASTWOOD FESTIVAL CENTRE  7001 CRESTWOOD BLVD	BIRMINGHAM	1989/1999	1995	100.0%	300,280	463,560	\$1,082,029	DOLLAR TREE(2013), BURLINGTON COAT FACTORY(2013), WESTERN SUPERMARKETS(NOT OWNED), HOME DEPOT(NOT OWNED)
3	BIRMINGHAM, AL (RIVER RIDGE)	RIVER RIDGE  US HIGHWAY 280	BIRMINGHAM	2001	2007	15.0%	172,304	349,804	\$2,782,985	STAPLES(2016), LINENS 'N THINGS(2012), BEST BUY(2017), SUPER TARGET(NOT OWNED)
4	BIRMINGHAM, AL(RIVERCHASE)	RIVERCHASE PROMENADE (I)  MONTGOMERY HIGHWAY	BIRMINGHAM	1989	2002	14.5%	120,108	228,416	\$1,686,360	MARSHALLS(2009), GOODY'S(NOT OWNED), TOY'S R US(NOT OWNED)
5	CULLMAN, AL	LOWE'S HOME IMPROVEMENT  1717 CHEROKEE AVE SW	CULLMAN	1998	2007	100.0%	101,287	101,287	\$682,500	LOWE'S(2015)
6	DOTHAN, AL (CIRCUIT CITY)	CIRCUIT CITY 2821 MONTGOMERY HWY	DOTHAN	2004	2007	100.0%	33,906	33,906	\$567,926	CIRCUIT CITY(2020)
7	DOTHAN, AL(SHOPS)	SHOPS ON THE CIRCLE 3500 ROSS CLARK CIRCLE	DOTHAN	2000	2007	100.0%	149,085	149,085	\$1,651,947	OLD NAVY(2010), T.J. MAXX(2010), OFFICE MAX(2016)
8	FLORENCE, AL	COX CREEK SHOPPING CENTER  374-398 COX CREEK PARKWAY	FLORENCE	2001	2007	15.0%	173,989	304,870	\$1,831,420	BEST BUY(2017), MICHAEL'S(2011), DICK'S SPORTING GOODS(2017), LINENS 'N THINGS(2012), TARGET(NOT OWNED)
9	HUNTSVILLE, AL (WEST)	WESTSIDE CENTRE  6275 UNIVERSITY DR	HUNTSVILLE	2002	2007	15.0%	475,307	664,538	\$4,821,446	BABIES R US(2012), MARSHALLS(2011), BED BATH & BEYOND(2012), MICHAEL'S(2011), GOODY'S(2016), DICK'S SPORTING GOODS(2017), STEIN MART(2011), ROSS DRESS FOR LESS(2013), TARGET(NOT OWNED)
10	OPELIKA, AL	PEPPERELL CORNERS (I) 2300-2600 PEPPERELL PARKWAY OP	OPELIKA	1995	2003	100.0%	306,224	306,224	\$1,119,389	GOODY'S(2010), STEVE & BARRY'S(2014)
11	SCOTTSBORO, AL	SCOTTSBORO MARKETPLACE  24833 JOHN P REID PARKWAY	SCOTTSBORO	1999	2003	100.0%	40,560	223,750	\$455,796	GOODY'S(2011), WAL-MART(NOT OWNED)
12	TUSCALOOSA, AL	MCFARLAND PLAZA	TUSCALOOSA	1999	2007	15.0%	229,323	229,323	\$1,452,609	STEIN MART(2009), CIRCUIT CITY(2020), OFFICE MAX(2015), TOYS R US(2011)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)	
	2600 MCFARLAND BLD E									
<b>ARIZONA</b>										
13	AHWATUKEE, AZ	AHWATUKEE FOOTHILLS TC (II)	PHOENIX	1996	1999	50.0%	647,883	686,414	\$10,807,551	JO-ANN STORES(2010), BEST BUY(2014), AMC THEATRE(2021), BASSETT FURNITURE(2010), ASHLEY FURNITURE HOMESTORE(2011), BARNES & NOBLE(2012), BABIES R US(2012), STEIN MART(2011), ROSS DRESS FOR LESS(2012), OFFICE MAX(2012)
	4711 EAST RAY ROAD									
14	CHANDLER, AZ	MERVYN'S PLAZA 2992 NORTH ALMA SCHOOL ROAD	PHOENIX	1985	2005	50.0%	74,862	74,862	\$700,397	MERVYN'S(2020)
15	MESA, AZ (SUPERS)	SUPERSTITION SPRINGS (MRV)	PHOENIX	1990	2005	50.0%	86,858	86,858	\$1,198,104	MERVYN'S(2020)
	6505 E SOUTHERN AVENUE									
16	PHOENIX, AZ (DV)	DEER VALLEY (MERVYNS) 4255 W. THUNDERBIRD ROAD	PHOENIX	1979	2005	50.0%	81,009	81,009	\$852,150	MERVYN'S(2020)
17	PHOENIX, AZ (PEORIA)	ARROWHEAD CROSSINGS	PHOENIX	1995	1996	50.0%	346,428	416,606	\$4,690,562	STAPLES(2009), HOMEGOODS(2013), MAC FRUGAL'S(2010), BARNES & NOBLE(2011), T.J. MAXX(2011), CIRCUIT CITY(2016), DSW SHOE WAREHOUSE(2017), BASSETT FURNITURE(2009), LINENS 'N THINGS(2011), FRY'S(NOT OWNED)
	7553 WEST BELL ROAD									
18	PHOENIX, AZ (SILVER)	SILVER CREEK PLAZA (MERVYNS) 4710 E. RAY ROAD	PHOENIX	1994	2005	50.0%	76,214	76,214	\$890,354	MERVYN'S(2020)
19	PHOENIX, AZ (SPE)	CHRISTOWN SPECTRUM MALL	PHOENIX	1961	2004	20.0%	441,406	1,019,664	\$6,898,057	WAL-MART(2023), COSTCO WHOLESALE(2020), ROSS DRESS FOR LESS(2013), PETSMART(2019), J.C. PENNEY(2037), HARKINS THEATRE(2022)
	1703 W BETHANY HOME RD									
20	PHOENIX, AZ(DEER VALLEY)	DEER VALLEY TOWNE CENTER	PHOENIX	1996	1999	100.0%	194,009	459,939	\$3,147,635	ROSS DRESS FOR LESS(2014), OFFICE MAX(2013), PETSMART(2014), MICHAEL'S(2009), TARGET(NOT OWNED), AMC THEATRES(NOT OWNED)
	2805 WEST AQUA FRIA FREEWAY									
21	PHOENIX, AZ(PARADISE)	PARADISE VILLAGE GATEWAY	PHOENIX	1997/2004	2003	67.0%	223,658	295,317	\$4,585,741	BED BATH & BEYOND(2011), ROSS DRESS FOR LESS(2012), PETSMART(2015), STAPLES(2010), ALBERTSON'S(2016)
	TATUM & SHEA BLVDS									
22	TUCSON, AZ	SANTA CRUZ PLAZA (MERVYNS) 3660 SOUTH 16TH AVENUE	TUCSON	1982	2005	50.0%	76,126	76,126	\$533,788	MERVYN'S(2020)
<b>ARKANSAS</b>										

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
23	FAYETTEVILLE, AR	SPRING CREEK CENTRE  464 E. JOYCE BOULEVARD	FAYETTEVILLE	1997/1999/2000/2001	1997	14.5%	262,827	590,161	\$2,715,156	T.J. MAXX(2011), BEST BUY(2017), OLD NAVY(2010), BED BATH & BEYOND(2009), HOME DEPOT(NOT OWNED), WAL-MART SUPER CENTER(NOT OWNED)
24	FAYETTEVILLE, AR(STEELE)	STEELE CROSSING 3533-3595 N. SHILOH DR	FAYETTEVILLE	2003	2003	14.5%	50,314	261,665	\$1,025,935	KOHL'S(2022), TARGET(NOT OWNED)
25	NORTH LITTLE ROCK, AR	MCCAIN PLAZA  4124 EAST MCCAIN BOULEVARD	LITTLE ROCK	1991/2004	1994	100.0%	295,013	295,013	\$1,901,549	BED BATH & BEYOND(2013), T.J. MAXX(2012), CINEMARK(2011), BURLINGTON COAT FACTORY(2014), MICHAEL'S(2014), SPORTS AUTHORITY(2013)
26	RUSSELLVILLE, AR	VALLEY PARK CENTRE  3093 EAST MAIN STREET	RUSSELLVILLE	1992	1994	100.0%	266,539	266,539	\$1,610,981	HOBBY LOBBY(2016), STAGE(2010), J.C. PENNEY(2012), BELK(2021)
<b>CALIFORNIA</b>										
27	ANAHEIM, CA	ANAHEIM HILLS FESTIVAL (MRV) 8100 E SANTA CANYON ROAD	LOS ANGELES	1992	2005	50.0%	77,883	77,883	\$1,354,101	MERVYN'S(2020)
28	ANTIOCH, CA	SOMERSVILLE TOWNE CENTER (MRV) 2602 SOMERSVILLE ROAD	SACRAMENTO	1970	2005	50.0%	75,339	75,339	\$1,228,879	MERVYN'S(2020)
29	BUENA PARK, CA (MALL & ENT)	BUENA PARK DOWNTOWN (ENTRTNMT)  100 BUENA PARK	LOS ANGELES	1965	2004	21.0%	724,143	1,131,806	\$9,822,919	CIRCUIT CITY(2018), DSW SHOE WAREHOUSE(2013), ROSS DRESS FOR LESS(2015), BED BATH & BEYOND(2011), STEVE & BARRY'S(2014), 24 HOUR FITNESS(2022), KOHL'S(2024), KRICKORIAN PREMIER THEATRES(2023), MICHAEL'S(2014), SEARS(NOT OWNED), WALMART(NOT OWNED)
30	BURBANK, CA	BURBANK TOWN CENTER (MERYNS) 245 E MAGNOLIA BLVD	LOS ANGELES	1991	2005	50.0%	89,182	89,182	\$1,657,357	MERVYN'S(2020)
31	CHINO, CA	CHINO TOWN SQUARE SC (MRV) 5517 PHILADELPHIA	LOS ANGELES	1986	2005	50.0%	81,282	81,282	\$905,210	MERVYN'S(2020)
32	CLOVIS, CA	SIERRA VISTA MALL (MERYNS) 1000 SHAW AVENUE	FRESNO	1988	2005	50.0%	75,088	75,088	\$742,846	MERVYN'S(2020)
33	CULVER CITY, CA	CIRCUIT CITY 5660 SEPULVEDA BLVD	LOS ANGELES	1998	2007	100.0%	32,873	32,873	\$680,062	CIRCUIT CITY(2018)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
34	EL CAJON, CA	WESTFIELD PARKWAY (MERVYNS) 565 FLETCHER PARKWAY	SAN DIEGO	1989	2005	50.0%	85,744	85,744	\$1,304,225	MERVYN'S(2020)
35	FAIRFIELD, CA	WESTFIELD SOLANO (MERVYNS) 1451 GATEWAY BLVD.	SAN FRANCISCO	1981	2005	50.0%	89,223	89,223	\$1,691,566	MERVYN'S(2020)
36	FOLSOM, CA	FOLSOM SQUARE (MERVYNS) 1010 E. BIDWELL STREET	SACRAMENTO	2003	2005	50.0%	79,080	79,080	\$1,201,287	MERVYN'S(2020)
37	FOOTHILL RANCH, CA	FOOTHILL RANCH TC (MRV) 26732 PORTOLA PARKWAY	LOS ANGELES	1993	2005	50.0%	77,934	77,934	\$1,093,044	MERVYN'S(2020)
38	GARDEN GROVE, CA	GARDEN GROVE CENTER (MERVYNS) 13092 HARBOR BLVD.	LOS ANGELES	1982	2005	50.0%	83,746	83,746	\$783,171	MERVYN'S(2020)
39	LANCASTER, CA (DISCOUNT)	VALLEY CENTRAL (DISCOUNT)  44707-44765 VALLEY CENTRAL WAY	LOS ANGELES	1990	2000	21.0%	329,598	459,902	\$3,039,479	MARSHALL'S(2012), CIRCUIT CITY(2011), STAPLES(2013), CINEMARK(2017), 99 CENTS ONLY(2014), MICHAEL'S (2010), COSTCO(NOT OWNED)
40	LOMPAC, CA	MISSION PLAZA (MERVYNS) 1600 N H STREET	LOS ANGELES	1992	2005	50.0%	62,523	62,523	\$365,056	MERVYN'S(2020)
41	LONG BEACH, CA (PIKE)	THE PIKE AT RAINBOW 95 SOUTH PINE AVE	LOS ANGELES	2005	1	100.0%	281,535	315,074	\$5,832,481	CINEMARK(2017), BORDERS(2016), CLUB V2O(2019)
42	MADERA, CA	MERVYNS 1467 COUNTRY CLUB DRIVE	FRESNO	1990	2005	50.0%	59,720	59,720	\$209,058	MERVYN'S(2020)
43	NORTH FULLERTON, CA	CROSSROADS SC (MRV) 200 IMPERIAL HIGHWAY	LOS ANGELES	1991	2005	50.0%	76,360	76,360	\$803,334	MERVYN'S(2020)
44	NORTHRIDGE, CA	NORTHRIDGE PLAZA (MERVYNS) 8800 CORBIN AVE	LOS ANGELES	1980	2005	50.0%	75,326	75,326	\$564,563	MERVYN'S(2020)
45	OCEANSIDE, CA.	OCEAN PLACE CINEMAS 401-409 MISSION AVENUE	SAN DIEGO	2000	2000	100.0%	79,884	79,884	\$1,328,853	REGAL CINEMAS(2014)
46	PALMDALE, CA	ANTELOPE VALLEY MALL (MERVYNS) 1305 W RANCHO VISTA BLVD.	LOS ANGELES	1992	2005	50.0%	76,550	76,550	\$862,762	MERVYN'S(2020)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
47	PASADENA, CA	PASEO COLORADO  280 E COLORADO BLVD	LOS ANGELES	2001	2003	100.0%	556,271	556,271	\$11,622,056	GELSON'S MARKET(2021), LOEHMANN'S(2015), EQUINOX(2017), MACY'S(2010), PACIFIC THEATRES EXHIB. CORP(2016), DSW SHOE WAREHOUSE(2011)
48	PLEASANT HILL, CA.	DOWNTOWN PLEASANT HILL  2255 CONTRA COSTA BLVD #101	SAN FRANCISCO	1999/2000	2001	20.0%	345,930	345,930	\$6,714,697	LUCKY SUPERMARKET(2020), MICHAEL'S(2010), BORDERS(2015), ROSS DRESS FOR LESS(2010), BED BATH & BEYOND(2010), CENTURY THEATRE(2016)
49	PORTERVILLE, CA	PORTERVILLE MARKET PLACE (MRV) 1275 WEST HENDERSON AVENUE	BAKERSFIELD	1991	2005	50.0%	76,378	76,378	\$535,910	MERVYN'S(2020)
50	REDDING, CA	SHASTA CENTER (MERVYNS) 1755 HILLTOP DRIVE	SAN FRANCISCO	1984	2005	50.0%	61,363	61,363	\$645,214	MERVYN'S(2020)
51	RICHMOND, CA(HILLTOP)	HILLTOP PLAZA  3401 BLUME DRIVE	SAN FRANCISCO	1996/2000	2002	20.0%	245,774	245,774	\$3,858,794	.99 CENTS ONLY STORES(2011), PETSMART(2012), ROSS DRESS FOR LESS(2013), BARNES & NOBLE(2011), CIRCUIT CITY(2017), CENTURY THEATRE(2016)
52	SAN DIEGO, CA	SOUTHLAND PLAZA SC (MRV) 575 SATURN BLVD.	SAN DIEGO	1982	2005	50.0%	75,207	75,207	\$1,054,841	MERVYN'S(2020)
53	SAN DIEGO, CA (COLLEGE)	COLLEGE GROVE SC (MRV) 3450 COLLEGE AVENUE	SAN DIEGO	1991	2005	50.0%	73,872	73,872	\$880,775	MERVYN'S(2021)
54	SAN FRANCISCO, CA (RETAILS)	VAN NESS PLAZA  1000 VAN NESS AVENUE	SAN FRANCISCO	1998	2002	100.0%	123,755	123,755	\$3,926,761	AMC THEATRE(2030), CRUNCH FITNESS(2008)
55	SANTA MARIA, CA	TOWN CENTER WEST SC (MRV) 201 TOWN CENTER WEST	LOS ANGELES	1988	2005	50.0%	84,886	84,886	\$793,784	MERVYN'S(2020)
56	SANTA ROSA, CA	SANTA ROSA PLAZA (MERVYNS) 600 SANTA ROSA PLAZA	SAN FRANCISCO	1981	2005	50.0%	90,348	90,348	\$1,588,628	MERVYN'S(2020)
57	SLATTEN RANCH, CA	SLATTEN RANCH SC (MRV) 5849 LONE TREE WAY	SAN FRANCISCO	2002	2005	50.0%	78,819	78,819	\$1,381,693	MERVYN'S(2020)
58	SONORA, CA	SONORA CROSSROADS (MERVYNS) 1151 SANGUINETTI ROAD	SAN FRANCISCO	1993	2005	50.0%	62,214	62,214	\$763,009	MERVYN'S(2020)
59	TULARE, CA	TULARE PAVILION SC (MRV) 1675 HILLMAN STREET	FRESNO	1991	2005	50.0%	62,947	62,947	\$588,970	MERVYN'S(2020)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
60 UKIAH, CA	PEAR TREE CENTER (MERVYNS) 437 NORTH ORCHARD AVENUE	SAN FRANCISCO	1990	2005	50.0%	58,841	58,841	\$343,831	MERVYN'S(2020)
61 VALENCIA, CA	RIVER OAKS SC (MRV) 24235 MAGIC MOUNTAIN PKWY	LOS ANGELES	1986	2006	100.0%	75,590	75,590	\$989,420	MERVYN'S(2035)
62 WEST COVINA, CA	WESTFIELD EASTLAND SC (MRV) 2753 E. EASTLAND CTR DR	LOS ANGELES	1979	2005	50.0%	79,800	79,800	\$1,607,730	MERVYN'S(2020)
<b>COLORADO</b>									
63 AURORA, CO	PIONEER HILLS  5400-5820 SOUTH PARKER	DENVER	2003	2003	14.5%	127,215	479,541	\$2,151,271	BED BATH & BEYOND(2012), OFFICE DEPOT(2017), HOME DEPOT(NOT OWNED), WAL-MART(NOT OWNED)
64 BROOMFIELD, CO (FLATIRON GARD)	FLATIRON MARKETPLACE (GARDEN) 1 WEST FLATIRON CIRCLE	DENVER	2001	2003	100.0%	252,035	421,447	\$4,212,908	NORDSTROM RACK(2011), BEST BUY(2016), OFFICE DEPOT(2016), GREAT INDOORS(NOT OWNED)
65 DENVER, CO (CENTENNIAL)	CENTENNIAL PROMENADE  9555 E COUNTY LINE ROAD	DENVER	1997/2002	1997	100.0%	408,337	529,488	\$6,995,566	GOLFSMITH GOLF CENTER(2012), SOUNDTRACK(2017), ROSS DRESS FOR LESS(2013), OFFICE MAX(2012), MICHAEL'S(2012), TOYS R US(2011), BORDERS(2017), LOEHMANN'S(2012), RECREATIONAL EQUIPMENT(NOT OWNED), HOME DEPOT(NOT OWNED)
66 DENVER, CO (TAMARAC)	TAMARAC SQUARE 7777 E. HAMPDEN	DENVER	1976	2001	100.0%	174,611	196,411	\$2,038,496	REGENCY THEATRES TAMARAC SQ.(2008)
67 DENVER, CO (UNIVERSITY)	UNIVERSITY HILLS  2730 SOUTH COLORADO BOULEVARD	DENVER	1997	2003	100.0%	244,383	244,383	\$4,295,998	LINENS 'N THINGS(2013), PIER 1 IMPORTS(2014), OFFICE MAX(2012), 24 HOUR FITNESS(2021), KING SOOPERS(2017)
68 FORT COLLINS, CO	MULBERRY AND LEMAY CROSSING MULBERRY ST. & S. LEMAY	FORT COLLINS	2004	2003	100.0%	18,988	316,420	\$438,765	WAL-MART(NOT OWNED), HOME DEPOT(NOT OWNED)
69 HIGHLAND RANCH, CO	CIRCUIT CITY 8575 SOUTH QUEBEC ST	DENVER	1998	2007	100.0%	43,480	43,480	\$443,625	CIRCUIT CITY(2018)
70 LITTLETON, CO	ASPEN GROVE 7301 SOUTH SANTA FE	DENVER	2002	1	100.0%	231,450	255,184	\$6,073,778	
71 PARKER, CO (FLATACRES)	FLATACRES MARKETCENTER (I)  SOUTH PARKER ROAD	DENVER	2003	2003	14.5%	116,644	221,520	\$2,053,141	BED BATH & BEYOND(2014), GART SPORTS(2014), MICHAEL'S(2013), KOHL'S(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
72	PARKER, CO (PAVILIONS)	PARKER PAVILIONS 11153-11183 SOUTH PARKER ROAD	DENVER	2003	2003	14.5%	89,631	409,897	\$1,342,384	OFFICE DEPOT(2016), WAL-MART(NOT OWNED), HOME DEPOT(NOT OWNED)
<b>CONNECTICUT</b>										
73	MANCHESTER, CT	MANCHESTER BROAD STREET 286 BROAD STREET	HARTFORD	1995/2003	2007	100.0%	68,509	68,509	\$1,075,480	STOP & SHOP(2028)
74	PLAINVILLE, CT	CONNECTICUT COMMONS I-84 & RTE 9	HARTFORD	1999/2001	1	14.5%	463,338	566,481	\$6,473,672	LOWE'S(2019), LOEW'S CINEMA(2019), KOHL'S(2022), DSW SHOE WAREHOUSE(2015), DICK'S SPORTING GOODS(2020), PETSMART(2015), A.C. MOORE(2014), OLD NAVY(2011), MARSHALLS(2018), LINENS 'N THINGS(2017)
75	WATERBURY, CT	NAUGATUCK VALLEY SC 950 WOLCOTT STREET	HARTFORD	2003	2007	15.0%	232,085	383,332	\$4,230,480	WAL-MART(2027), BOB'S STORES(2017), LINENS 'N THINGS(2017), STOP & SHOP(2021), STAPLES(2018)
76	WINDSOR, CT	WINDSOR COURT SHOPPING CENTER 1095 KENNEDY ROAD	HARTFORD	1993	2007	100.0%	78,480	78,480	\$1,400,200	STOP & SHOP(2013)
<b>DELAWARE</b>										
77	DOVER, DE	KMART SHOPPING CENTER 515 N DUPONT HIGHWAY	DOVER	1973	2008	25.3%	84,180	88,980	\$301,000	K MART(2009)
<b>FLORIDA</b>										
78	APOPKA, FL	PIEDMONT PLAZA 2302-2444 E SEMORAN BLVD	ORLANDO	2004	2007	14.5%	148,075	210,075	\$1,089,563	BEALL'S(2019), ALBERTSON'S(NOT OWNED)
79	BAYONET POINT, FL	POINT PLAZA US 19 & SR 52	TAMPA	1985/2003	1/2	100.0%	209,714	209,714	\$1,382,994	PUBLIX SUPER MARKETS(2010), BEALL'S(2014), T.J. MAXX(2010)
80	BOYNTON BEACH, FL	MEADOWS SQUARE HYPOLUXO RD N. CONGRESS AVE.	MIAMI	1986	2004	20.0%	106,224	106,224	\$1,264,828	PUBLIX SUPER MARKETS(2011)
81	BOYNTON BEACH, FL (COMMONS)	BOYNTON COMMONS 333-399 CONGRESS AVE	MIAMI	1998	2007	15.0%	210,488	210,488	\$3,126,674	BARNES & NOBLE(2013), PETSMART(2014), SPORTS AUTHORITY(2013), BED BATH & BEYOND(2014)
82	BOYNTON BEACH, FL (ABERDEEN)	ABERDEEN SQUARE 4966 LE CHALET BLVD	MIAMI	1990	2007	20.0%	70,555	70,555	\$686,980	PUBLIX SUPER MARKETS(2010)
83	BOYNTON BEACH, FL(VILLAGE)	VILLAGE SQUARE AT GOLF 3775 W WOOLBRIGHT RD	MIAMI	1983/2002	2007	20.0%	126,486	131,466	\$1,711,239	PUBLIX SUPER MARKETS(2013)
84	BRADENTON, FL (LAKEWOOD)	LAKEWOOD RANCH PLAZA	BRADENTON	2001	2007	20.0%	69,484	69,484	\$945,251	PUBLIX SUPER MARKETS(2021)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	1755 LAKEWOOD RANCH BLVD								
85 BRADENTON, FL(CORTEZ)	CORTEZ PLAZA  CORTEZ ROAD WEST AND US HIGHWAY 41	BRADENTON	1966/1988	2007	100.0%	289,045	289,045	\$2,819,442	PUBLIX SUPER MARKETS(2008), BURLINGTON COAT FACTORY(2013), PETSMART(2012), CIRCUIT CITY(2010)
86 BRADENTON, FL(CREEKWOOD)	CREEKWOOD CROSSING  7395 52ND PLACE EAST	BRADENTON	2001	2007	20.0%	180,746	284,085	\$2,159,987	BEALL'S(2016), BEALL'S OUTLET(2014), LIFESTYLE FAMILY FITNESS(2014), MACYS FURNITURE & MATTRESS CLEARANCE CNTR(2009)
87 BRANDON, FL (KMART)	KMART SHOPPING CENTER 1602 BRANDON BL	TAMPA	1972/1997/2003	2	100.0%	161,900	228,022	\$796,732	K MART(2012), KANE FURNITURE(2022)
88 BRANDON, FL (PLAZA)	LAKE BRANDON PLAZA  CAUSEWAY BOULEVARD	TAMPA	1999	2003	14.5%	148,267	196,801	\$1,783,760	COMPUSA(2017), JO-ANN STORES(2017), BABIES R US(2013), PUBLIX SUPER MARKETS(2019)
89 BRANDON, FL (VILLAGE)	LAKE BRANDON VILLAGE  CAUSEWAY BOULEVARD	TAMPA	1997/2004	2003	14.5%	113,986	243,641	\$1,531,609	LINENS 'N THINGS, #496(2014), SPORTS AUTHORITY(2018), PETSMART(2020), LOWE'S(NOT OWNED)
90 CASSELBERRY, FL	CASSELBERRY COMMONS  1455 S. SEMORAN BLVD	ORLANDO	1973/1998	2007	20.0%	228,976	243,976	\$2,068,633	PUBLIX SUPER MARKETS(2012), ROSS DRESS FOR LESS(2013), STEIN MART(2015)
91 CLEARWATER, FL	CLEARWATER COLLECTION 21688-21800 US HWY19 NORTH	TAMPA	1995/2005	2007	100.0%	132,023	132,023	\$1,483,948	LA FITNESS INTERNATIONAL(2022), FLOOR & DECOR(2017)
92 CRYSTAL RIVER, FL	CRYSTAL SPRINGS 6760 W GULF TO LAKE	OCALA	2001	2007	20.0%	66,986	66,986	\$685,954	PUBLIX SUPER MARKETS(2021)
93 CRYSTAL RIVER, FL (RIVER)	CRYSTAL RIVER PLAZA 420 SUN COAST HWY	OCALA	1986/2001	1/2	100.0%	169,149	169,149	\$865,645	BEALL'S(2012), BEALL'S OUTLET(2011)
94 DANIA BEACH, FL	BASS PRO OUTDOOR WORLD 200 GULF STREAM WAY	MIAMI	1999	2007	100.0%	165,000	165,000	\$1,600,000	BASS PRO OUTDOOR WORLD(2014)
95 DANIA, FL	SHERIDAN SQUARE 401-435 E. SHERIDAN STREET	MIAMI	1991	2007	20.0%	67,475	67,475	\$665,847	PUBLIX SUPER MARKETS(2010)
96 DAVIE, FL	PARADISE PROMENADE 5949-6029 STIRLING ROAD	MIAMI	2004	2007	20.0%	74,493	74,493	\$1,115,824	PUBLIX SUPER MARKETS(2023)
97 DAYTONA BEACH, FL	VOLUSIA POINT SHOPPING CENTER	DAYTONA BEACH	1984	2001	100.0%	76,087	76,087	\$837,299	MARSHALLS(2010)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		1808 W. INTERNATIONAL SPEEDWAY								
98	DEERFIELD BEACH, FL	HILLSBORO SQUARE HILLSBORO BLVD & HIGHWAY ONE	MIAMI	1978/2002	2007	15.0%	145,329	154,089	\$2,291,330	PUBLIX SUPER MARKETS(2022), OFFICE DEPOT(2023)
99	ENGLEWOOD, FL	ROTONDA PLAZA 5855 PLACIDA ROAD	SARASOTA	1991	2004	100.0%	46,835	46,835	\$462,083	KASH N KARRY(2011)
100	FORT MEYERS, FL	MARKET SQUARE 13300 SOUTH CLEVELAND AVENUE	FT. MEYERS	2004	2007	15.0%	107,179	243,945	\$1,708,296	AMERICAN SIGNATURE(2014), TOTAL WINE & MORE(2016), DSW SHOE WAREHOUSE(2016), TARGET(NOT OWNED)
101	FORT MEYERS, FL (CYPRESS)	CYPRESS TRACE CYPRESS LAKE DRIVE & US 41	FT. MEYERS	2004	2007	15.0%	276,288	276,288	\$2,750,834	BEALL'S(2010), STEIN MART(2013), BEALL'S OUTLET(2010), ROSS DRESS FOR LESS(2012)
102	FORT WALTON BEACH, FL	SHOPPES AT PARADISE POINTE US HWY 98 AND PERRY AVE	DESTIN	1987/2000	2007	20.0%	83,936	83,936	\$991,501	PUBLIX SUPER MARKETS(2021)
103	GULF BREEZE, FL	GULF BREEZE MARKETPLACE 3749-3767 GULF BREEZE PARKWAY	PENSACOLA	1998	2003	100.0%	29,827	333,654	\$491,944	WAL-MART(NOT OWNED), LOWE'S(NOT OWNED)
104	HERNANDO, FL	SHOPPES OF CITRUS HILLS 2601 FOREST RIDGE BLVD	OCALA	1994/2003	2007	20.0%	68,927	68,927	\$740,097	PUBLIX SUPER MARKETS(2014)
105	HIALEAH, FL	PARAISO PLAZA 3300-3350 W. 80TH ST	MIAMI	1997	2007	20.0%	60,712	60,712	\$765,524	PUBLIX SUPER MARKETS(2017)
106	JACKSONVILLE, FL	JACKSONVILLE REGIONAL 3000 DUNN AVENUE	JACKSONVILLE	1988	1995	100.0%	219,735	295,752	\$1,332,826	J.C. PENNEY(2012), WINN DIXIE STORES(2014)
107	JACKSONVILLE, FL(ARLINGTON RD)	ARLINGTON PLAZA 926 ARLINGTON ROAD	JACKSONVILLE	1990/1999	2004	100.0%	182,098	182,098	\$601,127	FOOD LION(2010)
108	KISSIMMEE, FL (CVS)	CVS PHARMACY 3300 S. ORANGE BLOSSOM TRAIL	ORLANDO	1997	2007	100.0%	9,504	9,504	\$220,316	
109	LAKE MARY, FL	SHOPPES OF LAKE MARY 4155 WEST LAKE MARY BLVD	ORLANDO	2001	2007	15.0%	73,343	74,331	\$1,528,091	STAPLES(2015)
110	LAKE WALES, FL	SHOPPES ON THE RIDGE	LAKELAND	2003	2007	20.0%	115,671	115,671	\$1,221,689	PUBLIX SUPER MARKETS(2023)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		HIGHWAY 27 & CHALET SUZANNE ROAD								
111	LAKELAND, FL (HIGHLANDS)	HIGHLANDS PLAZA 2228 LAKELANDS HIGHLAND ROAD	LAKELAND	1990	2004	100.0%	102,572	102,572	\$857,150	WINN DIXIE STORES(2017)
112	LARGO, FL	BARDMOOR PROMENADE 10801 STARKEY ROAD	TAMPA	1991	2007	20.0%	152,667	165,607	\$1,891,942	PUBLIX SUPER MARKETS(2011)
113	LARGO, FL(KMART)	KMART SHOPPING CENTER 1000 MISSOURI AVENUE	TAMPA	1969	2008	25.3%	116,805	116,805	\$214,921	K MART(2012)
114	LAUDERHILL, FL	UNIVERSAL PLAZA 7730 WEST COMMERCIAL	MIAMI	2002	2007	15.0%	49,505	174,505	\$1,041,283	TARGET(NOT OWNED)
115	MELBOURNE, FL	MELBOURNE SHOPPING CENTER 1301-1441 S BABCOCK	MELBOURNE	1960/1999	2007	20.0%	204,202	229,102	\$1,342,381	BIG LOTS(2014), PUBLIX SUPER MARKETS(2019)
116	MIAMI, FL	THE SHOPS AT MIDTOWN MIAMI  3401 N. MIAMI AVENUE	MIAMI	2006	1	100.0%	237,217	378,331	\$5,596,205	CIRCUIT CITY(2022), LINENS 'N THINGS(2017), LOEHMANN'S(2018), MARSHALLS(2017), ROSS DRESS FOR LESS(2018), TARGET(2027), WEST ELM(2019)
117	MIAMI, FL(PARAISO)	PLAZA DEL PARAISO 12100 SW 127TH AVE	MIAMI	2003	2007	20.0%	82,441	82,441	\$1,162,796	PUBLIX SUPER MARKETS(2023)
118	MIRAMAR, FL	RIVER RUN MIRAMAR PARKWAY AND PALM AVENUE	MIAMI	1989	2007	20.0%	93,643	106,828	\$1,142,434	PUBLIX SUPER MARKETS(2009)
119	NAPLES, FL	CARILLON PLACE  5010 AIRPORT ROAD NORTH	NAPLES	1994	1995	14.5%	267,796	283,196	\$3,060,078	WAL-MART(2014), T.J. MAXX(2009), CIRCUIT CITY(2015), ROSS DRESS FOR LESS(2010), BEALL'S(2009), OFFICE MAX(2010)
120	NAPLES, FL (COUNTRY)	COUNTRYSIDE SHOPPES 4025 SANTA BARBARA	NAPLES	1997	2007	20.0%	73,986	73,986	\$851,713	WINN DIXIE STORES(2017)
121	NEWPORT RICHEY, FL	SHOPPES AT GOLDEN ACRES 9750 LITTLE ROAD	TAMPA	2002	2007	20.0%	130,609	130,609	\$1,343,667	PUBLIX SUPER MARKETS(2022)
122	OCALA, FL	HEATHER ISLAND 7878 SE MARICAMP	OCALA	2005	2007	20.0%	70,970	70,970	\$736,383	PUBLIX SUPER MARKETS(2020)
123	OCALA, FL(STEEPLECHASE)	STEEPLECHASE PLAZA 8585 STATE ROAD 200	OCALA	1993	2007	100.0%	92,180	92,180	\$1,001,711	PUBLIX SUPER MARKETS(2013)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
124	OCALA, FL(WEST)	OCALA WEST 2400 SW COLLEGE ROAD	OCALA	1991	2003	100.0%	105,276	105,276	\$824,347	SPORTS AUTHORITY(2012), HOBBY LOBBY(2016)
125	OCOE, FL (WEST OAKS)	WEST OAKS TOWN CENTER 9537-49 W. COLONIAL	ORLANDO	2000	2007	20.0%	66,539	111,623	\$1,270,862	MICHAEL'S(2010)
126	ORANGE PARK, FL (THE VILLAGE)	THE VILLAGE SHOPPING CENTER 950 BLANDING BOULEVARD	JACKSONVILLE	1993/2000	2004	100.0%	72,531	135,473	\$685,192	BEALL'S(2014), ALBERTSON'S(NOT OWNED)
127	ORLANDO, FL (CHICKASAW)	CHICKASAW TRAIL 2300 S. CHICKASAW TR	ORLANDO	1994	2007	20.0%	75,492	76,067	\$836,984	PUBLIX SUPER MARKETS(2014)
128	ORLANDO, FL (CIRCUIT)	CIRCUIT CITY PLAZA GOOD HOMES ROAD AND COLONIAL DRIVE	ORLANDO	1999	2007	15.0%	78,625	78,625	\$1,030,451	STAPLES(2015), CIRCUIT CITY(2020)
129	ORLANDO, FL(CONWAY)	CONWAY PLAZA 4400 CURRY FORD ROAD	ORLANDO	1985/1999	2007	20.0%	117,723	117,723	\$1,055,585	PUBLIX SUPER MARKETS(2019)
130	ORLANDO, FL(SAND)	SAND LAKE CORNERS  8111-8481 JOHN YOUNG PARKWAY	ORLANDO	1998/2000	2007	15.0%	197,716	397,716	\$2,440,929	BEALL'S (2014), PETSMART (2014), STAPLES (2014), LOWES(NOT OWNED), WALMART(NOT OWNED)
131	ORLANDO, FL(SKYVIEW)	SKYVIEW PLAZA  7801 ORANGE BLOSSOM TRAIL	ORLANDO	1994/1998	2007	20.0%	281,260	281,260	\$2,510,677	PUBLIX SUPER MARKETS(2013), OFFICE DEPOT(2008), K MART(2009), CIRCUIT CITY(2013)
132	ORMOND BEACH, FL	ORMOND TOWNE SQUARE  1458 WEST GRANADA BLVD	DAYTONA BEACH	1993	1994	100.0%	234,042	234,042	\$2,005,617	BEALL'S(2018), ROSS DRESS FOR LESS(2016), PUBLIX SUPER MARKETS(2013)
133	OVIEDO, FL	OVIEDO PARK CROSSING  RTE 417 & RED BUG LAKE ROAD	ORLANDO	1999	1	20.0%	186,212	321,249	\$2,027,966	OFFICE MAX(2014), ROSS DRESS FOR LESS(2010), MICHAEL'S(2014), T.J. MAXX(2010), LINENS 'N THINGS(2011), LOWE'S(NOT OWNED)
134	PALM BEACH GARDEN, FL	NORTHLAKE COMMONS NORTHLAKE BLVD	MIAMI	1987/2003	2007	20.0%	146,825	264,667	\$2,010,260	ROSS DRESS FOR LESS(2014), HOME DEPOT(NOT OWNED)
135	PALM HARBOR, FL	THE SHOPPES OF BOOT RANCH  300 EAST LAKEROAD	TAMPA	1990	1995	100.0%	52,395	229,188	\$950,567	TARGET(NOT OWNED), ALBERTSON'S(NOT OWNED)
136	PALM HARBOR, FL (BROOKER)	BROOKER CREEK  36301 E.LAKE ROAD	TAMPA	1994	2007	20.0%	77,596	77,596	\$920,918	PUBLIX SUPER MARKETS(2014)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
137	PEMBROKE PINES, FL	FLAMINGO FALLS 2000-2216 N.FLAMINGO ROAD	MIAMI	2001	2007	20.0%	108,565	108,565	\$2,367,366	
138	PENSACOLA, FL	PALAFIX SQUARE 8934 PENSACOLA BLVD	PENSACOLA	1988/1997/1999	1/2	100.0%	17,150	236,892	\$250,093	WALMART(NOT OWNED)
139	PLANT CITY, FL	PLANT CITY CROSSING SWC OF INTERSTATE 4 & THONOTOSASSA ROAD	TAMPA	2001	2007	100.0%	85,252	85,252	\$1,009,421	PUBLIX SUPER MARKETS(2021)
140	PLANT CITY, FL(LAKE)	LAKE WALDEN SQUARE 105-240 W ALEXANDER	TAMPA	1992	2007	14.5%	158,347	161,347	\$1,507,170	KASH N KARRY(2012)
141	PLANTATION, FL (FOUNTAINS)	THE FOUNTAINS  801 SOUTH UNIVERSITY DRIVE	MIAMI	1989	2007	100.0%	237,983	310,202	\$2,745,112	MARSHALLS(2014)
142	PLANTATION, FL (VISION)	VISION WORKS 801 SOUTH UNIVERSITY DRIVE	MIAMI	1989	2007	100.0%	6,891	6,891	\$159,170	
143	SANTA ROSA BEACH, FL	WATERCOLOR CROSSING 110 WATERCOLOR WAY	PENSACOLA	2003	2007	20.0%	43,207	43,207	\$672,812	PUBLIX SUPER MARKETS(2024)
144	SARASOTA, FL	SARASOTA PAVILION  6511 TAMAIMI TRAIL	SARASOTA	1999	2007	15.0%	324,985	336,951	\$3,905,623	STEIN MART(2009), PUBLIX SUPER MARKETS(2010), MICHAEL'S(2014), OLD NAVY(2010), MARSHALLS(2013), BED BATH & BEYOND(2015), ROSS DRESS FOR LESS(2012), BOOKS-A- MILLION(2011)
145	SPRING HILL, FL	MARINER SQUARE  13050 CORTEZ BLVD.	TAMPA	1988/1997	1/2	100.0%	188,347	392,423	\$1,576,421	BEALL'S(2011), ROSS DRESS FOR LESS(2014), WALMART(NOT OWNED)
146	ST. PETERSBURG, FL	KMART PLAZA 3951 34TH STREET SOUTH	TAMPA	1973	2008	25.3%	94,500	94,500	\$277,400	K MART(2013)
147	ST. PETERSBURG, FL (GATEWAY)	GATEWAY MALL  7751-8299 9TH ST N	TAMPA	2000	2007	15.0%	231,106	353,106	\$2,045,678	T.J. MAXX(2014), PUBLIX SUPER MARKETS(2019), BEALL'S(2021), PETSMART(2013), OFFICE DEPOT(2014), TARGET(NOT OWNED)
148	TALLAHASSEE, FL	CAPITAL WEST 4330 WEST TENNESSEE STREET	TALLAHASSEE	1994/2004	2003	100.0%	79,451	252,100	\$643,986	BEALL'S OUTLET(2009), WAL-MART(NOT OWNED)
149	TALLAHASSEE, FL (KILLEARN)	KILLEARN SHOPPING CENTER  3479-99 THOMASVILLE ROAD	TALLAHASSEE	1980	2007	20.0%	95,229	95,229	\$1,021,442	PUBLIX SUPER MARKETS(2011)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
150	TALLAHASSEE, FL (SOUTHWOOD)	SOUTHWOOD VILLAGE  NWC CAPITAL CIRCLE & BLAIRSTONE ROAD	TALLAHASSEE	2003	2007	20.0%	62,840	62,840	\$756,805	PUBLIX SUPER MARKETS(2023)
151	TAMARAC, FL	MIDWAY PLAZA UNIVERSITY DR & COMMERCIAL BLVD	MIAMI	1985	2007	20.0%	227,209	227,209	\$2,809,822	ROSS DRESS FOR LESS(2013), PUBLIX SUPER MARKETS(2011)
152	TAMPA, FL	NEW TAMPA COMMONS BRUCE B DOWNS & DONNA MICHELLE	TAMPA	2005	2007	100.0%	10,000	10,000	\$336,221	
153	TAMPA, FL (DALE)	NORTH POINTE PLAZA 15001-15233 NORTH DALE MABRY	TAMPA	1990	1/2	20.0%	104,460	222,388	\$1,294,767	PUBLIX SUPER MARKETS(2010), WALMART(NOT OWNED)
154	TAMPA, FL (WALKS)	WALKS AT HIGHWOOD PRESERVE(I) 18001 HIGHWOODS PRESERVE PARKWAY	TAMPA	2001	2007	15.0%	169,081	178,981	\$3,215,111	MICHAEL'S(2012), LINENS 'N THINGS(2017), CIRCUIT CITY(2017)
155	TAMPA, FL (WATERS)	TOWN N' COUNTRY PROMENADE 7021-7091 WEST WATERS AVENUE	TAMPA	1990	1/2	100.0%	134,463	249,844	\$989,292	KASH N KARRY(2010), WALMART(NOT OWNED)
156	TARPON SPRINGS, FL	TARPON SQUARE 41232 U.S. 19, NORTH	TAMPA	1974/1998	1/2	100.0%	198,797	199,447	\$1,447,549	K MART(2009), BIG LOTS(2012), STAPLES(2013)
157	TEQUESTA, FL	TEQUESTA SHOPPES 105 N US HWY 1	MIAMI	1986	2007	100.0%	109,760	109,760	\$1,071,766	STEIN MART(2017)
158	VALRICO, FL	BRANDON BOULEVARD SHOPPES 1930 SR 60 E.	TAMPA	1994	2007	100.0%	85,377	85,377	\$920,506	PUBLIX SUPER MARKETS(2014)
159	VALRICO, FL (LITHIA)	SHOPPES AT LITHIA 3461 LITHIA PINECREST ROAD	TAMPA	2003	2007	20.0%	71,430	71,430	\$1,041,077	PUBLIX SUPER MARKETS(2023)
160	VENICE, FL	JACARANDA PLAZA  1687 SOUTH BYPASS	SARASOTA- BRADENTON- VENICE	1974	2008	25.3%	84,180	84,180	\$256,500	K MART(2009)
161	VERO BEACH, FL	CIRCUIT CITY 6560 20TH STREET	VERO BEACH	2001	2007	100.0%	33,243	33,243	\$530,000	CIRCUIT CITY(2021)
162	WESLEY CHAPEL, FL	SHOPPES OF NEW TAMPA 1920 CR 581	TAMPA	2002	2007	20.0%	158,529	158,529	\$1,970,874	PUBLIX SUPER MARKETS(2022), BEALL'S(2017)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
163	WEST PALM BEACH, FL	PARADISE PLACE 4075 N. HAVERHILL RD	MIAMI	2003	2007	15.0%	89,120	89,120	\$902,707	PUBLIX SUPER MARKETS(2023)
164	WINTER PARK, FL (GOLDENROD)	WINTER PARK PALMS 4270 ALOMA AVENUE	ORLANDO	1985/1998	2007	14.5%	112,292	112,292	\$886,564	PUBLIX SUPER MARKETS(2010)
165	<u>GEORGIA</u> ATHENS, GA	ATHENS EAST 4375 LEXINGTON ROAD	ATLANTA	2000	2003	100.0%	24,000	218,879	\$323,508	WAL MART(NOT OWNED)
166	ATLANTA, GA (BROOKHAVEN)	BROOKHAVEN PLAZA 3974 PEACHTREE RD NE	ATLANTA	1993	2007	20.0%	65,320	71,320	\$1,186,135	KROGER(2018)
167	ATLANTA, GA (CORNERS)	CASCADE CORNERS 3425 CASCADE ROAD	ATLANTA	1993	2007	20.0%	66,844	66,844	\$474,396	KROGER(2020)
168	ATLANTA, GA (DULUTH)	PLEASANT HILL PLAZA 1630 PLEASANT HILL ROAD	ATLANTA	1990	1994	100.0%	99,025	219,025	\$719,969	WAL-MART(NOT OWNED)
169	ATLANTA, GA (PERIMETER)	PERIMETER POINTE 1155 MT. VERNON HIGHWAY	ATLANTA	1995/2002	1995	14.5%	343,155	352,755	\$5,432,501	STEIN MART(2010), BABIES R US(2012), SPORTS AUTHORITY(2012), L.A. FITNESS(2016), OFFICE DEPOT(2012), UNITED ARTISTS THEATRE(2015), HOMEGOODS (2018)
170	ATLANTA, GA(ABERNATHY)	ABERNATHY SQUARE 6500 ROSWELL RD	ATLANTA	1983/1994	2007	100.0%	127,616	131,516	\$2,214,751	PUBLIX SUPER MARKETS(2014)
171	ATLANTA, GA(CROSSING)	CASCADE CROSSING 3695 CASCADE RD SW	ATLANTA	1994	2007	20.0%	63,346	63,346	\$604,470	PUBLIX SUPER MARKETS(2014)
172	AUGUSTA, GA (GOODY'S)	GOODY'S SHOPPING CENTER 2360 GEORGETOWN ROAD	ATLANTA	1999	2007	15.0%	22,560	232,560	\$0	SUPER WALMART(NOT OWNED)
173	AUSTELL, GA	BURLINGTON PLAZA 3753-3823 AUSTELL ROAD SW	ATLANTA	1973	2008	25.3%	146,950	146,950	\$483,825	BURLINGTON COAT FACTORY(2014)
174	BUFORD, GA (MILLCREEK)	MARKETPLACE AT MILLCREEK (I) MALL OF GEORGIA BLVD	ATLANTA	2003	2007	15.0%	403,106	403,106	\$4,934,261	TOYS R US(2015), R.E.I.(2013), BORDERS(2020), OFFICE MAX(2014), LINENS 'N THINGS(2015), PETSMART(2015), MICHAEL'S(2010), DSW SHOE WAREHOUSE(2013), ROSS DRESS FOR LESS(2013), MARSHALLS(2012)
175	CANTON, GA	HICKORY FLAT VILLAGE 6175 HICKORY FLAT HY	ATLANTA	2000	2007	20.0%	74,020	74,020	\$997,677	PUBLIX SUPER MARKETS(2020)
176	CANTON, GA (RIVER)	RIVERSTONE PLAZA	ATLANTA	1998	2007	20.0%	302,131	331,820	\$3,603,663	GOODY'S(2010), MICHAEL'S(2012), ROSS DRESS FOR LESS(2012), BELK(2017), PUBLIX SUPER MARKETS(2018)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	1451 RIVERSTONE PARKWAY								
177 CARTERSVILLE, GA	BARTOW MARKETPLACE 215 MARKETPLACE BLVD	ATLANTA	1995	2007	15.0%	375,067	375,067	\$2,445,362	WAL-MART(2015), LOWE'S(2015)
178 CHAMBLEE, GA	CHAMBLEE PLAZA PEACHTREE INDUSTRIAL BOULEVARD	ATLANTA	1976	2003	100.0%	160,216	160,216	\$716,221	
179 COLUMBUS, GA	BRADLEY PARK CROSSING  1591 BRADLEY PARK DRIVE COLUMB	COLUMBUS	1999	2003	100.0%	119,786	242,786	\$1,339,143	GOODY'S(2011), PETSMART(2015), MICHAEL'S(2009), TARGET(NOT OWNED)
180 CUMMING, GA	SHARON GREEN 1595 PEACHTREE PKWY	ATLANTA	2001	2007	20.0%	98,301	101,301	\$1,109,793	KROGER(2021)
181 CUMMING, GA (MARKETPLACE)	CUMMING MARKETPLACE  MARKETPLACE BOULEVARD	ATLANTA	1997/1999	2003	100.0%	308,557	652,642	\$3,412,412	LOWE'S(2019), MICHAEL'S(2010), OFFICE MAX(2013), WAL MART(NOT OWNED), HOME DEPOT(NOT OWNED)
182 DECATUR, GA(FLAT SHOALS)	FLAT SHOALS CROSSING 3649 FLAKES MILL RD	ATLANTA	1994	2007	20.0%	69,699	69,699	\$709,078	PUBLIX SUPER MARKETS(2013)
183 DECATUR, GA(HAIRSTON)	HAIRSTON CROSSING 2075 S HAIRSTON ROAD	ATLANTA	2002	2007	20.0%	57,884	57,884	\$700,375	PUBLIX SUPER MARKETS(2022)
184 DOUGLASVILLE, GA	DOUGLASVILLE MARKETPLACE 6875 DOUGLAS BOULEVARD	ATLANTA	1999	2003	100.0%	86,158	261,353	\$1,461,499	BEST BUY(2015), BABIES R US(2011), LOWES(NOT OWNED)
185 DOUGLASVILLE, GA (PAVILION)	DOUGLASVILLE PAVILION  2900 CHAPEL HILL RD	ATLANTA	1998	2007	15.0%	267,010	370,010	\$2,950,078	PETSMART(2014), OFFICE MAX(2013), MARSHALLS(2014), GOODY'S(2013), ROSS DRESS FOR LESS(2012), HUDSON'S FURNITURE SHOWROOM(2014), TARGET (NOT OWNED)
186 DOUGLASVILLE, GA(MARKET)	MARKET SQUARE 9503-9579 HIGHWAY 5	ATLANTA	1974/1990	2007	20.0%	121,766	128,266	\$1,436,578	OFFICE DEPOT(2013)
187 DULUTH, GA (VENTURE)	VENTURE POINTE (I)  2050 W. LIDDELL RD.	ATLANTA	1996	2007	15.0%	335,420	645,420	\$2,672,889	HOBBY LOBBY(2011), BABIES R US(2014), ASHLEY FURNITURE HOMESTORE(2012), GOLFSMITH GOLF CENTER(2012), KOHL'S(2022), SUPER TARGET(NOT OWNED), COSTCO(NOT OWNED)
188 DULUTH, GA(SOFA)	SOFA EXPRESS 3480 STEVE REYNOLDS BLVD	ATLANTA	2004	2007	100.0%	20,000	20,000	\$0	

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
189	DULUTH, GA, GA(PLEASANT)	PLEASANT HILL SQUARE  2205 PLEASANT HILL	ATLANTA	1997/2000	2007	15.0%	282,137	282,137	\$3,585,687	BARNES & NOBLE(2012), TOYS R US(2013), JO-ANN STORES(2011), STAPLES(2014), J.C. PENNEY(2012), OLD NAVY(2009)
190	ELLENWOOD, GA	SHOPPES OF ELLENWOOD EAST ATLANTA ROAD & FAIRVIEW ROAD	ATLANTA	2003	2007	20.0%	67,721	67,721	\$839,100	PUBLIX SUPER MARKETS(2023)
191	FAYETTEVILLE, GA (PAVILION)	FAYETTE PAVILION (I)  NEW HOPE ROAD & GA HWY 85	ATLANTA	1995/2002	2007	15.0%	1,280,813	1,529,310	\$11,179,213	H.H. GREGG APPLIANCES(2018), WAL-MART(2016), BED BATH & BEYOND(2013), SPORTS AUTHORITY(2012), T.J. MAXX(2009), PUBLIX SUPER MARKETS(2016), BELK(2015), BEST BUY(2013), HUDSON'S FURNITURE SHOWROOM(2016), OLD NAVY(2010), ROSS DRESS FOR LESS(2012), TOYS R US(2010), CINEMARK(2018), MARSHALLS(2011), PETSMART(2016), KOHL'S(2022), JO-ANN STORES(2012), DICK'S SPORTING GOODS(2016), HOME DEPOT(NOT OWNED), TARGET(NOT OWNED)
192	FLOWERY BRANCH, GA	CLEARWATER CROSSING 7380 SPOUT SPRINGS ROAD	ATLANTA	2003	2007	20.0%	90,566	90,566	\$1,105,580	KROGER(2023)
193	GAINESVILLE, GA	RITE AID 599 S. ENOTA DRIVE	ATLANTA	1997	2007	100.0%	10,594	10,594	\$178,016	
194	HIRAM, GA	HIRAM PAVILION (I)  5220 JIMMY LEE SMITH PARKWAY	ATLANTA	2002	2007	15.0%	363,695	568,715	\$3,185,910	ROSS DRESS FOR LESS(2012), MICHAEL'S(2012), MARSHALLS(2011), KOHL'S(2022), LINENS 'N THINGS(2017), TARGET (NOT OWNED)
195	KENNESAW, GA (BARRETT)	BARRETT PAVILION (I)  740 BARRETT PARKWAY	ATLANTA	1998	2007	15.0%	439,784	585,184	\$6,578,189	AMC THEATRE(2019), HOMEGOODS(2013), SCHOOL BOX, THE(2010), GOLFSMITH GOLF CENTER(2013), H.H. GREGG APPLIANCES(2018), JO-ANN STORES(2011), TOTAL WINE & MORE(2017), OLD NAVY (2010), R.E.I. (2018), TARGET(NOT OWNED)
196	KENNESAW, GA(TOWN)	TOWN CENTER COMMONS 725 EARNEST BARRETT PARKWAY	ATLANTA	1998	2007	100.0%	72,108	159,758	\$954,563	J.C. PENNEY(2013), DICK'S(NOT OWNED)
197	LAWRENCEVILLE, GA	FIVE FORKS VILLAGE 850 DOGWOOD ROAD	ATLANTA	1990	2003	10.0%	89,064	89,064	\$465,908	
198	LAWRENCEVILLE, GA (RITE)	RITE AID 1545 LAWRENCEVILLE	ATLANTA	1997	2007	100.0%	9,504	9,504	\$184,328	
199	LAWRENCEVILLE, GA(SPRINGFIELD)	SPRINGFIELD PARK	ATLANTA	1992/2000	2007	100.0%	105,321	105,321	\$1,057,023	HOBBY LOBBY(2011)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		665 DULUTH HIGHWAY								
200	LILBURN, GA (FIVE FORKS)	FIVE FORKS CROSSING 3055 FIVE FORKS TRICKUM ROAD	ATLANTA	2000/2001	2003	10.0%	73,910	73,910	\$691,606	KROGER(2012)
201	LITHONIA, GA	STONECREST MARKETPLACE  TURNER HILL ROAD AND MALL PARKWAY	ATLANTA	2002	2007	15.0%	264,644	264,644	\$2,938,498	STAPLES(2017), BABIES R US(2018), DSW SHOE WAREHOUSE(2013), ROSS DRESS FOR LESS(2013), MARSHALLS(2012)
202	LITHONIA, GA (THE SHOPS AT TURNER HILL)	SHOPS AT TURNER HILL  8200 MALL PARKWAY	ATLANTA	2004	2003	14.5%	113,675	293,670	\$1,676,943	BEST BUY(2018), BED BATH & BEYOND(2013), TOYS R US(2012), SAM'S CLUB(NOT OWNED)
203	LOGANVILLE, GA	MIDWAY PLAZA 910 ATHENS HWY	ATLANTA	1995	2003	20.0%	91,196	91,196	\$999,634	KROGER(2016)
204	MACON, GA	EISENHOWER ANNEX 4685 PRESIDENTIAL PARKWAY	MACON	2002	2007	100.0%	55,505	55,505	\$688,453	H.H. GREGG APPLIANCES(2036), PETSMART(2017)
205	MACON, GA (DAVID'S)	DAVID'S BRIDAL CENTER 4685 PRESIDENTIAL PARKWAY	MACON	2004	2007	15.0%	14,000	14,000	\$247,665	
206	MACON, GA (EISENHOWER)	EISENHOWER CROSSING (I)  4685 PRESIDENTIAL PARKWAY	MACON	2002	2007	15.0%	400,602	536,718	\$4,601,455	KROGER(2022), STAPLES(2016), MICHAEL'S(2011), ROSS DRESS FOR LESS(2012), BED BATH & BEYOND(2012), GOODY'S(2016), OLD NAVY(2011), MARSHALLS(2011), DICK'S SPORTING GOODS(2017), TARGET(NOT OWNED)
207	MACON, GA(K-MART)	K-MART 1901 PAUL WALSH DR.	MACON	2000	2007	100.0%	102,098	102,098	\$0	
208	MARIETTA, GA	TOWNE CENTER PRADO  2609 BELLS FERRY ROAD	ATLANTA	1995/2002	1995	14.5%	316,786	326,683	\$3,956,414	STEIN MART(2012), ROSS DRESS FOR LESS(2013), PUBLIX SUPER MARKETS(2015), CRUNCH FITNESS(2011)
209	MARIETTA, GA (RITE AID)	RITE AID 731 WHITLOCK AVE	ATLANTA	1997	2007	100.0%	10,880	10,880	\$183,507	
210	MARIETTA, GA(BLOCKBUSTER)	BLOCKBUSTER  1748 POWDER SPRINGS	ATLANTA	1994	2007	20.0%	6,500	6,500	\$128,960	
211	MCDONOUGH, GA	MCDONOUGH MARKETPLACE  NE CORNER 175 & HIGHWAY 20	ATLANTA	2003	2003	14.5%	53,158	360,729	\$856,211	OFFICE DEPOT(2016), WALMART(NOT OWNED), LOWES(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
212	MCDONOUGH, GA(DOW)								
	SHOPPES AT LAKE DOW 900-938 HIGHWAY 81 E	ATLANTA	2002	2007	20.0%	73,145	73,145	\$868,567	PUBLIX SUPER MARKETS(2022)
213	MORROW, GA (SOUTHLAKE)								
	SOUTHLAKE PAVILION (II & III)		1996/2001	2007	15.0%	530,066	644,614	\$5,205,253	CIRCUIT CITY(2017), ROSS DRESS FOR LESS(2012), BARNES & NOBLE(2013), ASHLEY FURNITURE HOMESTORE(2012), L.A. FITNESS(2017), STAPLES(2015), OLD NAVY(2011), H.H. GREGG APPLIANCES(2018), SEARS(2012), TARGET(NOT OWNED)
	1912 MT ZION ROAD	ATLANTA							
214	NEWNAN, GA								
	NEWNAN CROSSING 955-1063 BULLSBORO DRIVE	ATLANTA	1995	2003	100.0%	156,497	426,723	\$1,283,643	LOWE'S(2015), WAL-MART(NOT OWNED), BELK (NOT OWNED)
215	NEWNAN, GA (PAVILION)								
	NEWNAN PAVILION 1074 BULLSBORO DR	ATLANTA	1998	2007	15.0%	263,705	459,578	\$3,387,382	OFFICE MAX(2013), PETSMART(2015), CIRCUIT CITY(2016), HOME DEPOT(2019), ROSS DRESS FOR LESS(2012), KOHL'S(2022)
216	NORCROSS, GA								
	JONES BRIDGE SQUARE 5075 PEACHTREE PKWY	ATLANTA	1999	2007	100.0%	83,363	83,363	\$879,216	INGLES(2019)
217	ROME, GA								
	CIRCUIT CITY 2700 MARTHA BERRY HIGHWAY NE	ROME	2001	2007	100.0%	33,056	33,056	\$420,000	CIRCUIT CITY(2021)
218	ROSWELL, GA (SANDY)								
	SANDY PLAINS VILLAGE (I) GEORGIA HWY 92 AND SANDY PLAINS ROAD	ATLANTA	1978/1995	2007	100.0%	177,599	177,599	\$1,596,925	KROGER(2010), STEIN MART(2009)
219	ROSWELL, GA (STONEBRIDGE)								
	STONEBRIDGE SQUARE 610-20 CROSSVILLE RD	ATLANTA	2002	2007	15.0%	160,104	162,832	\$2,075,287	LINENS 'N THINGS(2011), KOHL'S(2022)
220	SMYRNA, GA								
	HERITAGE PAVILION 2540 CUMBERLAND BLVD	ATLANTA	1995	2007	15.0%	263,071	263,071	\$3,105,106	PETSMART(2016), ROSS DRESS FOR LESS(2016), AMERICAN SIGNATURE(2018), T.J. MAXX(2010), MARSHALLS(2011)
221	SNELLVILLE, GA (RITE AID)								
	RITE AID 3295 CENTERVILLE HWY	ATLANTA	1997	2007	100.0%	10,594	10,594	\$199,601	
222	SNELLVILLE, GA(COMMONS)								
	PRESIDENTIAL COMMONS 1630-1708 SCENIC HWY	ATLANTA	2000	2007	100.0%	371,586	371,586	\$4,212,537	JO-ANN STORES(2014), KROGER(2018), STEIN MART(2013), CIRCUIT CITY(2019), HOME DEPOT(2023)
223	STONE MOUNTAIN, GA								
	RIVERCLIFF VILLAGE STONE MOUNTAIN HIGHWAY STONE M	ATLANTA	1999	1993	100.0%	2,000	2,000	\$46,200	
224	STONE MOUNTAIN, GA (DESHON)								
	DESHON PLAZA	ATLANTA	1994	2007	20.0%	64,055	64,055	\$706,116	PUBLIX SUPER MARKETS(2014)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		380 N. DESHON ROAD								
225	SUWANEE, GA (CROSS)	SUWANEE CROSSROADS LAWRENCEVILLE ROAD & SATELLITE BLVD	ATLANTA	2002	2007	15.0%	69,600	279,600	\$796,165	SUPER WALMART(NOT OWNED)
226	SUWANEE, GA (JOHNS)	JOHNS CREEK TOWN CENTER  3630 PEACHTREE PARKWAY SUWANEE	ATLANTA	2001/2004	2003	100.0%	285,336	285,336	\$3,686,380	BORDERS(2021), PETSMART(2020), KOHL'S(2022), MICHAEL'S(2011), STAPLES(2016), SHOE GALLERY(2014)
227	SUWANEE, GA (SHOPS)	SHOPS AT JOHNS CREEK 4090 JOHNS CREEK PKY	ATLANTA	1997	2007	20.0%	18,200	18,200	\$359,504	
228	SYLVANIA, GA	BI-LO 1129 W OGEECHEE ST	ATLANTA	2002	2007	100.0%	36,000	36,000	\$378,000	BI-LO(2023)
229	TUCKER, GA	COFER CROSSING 4349-4375 LAWRENCEVILLE HWY	ATLANTA	1998/2003	2003	20.0%	130,832	279,020	\$1,060,688	KROGER(2019), WALMART(NOT OWNED)
230	TYRONE, GA	SOUTHAMPTON VILLAGE NWC OF HIGHWAY 74 & SWANSON ROAD	ATLANTA	2003	2007	20.0%	77,956	77,956	\$899,623	PUBLIX SUPER MARKETS(2023)
231	UNION CITY, GA	SHANNON SQUARE 4720 JONESBORO ROAD	ATLANTA	1986	2003	100.0%	100,002	181,954	\$529,768	WAL-MART(NOT OWNED)
232	WARNER ROBINS, GA	WARNER ROBINS PLACE  2724 WATSON BOULEVARD	WARNER ROBINS	1997	2003	100.0%	107,941	459,700	\$1,340,076	T.J. MAXX(2010), STAPLES(2016), LOWES(NOT OWNED), WAL-MART(NOT OWNED)
233	WARNER ROBINS, GA (CITY)	CITY CROSSING  WATSON BLVD & CARL VINSON PKWY	WARNER ROBINS	2001	2007	15.0%	190,433	305,433	\$1,722,423	MICHAEL'S(2011), ROSS DRESS FOR LESS(2012), HOME DEPOT(NOT OWNED)
234	WARNER ROBINS, GA (LOWE'S)	LOWE'S HOME IMPROVEMENT  2704 WATSON BLVD.	WARNER ROBINS	2000	2007	100.0%	131,575	131,575	\$910,000	LOWE'S(2017)
235	WOODSTOCK, GA	WOODSTOCK PLACE 10029 HIGHWAY 928	ATLANTA	1995	2003	100.0%	44,691	44,691	\$358,575	
236	WOODSTOCK, GA (SQUARE)	WOODSTOCK SQUARE  120-142 WOODSTOCK SQ	ATLANTA	2001	2007	15.0%	218,859	392,859	\$2,878,003	OFFICE MAX(2017), OLD NAVY(2012), KOHL'S(2022), SUPER TARGET(NOT OWNED)
237	<b>IDAHO</b> IDAHO FALLS, ID (DDRC)	COUNTRY CLUB MALL	IDAHO FALLS	1976/1992/1997	1998	100.0%	148,593	306,201	\$830,546	OFFICE MAX(2011), WORLD GYM(2008), FRED MEYER, INC.(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		1515 NORTHGATE MILE								
238	MERIDIAN, ID	MERIDIAN CROSSROADS	BOISE	1999/2001/2002/2003/	1	100.0%	461,023	731,482	\$6,314,061	BED BATH & BEYOND(2011), OLD NAVY(2010), SHOPKO(2020), OFFICE DEPOT(2010), ROSS DRESS FOR LESS(2012), MARSHALLS(2012), SPORTSMAN'S WAREHOUSE(2015), BABIES R US(2014), CRAFT WAREHOUSE(2013), WALMART(NOT OWNED)
		EAGLE AND FAIRVIEW ROAD		2004						
239	NAMPA, ID	NAMPA GATEWAY CENTER 1200 N. HAPPY VALLEY RD.	BOISE	2008	1	100.0%	103,780	103,780	\$92,500	J.C. PENNEY(2027)
<b>ILLINOIS</b>										
240	DEER PARK, IL	DEER PARK TOWN CENTER (I)  20530 NORTH RAND RD SUITE 133	CHICAGO	2000/2004	1	25.8%	292,139	396,334	\$8,969,948	GAP(2010), CRATE & BARREL(2018), CENTURY THEATRE(2019), BARNES & NOBLE(NOT OWNED)
241	MCHENRY, IL	THE SHOPS AT FOX RIVER  3340 SHOPPERS DRIVE	CHICAGO	2006	1	100.0%	224,552	224,552	\$2,713,999	DICK'S SPORTING GOODS(2018), PETSMART(2017), BED BATH & BEYOND(2017), BEST BUY(2018)
242	MOUNT VERNON, IL	TIMES SQUARE MALL 42ND AND BROADWAY	MOUNT VERNON	1974/1998/2000	1993	100.0%	269,328	269,328	\$1,012,508	SEARS(2013), GOODY'S(2015), J.C. PENNEY(2012)
243	ORLAND PARK, IL	MARLEY CREEK SQUARE 179TH ST. & WOLF ROAD	CHICAGO	2006	2006	50.0%	57,927	62,827	\$788,155	
244	ORLAND PARK, IL (HOME DEPOT)	HOME DEPOT CENTER  15800 HARLEM AVENUE	CHICAGO	1987/1993	2004	100.0%	149,498	149,498	\$1,409,697	HOME DEPOT(2012)
245	ROCKFORD, IL	WALGREENS 2525 S. ALPINE ROAD	ROCKFORD	1998/1999	2007	100.0%	14,725	14,725	\$350,000	
246	ROSCOE, IL	HILANDER VILLAGE 4860 HONONEGAH ROAD	CHICAGO	1994	2007	20.0%	125,623	125,623	\$1,026,893	KROGER(2020)
247	SCHAUMBURG, IL	WOODFIELD VILLAGE GREEN  1430 EAST GOLF ROAD	CHICAGO	1993/1998/2002	1995	14.5%	508,673	674,362	\$8,553,210	CIRCUIT CITY(2009), OFF 5TH(2011), PETSMART(2014), HOMEGOODS(2014), OFFICE MAX(2010), CONTAINER STORE(2011), FILENE'S BASEMENT(2014), MARSHALLS(2014), NORDSTROM RACK(2014), BORDERS(2010), EXPO DESIGN CENTER(2019), COSTCO(NOT OWNED)
248	SKOKIE, IL	VILLAGE CROSSING  5507 W. TOUHY AVE	CHICAGO	1989	2007	15.0%	434,973	434,973	\$7,336,039	MICHAEL'S(2013), BED BATH & BEYOND(2013), OFFICE MAX(2015), BEST BUY(2014), CROWN THEATRES(2021), BARNES & NOBLE(2012), PETSMART (2019)
<b>INDIANA</b>										
249	BEDFORD, IN	TOWN FAIR CENTER	BEDFORD	1993/1997	2	100.0%	223,431	223,431	\$1,113,076	K MART(2018), GOODY'S(2013), J.C. PENNEY(2013)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)	
		1320 JAMES AVENUE									
250	EVANSVILLE, IN(EAST)	EAST LLOYD COMMONS 6300 E. LLOYD EXPWY	EVANSVILLE	2005	2007	100.0%	159,682	159,682	\$2,128,800	GORDMAN'S(2015), MICHAEL'S(2015), BEST BUY(2016)	
251	HIGHLAND, IN	HIGHLAND GROVE SHOPPING CENTER  HIGHWAY 41 & MAIN STREET	CHICAGO	1995/2001	1996	20.0%	312,546	524,410	\$3,465,065	MARSHALLS(2011), KOHL'S(2016), CIRCUIT CITY(2016), OFFICE MAX(2012), BEST BUY (NOT OWNED), TARGET(NOT OWNED), DICK'S SPORTING GOODS (NOT OWNED), BORDERS (NOT OWNED)	
252	INDIANAPOLIS, IN	GLENLAKE PLAZA 2629 E. 65TH STREET	INDIANAPOLIS	1980	2007	20.0%	102,549	102,549	\$783,854	KROGER(2020)	
253	LAFAYETTE, IN	PARK EAST MARKETPLACE 4205 - 4315 COMMERCE DRIVE	LAFAYETTE	2000	2003	100.0%	35,100	243,850	\$315,507	WAL MART(NOT OWNED)	
254	SOUTH BEND, IN	BROADMOOR PLAZA 1217 E. IRELAND ROAD	SOUTH BEND	1987	2007	20.0%	114,968	114,968	\$1,271,439	KROGER(2020)	
	<b>IOWA</b>										
255	CEDAR RAPIDS, IA	NORTHLAND SQUARE  303 -367 COLLINS ROAD, NE	CEDAR RAPIDS	1984	1998	100.0%	187,068	207,405	\$1,885,609	T.J. MAXX(2010), OFFICE MAX(2010), BARNES & NOBLE(2010), KOHL'S(2021)	
256	OTTUMWA, IA	QUINCY PLACE MALL (I)  1110 QUINCY AVENUE	OTTUMWA	1990/1999/2002	1/2	100.0%	241,427	426,599	\$1,273,300	HERBERGER'S(2010), J.C. PENNEY(2010), GOODY'S(2014), TARGET(NOT OWNED)	
	<b>KANSAS</b>										
257	LEAWOOD, KS	TOWN CENTER PLAZA 5000 W 119TH STREET	KANSAS CITY	1996/2002	1998	100.0%	309,423	491,794	\$8,265,480	BARNES & NOBLE(2016), MACY'S(2104)	
258	MERRIAM, KS	MERRIAM TOWN CENTER  5700 ANTIOCH RD	KANSAS CITY	1998/2004	1	14.5%	351,244	473,750	\$4,251,252	CINEMARK(2018), OFFICE MAX(2013), PETSMART(2019), HEN HOUSE(2018), MARSHALLS(2014), DICK'S SPORTING GOODS(2016), HOME DEPOT #2202(NOT OWNED)	
259	OVERLAND PARK, KS(POINTE)	OVERLAND POINTE MARKETPLACE INTER 135 & ANTIOCH ROAD	KANSAS CITY	2001/2004	2003	14.5%	42,632	361,759	\$836,730	BABIES R US(2015), SAM'S CLUB(NOT OWNED), HOME DEPOT(NOT OWNED)	
260	WICHITA, KS (EASTGATE)	EASTGATE PLAZA  SOUTH ROCK ROAD	WICHITA	1955	2002	100.0%	203,997	299,375	\$2,010,065	BURLINGTON COAT FACTORY(2017), OFFICE MAX(2010), T.J. MAXX(2011), BARNES & NOBLE(2012), TOYS R US(NOT OWNED)	
	<b>KENTUCKY</b>										
261	LEXINGTON, KY (NORTH)	NORTH PARK MARKETPLACE  524 WEST NEW CIRCLE	LEXINGTON	1998	2003	100.0%	46,647	228,878	\$685,006	STAPLES(2016), WAL MART(NOT OWNED)	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
262	LEXINGTON, KY (SOUTH)	SOUTH FARM MARKETPLACE MAN-O-WAR BOULEVARD AND NICHOL	LEXINGTON	1998	2003	100.0%	27,643	344,280	\$609,164	WAL MART(NOT OWNED), LOWE'S(NOT OWNED)
263	LOUISVILLE, KY (OUTER LOOP)	OUTER LOOP PLAZA  7505 OUTER LOOP HIGHWAY	LOUISVILLE	1973/1989/1998	2004	100.0%	120,777	120,777	\$611,469	VALU DISCOUNT(2009)
264	RICHMOND, KY	CARRIAGE GATE  833-847 EASTERN BY-PASS	LEXINGTON	1992	2003	100.0%	147,929	219,201	\$403,226	OFFICE DEPOT(2016), BALLARD'S(NOT OWNED), HOBBY LOBBY (2018)
<b>LOUISIANA</b>										
265	COVINGTON, LA	COVINGTON CORNERS 782 NORTH GHWY 190	NEW ORLEANS	1999	2007	100.0%	15,590	15,590	\$249,440	
<b>MAINE</b>										
266	BRUNSWICK, ME	COOK'S CORNERS  172 BATH ROAD	AUGUSTA	1965	1997	100.0%	301,992	310,229	\$2,230,911	HOYTS CINEMAS(2010), BIG LOTS(2013), T.J. MAXX(2010), SEARS(2012)
<b>MARYLAND</b>										
267	BOWIE, MD	DUVALL VILLAGE 4825 GLENN DALE ROAD	WASHINGTON, DC	1998	2007	100.0%	88,022	88,022	\$1,451,374	SUPER FRESH(2020)
268	GLEN BURNIE, MD	HARUNDALE PLAZA  7440 RITCHIE HIGHWAY	WASHINGTON, DC	1999	2007	20.0%	217,619	217,619	\$2,580,807	A & P COMPANY(2019), A.J. WRIGHT(2009), BURLINGTON COAT FACTORY(2015)
269	HAGERSTOWN, MD	VALLEY PARK COMMONS 1520 WESEL BLVD.	HAGERSTOWN	1993/2006	2007	100.0%	86,190	86,190	\$1,112,155	OFFICE DEPOT(2016)
270	SALISBURY, MD	THE COMMONS (I)  E. NORTH POINT DRIVE	SALISBURY	1999	1	100.0%	126,135	350,012	\$1,793,867	BEST BUY(2013), MICHAEL'S(2009), HOME DEPOT(NOT OWNED), TARGET(NOT OWNED)
271	UPPER MARLBORO, MD	LARGO TOWNE CENTER  950 LARGO CENTER DR	WASHINGTON, DC	1991	2007	20.0%	260,797	384,048	\$3,736,062	SHOPPERS FOOD WAREHOUSE(2009), MARSHALLS(2011), REGENCY FURNITURE(2017)
272	WHITE MARSH, MD	COSTCO PLAZA  9919 PULASKI HWY	WASHINGTON, DC	1987/1992	2007	15.0%	187,331	250,311	\$1,654,093	COSTCO WHOLESALE(2011), PETSMART(2010), PEP BOYS(2012), SPORTS AUTHORITY(2011), HOME DEPOT(NOT OWNED)
<b>MASSACHUSETTS</b>										
273	EVERETT, MA	GATEWAY CENTER  1 MYSTIC VIEW ROAD	BOSTON	2001	1	100.0%	222,236	639,756	\$4,738,699	HOME DEPOT(2031), BED BATH & BEYOND(2011), OLD NAVY(2011), OFFICE MAX(2020), BABIES R US(2013), MICHAEL'S(2012), COSTCO(NOT OWNED), TARGET #1229(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
274	FRAMINGHAM, MA	SHOPPERS WORLD  1 WORCESTER ROAD	BOSTON	1994	1995	14.5%	769,276	778,701	\$14,656,636	TOYS R US(2020), MACY'S(2020), T.J. MAXX(2010), BABIES R US(2013), DSW SHOE WAREHOUSE(2017), A.C. MOORE(2012), MARSHALLS(2011), BOB'S STORES(2011), LINENS 'N THINGS, #436(2011), SPORTS AUTHORITY(2015), PETSMART(2011), BEST BUY(2014), BARNES & NOBLE(2011), AMC THEATRE(2014), KOHL'S(2010)
275	SEEKONK, MA	SEEKONK TOWN CENTER 95 HIGHLAND AVE	PROVIDENCE	2003	2007	100.0%	80,713	80,713	\$903,147	STOP & SHOP(2026)
276	WEST SPRINGFIELD, MA	RIVERDALE SHOPS 935 RIVERDALE STREET	SPRINGFIELD	1985/2003	2007	20.0%	273,532	273,532	\$3,359,560	KOHL'S(2024), STOP & SHOP(2016)
277	WORCESTER, MA	SAM'S CLUB 301 BARBER AVE	WORCESTER	1998	2007	100.0%	107,929	107,929	\$1,116,581	SAM'S CLUB(2013)
<b>MICHIGAN</b>										
278	BAD AXE, MI	HURON CREST PLAZA 850 NORTH VAN DYKE ROAD	BAD AXE	1991	1993	100.0%	63,415	134,574	\$58,600	WAL-MART(NOT OWNED)
279	BENTON HARBOR, MI	FAIRPLAIN PLAZA  1000 NAPIER AVE	BENTON HARBOR	1998	2006	20.0%	242,826	433,486	\$2,057,109	OFFICE DEPOT(2008), T.J. MAXX(2014), TARGET(NOT OWNED), KOHL'S(NOT OWNED)
280	CHEBOYGAN, MI	KMART SHOPPING PLAZA 1109 EAST STATE	CHEBOYGAN	1988	1994	100.0%	70,076	70,076	\$267,699	K MART(2010)
281	DEARBORN HEIGHTS, MI	WALGREENS 8706 N. TELEGRAPH RD	DETROIT	1998/1999	2007	100.0%	13,905	13,905	\$385,510	
282	DETROIT, MI	BEL AIR CENTRE  8400 E. EIGHT MILE ROAD	DETROIT	1989/2002	1998	100.0%	343,619	445,349	\$2,283,949	PHOENIX THEATERS(2011), BALLY TOTAL FITNESS(2016), KIDS R US(2013), FORMAN MILLS(2012), TARGET (NOT OWNED)
283	GAYLORD, MI	PINE RIDGE SQUARE  1401 WEST MAIN STREET	GAYLORD	1991/2004	1993	100.0%	188,386	188,386	\$591,351	DUNHAM'S SPORTING GOODS(2011), BIG LOTS(2010), BOSMAN'S MERCANTILE (2018)
284	d	GREEN RIDGE SQUARE (I)  3390-B ALPINE AVE NW	GRAND RAPIDS	1989	1995	100.0%	133,538	303,447	\$1,606,115	T.J. MAXX(2011), OFFICE DEPOT(2010), TARGET(NOT OWNED), TOYS R US(NOT OWNED)
285	GRAND RAPIDS, MI (ALPINE AVE)	GREEN RIDGE SQUARE (II)  3410 ALPINE AVENUE	HOUGHTON	1991/1995	2004	100.0%	91,749	91,749	\$1,002,669	CIRCUIT CITY(2010), BED BATH & BEYOND(2015)
286	GRANDVILLE, MI	GRANDVILLE MARKETPLACE  INTERSECTN 44TH ST & CANAL AVE	HOWELL	2003	2003	14.5%	201,726	352,098	\$2,269,873	CIRCUIT CITY(2017), GANDER MOUNTAIN(2016), OFFICE MAX(2013), LOWE'S(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
287 HOUGHTON, MI	COPPER COUNTRY MALL  HIGHWAY M26	LANSING	1981/1999	1/2	100.0%	257,863	257,863	\$933,780	STEVE & BARRY'S(2013), J.C. PENNEY(2010), OFFICE MAX(2014)
288 HOWELL, MI	GRAND RIVER PLAZA  3599 EAST GRAND RIVER	DETROIT	1991	1993	100.0%	214,501	214,501	\$1,510,575	ELDER-BEERMAN(2011), DUNHAM'S SPORTING GOODS(2011), OFFICE MAX(2017), T.J. MAXX(2017)
289 LANSING, MI	MARKETPLACE AT DELTA TOWNSHIP  8305 WEST SAGINAW HWY 196 RAMP	DETROIT	2000/2001	2003	100.0%	135,697	489,104	\$1,443,522	MICHAEL'S(2011), GANDER MOUNTAIN(2015), STAPLES(2016), PETSMART(2016), LOWE'S(NOT OWNED), WAL MART(NOT OWNED)
290 LIVONIA, MI	WALGREENS 29200 6 MILE ROAD	MT. PLEASANT	1998/1999	2007	100.0%	13,905	13,905	\$269,061	
291 MILAN, MI	MILAN PLAZA 531 W. MAIN STREET	DETROIT	1955	2007	20.0%	65,764	68,964	\$298,758	KROGER(2020)
292 MT. PLEASANT, MI	INDIAN HILLS PLAZA 4208 E BLUE GRASS ROAD	SAULT ST. MARIE	1990	2	100.0%	249,680	249,680	\$806,697	T.J. MAXX(2014), KROGER(2011)
293 PORT HURON, MI	WALGREENS NWC 10TH STREET & OAK STREET	GRAND RAPIDS	2000	2007	100.0%	15,120	15,120	\$359,856	
294 SAULT ST. MARIE, MI	CASCADE CROSSING  4516 I-75 BUSINESS SPUR	GRAND RAPIDS	1993/1998	1994	100.0%	270,761	270,761	\$1,700,474	WAL-MART(2012), J.C. PENNEY(2013), DUNHAM'S SPORTING GOODS(2011), GLEN'S MARKET(2013)
295 WESTLAND, MI	WALGREENS 7210 N. MIDDLEBELT	DETROIT	2005	2007	100.0%	13,905	13,905	\$285,053	
<b>MINNESOTA</b>									
296 BEMIDJI, MN	PAUL BUNYAN MALL 1201 PAUL BUNYAN DRIVE	BEMIDJI	1977/1998	2	100.0%	297,803	297,803	\$1,651,760	K MART(2012), HERBERGER'S(2010), J.C. PENNEY(2013)
297 BRAINERD, MN	WESTGATE MALL  14136 BAXTER DRIVE	BRAINERD	1985/1998	1/2	100.0%	260,319	260,319	\$1,585,863	STEVE & BARRY'S(2013), HERBERGER'S(2013), MOVIES 10(2011)
298 COON RAPIDS, MN	RIVERDALE VILLAGE  12921 RIVERDALE DRIVE	MINNEAPOLIS	1999/2001/2002/2003	1	14.5%	551,867	940,371	\$9,309,595	KOHL'S(2020), JO-ANN STORES(2010), BORDERS(2023), LINENS 'N THINGS(2016), OLD NAVY(2012), SEARS(2017), SPORTSMAN'S WAREHOUSE(2017), BEST BUY(2013), J.C. PENNEY(2024), DSW SHOE WAREHOUSE(2016), COSTCO(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
EAGAN, MN	EAGAN PROMENADE  1299 PROMENADE PLACE	MINNEAPOLIS	1997/2001	1997	50.0%	278,211	342,014	\$3,735,414	BYERLY'S(2016), PETSMART(2018), BARNES & NOBLE(2012), OFFICE MAX(2013), T.J. MAXX(2013), BED BATH & BEYOND(2012), ETHAN ALLEN FURNITURE(NOT OWNED)
300	MAPLE GROVE, MN  WEAVER LAKE ROAD & I-94	MINNEAPOLIS	1995/2002	1996	50.0%	265,957	354,321	\$3,059,883	KOHL'S(2016), BARNES & NOBLE(2011), GANDER MOUNTAIN(2011), MICHAEL'S(2012), BED BATH & BEYOND(2012), CUB FOODS(NOT OWNED)
301	ST. PAUL, MN  1450 UNIVERSITY AVENUE WEST	ST. PAUL	1995	1997	14.5%	324,354	473,596	\$2,698,033	WAL-MART(2022), CUB FOODS(2015), PETSMART(2011), LA FITNESS INTERNATIONAL(2023), HERBERGER'S(NOT OWNED), BORDERS BOOKS AND MUSIC(NOT OWNED)
302	WORTHINGTON, MN  NORTHLAND MALL 1635 OXFORD STREET	WORTHINGTON	1977	1/2	100.0%	185,658	185,658	\$509,404	J.C. PENNEY(2012), HY VEE FOOD STORES(2011)
303	<b>MISSISSIPPI</b> GULFPORT, MS  CROSSROADS CENTER  CROSSROADS PARKWAY	GULFPORT	1999	2003	100.0%	415,507	537,820	\$5,460,173	ACADEMY SPORTS(2015), BED BATH & BEYOND(2014), ROSS DRESS FOR LESS(2015), GOODY'S(2011), T.J. MAXX(2009), CINEMARK(2019), OFFICE DEPOT(2014), BELK(2024), BARNES & NOBLE(2015)
304	JACKSON, MS(JUNCTION)  THE JUNCTION  6351 I-55 NORTH3	JACKSON	1996	2003	100.0%	107,780	326,319	\$1,152,855	PETSMART(2012), OFFICE DEPOT(2016), HOME DEPOT(NOT OWNED), TARGET(NOT OWNED)
305	OXFORD, MS  OXFORD PLACE 2015-2035 UNIVERSITY AVE	OXFORD	2000	2003	20.0%	13,200	71,866	\$341,204	KROGER(2020)
306	STARKVILLE, MS  STARKVILLE CROSSINGS 882 HIGHWAY 12 WEST	STARKVILLE	1999/2004	1994	100.0%	133,691	268,254	\$927,006	J.C. PENNEY(2010), KROGER(2042), LOWE'S(NOT OWNED)
307	TUPELO, MS  BIG OAKS CROSSING 3850 N GLOSTER ST	TUPELO	1992	1994	100.0%	348,236	348,236	\$2,015,979	SAM'S CLUB(2012), GOODY'S(2012), WAL-MART(2012)
308	<b>MISSOURI</b> ARNOLD, MO  JEFFERSON COUNTY PLAZA VOGEL ROAD	ST. LOUIS	2002	1	50.0%	42,091	290,147	\$542,534	HOME DEPOT(NOT OWNED), TARGET(NOT OWNED)
309	BRENTWOOD,MO  THE PROMENADE AT BRENTWOOD 1 BRENTWOOD PROMENADE COURT	FENTON	1998	1998	100.0%	299,584	299,584	\$4,148,608	TARGET(2023), BED BATH & BEYOND(2014), PETSMART(2014), LANE HOME FURNISHINGS(2013)
310	DES PERES, MO  OLYMPIC OAKS VILLAGE 12109 MANCHESTER ROAD	INDEPENDENCE	1985	1998	100.0%	92,372	92,372	\$1,472,691	T.J. MAXX(2011)
311	FENTON, MO  FENTON PLAZA	KANSAS CITY	1970/1997	1/2	100.0%	93,420	100,420	\$991,449	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	GRAVOIS & HIGHWAY 141								
312 HIGH RIDGE, MO	GRAVOIS VILLAGE PLAZA 4523 GRAVOIS VILLAGE PLAZA	SPRINGFIELD	1983	1998	100.0%	114,992	114,992	\$552,934	K MART(2013)
313 INDEPENDENCE, MO	INDEPENDENCE COMMONS  900 EAST 39TH STREET	ST. LOUIS	1995/1999	1995	14.5%	386,066	403,166	\$4,950,258	KOHL'S(2016), BED BATH & BEYOND(2012), MARSHALLS(2012), BEST BUY(2016), BARNES & NOBLE(2011), AMC THEATRE(2015)
314 KANSAS CITY, MO (WARD PARKWAY)	WARD PARKWAY CENTER  8600 WARD PARKWAY	ST. LOUIS	1959/2004	2003	20.0%	388,387	711,892	\$5,702,959	DICK'S SPORTING GOODS(2016), 24 HOUR FITNESS(2023), PETSMART(2016), STAPLES(2018), STEVE & BARRY'S(2014), TARGET(2023), AMC THEATRE(2011), OFF BROADWAY SHOES(2015), T.J. MAXX(2013), DILLARD'S(2014)
315 SPRINGFIELD,MO (MORRIS)	MORRIS CORNERS 1425 EAST BATTLEFIELD	ST. LOUIS	1989	1998	100.0%	56,033	56,033	\$361,328	TOYS R US(2013)
316 ST. JOHN, MO	ST. JOHN CROSSINGS 9000-9070 ST. CHARLES ROCK ROA	ST. LOUIS	2003	2003	100.0%	88,450	93,513	\$1,020,699	SHOP 'N SAVE(2022)
317 ST. LOUIS, MO (PLZ SUNSET)	PLAZA AT SUNSET HILLS  10980 SUNSET PLAZA	ST. LOUIS	1997	1998	100.0%	415,435	450,938	\$5,455,080	TOYS R US(2013), BED BATH & BEYOND(2012), MARSHALLS(2012), HOME DEPOT(2023), PETSMART(2012), BORDERS(2011)
318 ST. LOUIS, MO (SOUTHTOWNE)	SOUTHTOWNE CENTRE KINGS HIGHWAY & CHIPPEWA	ST. LOUIS	2004	1998	100.0%	84,392	84,392	\$1,308,486	OFFICE MAX(2014)
<b>NEVADA</b>									
319 CARSON CITY, NV	EAGLE STATION (MERVYNS) 3871 S CARSON STREET	RENO	1983	2005	50.0%	60,494	60,494	\$565,624	MERVYN'S(2020)
320 LAS VEGAS, NV (LOMA)	LOMA VISTA SHOPPING CTR (MRV) 4700 MEADOWS LANE	LAS VEGAS	1979	2005	50.0%	75,687	75,687	\$795,906	MERVYN'S(2020)
321 LAS VEGAS, NV (NELLIS)	NELLIS CROSSING (MERVYNS)  1300 S NELLIS BLVD.	LAS VEGAS	1986	2005	50.0%	76,016	76,016	\$711,009	MERVYN'S(2020)
322 RENO, NV (SIERRA)	SIERRA TOWN CENTER (MERVYNS) 6895 SIERRA CENTER PARKWAY	RENO	2002	2005	50.0%	79,239	79,239	\$648,398	MERVYN'S(2020)
323 RENO, NV.	RENO RIVERSIDE	RENO	2000	2000	100.0%	52,474	52,474	\$698,335	CENTURY THEATRE(2014)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	EAST FIRST STREET AND SIERRA								
324 SW LAS VEGAS, NV	GRAND CANYON PARKWAY (MERVYNS) 4265 S. GRAND CANYON DRIVE	LAS VEGAS	2003	2005	50.0%	79,294	79,294	\$926,435	MERVYNS(2020)
<b>NEW JERSEY</b>									
325 BRICK, NJ	BRICK CENTER PLAZA 51 CHAMBERS BRIDGE ROAD	NEW YORK CITY	1999	2007	100.0%	114,028	114,028	\$1,350,059	BEST BUY(2015), BED BATH & BEYOND(2010)
326 EAST HANOVER, NJ(PLAZA)	EAST HANOVER PLAZA 154 STATE ROUTE 10	NEW YORK CITY	1994	2007	100.0%	97,500	97,500	\$1,764,383	BRANCH BROOK POOL & PATIO(2017), SPORTS AUTHORITY(2012)
327 EAST HANOVER, NJ(SONY)	LOEWS THEATRE COMPLEX 145 STATE ROUTE 10	NEW YORK CITY	1993	2007	100.0%	20,737	43,404	\$1,028,622	LOEWS EAST HANOVER CINEMAS(2022)
328 EDGEWATER, NJ	EDGEWATER TOWN CENTER (I) 905 RIVER ROAD	NEW YORK CITY	2000	2007	100.0%	77,508	77,508	\$1,680,307	WHOLE FOODS(2020)
329 FREEHOLD, NJ	FREEHOLD MARKETPLACE NJ HWY 33 & W. MAIN ST(RT537)	FREEHOLD	2005	1	100.0%	0	23,454	\$570,000	
330 HAMILTON, NJ	HAMILTON MARKETPLACE / NJ STATE HWY 130 & KLOCKNER RD	TRENTON	2004	2003	100.0%	468,240	956,920	\$8,441,226	STAPLES(2015), KOHL'S(2023), LINENS 'N THINGS(2014), MICHAEL'S(2014), ROSS DRESS FOR LESS(2014), SHOPRITE(2028), BARNES & NOBLE(2014), WALMART(NOT OWNED), BJ'S WHOLESALE(NOT OWNED), LOWE'S(NOT OWNED)
331 LUMBERTON, NJ	CROSSROADS PLAZA 1520 ROUTE 38	PHILADELPHIA	2003	2007	20.0%	89,627	204,627	\$1,593,544	SHOPRITE(2024), LOWE'S(NOT OWNED)
332 LYNDHURST, NJ	LEWANDOWSKI COMMONS 434 LEWANDOWSKI STREET	NEW YORK CITY	1998	2007	20.0%	78,097	78,097	\$1,682,664	STOP & SHOP(2020)
333 MAYS LANDING, NJ (HAMILTON)	HAMILTON COMMONS 4215 BLACK HORSE PIKE	MAYS LANDING	2001	2004	100.0%	398,910	398,910	\$5,868,918	REGAL CINEMAS(2021), ROSS DRESS FOR LESS(2012), BED BATH & BEYOND(2017), MARSHALLS(2012), SPORTS AUTHORITY(2015), CIRCUIT CITY(2020)
334 MAYS LANDING, NJ (WRANGLEBORO)	WRANGLEBORO CONS SQ (I & II) 2300 WRANGLEBORO ROAD	MAYS LANDING	1997	2004	100.0%	843,019	843,019	\$9,269,424	BORDERS(2017), BEST BUY(2017), KOHL'S(2018), STAPLES(2012), BABIES R US(2013), BJ'S WHOLESALE CLUB(2016), DICK'S SPORTING GOODS(2013), MICHAEL'S(2013), TARGET(2023), PETSMART(2013)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
335	MOUNT LAUREL, NJ	CENTERTON SQUARE  CENTERTON ROAD & MARTER AVE	PHILADELPHIA	2005	1	10.0%	280,067	709,863	\$6,649,669	WEGMAN'S FOOD MARKETS(2024), BED BATH & BEYOND(2015), PETSMA(2015), DSW SHOE WAREHOUSE(2015), JO-ANN STORES(2015), T.J. MAXX(2015), SPORTS AUTHORITY(2016), COSTCO(NOT OWNED), TARGET(NOT OWNED)
336	PRINCETON, NJ	NASSAU PARK PAVILION  ROUTE 1 & QUAKER BRIDGE ROAD	TRENTON	1995	1997	100.0%	289,375	798,184	\$5,404,335	BORDERS(2011), BEST BUY(2012), LINENS 'N THINGS(2011), PETSMA(2011), BABIES R US(2016), TARGET(NOT OWNED), WALMART(NOT OWNED), HOME DEPOT(NOT OWNED), SAM'S CLUB(NOT OWNED)
337	PRINCETON, NJ (PAVILION)	NASSAU PARK PAVILION (I)  ROUTE 1 AND QUAKER BRIDGE ROAD	TRENTON	1999/2004	1	100.0%	202,622	436,387	\$3,994,278	DICK'S SPORTING GOODS(2015), MICHAEL'S(2009), WEGMAN'S FOOD MARKETS(2024), KOHL'S(2019)
338	UNION, NJ	ROUTE 22 RETAIL CENTER  2700 US HWY 22 E	NEW YORK CITY	1997	2007	100.0%	110,453	235,453	\$1,508,206	CIRCUIT CITY(2018), BABIES R US(2017), TARGET(NOT OWNED)
339	WEST LONG BRANCH, NJ(MONMOUTH)	MONMOUTH CONSUMER SQUARE 310 STATE HIGHWAY #36	WEST LONG BRANCH	1993	2004	100.0%	292,999	292,999	\$4,093,372	SPORTS AUTHORITY(2012), BARNES & NOBLE(2009), PETSMA(2014), HOME DEPOT(2013)
340	WEST PATERSON, NJ	WEST FALLS PLAZA 1730 ROUTE 46	NEW YORK CITY	1995	2007	20.0%	81,261	88,913	\$1,917,571	A & P COMPANY(2021)
<b>NEW MEXICO</b>										
341	LOS ALAMOS, NM	MARI-MAC VILLAGE 800 TRINITY DRIVE	LOS ALAMOS	1978/1997	1/2	100.0%	93,021	93,021	\$625,548	SMITH'S FOOD & DRUG(2013), BEALLS(2014)
<b>NEW YORK</b>										
342	AMHERST, NY (BARNES)	7370 TRANSIT ROAD 7370 TRANSIT ROAD	BUFFALO	1992	2004	14.5%	16,030	16,030	\$0	
343	AMHERST, NY (BOULEVAR)	BOULEVARD CONSUMER SQ (KMART)  1641-1703 NIAGARA FALLS BLVD	BUFFALO	1998/2001/2003	2004	100.0%	441,603	576,765	\$5,932,508	TARGET(2019), BABIES R US(2015), BARNES & NOBLE(2014), BEST BUY(2016), BED BATH & BEYOND(2018), A.C. MOORE(2013), LOWE'S(2030)
344	AMHERST, NY (BURLINGTON/JOANN)	BURLINGTON PLAZA  1551 NIAGARA FALLS BOULEVARD	BUFFALO	1978/1982/1990/1998	2004	100.0%	199,504	199,504	\$2,094,574	BURLINGTON COAT FACTORY(2014), JO-ANN STORES(2014)
345	AMHERST, NY (SHERIDAN/HARLEM)	SHERIDAN / HARLEM PLAZA 4990 HARLEM ROAD	BUFFALO	1960/1973/1982/1988/2003	2004	100.0%	58,413	58,413	\$628,887	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
346	AMHERST, NY (TOPS ROBINSON)	TOPS PLAZA (TOPS) 3035 NIAGARA FALLS BLVD	BUFFALO	1986	2004	20.0%	145,192	145,192	\$1,233,642	TOPS MARKETS(2010)
347	AMHERST, NY (TOPS)	TRANSIT COMMONS (TOPS) 9660 TRANSIT ROAD	BUFFALO	1995/1998	2004	100.0%	114,177	114,177	\$1,141,677	TOPS MARKETS(2016)
348	AMHERST, NY(RITE AID)	RITE AID 2545 MILLERSPORT HWY	BUFFALO	2000	2007	100.0%	10,908	10,908	\$250,489	
349	ARCADE, NY (TOPS)	TOPS PLAZA (TOPS) ROUTE 39	BUFFALO	1995	2004	10.0%	65,915	65,915	\$662,409	TOPS MARKETS(2015)
350	AVON, NY (TOPS)	TOPS PLAZA (TOPS) 270 E. MAIN STREET	ROCHESTER	1997/2002	2004	10.0%	63,288	63,288	\$479,857	TOPS MARKETS(2017)
351	BATAVIA, NY (BJS)	BJ'S PLAZA 8326 LEWISTON ROAD	ROCHESTER	1996	2004	14.5%	95,846	95,846	\$847,004	BJ'S WHOLESALE CLUB(2016)
352	BATAVIA, NY (COMMONS)	BATAVIA COMMONS 419 WEST MAIN ST	ROCHESTER	1990	2004	14.5%	49,431	49,431	\$392,119	
353	BATAVIA, NY (MARTIN'S PLAZA)	TOPS PLAZA 8351 LEWISTON ROAD	ROCHESTER	1994	2004	14.5%	37,140	115,161	\$496,328	MARTIN'S(NOT OWNED)
354	BIG FLATS, NY (BIG FLATS I)	BIG FLATS CONSUMER SQ (I) 830 COUNTY ROUTE 64	ELMIRA	1993/2001	2004	100.0%	641,264	641,264	\$5,335,777	WAL-MART(2013), SAM'S CLUB(2013), TOPS MARKETS(2013), BED BATH & BEYOND(2014), MICHAEL'S(2010), OLD NAVY(2009), STAPLES(2011), BARNES & NOBLE(2011), T.J. MAXX(2013)
355	BUFFALO, NY (ELMWOOD)	ELMWOOD REGAL CENTER 1951 - 2023 ELMWOOD AVENUE	BUFFALO	1997	2004	100.0%	133,940	133,940	\$1,635,138	REGAL CINEMAS(2017), OFFICE DEPOT(2012)
356	BUFFALO, NY (MARSHALLS)	MARSHALLS PLAZA 2150 DELAWARE AVENUE	BUFFALO	1960/1975/1983/1995	2004	100.0%	82,196	82,196	\$854,364	MARSHALLS(2009)
357	BUFFALO, NY (RITE AID)	RITE AID 1625 BROADWAY STREET	BUFFALO	2000	2007	100.0%	12,739	12,739	\$280,861	
358	BUFFALO, NY(DELAWARE-TARGET)	DELAWARE CONSUMER SQUARE (I) 2636-2658 DELAWARE AVENUE	BUFFALO	1995	2004	100.0%	238,531	238,531	\$2,108,703	A.J. WRIGHT(2012), OFFICE MAX(2012), TARGET(2015)
359	CHEEKTOWAGA, NY (BORDERS)	BORDERS BOOKS (WALDEN)	BUFFALO	1994	2004	14.5%	26,500	26,500	\$609,500	BORDERS(2015)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	2015 WALDEN AVENUE								
360	CHEEKTOWAGA, NY (DICKS) UNION ROAD PLAZA 3637 UNION ROAD	BUFFALO	1979/1982/1997/2003	2004	14.5%	174,438	174,438	\$1,113,927	DICK'S SPORTING GOODS(2015)
361	CHEEKTOWAGA, NY (RITE AID) RITE AID 2401 GENNESEE STREET	BUFFALO	2000	2007	100.0%	10,908	10,908	\$335,592	
362	CHEEKTOWAGA, NY (THRUWAY) THRUWAY PLAZA 2195 HARLEM ROAD	BUFFALO	1997	2004	100.0%	371,512	503,844	\$2,762,120	WAL-MART(2017), MOVIELAND 8 THEATRES(2019), TOPS MARKETS(2019), A.J. WRIGHT(2015), VALUE CITY FURNITURE(2009), M & T BANK(2017), HOME DEPOT(NOT OWNED)
363	CHEEKTOWAGA, NY (TOPS UNION) TOPS PLAZA 3825-3875 UNION ROAD	BUFFALO	1978/1989/1995/2004	2004	20.0%	151,357	151,357	\$1,534,786	TOPS MARKETS(2013)
364	CHEEKTOWAGA, NY (UNION CONS) UNION CONSUMER SQUARE (I) 3733 - 3735 UNION ROAD	BUFFALO	1989	2004	14.5%	386,548	386,548	\$4,635,635	MARSHALLS(2009), OFFICE MAX(2010), SAM'S CLUB(2024), CIRCUIT CITY(2016), JO-ANN STORES(2015), BED BATH & BEYOND(2018)
365	CHEEKTOWAGA, NY (WALDEN PLACE) WALDEN PLACE 2130-2190 WALDEN AVENUE	BUFFALO	1994/1999	2004	14.5%	68,002	68,002	\$653,083	OLLIES BARGAIN OUTLET(2012)
366	CHEEKTOWAGA, NY (WALDEN) WALDEN CONSUMER SQUARE 1700 - 1750 WALDEN AVENUE	BUFFALO	1997/1999/2004	2004	14.5%	255,964	255,964	\$2,447,853	OFFICE DEPOT(2009), LINENS 'N THINGS(2015), MICHAEL'S(2013), TARGET(2015)
367	CHILI, NY (KMART) KMART PLAZA 800 PAUL ROAD	ROCHESTER	1998	2004	100.0%	116,868	120,016	\$753,623	SEARS(2019)
368	CLARENCE, NY (EASTGATE) EASTGATE PLAZA TRANSIT & GREINER ROADS	BUFFALO	1995	2004	14.5%	520,876	520,876	\$4,282,602	BJ'S WHOLESALE CLUB(2021), DICK'S SPORTING GOODS(2011), LINENS 'N THINGS(2015), MICHAEL'S(2010), WAL-MART(2019)
369	CLARENCE, NY (JOANN) JO-ANN PLAZA 4101 TRANSIT ROAD	BUFFALO	1994	2004	14.5%	92,720	202,720	\$743,588	OFFICE MAX(2009), JO-ANN STORES(2015), BIG LOTS(2015), HOME DEPOT(NOT OWNED)
370	DANSVILLE, NY (TOPS) TOPS PLAZA 23-65 FRANKLIN STREET	DANSVILLE	2001	2004	100.0%	71,640	71,640	\$659,869	TOPS MARKETS(2021)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
371	DEWITT, NY (DEWITT COMMONS)	DEWITT COMMONS  3401 ERIE BOULEVARD EAST	SYRACUSE	2001/2003	2004	100.0%	306,177	306,177	\$3,165,231	TOYS R US(2018), OLD NAVY(2011), MARSHALLS(2019), BED BATH & BEYOND(2018), A.C. MOORE(2014), SYRACUSE ORTHOPEDIC SPECIALIST(2017)
372	DEWITT, NY (MICHAELS)	MICHAELS 3133 ERIE BOULEVARD	SYRACUSE	2002	2004	100.0%	38,413	38,413	\$480,166	MICHAEL'S(2010)
373	DUNKIRK, NY	RITE AID 1166 CENTRAL AVENUE	DUNKIRK	2000	2007	100.0%	10,908	10,908	\$210,569	
374	ELMIRA, NY (TOPS)	TOPS PLAZA (TOPS) HUDSON STREET	ELMIRA	1997	2004	10.0%	98,330	98,330	\$1,111,325	TOPS MARKETS(2017)
375	GATES, NY (WAL-MART)	WESTGATE PLAZA 2000 CHILI AVENUE	ROCHESTER	1998	2004	100.0%	334,752	334,752	\$3,103,692	WAL-MART(2021), STAPLES(2015)
376	GREECE, NY	JO-ANN/PETSMART PLAZA 3042 WEST RIDGE ROAD	ROCHESTER	1993/1999	2004	100.0%	75,916	75,916	\$804,287	PETSMART(2010), JO-ANN STORES(2015)
377	HAMBURG, NY (BJS)	BJ'S PLAZA 4408 MILESTRIP ROAD	BUFFALO	1990/1997	2004	100.0%	175,965	175,965	\$1,771,563	OFFICE MAX(2010), BJ'S WHOLESALE CLUB(2010)
378	HAMBURG, NY (DICKS-PIER 1)	MCKINLEY MALL OP (PIER 1)  3701 MCKINLEY PARKWAY	BUFFALO	2001	2004	100.0%	128,944	128,944	\$1,543,651	DICK'S SPORTING GOODS(2011), ROSA'S HOME STORE(2009)
379	HAMBURG, NY (HOME DEPOT)	MCKINLEY MILESTRIP (HOMEDEPOT) 4405 MILESTRIP ROAD	BUFFALO	1999/2000	2004	100.0%	139,413	139,413	\$1,233,698	HOME DEPOT(2012)
380	HAMBURG, NY (MILESTRIP)	MCKINLEY MILESTRIP 3540 MCKINLEY PARKWAY	BUFFALO	1999	2004	100.0%	106,774	106,774	\$1,480,614	OLD NAVY(2010), JO-ANN STORES(2015)
381	HAMBURG, NY (TOPS)	TOPS PLAZA 6150 SOUTH PARK AVENUE	BUFFALO	1990/1992	2004	10.0%	84,000	84,000	\$730,500	TOPS MARKETS(2015)
382	HAMLIN, NY (TOPS)	TOPS PLAZA (TOPS) 1800 LAKE ROAD	ROCHESTER	1997	2004	10.0%	60,488	60,488	\$431,055	TOPS MARKETS(2017)
383	HORSEHEADS, NY	SOUTHERN TIER CROSSING  ANN PAGE ROAD & I86	ELMIRA	2008	1	100.0%	68,958	365,735	\$854,064	CIRCUIT CITY(2018), WALMART(NOT OWNED), KOHLS(NOT OWNED)
384	IRONDEQUOIT, NY (CULVER RIDGE)	CULVER RIDGE PLAZA  2255 RIDGE ROAD EAST	ROCHESTER	1972/1984/1997	2004	20.0%	226,812	226,812	\$2,369,166	REGAL CINEMAS(2022), A.J. WRIGHT(2014)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
385	ITHACA, NY (TOPS)	TOPS PLAZA (TOPS)  614 - 722 SOUTH MEADOW	ITHACA	1990/1999/2003	2004	100.0%	229,320	229,320	\$3,743,887	OFFICE DEPOT(2014), TOPS MARKETS(2022), MICHAEL'S(2013), BARNES & NOBLE(2018)
386	JAMESTOWN, NY (PROGRESSIVE)	TOPS PLAZA (OUTBUILDING)  75 WASHINGTON ST	JAMESTOWN	1997	2004	20.0%	98,001	98,001	\$945,575	TOPS MARKETS(2018)
387	LANCASTER, NY (REGAL)	TRANSIT WEHRLE RETAIL CENTER  6703-6733 TRANSIT ROAD	BUFFALO	1997	2004	14.5%	112,949	112,949	\$919,761	REGAL CINEMAS(2017)
388	LEROY, NY (TOPS)	TOPS PLAZA (TOPS)  128 WEST MAIN STREET	ROCHESTER	1997	2004	20.0%	62,747	62,747	\$551,203	TOPS MARKETS(2017)
389	LOCKPORT, NY	TOPS PLAZA  5789 & 5839 TRANSIT RD. & HAMM	BUFFALO	1993	2004	100.0%	296,582	296,582	\$2,742,291	WAL-MART(2015), TOPS MARKETS(2021), SEARS(2011)
390	N. TONAWANDA, NY (SEARS)	MID-CITY PLAZA  955-987 PAYNE AVENUE	BUFFALO	1997/1960/1976/1980/ 1995/2004	2004	100.0%	224,949	224,949	\$2,136,758	TOPS MARKETS(2024)
391	NEW HARTFORD, NY	NEW HARTFORD CONSUMER SQUARE  4725 - 4829 COMMERCIAL DRIVE	UTICA	2002	2004	14.5%	514,717	514,717	\$6,302,592	BARNES & NOBLE(2013), BED BATH & BEYOND(2018), BEST BUY(2013), STAPLES(2018), MICHAEL'S(2013), WAL-MART(2022), T.J. MAXX(2012)
392	NEW HARTFORD, NY (TOPS)	HANNAFORD PLAZA  40 KELLOGG ROAD	UTICA	1998	2004	100.0%	127,777	127,777	\$1,185,530	HANNAFORD BROTHERS(2018)
393	NIAGARA FALLS, NY (REGAL CINE)	REGAL CINEMAS  720 & 750 BUILDERS WAY	BUFFALO	1994/2000	2004	100.0%	43,170	43,170	\$577,615	REGAL CINEMAS(2019)
394	NISKAYUNA, NY	MOHAWK COMMONS  402 - 442 BALLTOWN ROAD	ALBANY	2002	2004	100.0%	399,901	530,375	\$4,679,573	PRICE CHOPPER(2022), LOWE'S(2022), MARSHALLS(2012), BARNES & NOBLE(2014), BED BATH & BEYOND(2019), TARGET(NOT OWNED)
395	NORWICH, NY (TOPS)	P & C PLAZA  54 EAST MAIN STREET	NORWICH	1997	2004	10.0%	85,453	85,453	\$1,133,385	TOPS MARKETS(2018)
396	OLEAN, NY (WAL-MART)	WAL-MART PLAZA  3142 WEST STATE STREET	OLEAN	1993/2004	2004	100.0%	285,400	401,406	\$2,259,798	WAL-MART(2014), EASTWYNN THEATRES(2014), BJ'S WHOLESALE CLUB(2014), HOME DEPOT(NOT OWNED)
397	ONTARIO, NY (TOPS-BLOCKBUSTER)	TOPS PLAZA	ROCHESTER	1998	2004	20.0%	77,040	77,040	\$698,613	TOPS MARKETS(2019)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	6254-6272 FURNACE RD								
398 ORCHARD PARK, NY (BLOCKBUSTER)	CROSSROADS CENTRE 3245 SOUTHWESTERN BLVD	BUFFALO	2000	2004	20.0%	167,805	167,805	\$1,867,179	TOPS MARKETS(2022), STEIN MART(2012)
399 PLATTSBURGH, NY	PLATTSBURGH CONSUMER SQUARE RT. 3 - CORNELIA ROAD	PLATTSBURGH	1993/2004	2004	100.0%	491,513	491,513	\$3,368,896	SAM'S CLUB(2013), WAL-MART(2020), T.J. MAXX(2013), PETS MART(2014), MICHAEL'S(2011)
400 ROCHESTER, NY (PANORAMA)	PANORAMA PLAZA 1601 PENFIELD RD	ROCHESTER	1959/1965/1972/1980/ 1986/1994	2004	20.0%	279,219	279,219	\$3,430,947	LINENS 'N THINGS(2013), TOPS MARKETS(2014), STAPLES (2018)
401 ROME, NY (FREEDOM)	FREEDOM PLAZA 205-211 ERIE BOULEVARD WEST	ROME	1978/2000/2001	2004	100.0%	194,467	197,397	\$1,228,712	STAPLES(2015), J.C. PENNEY(2017), TOPS MARKETS(2021), MARSHALLS(2016)
402 TONAWANDA, NY (BIG LOTS)	YOUNGMANN PLAZA (BIGLOTS) 750 YOUNG STREET	BUFFALO	1985/2003	2004	10.0%	306,421	318,166	\$2,352,129	BJ'S WHOLESALE CLUB(2010), BIG LOTS(2012), GANDER MOUNTAIN(2015), TOPS MARKETS(2021)
403 TONAWANDA, NY (OFFICE DEPOT)	OFFICE DEPOT PLAZA 2309 EGGERT ROAD	BUFFALO	1976/1985/1996	2004	100.0%	121,846	121,846	\$997,040	BEST FITNESS(2025), OFFICE DEPOT(2011)
404 TONAWANDA, NY (SHER/DELAWARE)	SHERIDAN DELAWARE PLAZA 1692-1752 SHERIDAN DRIVE	BUFFALO	1950/1965/1975/1986/ 2000	2004	100.0%	188,200	188,200	\$1,362,021	BON TON HOME STORE(2010), BON TON HOME STORE(2010), TOPS MARKETS(2020)
405 TONAWANDA, NY (TOPS)	TOPS PLAZA (TOPS) 150 NIAGARA STREET	BUFFALO	1997	2004	10.0%	97,014	97,014	\$1,059,710	TOPS MARKETS(2017)
406 VICTOR, NY	VICTOR SQUARE 2-10 COMMERCE DRIVE	ROCHESTER	2000	2004	100.0%	56,134	56,134	\$807,176	
407 WARSAW, NY (TOPS)	TOPS PLAZA (TOPS) 2382 ROUTE 19	WARSAW	1998	2004	20.0%	74,105	74,105	\$531,955	TOPS MARKETS(2015)
408 WEST SENECA, NY (HOME DEPOT)	HOME DEPOT PLAZA 1881 RIDGE ROAD	BUFFALO	1975/1983/1987/1995	2004	100.0%	139,453	139,453	\$1,377,313	HOME DEPOT(2016)
409 WEST SENECA, NY (SENECA RIDGE)	SENECA RIDGE PLAZA 3531 SENECA STREET	BUFFALO	1980/1996/2004	2004	100.0%	62,403	62,403	\$255,692	OFFICE DEPOT (2018)
410 WILLIAMSVILLE, NY	WILLIAMSVILLE PLACE 5395 SHERIDAN DRIVE	BUFFALO	1986/1995/2003	2004	100.0%	102,917	102,917	\$1,160,848	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
411 WILLIAMSVILLE, NY (PREMIER)	PREMIER PLACE 7864 - 8020 TRANSIT ROAD	BUFFALO	1986/1994/1998	2004	14.5%	141,639	141,639	\$1,244,271	PREMIER LIQUORS(2010), STEIN MART(2008)
<b>NORTH CAROLINA</b>									
412 APEX, NC (SOUTH)	BEAVER CREEK CROSSINGS (SOUTH) 1335 W WILLIAMS STREET	RALEIGH	2006	1	100.0%	268,333	280,573	\$4,348,525	DICK'S SPORTING GOODS(2017), CONSOLIDATED THEATRES(2026), T.J. MAXX(2016), CIRCUIT CITY(2022), BORDERS(2022)
413 APEX, NC(COMMONS)	BEAVER CREEK COMMONS 1335 W WILLIAMS STREET	RALEIGH	2005	1	10.0%	110,429	453,600	\$2,459,927	LINENS 'N THINGS(2016), OFFICE MAX(2014), LOWES(NOT OWNED)
414 ASHEVILLE, NC(OAKLEY)	OAKLEY PLAZA FAIRVIEW RD AT INTERSTATE 240	ASHEVILLE	1988	2007	100.0%	118,699	118,699	\$932,280	BABIES R US(2011), BI-LO(2016)
415 ASHEVILLE, NC(RIVER)	RIVER HILLS 299 SWANNANOA RIVER ROADD	ASHEVILLE	1996	2003	14.5%	190,970	190,970	\$1,886,432	CARMIKE CINEMAS(2017), CIRCUIT CITY(2017), DICK'S SPORTING GOODS(2017), MICHAEL'S(2013), OFFICE MAX(2011)
416 CARY, NC(CIRCUIT CITY)	CIRCUIT CITY 1401 PINEY PLAINS RD	RALEIGH	2000	2007	100.0%	27,891	27,891	\$526,500	CIRCUIT CITY(2022)
417 CARY, NC(MILL POND)	MILL POND VILLAGE 3434-3490 KILDAIRE FARM ROAD	RALEIGH	2004	2007	100.0%	84,364	149,051	\$1,274,798	LOWE'S FOODS(2021)
418 CHAPEL HILL, NC	MEADOWMONT VILLAGE W. BARBEE CHAPEL RD	DURHAM	2002	2007	20.0%	132,745	132,745	\$2,452,826	HARRIS TEETER SUPERMARKETS(2022)
419 CHARLOTTE, NC(CAMFIELD)	CAMFIELD CORNERS 8620 CAMFIELD STREET	CHARLOTTE	1994	2007	100.0%	69,910	69,910	\$866,814	BI-LO(2014)
420 CLAYTON, NC	CLAYTON CORNERS US HIGHWAY 70 WEST	RALEIGH	1999	2007	20.0%	125,653	125,653	\$1,362,523	LOWE'S FOODS(2019)
421 CONCORD, NC(RITE AID)	RITE AID HIGHWAY #29 @ PITTS SCHOOL	CHARLOTTE	2002	2007	100.0%	10,908	10,908	\$227,814	
422 CORNELIUS, NC	SOUTHLAKE SHOPPING CENTER 20601 TORRENCE CHAPE L ROAD	CHARLOTTE	2001	2007	100.0%	131,242	131,242	\$809,944	STEIN MART(2013)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
423	DURHAM, NC	PATTERSON PLACE  3616 WITHERSPOON BLVD.	DURHAM	2004	2007	20.0%	161,017	161,017	\$2,089,074	DSW SHOE WAREHOUSE(2016), A.C. MOORE(2014), BED BATH & BEYOND(2020)
424	DURHAM, NC(OXFORD)	OXFORD COMMONS  3500 OXFORD ROAD	DURHAM	1990/2001	1/2	100.0%	207,864	326,130	\$1,369,076	FOOD LION(2010), BURLINGTON COAT FACTORY(2012), WAL-MART(NOT OWNED)
425	DURHAM, NC(SOUTH)	SOUTH SQUARE 4001 DURHAM CHAPEL	DURHAM	2005	2007	20.0%	107,812	288,934	\$1,609,264	OFFICE DEPOT(2010), ROSS DRESS FOR LESS(2015)
426	FAYETTEVILLE, NC	CROSS POINTE CENTER 5075 MORGANTON ROAD	FAYETTEVILLE	1985/2003	2003	100.0%	204,563	204,563	\$1,773,701	T.J. MAXX(2011), BED BATH & BEYOND(2014)
427	FAYETTEVILLE, NC(PAVILION)	FAYETTEVILLE PAVILION  2061 SKIBO ROAD	FAYETTEVILLE	1998/2001	2007	20.0%	272,385	272,385	\$3,090,242	DICK'S SPORTING GOODS(2017), LINENS 'N THINGS(2016), PETSMART(2016), CREATIVE BASKET EXPRESSIONS(2020), MARSHALLS(2014), MICHAEL'S(2014)
428	FUQUAY VARINA, NC	SEXTON COMMONS 1420 N MAIN ST	RALEIGH	2002	2007	20.0%	49,097	49,097	\$776,031	HARRIS TEETER SUPERMARKETS(2021)
429	GREENSBORO, NC(ADAMS)	ADAM'S FARM 5710 HIGH POINT ROAD	GREENSBORO	2004	2007	100.0%	112,010	112,010	\$955,568	HARRIS TEETER SUPERMARKETS(2013)
430	GREENSBORO, NC(GOLDEN)	GOLDEN GATE  EAST CORNWALLIS DR	GREENSBORO	1962/2002	2007	100.0%	153,113	153,113	\$1,135,441	HARRIS TEETER SUPERMARKETS(2011), STAPLES(2016), FOOD LION(2012)
431	GREENSBORO, NC(WENDOVER I)	WENDOVER VILLAGE (I)  4203-4205 WEST WENDOVER AVENUE	GREENSBORO	2004	2007	100.0%	35,895	170,895	\$918,405	COSTCO(NOT OWNED)
432	GREENSBORO, NC(WENDOVER II)	WENDOVER VILLAGE (II)  WEST WENDOVER AVE	GREENSBORO	2004	2007	20.0%	135,004	135,004	\$1,744,500	A.C. MOORE(2014), CIRCUIT CITY(2020)
433	HUNTERSVILLE, NC	BIRKDALE VILLAGE (RETAIL)  8712 LINDHOLM DR., SUITE 206	CHARLOTTE	2003	2007	15.0%	301,102	302,899	\$6,347,468	BARNES & NOBLE(2013), DICK'S SPORTING GOODS(2018)
434	HUNTERSVILLE, NC(ROSEDALE)	ROSEDALE SHOPPING CENTER  9911 ROSE COMMONS DR	CHARLOTTE	2000	2007	20.0%	119,197	119,197	\$1,957,642	HARRIS TEETER SUPERMARKETS(2020)
435	INDIAN TRAIL, NC	UNION TOWN CENTER INDEPENDENCE & FAITH CHURCH RD	INDIAN TRAIL	1999	2004	100.0%	96,160	96,160	\$735,864	FOOD LION(2020)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
436	JACKSONVILLE, NC(GATEWAY)	GATEWAY PLAZA  SEC WESTERN BLVD AND GATEWAY SOUTH	JACKSONVILLE	2001	2007	15.0%	101,413	301,954	\$1,154,275	BED BATH & BEYOND(2013), ROSS DRESS FOR LESS(2013), TARGET(NOT OWNED), LOWES(NOT OWNED)
437	MATTHEWS, NC	SYCAMORE COMMONS  MATTHEWS TOWNSHIP PWY & NORTHEAST PWY	CHARLOTTE	2002	2007	15.0%	265,535	555,210	\$4,590,194	MICHAEL'S(2012), BED BATH & BEYOND(2012), DICK'S SPORTING GOODS(2017), OLD NAVY(2011), CIRCUIT CITY(2023), COSTCO(NOT OWNED), LOWE'S(NOT OWNED)
438	MOORESVILLE, NC	MOORESVILLE CONSUMER SQ (I) 355 WEST PLAZA DRIVE	CHARLOTTE	1999/2006	2006	100.0%	472,182	472,182	\$4,100,748	WAL-MART(2019), GANDER MOUNTAIN(2021)
439	MOORESVILLE, NC(WINSLOW)	WINSLOW BAY COMMONS  BLUEFIELD ROAD AND HIGHWAY 150	CHARLOTTE	2003	2007	15.0%	255,798	429,798	\$3,535,869	ROSS DRESS FOR LESS(2014), LINENS 'N THINGS(2014), DICK'S SPORTING GOODS(2019), T.J. MAXX(2013), MICHAEL'S(2013), SUPER TARGET(NOT OWNED)
440	NEW BERN, NC	RIVERTOWNE SQUARE 3003 CLAREDON BLVD	NEW BERN	1989/1999	1/2	100.0%	68,130	200,228	\$665,115	GOODY'S(2012), WAL-MART(NOT OWNED)
441	RALEIGH, NC(ALEXANDER)	ALEXANDER PLACE  GLENWOOD AVE & BRIER CREEK PKWY	RALEIGH	2004	2007	15.0%	188,254	398,254	\$2,542,030	KOHL'S(2025), H.H. GREGG APPLIANCES(2022), SUPER WALMART(NOT OWNED)
442	RALEIGH, NC(CAPITAL)	CAPITAL CROSSING 2900-2950 EAST MILL BROOK ROAD	RALEIGH	1995	2007	100.0%	83,248	83,248	\$888,670	LOWE'S FOODS(2015), STAPLES(2011)
443	RALEIGH, NC(RITE AID)	RITE AID US HIGHWAY 401 AND PERRY CREEK ROAD	RALEIGH	2003	2007	100.0%	10,908	10,908	\$284,571	
444	RALEIGH, NC(WAKEFIELD)	WAKEFIELD CROSSING WAKEFIELD PINES DR & NEW FALLS OF NEUSE	RALEIGH	2001	2007	100.0%	75,927	75,927	\$887,669	FOOD LION(2022)
445	SALISBURY, NC	ALEXANDER POINTE 850 JAKE ALEXANDER BLVD	SALISBURY	1997	2007	20.0%	57,710	57,710	\$639,644	HARRIS TEETER SUPERMARKETS(2017)
446	SILER CITY, NC	CHATHAM CROSSING US HIGHWAY 64 WEST	DURHAM	2002	2007	15.0%	31,979	266,979	\$399,024	SUPER WAL-MART(NOT OWNED)
447	SOUTHERN PINES, NC	SOUTHERN PINES MARKETPLACE US HWY 15-501	SOUTHERN PINES	2002	2007	15.0%	57,404	57,404	\$443,512	STEIN MART(2016)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
448	WAKE FOREST, NC	CAPITAL PLAZA 11825 RETAIL DRIVE	RALEIGH	2004	2007	15.0%	46,793	336,793	\$587,448	HOME DEPOT(NOT OWNED), SUPER TARGET(NOT OWNED)
449	WASHINGTON, NC	PAMLICO PLAZA  536 PAMLICO PLAZA	WASHINGTON	1990/1999	1/2	100.0%	80,269	265,053	\$558,332	GOODY'S(2009), OFFICE DEPOT(2009), WAL-MART(NOT OWNED)
450	WILMINGTON, NC	UNIVERSITY CENTRE  S. COLLEGE RD & NEW CENTRE DR.	WILMINGTON	1989/2001	1/2	100.0%	411,887	518,735	\$3,663,246	LOWE'S(2014), OLD NAVY(2011), BED BATH & BEYOND(2012), ROSS DRESS FOR LESS(2012), STEVE & BARRY'S(2014), BADCOCK FURNITURE(2014), SAM'S(NOT OWNED)
451	WILMINGTON, NC(OLEANDER)	OLEANDER SHOPPING CENTER  3804 OLEANDER DRIVE	WILMINGTON	1989	2007	100.0%	51,888	51,888	\$578,191	LOWE'S FOODS(2015)
452	WILSON, NC	FOREST HILLS CENTRE 1700 RALEIGH RD NW	WILSON	1989	2007	100.0%	73,280	73,280	\$610,784	HARRIS TEETER SUPERMARKETS(2010)
453	WINSTON SALEM, NC(HARPER)	HARPER HILL COMMONS  5049 COUNTRY CLUB RD	WINSTON SALEM	2004	2007	20.0%	55,394	96,914	\$1,199,335	HARRIS TEETER SUPERMARKETS(2024)
454	WINSTON SALEM, NC(OAK)	OAK SUMMIT  EAST HANES MILL ROAD	WINSTON SALEM	2003	2007	15.0%	142,394	352,394	\$1,783,977	GOODY'S(2016), STAPLES(2016), PETSMART(2020), SUPER WALMART(NOT OWNED)
455	WINSTON SALEM, NC(OLIVER)	SHOPS AT OLIVER CROSSING  PETERS CREEK PKWY OLIVER CROSSING	WINSTON SALEM	2003	2007	20.0%	76,512	76,512	\$897,672	LOWE'S FOODS(2023)
456	WINSTON SALEM, NC(WAL-MART)	WAL-MART SUPERCENTER  4550 KESTER MILL RD	WINSTON SALEM	1998	2007	100.0%	204,931	204,931	\$1,403,777	WAL-MART(2017)
<b>NORTH DAKOTA</b>										
457	DICKINSON, ND	PRAIRIE HILLS MALL 1681 THIRD AVENUE	DICKINSON	1978	1/2	100.0%	267,506	267,506	\$1,046,086	K MART(2013), HERBERGER'S(2010), J.C. PENNEY(2013)
<b>OHIO</b>										
458	ALLIANCE, OH	WAL-MART SUPERCENTER 2700 WEST STATE ST	CANTON	1998	2007	100.0%	200,084	200,084	\$1,190,500	WAL-MART(2017)
459	ASHTABULA, OH (TOPS)	ASHTABULA COMMONS 1144 WEST PROSPECT ROAD	ASHTABULA	2000	2004	100.0%	57,874	57,874	\$895,720	TOPS MARKETS(2021)
460	AURORA, OH	BARRINGTON TOWN CENTER  70-130 BARRINGTON TOWN SQUARE	CLEVELAND	1996/2004	1	100.0%	102,683	159,982	\$953,338	CINEMARK(2011), HEINEN'S(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
461 BOARDMAN, OH	SOUTHLAND CROSSINGS  I-680 & US ROUTE 224	YOUNGSTOWN	1997	1	100.0%	506,254	511,654	\$4,227,595	LOWE'S(2016), BABIES R US(2014), STAPLES(2012), DICK'S SPORTING GOODS(2012), WAL-MART(2017), PETSMART(2013), GIANT EAGLE(2018)
462 CANTON, OH (PHASE I & II)	BELDEN PARK CROSSINGS (I)  5496 DRESSLER ROAD	CANTON	1995/2001/2003	1	14.5%	478,106	593,610	\$5,242,083	VALUE CITY FURNITURE(2011), H.H. GREGG APPLIANCES(2011), JO-ANN STORES(2013), PETSMART(2013), DICK'S SPORTING GOODS(2010), DSW SHOE WAREHOUSE(2012), KOHL'S(2016), TARGET(NOT OWNED)
463 CHILLICOTHE, OH	CHILLICOTHE PLACE 867 N BRIDGE ST	CHILLICOTHE	1974/1998	1/2	20.0%	106,262	106,262	\$1,046,216	KROGER(2041), OFFICE MAX(2013)
464 CHILLICOTHE, OH(LOWES)	CHILLICOTHE PLACE (LOWES)  867 N BRIDGE STREET	CHILLICOTHE	1998	1981	100.0%	130,497	130,497	\$822,132	LOWE'S(2015)
465 CINCINNATI, OH	GLENWAY CROSSING 5100 GLENCROSSING WAY	CINCINNATI	1990	1993	100.0%	235,433	235,433	\$2,006,301	STEVE & BARRY'S(2014), MICHAEL'S(2011)
466 CINCINNATI, OH(KROGER)	KROGER 6401 COLERAIN AVE	CINCINNATI	1998	2007	100.0%	56,634	56,634	\$556,486	KROGER(2015)
467 CINCINNATI, OH(TRI COUNTY)	TRI-COUNTY MALL  11700 PRINCETON PIKE	CINCINNATI	1960/1990/1992	2005	18.0%	758,031	1,270,511	\$11,853,297	DILLARD'S(2018), SEARS(2019), MACY'S(NOT OWNED), KRAZY CITY (2023)
468 CLEVELAND, OH	KMART PLAZA 14901-14651 LORAIN AVE	CLEVELAND	1982	2008	25.3%	109,350	109,350	\$737,545	K MART(2012)
469 COLUMBUS, OH (CONSUMER SQUARE)	CONSUMER SQUARE WEST  3630 SOLDANO BLVD.	COLUMBUS	1989/2003	2004	100.0%	356,515	356,515	\$2,134,676	KROGER(2014), TARGET(2011)
470 COLUMBUS, OH (EASTON MARKET)	EASTON MARKET  3740 EASTON MARKET	COLUMBUS	1998	1998	100.0%	509,611	509,611	\$5,786,333	STAPLES(2013), PETSMART(2014), GOLFSMITH GOLF CENTER(2013), MICHAEL'S(2013), DICK'S SPORTING GOODS(2013), DSW SHOE WAREHOUSE(2012), KITTLE'S HOME FURNISHINGS(2012), BED BATH & BEYOND(2014), T.J. MAXX(2014)
471 COLUMBUS, OH (LENNOX)	LENNOX TOWN CENTER  1647 OLENTANGY RIVER ROAD	COLUMBUS	1997	1998	50.0%	352,913	352,913	\$3,586,126	TARGET(2016), BARNES & NOBLE(2012), STAPLES(2011), AMC THEATRE(2021)
472 COLUMBUS, OH (SUN)	SUN CENTER	COLUMBUS	1995	1998	79.5%	305,428	305,428	\$3,722,871	BABIES R US(2011), MICHAEL'S(2013), ASHLEY FURNITURE HOMESTORE(2012), STEIN MART(2012), WHOLE FOODS(2016), STAPLES(2010)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)	
	3622-3860 DUBLIN GRANVILLE RD									
473	COLUMBUS, OH(HILLIARD)	HILLIARD ROME COMMONS 1710-60 HILLIARD ROME ROAD	COLUMBUS	2001	2007	20.0%	110,871	110,871	\$1,459,778	GIANT EAGLE(2022)
474	DUBLIN, OH (DUBLIN VILLAGE)	DUBLIN VILLAGE CENTER  6561-6815 DUBLIN CENTER DRIVE	COLUMBUS	1987	1998	100.0%	184,092	293,173	\$1,582,382	AMC THEATRE(2008), MAX SPORTS CENTER(2007), B.J'S WHOLESALE CLUB(NOT OWNED)
475	DUBLIN, OH (PERIMETER CENTER)	PERIMETER CENTER  6644-6804 PERIMETER LOOP ROAD	COLUMBUS	1996	1998	100.0%	137,556	137,556	\$1,602,291	GIANT EAGLE(2014)
476	ELYRIA, OH	ELYRIA SHOPPING CENTER 841 CLEVELAND	CLEVELAND	1977	2	100.0%	92,125	92,125	\$601,720	GIANT EAGLE(2010)
477	GALLIPOLIS, OH	GALLIPOLIS MARKETPLACE 2145 EASTERN AVENUE	GALLIPOLIS	1998	2003	100.0%	25,950	205,908	\$355,398	WAL MART(NOT OWNED)
478	GROVE CITY, OH(DERBY SQUARE)	DERBY SQUARE  2161-2263 STRINGTOWN ROAD	COLUMBUS	1992	1998	20.0%	128,250	128,250	\$1,153,822	GIANT EAGLE(2016)
479	HUBER HTS., OH	NORTH HEIGHTS PLAZA  8280 OLD TROY PIKE	DAYTON	1990	1993	100.0%	182,749	297,306	\$1,690,330	H.H. GREGG APPLIANCES(2023), DICK'S SPORTING GOODS (2019), WAL-MART(NOT OWNED)
480	LEBANON, OH	COUNTRYSIDE PLACE 1879 DEERFIELD ROAD	LEBANON	1990/2002	1993	100.0%	17,000	110,480	\$25,168	WALMART #1407(NOT OWNED), ERB LUMBER(NOT OWNED)
481	MACEDONIA, OH	MACEDONIA COMMONS (I)  MACEDONIA COMMONS BLVD	CLEVELAND	1994	1994	50.0%	236,682	375,849	\$3,179,832	TOPS MARKETS(2019), KOHL'S(2016), WAL-MART(NOT OWNED)
482	MACEDONIA, OH (PHASE II)	MACEDONIA COMMONS (II) 8210 MACEDONIA COMMONS	CLEVELAND	1999	1/2	100.0%	169,481	169,481	\$1,601,734	CINEMARK(2019), HOME DEPOT(2020)
483	NORTH OLMSTED, OH	GREAT NORTHERN PLAZA (NORTH)  2589-26437 GREAT NORTHERN	CLEVELAND	1958/1998/2003	1997	14.5%	625,835	666,735	\$7,758,833	DSW SHOE WAREHOUSE(2015), BEST BUY(2010), BED BATH & BEYOND(2012), PETSMART(2018), STEVE & BARRY'S(2014), HOME DEPOT(2019), K & G MENSWEAR(2013), JO-ANN STORES(2009), MARC'S(2012), REMINGTON COLLEGE(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
484	SOLON, OH	UPTOWN SOLON KRUSE DRIVE	CLEVELAND	1998	1	100.0%	183,255	183,255	\$2,862,474	MUSTARD SEED MARKET & CAFE(2019), BED BATH & BEYOND(2009), BORDERS(2019)
485	SOLON, OH(KMART)	KMART PLAZA 6221 SOM CENTER	CLEVELAND	1977	2008	25.3%	84,180	84,180	\$299,819	K MART(2013)
486	STUEBENVILLE, OH	LOWE'S HOME IMPROVEMENT 4115 MALL DRIVE	PITTSBURGH	1998	2007	100.0%	130,497	130,497	\$871,236	LOWE'S(2016)
487	STOW, OH	STOW COMMUNITY CENTER (I) KENT ROAD	AKRON	1997/2000	1	100.0%	306,715	408,798	\$3,357,726	BED BATH & BEYOND(2011), GIANT EAGLE(2017), KOHL'S(2019), OFFICE MAX(2011), HOBBY LOBBY (2010), TARGET(NOT OWNED)
488	TIFFIN, OH	TIFFIN MALL 870 WEST MARKET STREET	TIFFIN	1980/2004	1/2	100.0%	170,868	170,868	\$538,043	CINEMARK(2011), J.C. PENNEY(2010)
489	TOLEDO, OH	SPRINGFIELD COMMONS S. HOLLAND-SYLVANIA ROAD	TOLEDO	1999	1	20.0%	241,129	271,729	\$2,799,159	KOHL'S(2019), GANDER MOUNTAIN(2014), BABIES R US (2010), BED BATH & BEYOND(2010), OLD NAVY(2010)
490	TOLEDO, OH (DICKS)	DICK'S SPORTING GOODS 851 W. ALEXIS ROAD	TOLEDO	1995	2004	100.0%	80,160	80,160	\$501,000	DICK'S SPORTING GOODS(2016)
491	WEST CHESTER, OH	KROGER 7172 CINCINNATI-DAYTON ROAD	CINCINNATI	1998	2007	100.0%	56,634	56,634	\$349,154	KROGER(2018)
492	WESTLAKE, OH	WEST BAY PLAZA 30100 DETROIT ROAD	CLEVELAND	1974/1997/2000	1/2	100.0%	162,330	162,330	\$1,372,560	MARC'S(2009), K MART(2009)
493	WILLOUGHBY HILLS, OH	SHOPPES AT WILLOUGHBY HILLS CHARDON ROAD	CLEVELAND	1985	2007	15.0%	373,318	377,849	\$3,122,852	GIANT EAGLE(2019), CINEMARK(2010), A.J. WRIGHT(2011), OFFICE MAX(2009), SAM'S CLUB(2014)
494	XENIA, OH	WEST PARK SQUARE 1700 WEST PARK SQUARE	XENIA	1994/1997/2001	1	100.0%	112,361	203,282	\$656,260	KROGER(2019), WAL-MART(NOT OWNED)
495	ZANESVILLE, OH	KMART SHOPPING CENTER 3515 N. MAPLE AVENUE	SANDUSKY	1973	2008	25.3%	84,180	84,180	\$223,160	K MART(2009)
<b>OKLAHOMA</b>										
496	ENID, OK	KMART PLAZA 4010 WEST OWEN GARRIOT RD	ENID	1983	2008	25.3%	84,000	114,000	\$188,160	K MART(2013), UNITED SUPERMARKETS(NOT OWNED)
497	OKLAHOMA CITY, OK	CVS PHARMACY 2323 NORTH MARTIN LUTHER KING BLVD	OKLAHOMA CITY	1997	2007	100.0%	9,504	9,504	\$159,358	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
<b>OREGON</b>									
498 PORTLAND, OR	TANASBOURNE TOWN CENTER (I)  NW EVERGREEN PKWY & NW RING RD	PORTLAND	1995/2001	1996	50.0%	309,617	566,457	\$4,964,126	ROSS DRESS FOR LESS(2013), MICHAEL'S(2014), BARNES & NOBLE(2011), OFFICE DEPOT(2010), HAGGAN'S(2021), NORDSTROM(NOT OWNED), TARGET(NOT OWNED), MERVYN'S(NOT OWNED)
<b>PENNSYLVANIA</b>									
499 ALLENTOWN, PA (BJS)	BJ'S WHOLESALE CLUB 1785 AIRPORT ROAD SOUTH	ALLENTOWN	1991	2004	100.0%	112,230	112,230	\$863,266	BJ'S WHOLESALE CLUB(2011)
500 ALLENTOWN, PA(WEST)	WEST VALLEY MARKETPLACE  1091 MILL CREEK ROAD	ALLENTOWN	2001/2004	2003	100.0%	259,239	259,239	\$2,697,443	WAL-MART(2021)
501 CAMP HILL, PA	CAMP HILL CENTER 3414 SIMPSON FERRY ROAD	HARRISBURG	1978/2002	2007	100.0%	62,888	62,888	\$732,340	LINENS 'N THINGS(2013), MICHAEL'S(2013)
502 CARLISLE, PA	CARLISLE COMMONS SHOPPING CTR RIDGE STREET & NOBLE BLVD	HARRISBURG	2001	2007	15.0%	393,033	393,033	\$3,146,539	WAL-MART(2022), T.J. MAXX(2012), ROSS DRESS FOR LESS(2014), REGAL CINEMAS(2010)
503 CHESWICK, PA	RITE AID 1200 PITTSBURGH ST.	PITTSBURGH	2000	2007	100.0%	10,908	10,908	\$248,609	
504 CONNELSVILLE, PA	RITE AID 100 MEMORIAL BLVD	PITTSBURGH	1999	2007	100.0%	10,908	10,908	\$312,181	
505 E. NORRITON, PA	KMART PLAZA 2692 DEKALB PIKE	PHILADELPHIA	1975/1997	1/2	100.0%	173,876	179,376	\$1,243,864	K MART(2010), BIG LOTS(2010)
506 ERIE, PA (PEACH)	PEACH STREET SQUARE (I)  1902 KEYSTONE DRIVE	ERIE	1995/1998/2003	1	100.0%	557,769	679,074	\$4,901,748	LOWE'S(2015), PETSMART(2015), CIRCUIT CITY(2020), KOHL'S(2016), WAL-MART(2015), CINEMARK(2011), HOME DEPOT(NOT OWNED)
507 ERIE, PA(BUFFALO RD)	RITE AID (BUFFALO ROAD) 4145 BUFFALO ROAD	ERIE	1999	2007	100.0%	10,908	10,908	\$230,486	
508 ERIE, PA(EAST 26TH ST)	RITE AID (EAST 26TH ST) 404 EAST 26TH STREET	ERIE	1999	2007	100.0%	10,908	10,908	\$260,047	
509 ERIE, PA(EAST 6TH)	RITE AID (EAST 6TH ST) 353 EAST 6TH STREET	ERIE	1999	2007	100.0%	10,908	10,908	\$266,969	
510 ERIE, PA(MARKET)	ERIE MARKETPLACE  6660-6750 PEACH STREET	ERIE	2003	2003	14.5%	107,537	238,387	\$1,090,395	MARSHALLS(2013), BED BATH & BEYOND(2013), BABIES R US(2014), TARGET(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
511	ERIE, PA(PEACH ST)	RITE AID (PEACH ST) 5440 PEACH ST.	ERIE	2000	2007	100.0%	10,908	10,908	\$336,691	
512	ERIE, PA(RITE AID)	RITE AID (WEST 26TH ST) 2923 WEST 26TH ST.	ERIE	1999	2007	100.0%	10,908	10,908	\$332,311	
513	ERIE, PA(WEST 12TH)	RITE AID (WEST 12TH ST) 2184 WEST 12TH ST	ERIE	1999	2007	100.0%	10,908	10,908	\$373,661	
514	HOMESTEAD, PA	WATERFRONT MARKET AMITY / 149 W. BRIDGE STREET	PITTSBURGH	2003	2007	15.0%	764,824	969,824	\$11,582,557	DICK'S SPORTING GOODS(2012), LOEW'S CINEMA(2020), BEST BUY(2013), FILENE'S BASEMENT(2012), MICHAEL'S(2011), PIER 1 IMPORTS(2050), OFFICE DEPOT(2017), T.J. MAXX(2011), OLD NAVY(2011), DSW SHOE WAREHOUSE(2015), BED BATH & BEYOND(2011), MARSHALLS(2010), BARNES & NOBLE(2012), DAVE & BUSTER'S(2020), MACY'S(NOT OWNED), TARGET(NOT OWNED)
515	IRWIN, PA	RITE AID 3550 ROUTE 130	PITTSBURGH	1999	2007	100.0%	10,908	10,908	\$262,741	
516	KING OF PRUSSIA, PA	OVERLOOK AT KING OF PRUSSIA 301 GODDARD BLVD	PHILADELPHIA	2002	2007	15.0%	105,615	186,980	\$4,855,050	UNITED ARTISTS THEATRE(2025), NORDSTROM RACK(2012), BEST BUY(2017)
517	MONACA, PA	TOWNSHIP MARKETPLACE 115 WAGNER ROAD	PITTSBURGH	1999/2004	2003	14.5%	298,589	298,589	\$2,825,671	LOWE'S(2017), CINEMARK(2019), CIRCUIT CITY (2019)
518	MONROEVILLE, PA	RITE AID (WM PENN HWY) 4111 WILLIAM PENN HWY	PITTSBURGH	1998	2007	100.0%	12,738	12,738	\$484,028	
519	MONROEVILLE, PA(RITE AID)	RITE AID (MONROEVILLE) 2604 MONROEVILLE BLVD	PITTSBURGH	1999	2007	100.0%	10,908	10,908	\$295,339	
520	MT. NEBO, PA	MT. NEBO POINTE  MT NEBO ROAD & LOWRIES RUN ROAD	PITTSBURGH	2005	1	10.0%	99,447	362,832	\$1,674,277	SPORTSMAN'S WAREHOUSE(2020), SAM'S CLUB(NOT OWNED), TARGET(NOT OWNED)
521	NEW CASTLE, PA	RITE AID 31 NORTH JEFFERSON STREET	NEW CASTLE	1999	2007	100.0%	10,908	10,908	\$261,740	
522	PITTSBURGH, PA	RITE AID (GOLDEN MILE HWY) 1804 GOLDEN MILE HWY	PITTSBURGH	1999	2007	100.0%	10,908	10,908	\$326,940	
523	PITTSBURGH, PA (SAW MILL)	RITE AID (SAW MILL RUN) 2501 SAW MILL RUN BLVD	PITTSBURGH	1999	2007	100.0%	10,908	10,908	\$342,233	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
524	POTTSTOWN, PA	KMART SHOPPING CENTER 2200 EAST HIGH STREET	PITTSBURGH	1973	2008	25.3%	84,180	84,180	\$275,000	K MART(2009)
525	WILLOW GROVE, PA	KMART SHOPPING CENTER 2620 MORELAND ROAD	PHILADELPHIA	1973	2008	25.3%	94,500	94,500	\$341,125	K MART(2009)
<b>PUERTO RICO</b>										
526	ARECIBO, PR (ATLANTICO)	PLAZA DEL ATLANTICO PR # KM 80.3	ARECIBO	1980/1993	2005	100.0%	215,451	224,950	\$3,349,300	K MART(2013), CAPRI DEL ATLANTICO(2013)
527	BAYAMON, PR (PLAZA DEL SOL)	PLAZA DEL SOL  RD PR#29 & PR#167, HATO TEJAS	SAN JUAN	1998/2003/2004	2005	100.0%	526,397	675,618	\$16,775,363	WAL-MART(2022), OLD NAVY(2011), SCIENCE PARK CINEMA(2019), BED BATH & BEYOND(2017), HOME DEPOT(NOT OWNED)
528	BAYAMON, PR (REXVILLE PLAZA)	REXVILLE PLAZA  PR #167, KM 18.8	SAN JUAN	1980/2002	2005	100.0%	126,023	132,309	\$1,582,759	PUEBLO XTRA(2009), TIENDAS CAPRI(2013)
529	BAYAMON, PR (RIO HONDO)	PLAZA RIO HONDO  PR#22, PR#167	SAN JUAN	1982/2001	2005	100.0%	466,499	531,801	\$12,538,308	TIENDAS CAPRI(2009), BEST BUY(2021), K MART(2013), PUEBLO XTRA(2012), RIO HONDO CINEMAS(2023), MARSHALLS(2015)
530	CAROLINA, PR (PLAZA ESCORIAL)	PLAZA ESCORIAL  CARRETERA #3, KM 6.1	SAN JUAN	1997	2005	100.0%	420,462	636,332	\$7,727,368	OFFICE MAX(2015), WAL-MART(2024), PLAZA ESCORIAL CINEMAS(2019), BORDERS(2017), OLD NAVY(2009), SAM'S CLUB(2024), HOME DEPOT(NOT OWNED)
531	CAYEY, PR (PLAZA CAYEY)	PLAZA CAYEY STATE ROAD #1 & PR #735	CAYEY	1999/2004	2005	100.0%	261,126	339,840	\$3,129,639	WAL-MART(2021), PLAZA CAYEY CENTRO CINEMA(2018)
532	FAJARDO, PR (PLAZA FAJARDO)	PLAZA FAJARDO  ROAD PR #3 INT PR #940	FAJARDO	1992	2005	100.0%	245,319	251,319	\$4,138,990	WAL-MART(2012), PUEBLO XTRA (2012)
533	GUAYAMA, PR (PLAZA WAL-MART)	PLAZA WAL-MART  ROAD PR #3 KM 135.0	GUAYAMA	1994	2005	100.0%	163,598	163,598	\$1,689,989	WAL-MART(2018)
534	HATILLO, PR (PLAZA DEL NORTE)	PLAZA DEL NORTE  ROAD#2 KM 81.9	ARECIBO	1992	2005	100.0%	509,049	671,283	\$9,485,526	SEARS(2014), TOYS R US(2018), J.C. PENNEY(2012), WAL-MART(2012)
535	HUMACAO, PR (PALMA REAL)	PLAZA PALMA REAL  STATE ROAD #3, KM 78.20	HUMACAO	1995	2005	100.0%	340,608	436,614	\$6,602,793	PEP BOYS(2015), J.C. PENNEY(2019), CAPRI STORES(2011), WAL-MART(2020), OFFICE MAX (2018)
536	ISABELA, PR (PLAZA ISABELA)	PLAZA ISABELA STATE ROAD #2 & # 454	ISABELA	1994	2005	100.0%	238,410	259,016	\$3,648,537	COOP(2014), WAL-MART(2019)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
537	SAN GERMAN, PR (CAMINO REAL)	CAMINO REAL STATE ROAD PR #122	SAN GERMAN	1991	2005	100.0%	22,356	49,172	\$339,950	PEP BOYS(2015)
538	SAN GERMAN, PR (DEL OESTE)	PLAZA DEL OESTE ROAD PR #2 INT PR #122	SAN GERMAN	1991	2005	100.0%	174,172	184,746	\$2,393,899	K MART(2016), PUEBLO XTRA(2011)
539	SAN JUAN, PR (SENIORIAL PLAZA)	SENIORIAL PLAZA PR #53 & PR #177	SAN JUAN	1978/Multiple	2005	100.0%	168,664	209,124	\$2,514,573	K MART(2010), PUEBLO XTRA(2015)
540	VEGA BAJA, PR (PLZ VEGA BAJA)	PLAZA VEGA BAJA ROAD PR #2 INT PR #155	VEGA BAJA	1990	2005	100.0%	180,488	184,938	\$1,827,410	K MART(2015), PUEBLO XTRA(2010)
<b>RHODE ISLAND</b>										
541	MIDDLETOWN, RI	MIDDLETOWN VILLAGE 1315 WEST MAIN ST	PROVIDENCE	2003	2007	100.0%	98,161	98,161	\$1,170,198	BARNES & NOBLE(2019), MICHAEL'S(2018)
542	WARWICK, RI	WARWICK CENTER 1324 BALD HILL ROAD	PROVIDENCE	2004	2007	15.0%	159,958	159,958	\$2,596,165	DICK'S SPORTING GOODS(2018), LINENS 'N THINGS(2014), BARNES & NOBLE(2018), DSW SHOE WAREHOUSE(2014)
<b>SOUTH CAROLINA</b>										
543	AIKEN, SC (EXCHANGE)	AIKEN EXCHANGE WHISKEY ROAD & BROOK HAVEN DRIVE	GREENVILLE	2004	2007	15.0%	101,558	226,558	\$334,334	PETSMART(2019), TARGET(NOT OWNED)
544	ANDERSON, SC (CENTRAL)	ANDERSON CENTRAL 651 HWY 28 BYPASS	GREENVILLE	1999	2007	15.0%	223,211	223,211	\$1,415,807	WAL-MART(2019)
545	ANDERSON, SC (NORTH HILL)	NORTH HILL COMMONS 3521 CLEMSON BLVD	GREENVILLE	2000	2007	15.0%	43,149	168,149	\$431,962	MICHAEL'S(2013), TARGET(NOT OWNED)
546	CAMDEN, SC	SPRINGDALE PLAZA 1671 SPRINGDALE DRIVE	CAMDEN	1990/2000	1993	100.0%	180,127	363,405	\$1,325,890	STEVE & BARRY'S(2014), BELK(2015), WAL-MART SUPER CENTER(NOT OWNED)
547	CHARLESTON, SC	ASHLEY CROSSING (I) 2245 ASHLEY CROSSING DRIVE	CHARLESTON	1991	2003	100.0%	188,883	196,048	\$718,772	FOOD LION(2011)
548	COLUMBIA, SC (STATION)	COLUMBIANA STATION OEA HARBISON BLVD & BOWE R PARKWAY	COLUMBIA	1999	2007	15.0%	375,998	558,765	\$4,390,781	CIRCUIT CITY(2020), DICK'S SPORTING GOODS(2016), MICHAEL'S(2010), PETSMART(2015), H.H. GREGG APPLIANCES(2015)
549	COLUMBIA, SC (TARGET)	TARGET SUPER CENTER (I) 10204 TWO NOTCH RD.	COLUMBIA	2002	2007	15.0%	83,400	208,400	\$507,275	MICHAEL'S(2012), LINENS 'N THINGS(2012), TARGET(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
550	COLUMBIA, SC(HARBISON)	HARBISON COURT  HARBISON BLVD	COLUMBIA	1991	2002	14.5%	236,765	296,254	\$2,867,638	BARNES & NOBLE(2011), ROSS DRESS FOR LESS(2014), MARSHALLS(2012), OFFICE DEPOT(2011), BABIES 'R' US #8890(NOT OWNED)
551	CONWAY, SC	GATEWAY PLAZA 2701 CHURCH STREET	MYRTLE BEACH	2002	2007	100.0%	62,428	62,428	\$603,147	GOODY'S(2017)
552	EASLEY, SC	CENTER POINTE PLAZA (II) CALHOUN MEMORIAL HWY & BRUSHY CREEK ROAD	GREENVILLE	2004	2007	20.0%	72,287	187,287	\$646,147	PUBLIX SUPER MARKETS(2023), HOME DEPOT(NOT OWNED)
553	FORT MILL, SC	RITE AID 2907 W HWY 160	GAFFNEY	2002	2007	100.0%	13,824	13,824	\$309,853	
554	GAFFNEY, SC	RITE AID 1320 W FLOYD BAKER BLVD	GREENVILLE	2003	2007	100.0%	13,818	13,818	\$291,984	
555	GREENVILLE, SC (RITE AID)	RITE AID 3679 AUGUSTA ROAD	GREENVILLE	2001	2007	100.0%	10,908	10,908	\$283,423	
556	GREENVILLE, SC(SUPER WAL-MART)	WAL-MART SUPERCENTER  1451 WOODRUFF ROAD	GREENVILLE	1998	2007	100.0%	200,084	200,084	\$1,272,534	WAL-MART(2018)
557	GREENVILLE, SC(THE POINT)	THE POINT 1140 WOODRUFF ROAD	GREENVILLE	2005	2007	20.0%	104,641	104,641	\$1,740,547	WHOLE FOODS(2026), CIRCUIT CITY(2021)
558	GREENWOOD, SC	NORTHSIDE PLAZA (BI-LO) US HIGHWAY 25 & NORTHSIDE DRIVE	GREENWOOD	1999	2007	100.0%	41,581	41,581	\$334,437	BI-LO(2019)
559	LEXINGTON, SC	LEXINGTON PLACE  US HWY 378 AND OLD CHEROKEE ROAD	COLUMBIA	2003	2007	100.0%	83,167	215,167	\$860,236	ROSS DRESS FOR LESS(2014), T.J. MAXX(2013), PUBLIX(NOT OWNED), KOHL'S(NOT OWNED)
560	MT. PLEASANT, SC	WANDO CROSSING  1500 HIGHWAY 17 NORTH	CHARLESTON	1992/2000	1995	100.0%	209,720	325,817	\$2,252,759	CIRCUIT CITY(2018), OFFICE DEPOT(2010), T.J. MAXX(2013), MARSHALLS(2011), WAL-MART(NOT OWNED)
561	MT. PLEASANT, SC (BI-LO)	BI-LO AT SHELMORE 672 HWY 17 BY-PASS	CHARLESTON	2002	2007	100.0%	64,368	64,368	\$920,894	BI-LO(2023)
562	MYRTLE BEACH, SC	THE PLAZA AT CAROLINA FOREST 3735 RENEE DRIVE	MYRTLE BEACH	1999	2007	20.0%	116,657	116,657	\$1,635,597	KROGER(2010)
563	N. CHARLESTON, SC	NORTH POINTE PLAZA	CHARLESTON	1989/2001	2	100.0%	294,471	344,471	\$2,045,156	WAL-MART(2009), OFFICE MAX(2009)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
	7400 RIVERS AVENUE								
564 N. CHARLESTON, SC(N CHARL CTR)	NORTH CHARLESTON CENTER 5900 RIVERS AVE	CHARLESTON	1980/1993	2004	100.0%	235,501	235,501	\$1,176,869	NORTHERN TOOL(2016), BIG LOTS(2009), HOME DECOR LIQUIDATORS (2012)
565 ORANGEBURG, SC	NORTH ROAD PLAZA 2795 NORTH ROAD	COLUMBIA	1994/1999	1995	100.0%	50,760	247,434	\$557,113	GOODY'S(2013), WAL-MART(NOT OWNED)
566 PIEDMONT, SC	RITE AID 915 ANDERSON STREET	GREENVILLE	2000	2007	100.0%	10,908	10,908	\$181,052	
567 SIMPSONVILLE, SC	FAIRVIEW STATION 621 FAIRVIEW ROAD	GREENVILLE	1990	1994	100.0%	142,086	142,086	\$884,511	INGLES(2011), KOHL'S(2015)
568 SPARTANBURG, SC (BLACKSTOCK)	RITE AID (W O EZELL BLVD) 1510 W.O. EZELL BLVD	SPARTANBURG	2001	2007	100.0%	10,908	10,908	\$271,599	
569 SPARTANBURG, SC (NORTHPOINT)	NORTHPOINT MARKETPLACE 8642-8760 ASHEVILLE HIGHWAY	SPARTANBURG	2001	2007	100.0%	102,252	102,252	\$632,252	INGLES(2021)
570 SPARTANBURG, SC (RITE AID)	RITE AID (N PINE ST) 780 N. PINE STREET	SPARTANBURG	2002	2007	100.0%	10,908	10,908	\$283,656	
571 TAYLORS, SC	NORTH HAMPTON MARKET 6019 WADE HAMPTON (AKA GREER, SC)	GREENVILLE	2004	2007	20.0%	114,935	171,545	\$1,136,896	HOBBY LOBBY(2019), TARGET(NOT OWNED)
572 TAYLORS, SC (HAMPTON)	HAMPTON POINT 3033 WADE HAMPTON BL	GREENVILLE	1993	2007	100.0%	58,316	58,316	\$452,337	BI-LO(2018)
573 WOODRUFF, SC	RITE AID 121 N MAIN STREET	CHARLESTON	2002	2007	100.0%	13,824	13,824	\$288,178	
<b>SOUTH DAKOTA</b>									
574 WATERTOWN, SD	WATERTOWN MALL 1300 9TH AVENUE	SPARTANBURG	1977	1/2	100.0%	240,262	282,262	\$1,359,451	DUNHAM'S SPORTING GOODS(2011), HERBERGER'S(2014), J.C. PENNEY(2013), HY VEE SUPERMARKET(NOT OWNED)
<b>TENNESSEE</b>									
575 BRENTWOOD, TN	COOL SPRINGS POINTE I-65 AND MOORE'S LANE	BRENTWOOD	1999/2004	2000	14.5%	201,414	201,414	\$2,596,494	BEST BUY(2014), ROSS DRESS FOR LESS(2015), LINENS 'N THINGS(2014), DSW SHOE WAREHOUSE(2009)
576 CHATTANOOGA, TN	OVERLOOK AT HAMILTON PLACE 2288 GUNBARREL ROAD	CHATTANOOGA	1992/2004	2003	100.0%	207,244	207,244	\$1,783,269	BEST BUY(2014), HOBBY LOBBY(2014), FRESH MARKET(2014)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
577	COLUMBIA, TN	COLUMBIA SQUARE 845 NASHVILLE HWY	COLUMBIA	1993	2003	10.0%	68,948	68,948	\$458,900	KROGER(2022)
578	FARRAGUT, TN	FARRAGUT POINTE 11132 KINGSTON PIKE	KNOXVILLE	1991	2003	10.0%	71,311	71,311	\$470,938	FOOD CITY(2011)
579	GOODLETTSVILLE, TN	NORTHCREEK COMMONS 101-139 NORTHCREEK BLVD	NASHVILLE	1987	2003	20.0%	84,441	84,441	\$731,093	KROGER(2012)
580	HENDERSONVILLE, TN	LOWE'S HOME IMPROVEMENT CENTER TN HENDERSONVILLE	NASHVILLE	1999	2003	100.0%	133,144	133,144	\$1,222,439	LOWE'S(2019)
581	JACKSON, TN	WEST TOWNE COMMONS 41 STONEBROOK PLACE	JACKSON	1992	2007	20.0%	62,925	62,925	\$579,341	KROGER(2020)
582	JOSHNSON CITY, TN	JOSHNSON CITY FRANKLIN & KNOB CREEK ROADS	JOSHNSON CITY	2005	2003	100.0%	11,749	99,997	\$531,918	KOHL'S(2026)
583	KNOXVILLE, TN	PAVILION OF TURKEY CREEK (I)  10936 PARKSIDE DRIVE	KNOXVILLE	2001	2007	15.0%	280,776	478,814	\$3,554,727	ROSS DRESS FOR LESS(2014), OFFICE MAX(2017), LINENS 'N THINGS(2017), OLD NAVY(2011), GOODY'S(2015), TARGET(NOT OWNED), WAL-MART(NOT OWNED)
584	KNOXVILLE, TN (TOWN)	TOWN & COUNTRY COMMONS (I)  NORTH PETERS ROAD & TOWN & COUNTRY CIRCL	KNOXVILLE	1985/1997	2007	15.0%	637,537	637,537	\$6,268,660	GOODY'S(2013), JO-ANN STORES(2013), CIRCUIT CITY(2014), STAPLES(2019), BEST BUY(2019), FOOD CITY(2026), LOWE'S(2017), CARMIKE CINEMAS(2020), DICK'S SPORTING GOODS(2017)
585	MEMPHIS, TN(AMERICAN)	AMERICAN WAY 4075 AMERICAN WAY	MEMPHIS	1988	2007	20.0%	121,222	121,222	\$898,648	KROGER(2020)
586	MORRISTOWN, TN	CROSSROADS SQUARE 130 TERRACE LANE	MORRISTOWN	2004	2007	20.0%	65,000	70,000	\$610,500	T.J. MAXX(2014)
587	MURFREESBORO, TN(TOWNE)	TOWNE CENTRE  OLD FORT PARKWAY	MURFREESBORO	1998	2003	14.5%	108,023	390,645	\$1,367,278	T.J. MAXX(2010), BOOKS-A-MILLION(2009), LOWE'S(NOT OWNED), TOYS R US(NOT OWNED), TARGET(NOT OWNED)
588	NASHVILLE, TN	WILLOWBROOK COMMONS 61 EAST THOMPSON LN	NASHVILLE	2005	2007	20.0%	93,600	93,600	\$773,755	KROGER(2029)
589	NASHVILLE, TN (BELLEVUE)	BELLEVUE PLACE  7625 HIGHWAY 70 S	NASHVILLE	2003	2007	15.0%	77,180	192,180	\$859,950	MICHAEL'S(2012), BED BATH & BEYOND(2012), HOME DEPOT(NOT OWNED)
590	NASHVILLE, TN (MARKET)	THE MARKETPLACE	NASHVILLE	1998	2003	14.5%	167,795	367,879	\$1,647,480	LOWE'S(2019), WAL MART(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
<b>CHARLOTTE PIKE</b>									
591 OAKLAND, TN	OAKLAND MARKET PLACE 7265 US HWY 64	MEMPHIS	2004	2007	20.0%	64,600	64,600	\$420,847	KROGER(2028)
<b>TEXAS</b>									
592 ALLEN, TX	WATTERS CREEK BETHANY ROAD	DALLAS	2008	1	10.0%	195,777	199,807	\$3,740,922	UNITED MARKET STREET(2028), BORDERS (2018)
593 AUSTIN, TX (TECH RIDGE)	THE SHOPS AT TECH RIDGE CENTER RIDGE DRIVE	AUSTIN	2003	2003	25.8%	282,798	530,434	\$3,576,347	ROSS DRESS FOR LESS(2014), TOYS R US(2014), HOBBY LOBBY(2018), BEST BUY(2017), SUPER TARGET(NOT OWNED)
594 BAYTOWN, TX (LOWE'S)	LOWE'S HOME IMPROVEMENT 5002 GARTH ROAD	HOUSTON	1998	2007	100.0%	125,357	125,357	\$873,828	LOWE'S(2015)
595 CARROLTON, TX (CVS 7440)	CVS PHARMACY TRINITY MILLS AND MARSH RD	DALLAS	1997	2007	100.0%	9,504	9,504	\$185,188	
596 COLONY, TX (CVS 6982)	CVS PHARMACY 6749 MAIN STREET	DALLAS	1997	2007	100.0%	9,504	9,504	\$171,576	
597 FORT WORTH, TX (CVS 6794)	CVS PHARMACY (JACKSBORO HWY) 2706 JACKSBORO HWY	DALLAS	1997	2007	100.0%	10,908	10,908	\$239,783	
598 FORT WORTH, TX (CVS 7785)	CVS PHARMACY (SYCAMORE SCHOOL) 4551 SYCAMORE SCHOOL ROAD	DALLAS	1997	2007	100.0%	9,504	9,504	\$149,248	
599 FRISCO, TX	FRISCO MARKETPLACE 7010 PRESTON ROAD	DALLAS	2003	2003	14.5%	20,959	107,543	\$747,220	KOHL'S(2023)
600 GARLAND, TX	GARLAND PLAZA 3265 BROADWAY BLVD	DALLAS	1994	2007	100.0%	70,576	70,576	\$0	
601 GRAND PRAIRIE, TX	KROGER 2525 WEST INTERSTATE 20	DALLAS	1998	2007	100.0%	60,835	60,835	\$433,615	KROGER(2018)
602 HOUSTON, TX	LOWE'S HOME IMPROVEMENT 19935 KATY FREEWAY	HOUSTON	1998	2007	100.0%	131,644	131,644	\$917,000	LOWE'S(2017)
603 IRVING, TX	MACARTHUR MARKETPLACE MARKET PLACE BOULEVARD	DALLAS	2004	2003	14.5%	146,941	598,651	\$2,099,919	KOHL'S(2021), HOLLYWOOD THEATERS(2016), OFFICE MAX(2014), SAM'S CLUB(NOT OWNED), WAL MART(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
604	LAKE WORTH, TX	CVS PHARMACY 6640 LAKE WORTH BLVD	DALLAS	1997	2007	100.0%	9,504	9,504	\$161,809	
605	LEWISVILLE, TX(LAKEPOINTE)	LAKEPOINTE CROSSINGS  S STEMMONS FREEWAY	DALLAS	1991	2002	14.5%	314,639	571,902	\$2,818,954	99 CENTS ONLY STORE(2009), PETSMART(2009), BEST BUY(2010), ACADEMY SPORTS(2016), MARDEL CHRISTIAN BOOKSTORE(2012), GARDEN RIDGE(NOT OWNED), TOYS R' US(NOT OWNED)
606	MCKINNEY, TX	MCKINNEY MARKETPLACE US HWY 75 & EL DORADO	DALLAS	2000	2003	14.5%	118,967	183,810	\$1,168,953	KOHL'S(2021), ALBERTSON'S(NOT OWNED)
607	MESQUITE, TX	MARKETPLACE AT TOWNE CENTER  SOUTHBOUND FRONTAGE RD I 635	DALLAS	2001	2003	14.5%	170,625	378,775	\$2,191,134	PETSMART(2017), MICHAEL'S(2012), ROSS DRESS FOR LESS(2013), KOHL'S(NOT OWNED), HOME DEPOT(NOT OWNED)
608	NORTH RICHLAND HILLS, TX	CVS PHARMACY 4808 DAVIS BLVD.	DALLAS	1997	2007	100.0%	10,908	10,908	\$237,324	
609	PASADENA, TX	KROGER JUNCTION 2619 RED BLUFF ROAD	HOUSTON	1984	2007	20.0%	80,753	80,753	\$445,279	KROGER(2020)
610	PLANO, TX	CVS PHARMACY 6401 W. PARKER RD.	DALLAS	1997	2007	100.0%	10,908	10,908	\$226,188	
611	RICHARDSON, TX (CVS 6967)	CVS PHARMACY (E BUCKINGHAM RD) 1425 E. BUCKINGHAM ROAD	DALLAS	1997	2007	100.0%	10,560	10,560	\$210,210	
612	RICHARDSON, TX (CVS 6974)	CVS PHARMACY (ARAPAHO BLVD) 2090 ARAPAHOE BLVD.	DALLAS	1997	2007	100.0%	10,560	10,560	\$206,585	
613	RIVER OAKS, TX	CVS PHARMACY 531 RIVER OAKS BLVD.	DALLAS	1997	2007	100.0%	10,908	10,908	\$240,972	
614	ROWLETT, TX	ROWLETT PLAZA 8800 LAKEVIEW PKWY	DALLAS	1995/2001	2007	100.0%	63,117	63,117	\$0	
615	SAN ANTONIO, TX (INGRAM)	INGRAM PARK (MERVYNS) 6157 NW LOOP 410	SAN ANTONIO	1985	2005	50.0%	76,597	76,597	\$447,830	MERVYN'S(2020)
616	SAN ANTONIO, TX (N. BANDERA)	BANDERA POINTE (NORTH)		2001/2002	1	100.0%	278,815	888,005	\$4,535,232	LOWE'S(2020), T.J. MAXX(2011), LINENS 'N THINGS, #594(2012), OLD NAVY(2011), ROSS DRESS FOR LESS(2012), BARNES & NOBLE(2011), RAQUETBALL & FITNESS(NOT OWNED), CHUCK E CHEESE(NOT OWNED), KOHL'S(NOT OWNED), CREDIT UNION(NOT OWNED), CHUCK E CHEESE(NOT OWNED), TARGET(NOT OWNED)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
		STATE LOOP 1604/BANDERA ROAD	SAN ANTONIO							
617	SAN ANTONIO, TX (STONE OAK)	VILLAGE AT STONE OAK 22610 US HWY 281 NORTH	SAN ANTONIO	2007	1	100.0%	305,824	480,824	\$4,505,554	HOBBY LOBBY (2022), T.J. MAXX (2017), TARGET (NOT OWNED)
618	SAN ANTONIO, TX (WESTOVER)	WESTOVER MARKETPLACE  SH 151 @ LOOP 410	SAN ANTONIO	2005	1	10.0%	216,737	522,937	\$3,234,597	PETSMART(2016), OFFICE DEPOT(2016), SPORTSMAN'S WAREHOUSE(2015), ROSS DRESS FOR LESS(2016), TARGET(NOT OWNED), LOWES(NOT OWNED)
619	SAN ANTONIO, TX(TERRELL)	TERRELL PLAZA 1201 AUSTIN HWY	SAN ANTONIO	1958/1986	2007	50.0%	167,613	167,613	\$1,140,754	ALAMO WORKFORCE(2008), BIG LOTS(2010)
620	TYLER, TX	CVS PHARMACY 1710 W. GENTRY PKWY	TYLER	1997	2007	100.0%	9,504	9,504	\$134,773	
621	WICHITA FALLS, TX (CVS 6841)	CVS PHARMACY (SOUTHWEST PKWY) 3601 OLD JACKSBORO HIGHWAY	WICHITA FALLS	1997	2007	100.0%	9,504	9,504	\$188,502	
622	WICHITA FALLS, TX (CVS 6978)	CVS PHARMACY (OLD JACKSBORO) 4600 SOUTHWEST PKWY	WICHITA FALLS	1997	2007	100.0%	9,504	9,504	\$164,568	
	<b>UTAH</b>									
623	MIDVALE, UT (FT. UNION I & II)	FC AT FORT UNION (I & II)  900 EAST FT UNION BLVD	SALT LAKE CITY	1973/2000	1998	100.0%	641,957	641,957	\$7,993,056	BABIES R US(2014), OFFICE MAX(2012), SMITH'S FOOD & DRUG(2024), MEDIA PLAY(2016), BED BATH & BEYOND(2014), WAL MART(2015), ROSS DRESS FOR LESS(2016), MICHAEL'S(2017)
624	OGDEN, UT	FC AT OGDEN 5-POINTS 21-129 HARRISVILLE ROAD	SALT LAKE CITY	1977	1998	100.0%	162,316	162,316	\$715,654	HARMONS(2012)
625	OREM, UT	FC AT OREM  1300 SOUTH STREET	SALT LAKE CITY	1991	1998	100.0%	150,667	281,931	\$1,677,708	TOYS R US(2011), MEDIA PLAY(2015), OFFICE DEPOT(2008), JO-ANN STORES(2012), R.C. WILLEY(NOT OWNED)
626	RIVERDALE, UT (NORTH)	FC AT RIVERDALE (NORTH)  1050 WEST RIVERDALE ROAD	SALT LAKE CITY	1995/2003	1998	100.0%	593,398	596,198	\$4,995,099	MACY'S(2011), OFFICE MAX(2010), GART SPORTS(2012), SPORTSMAN'S WAREHOUSE(2009), TARGET(2017), MEDIA PLAY(2009), CIRCUIT CITY(2016)
627	RIVERDALE, UT (WEBER)	FC AT RIVERDALE (EAST)  1050 WEST RIVERDALE ROAD	SALT LAKE CITY	2005	1	100.0%	46,597	397,360	\$476,421	JO-ANN STORES(2015), SAM'S CLUB(NOT OWNED), SUPER WALMART(NOT OWNED)
628	SALT LAKE CITY, UT (33RD)	THE FAMILY PLACE AT 3300 SOUTH	SALT LAKE CITY	1978	1998	100.0%	34,209	34,209	\$216,409	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)	
		3300 SOUTH STREET									
629	TAYLORSVILLE, UT (NORTH)	FC AT TAYLORSVILLE (NORTH)	SALT LAKE CITY	1982/2003	1998	100.0%	697,630	772,130	\$6,291,794	SHOPKO(2014), JO-ANN STORES(2015), GART SPORTS(2017), 24 HOUR FITNESS(2017), PETSMART(2018), BED BATH & BEYOND(2015), ROSS DRESS FOR LESS(2014), MEDIA PLAY(2009), HARMONS SUPERSTORE(NOT OWNED)	
		5600 SOUTH REDWOOD									
	<b>VERMONT</b>										
630	BERLIN, VT	BERLIN MALL 282 BERLIN MALL RD., UNIT #28	BERLIN	1986/1999	2	100.0%	174,624	174,624	\$1,508,464	WAL-MART(2014), J.C. PENNEY(2009)	
	<b>VIRGINIA</b>										
631	CHESTER, VA	BERMUDA SQUARE 12607-12649 JEFFERSON DAVIS	RICHMOND	1978	2003	100.0%	116,310	116,310	\$1,386,934	UKROP'S(2008)	
632	FAIRFAX, VA	FAIRFAX TOWNE CENTER  12210 FAIRFAX TOWNE CENTER	FAIRFAX	1994	1995	14.5%	253,298	253,298	\$4,152,355	SAFeway(2019), T.J. MAXX(2009), BED BATH & BEYOND(2010), UNITED ARTISTS THEATRE(2014)	
633	GLEN ALLEN, VA	CREEKS AT VIRGINIA CENTER  9830-9992 BROOK ROAD	RICHMOND	2002	2007	15.0%	266,308	266,308	\$3,887,814	BARNES & NOBLE(2011), CIRCUIT CITY(2022), BED BATH & BEYOND(2012), MICHAEL'S(2011), DICK'S SPORTING GOODS(2017)	
634	LYNCHBURG, VA (CANDLERS)	CANDLERS STATION  3700 CANDLERS MOUNTAIN ROAD	LYNCHBURG	1990	2003	100.0%	270,765	337,765	\$2,115,733	CINEMARK(2015), CIRCUIT CITY(2009), STAPLES(2013), T.J. MAXX(2011), STEVE & BARRY'S(2014), TOYS R US (NOT OWNED)	
635	LYNCHBURG, VA (WARDS CROSSING)	WARD'S CROSSING  WARDS ROAD AND WARDS FERRY ROAD	LYNCHBURG	2001	2007	15.0%	80,937	265,937	\$1,161,822	BED BATH & BEYOND(2013), MICHAEL'S(2011), TARGET(NOT OWNED), DICK'S(NOT OWNED), PETSMART(NOT OWNED)	
636	MARTINSVILLE, VA	LIBERTY FAIR MALL  240 COMMONWEALTH BOULEVARD	MARTINSVILLE	1989/1997	1/2	50.0%	435,057	479,256	\$2,816,092	GOODY'S(2008), BELK(2012), J.C. PENNEY(2009), SEARS(2009), OFFICE MAX(2012), KROGER(2017)	
637	MIDLOTHIAN, VA	CHESTERFIELD CROSSINGS HIGHWAY 360 & WARBRO	MIDLOTHIAN	2000	2007	15.0%	79,802	319,802	\$1,115,922	BEN FRANKLIN CRAFTS(2015), WAL-MART(NOT OWNED)	
638	MIDLOTHIAN, VA (COMMONWEALTH)	COMMONWEALTH CENTER  4600-5000 COMMONWEALTH CENTER PARKWAY	RICHMOND	2002	2007	15.0%	165,413	165,413	\$2,223,830	STEIN MART(2011), MICHAEL'S(2011), BARNES & NOBLE(2012)	
639	NEWPORT NEWS, VA (DENBIGH)	DENBIGH VILLAGE WARWICK BLVD AND DENBIGH	NORFOLK	1998/2006	2007	100.0%	324,450	340,950	\$2,566,421	BURLINGTON COAT FACTORY(2013), KROGER(2017)	

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
640	NEWPORT NEWS, VA (JEFFERSON)	JEFFERSON PLAZA 121 JEFFERSON AVENUE	NORFOLK	1999	2007	15.0%	47,341	182,341	\$320,486	COSTCO(NOT OWNED)
641	RICHMOND, VA(DOWNTOWN)	DOWNTOWN SHORT PUMP 11500-900 WEST BROAD STREET	RICHMOND	2000	2007	100.0%	126,055	239,873	\$2,566,596	BARNES & NOBLE(2011), REGAL CINEMAS(2021)
642	SPRINGFIELD, VA(LOISDALE)	LOISDALE CENTER 6646 LOISDALE ROAD	WASHINGTON	1999	2007	100.0%	120,742	120,742	\$2,469,392	BARNES & NOBLE(2015), DSW SHOE WAREHOUSE(2015), BED BATH & BEYOND(2015), CIRCUIT CITY(2020)
643	SPRINGFIELD, VA(SPRING MALL)	SPRING MALL CENTER 6717 SPRING MALL RD	WASHINGTON	1995/2001	2007	100.0%	56,511	56,511	\$998,611	MICHAEL'S(2010), TILE SHOP (2018)
644	STERLING, VA	CASCADE MARKETPLACE NEC OF CASCADES PKWY & ROUTE 7	WASHINGTON	1998	2007	100.0%	101,606	101,606	\$1,525,945	STAPLES(2008), SPORTS AUTHORITY(2016)
645	VIRGINIA BEACH, VA	KROGER PLAZA 1800 REPUBLIC DRIVE	NORFOLK	1997	2007	20.0%	63,324	81,574	\$237,488	KROGER(2020)
646	WAYNESBORO, VA	WAYNESBORO COMMONS 109 LEE DEWITT BLVD	LYNCHBURG	1993	2007	20.0%	52,415	52,415	\$386,910	KROGER(2018)
647	WINCHESTER, VA	APPLE BLOSSOM CORNERS 2190 S. PLEASANT VALLEY	WINCHESTER	1990/1997	2	20.0%	240,560	242,686	\$2,463,124	MARTIN'S FOOD STORE(2040), KOHL'S(2018), OFFICE MAX(2012), BOOKS-A-MILLION(2013)
648	WYTHEVILLE, VA	WYTHEVILLE COMMONS 215-295 COMMONWEALTH DRIVE	WYTHEVILLE	2004	2007	15.0%	90,239	415,239	\$1,039,010	GOODY'S(2016), LOWES(NOT OWNED), SUPER WALMART(NOT OWNED)
<b>WASHINGTON</b>										
649	KIRKLAND, WA (TOTEM LKS UPPER)	TOTEM LAKE MALLS (UPPER) TOTEM LAKES BOULEVARD	SEATTLE	1999/2004	2004	20.0%	253,867	279,221	\$2,232,000	GUITAR CENTER(2009), ROSS DRESS FOR LESS(2015)
650	OLYMPIA, WA	CIRCUIT CITY 2815 CAPITAL MALL DR SW	OLYMPIA	1998	2007	100.0%	35,776	35,776	\$443,929	CIRCUIT CITY(2018)
<b>WEST VIRGINIA</b>										
651	BARBOURSVILLE, WV	BARBOURSVILLE CENTER 5-13 MALL ROAD	HUNTINGTON	1985	1998	100.0%	70,900	133,396	\$198,950	DISCOUNT EMPORIUM(2006), VALUE CITY(NOT OWNED)
652	MORGANTOWN, WV	GLENMARK CENTER INTERSTATE 68 AND PIERPONT ROAD	MORGANTOWN	1999/2000	2007	100.0%	111,278	383,725	\$1,221,290	SHOP 'N SAVE(2009), MICHAEL'S(2011)

**Developers Diversified Realty**

Quarterly Financial Supplement  
For the nine months ended September 30, 2008

**PROPERTY LIST**

LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
653 WEIRTON, WV	RITE AID 1360 COVE ROAD	PITTSBURGH	2000	2007	100.0%	10,908	10,908	\$221,870	
<b>WISCONSIN</b>									
654 BROOKFIELD, WI (SW)	SHOPPERS WORLD BROOKFIELD (I) NORTH 124TH STREET AND WEST CA	MILWAUKEE	1967	2003	14.5%	182,722	190,142	\$1,441,665	T.J. MAXX(2010), MARSHALLS MEGA STORE(2009), OFFICE MAX(2010), BURLINGTON COAT FACTORY(2012)
655 BROWN DEER, WI (CENTER)	BROWN DEER CENTER  NORTH GREEN BAY ROAD	MILWAUKEE	1967	2003	14.5%	266,716	266,716	\$2,033,559	KOHL'S(2023), MICHAEL'S(2012), OFFICE MAX(2010), T.J. MAXX(2012), OLD NAVY(2012)
656 BROWN DEER, WI (MARKET)	MARKETPLACE OF BROWN DEER NORTH GREEN BAY ROAD	MILWAUKEE	1989	2003	14.5%	143,372	143,372	\$1,184,414	MARSHALLS MEGA STORE(2009), PICK 'N SAVE(2010)
657 MILWAUKEE, WI	POINT LOOMIS SOUTH 27TH STREET	MILWAUKEE	1962	2003	100.0%	160,533	160,533	\$707,569	KOHL'S(2012), PICK 'N SAVE(2012)
658 OSHKOSH, WI	WALGREENS 950 S. KOEHLER ST	APPLETON	2005	2007	100.0%	13,905	13,905	\$305,910	
659 RACINE, WI	VILLAGE CENTER (OP) WASHINGTON AVE. VILLAGE CENTER DR.	RACINE	2003	2007	20.0%	227,887	227,887	\$2,463,787	JEWEL(2022), KOHL'S(2023)
660 WEST ALLIS, WI(WEST)	WEST ALLIS CENTER  WEST CLEVELAND AVE. AND S. 108	MILWAUKEE	1968	2003	100.0%	246,081	259,981	\$1,463,410	KOHL'S(2018), MARSHALLS MEGA STORE(2009), PICK 'N SAVE(2013)
<b>BRAZIL</b>									
661 BRASÍLIA(FEDERAL DISTRICT)	PATIO BRASIL SHOPPING  SCS QUADRA 07 BL A	BRASILIA	1997/2001	2006	5.0%	397,082	429,267	\$14,900,237	LOJAS AMERICANAS(2999), OTOCH(2008), RIACHUELO(2017), RENNER(2011), CENTAURO(2008)
662 CAMPINAS (SAO PAULO)	PARQUE DOM PEDRO / AV. GUILHERME CAMPOS, 500	CAMPINAS	2001	2006	48.7%	1,328,332	1,357,855	\$30,908,589	LOJAS AMERICANAS(2014), CASAS BAHIA(2011), CENTAURO(2012), PET CENTER MARGINAL(2010), MARISA(2016), STAR BOWLING(2008), BIG(2017), ETNA(2015), ALPINI VEICULOS(2012), VENTUNO MULTIMARCAS(2008), PERNAMBUCANAS(2012), FORMULA ACADEMIA(2014), RIACHUELO(2012), ZARA(2014), RENNER(2014), FNAC(2012), MULTIPLEX P.D.PEDRO(2012)
663 FRANCA(SAO PAULO)	FRANCA SHOPPING  AV. RIO NEGRO, 1100	SAO PAULO	1993	2006	30.6%	198,987	198,987	\$2,178,509	C&A(2016), CASAS BAHIA(2009), MAGAZINE LUIZA(2010), LOJAS AMERICANAS(2014), C&C(2011)

**Developers Diversified Realty**

Quarterly Financial Supplement

For the nine months ended September 30, 2008

**PROPERTY LIST**

	LOCATION	CENTER NAME/ADDRESS	MSA	YEAR DEVELOPED/ REDEVELOPED	YEAR ACQUIRED	DDR'S EFFECTIVE INTEREST	OWNED GLA	OWNED & MANAGED GLA	TOTAL ANNUALIZED BASE RENT	ANCHOR TENANTS (LEASE EXPIRATION)
664	SAO BERNARDO DO CAMPO (SAO PAU(METROP))	SHOPPING METROPOLE PRACA SAMUEL SABATINE, 200	FRANCA	1980/95/97	2006	39.4%	288,116	288,116	\$9,630,406	LOJAS AMERICANAS(2008), RENNER(2008)
665	SAO PAULO BOAVISTA (SAO PAULO)	BOAVISTA SHOPPING RUA BORBA GATO, 59	SAO PAULO	2004	2006	47.4%	279,146	279,146	\$3,962,927	C&A(2014), MARISA & FAMILIA(2014), AMERICANAS EXPRESS(2017), SONDA(2999)
666	SAO PAULO CAMPO LIMPO (SAO PAULO)	CAMPO LIMPO SHOPPING ESTRADA DO CAMPO LIMPO 459	SAO PAULO	2005	2006	9.5%	280,904	280,904	\$4,260,522	C&A(2016), MARISA(2016), COMPRE BEM(2012), CASAS BAHIA(2011)
667	SAO PAULO PENHA (SAO PAULO)	SHOPPING PENHA RUA DR JOAO RIBEIRO, 304	SAO PAULO	1992/2004	2006	34.7%	327,167	327,167	\$7,390,785	MARISA(2017), MAGAZINE LUIZA(2013), SONDA(2014), LOJAS AMERICANAS(2013), KALUNGA(2010), C&A(2014)
668	SAO PAULO PLAZA (SAO PAULO)	PLAZA SUL PRACA LEONOR KAUPA	SAO PAULO	1994	2006	14.2%	249,265	295,557	\$10,647,180	LOJAS AMERICANAS(2011), LUIGI BERTOLLI(2008), CAMICADO(2010), MONDAY ACADEMIA(2009), RENNER(2010)
669	SAO PAULO TIVOLI (SAO PAULO)	TIVOLI SHOPPING AV. SANTA BARBARA, 777	SAO PAULO	1993/2006	2006	14.2%	268,331	268,331	\$3,875,121	LOJAS AMERICANAS(2014), UNIMED(2010), MAGAZINE LUIZA(2013), C&A(2016), C&C(2011), PAULISTAO(2016)

NOTES:

PROPERTY LIST DOES NOT INCLUDE SERVICE MERCHANDISE INTERESTS.  
 PROPERTIES DEVELOPED BY THE COMPANY ARE DENOTED WITH A "1."  
 PROPERTIES INCLUDED IN THE COMPANY'S IPO ARE DENOTED WITH A "2."

<b>GRAND TOTALS</b>	<b>109,398,475</b>	<b>144,842,664</b>	<b>\$1,321,167,980</b>
---------------------	--------------------	--------------------	------------------------