

# • Quarterly Financial Supplement

For the three months ended March 31, 2009



**DEVELOPERS  
DIVERSIFIED  
REALTY®**

**Table of Contents**

| <b>Section</b>  | <b>Page</b> |
|---|-------------|
| <b>Earnings Release &amp; Financial Statements</b> .....  | <b>1.0</b>  |
| <b>Financial Summary</b> .....                            | <b>2.0</b>  |
| Financial Highlights .....                                | 2.1         |
| Market Capitalization and Financial Ratios.....           | 2.2         |
| Market Capitalization Summary.....                        | 2.3         |
| Significant Accounting Policies .....                     | 2.4         |
| Other Real Estate Information .....                       | 2.5         |
| Reconciliation of Non-GAAP Financial Measures.....        | 2.6         |
| <b>Joint Venture Financial Summary</b> .....              | <b>3.0</b>  |
| Joint Venture Investment Summary .....                    | 3.1         |
| Joint Venture Combining Financial Statements .....        | 3.2         |
| <b>Investment Summary</b> .....                           | <b>4.0</b>  |
| Capital Transactions .....                                | 4.1         |
| Acquisitions.....   | 4.2         |
| Dispositions .....  | 4.2         |
| Development Projects.....                                 | 4.3         |
| Development Delivery and Funding Schedules.....           | 4.4         |
| Expansion and Redevelopment Projects.....                 | 4.5         |
| Summary of Recently Developed Assets.....                 | 4.6         |
| Summary of Recently Expanded and Redeveloped Assets ..... | 4.7         |
| <b>Portfolio Summary</b> .....                            | <b>5.0</b>  |
| <b>Debt Summary</b> .....                                 | <b>6.0</b>  |
| Consolidated Debt .....                                   | 6.1         |
| Joint Venture Debt .....                                  | 6.2         |
| Consolidated and Joint Venture Maturities.....            | 6.3         |
| <b>Investor Contact Information</b> .....                 | <b>7.0</b>  |

Property list available online at [www.ddr.com](http://www.ddr.com)

Developers Diversified Realty Corporation considers portions of this information to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, both as amended, with respect to the Company's expectation for future periods. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. For this purpose, any statements contained herein that are not historical fact may be deemed to be forward-looking statements. There are a number of important factors that could cause the results of the Company to differ materially from those indicated by such forward-looking statements, including among other factors, local conditions such as oversupply of space or a reduction in demand for real estate in the area, competition from other available space, dependence on rental income from real property, the loss of a major tenant or inability to enter into definitive agreements with regard to our financing arrangements or our failure to satisfy conditions to the completion of these arrangements. For more details on the risk factors, please refer to the Company's Form on 10-K as of December 31, 2008.

# Earnings Release & Financial Statements



to the bankruptcies and subsequent store closings of Linens 'N Things, Goody's, Steve & Barry's and Circuit City.

Scott A. Wolstein, Developers Diversified's Chairman and Chief Executive Officer, stated, "Despite the challenging macro environment, we are pleased with our first quarter 2009 operating results which came in as expected. We executed nearly 2 million square feet of leases, and are making headway in leasing space that we have recently recaptured from retailer bankruptcies."

"Lowering leverage and enhancing liquidity continue to be our key areas of focus. With overwhelming shareholder approval of the equity investment by the Otto family, we look forward to closing that transaction in the coming weeks, and aggressively moving forward with our other leverage reducing initiatives. "

**Financial Results:**

Net income applicable to common shareholders was \$76.8 million, or \$0.59 per share (diluted and basic), for the three-month period ended March 31, 2009, as compared to restated net income of \$29.6 million, or \$0.25 per share (diluted and basic), for the prior-year comparable period.

For the three-month period ended March 31, 2009, FFO per share was \$1.08 (diluted and basic) compared to restated FFO of \$0.80 (diluted and basic) for the prior-year comparable period. FFO applicable to common shareholders was \$140.0 million for the three-month period ended March 31, 2009, as compared to restated FFO of \$96.3 million for the three-month period ended March 31, 2008.

FFO is a supplemental non-GAAP financial measurement used as a standard in the real estate industry and a widely accepted measure of real estate investment trust ("REIT") performance. Management believes that FFO provides an additional indicator of the financial performance of a REIT. The Company also believes that FFO more appropriately measures the core operations of the Company and provides a benchmark to its peer group. FFO does not represent cash generated from operating activities in accordance with generally accepted accounting principles ("GAAP"), is not necessarily indicative of cash available to fund cash needs and should not be considered as an alternative to net income computed in accordance with GAAP as an indicator of the Company's operating performance or as an alternative to cash flow as a measure of liquidity. FFO is defined and calculated by the Company as net income, adjusted to exclude: (i) preferred share dividends, (ii) gains from disposition of depreciable real estate property, except for those sold through the Company's merchant building program, which are presented net of taxes, (iii) extraordinary items and (iv) certain non-cash items. These non-cash items principally include real property depreciation and amortization of intangibles, equity income from joint ventures and equity income from minority equity investments and adding the Company's proportionate share of FFO from its unconsolidated joint ventures and minority equity investments, determined on a consistent basis. Other real estate companies may calculate FFO in a different manner. A reconciliation of net income to FFO is presented in the financial highlights section.

**Leasing:**

The following results for the three-month period ended March 31, 2009 highlight continued strong leasing activity throughout the portfolio despite the current economic environment:

- Executed 124 new leases aggregating approximately 0.6 million square feet and 227 renewals aggregating approximately 1.3 million square feet.
- On a cash basis, rental rates on new leases decreased 0.6% and rental rates on renewals increased 0.9%. Overall, rental rates for new leases and renewals increased 0.6%.
- Total portfolio average annualized base rent per occupied square foot, excluding assets in Brazil, as of March 31, 2009 was \$12.45, as compared to \$12.38 at March 31, 2008.
- Core portfolio leased rate was 90.7% as of March 31, 2009, as compared to 95.6% at March 31, 2008.

Total annual recurring leasing capital expenditures for the Company and its joint ventures are estimated to be approximately \$32 million (\$0.27 per square foot of owned GLA) in 2009 calculated based on 100% of the funding.

**Strategic Transactions:**

On February 23, 2009, the Company entered into a stock purchase agreement (the “Stock Purchase Agreement”) with Mr. Alexander Otto (the “Investor”) to issue and sell 30 million common shares for aggregate gross proceeds of approximately \$112.5 million. In addition, the Company will issue warrants to purchase up to 10 million common shares with an exercise price of \$6.00 per share to the Investor and certain members of his family (collectively with the Investor, the “Otto Family”). In April 2009, the Company’s shareholders approved the sale of the common shares and warrants to the Investor. The transaction is expected to occur in two closings each consisting of 15 million common shares and warrants to purchase up to 5 million common shares, the first of which is expected to occur in the next several weeks upon the satisfaction of certain closing conditions and will generate estimated gross equity proceeds of approximately \$52.5 million.

In March 2009, the Company entered into a secured bridge loan agreement with an affiliate of the Investor for \$60 million (the “Bridge Loan”). The Bridge Loan bears interest at a rate of 10.0% per annum for a term maturing on the earlier of the initial closing date of the common share issuance to the Investor, the 90th day after the termination of the Stock Purchase Agreement or September 15, 2009. It is expected that the Bridge Loan will be repaid with proceeds from a \$60 million five-year secured loan, which will bear a 9.0% interest rate, and obtained from an affiliate of the Investor concurrent with the first closing of the common shares and warrants discussed above.

**Dispositions:**

The Company and its joint ventures sold seven properties, aggregating 0.7 million square feet in the first quarter of 2009 generating gross proceeds of \$67.4 million.

### Wholly-Owned and Consolidated Joint Venture Development:

The Company currently has the following wholly-owned and consolidated joint venture shopping center projects under construction:

| Location                                   | Owned GLA        | Expected Net Cost<br>(\$ Millions) | Initial Anchor<br>Opening * | Description      |
|--|------------------|------------------------------------|-----------------------------|------------------|
| Miami (Homestead), Florida                 | 272,610          | \$ 79.7                            | 2H 08                       | Community Center |
| Boise (Nampa), Idaho                       | 431,689          | 126.7                              | 2H 07                       | Community Center |
| Boston (Norwood), Massachusetts            | 56,343           | 26.7                               | 1H 10                       | Community Center |
| Elmira (Horseheads), New York              | 350,987          | 56.0                               | 1H 07                       | Community Center |
| Raleigh (Apex), North Carolina (Promenade) | 72,830           | 16.9                               | 1H 09                       | Community Center |
| Austin (Kyle), Texas **                    | <u>443,092</u>   | <u>77.2</u>                        | 2H 09                       | Community Center |
| Total                                      | <u>1,627,551</u> | <u>\$ 383.2</u>                    |                             |                  |

\* 1H = First Half, 2H = Second Half; either actual or anticipated

\*\* Consolidated 50% Joint Venture

At March 31, 2009, approximately \$287.0 million of costs were incurred in relation to the above development projects under construction.

In addition to these current developments, several of which will be phased in, the Company and its joint venture partners intend to commence construction on various other developments only after substantial tenant leasing has occurred and acceptable construction financing is available, including several international projects.

### Unconsolidated Joint Venture Development:

The Company's unconsolidated joint ventures have the following shopping center projects under construction. At March 31, 2009, approximately \$303.2 million of costs had been incurred in relation to these development projects.

| Location                      | DDR's<br>Effective<br>Ownership<br>Percentage | Owned<br>GLA     | Expected<br>Net Cost<br>(\$ Millions) | Initial<br>Anchor<br>Opening* | Description      |
|-------------------------------|---|------------------|---------------------------------------|-------------------------------|------------------|
| Kansas City (Merriam), Kansas | 20.0%   | 158,632          | \$ 43.7                               | TBD                           | Community Center |
| Dallas (Allen), Texas         | 10.0%   | 797,665          | 171.2                                 | 1H 08                         | Lifestyle Center |
| Manaus, Brazil                | 47.4%   | <u>502,529</u>   | <u>114.0</u>                          | 1H 09                         | Enclosed Mall    |
| Total                         |   | <u>1,458,826</u> | <u>\$328.9</u>                        |                               |                  |

\* 1H = First Half, 2H = Second Half; either actual or anticipated; TBD = to be determined.

### Wholly-Owned and Consolidated Joint Venture Redevelopments and Expansions:

The Company is currently expanding/redeveloping the following wholly-owned and consolidated joint venture shopping centers at a projected aggregate net cost of approximately \$106.9 million. At March 31, 2009, approximately \$78.7 million of costs had been incurred in relation to these projects.

| Property                     | Description   |
|------------------------------|---|
| Miami (Plantation), Florida  | Redevelop shopping center to include Kohl's and additional junior tenants   |
| Chesterfield, Michigan       | Construct 25,400 sf of small shop space and retail space                    |
| Fayetteville, North Carolina | Redevelop 18,000 sf of small shop space and construct an outparcel building |

### Unconsolidated Joint Venture Redevelopments and Expansions:

The Company's unconsolidated joint ventures are currently expanding/redeveloping the following shopping centers at a projected net cost of \$154.3 million, which includes original

acquisition costs related to assets acquired for redevelopment. At March 31, 2009, approximately \$117.5 million of costs had been incurred in relation to these projects.

| <b>Property</b>                     | <b>DDR's<br/>Effective<br/>Ownership<br/>Percentage</b> | <b>Description</b>  |
|-------------------------------------|---|---|
| Buena Park, California              | 20%   | Large-scale redevelopment of enclosed mall to open-air format |
| Los Angeles (Lancaster), California | 21%   | Relocate Walmart and redevelop former Walmart space           |
| Benton Harbor, Michigan             | 20%   | Construct 89,000 square feet of anchor space and retail shops |

#### **Dividends:**

The Company's first quarter dividend was paid in a combination of cash and the Company's common shares. The aggregate amount of cash paid to shareholders on April 21, 2009, was limited to 10% of the total dividend paid. The Company issued 8.3 million common shares based on volume weighted average trading prices of \$2.80 per share and paid \$2.6 million in cash. This new payout initiative is a part of the Company's strategy to further enhance liquidity and maximize free cash flow while continuing to maintain its REIT status.

#### **Financings:**

In the first quarter of 2009, the Company purchased approximately \$163.5 million face amount of its outstanding senior notes at a discount to par resulting in a gross gain of approximately \$80.1 million. This gain was reduced by approximately \$7.5 million due to the adoption of FSP APB 14-1, "Accounting for Convertible Debt That May Be Settled in Cash Upon Conversion" ("Convertible Debt Restatement"), in the first quarter of 2009. This standard requires that debt issuers separately recognize the liability and equity components of convertible instruments that may be settled in cash upon conversion. As a result of the adoption, the initial debt proceeds from the offering of the Company's \$250 million 3.5% convertible notes, due in 2011, and \$600 million 3.0% convertible notes, due in 2012, were required to be allocated between a liability and equity component. This allocation was based upon what the assumed interest rate would have been if the Company had issued traditional senior unsecured notes. Accordingly, the debt balances on the Company's balance sheet relating to the convertible debt were reduced such that non-cash interest expense would be recognized with a corresponding increase to the convertible debt balance to reflect the higher interest rate referred to above.

As discussed under Strategic Transactions, the Company entered into a \$60 million secured Bridge Loan with an affiliate of the Otto Family. As indicated in our April 14, 2009 press release, we currently expect the first tranche of 15 million common shares to be sold to the Otto Family within the next several weeks which will be concurrent with our closing on more than \$120 million of new debt financing separate and apart from the secured term loan obtained from the Investor affiliate. The Company has obtained commitments for new loans well in excess of the \$112.5 million required as a condition of the first equity closing.

The Company also extended three mortgage loans for an additional term ranging between six and twelve months at the existing rates aggregating approximately \$30 million.

Developers Diversified Realty Corporation currently owns and manages over 700 retail operating and development properties in 45 states, plus Puerto Rico, Brazil and Canada, totaling approximately 153 million square feet. Developers Diversified Realty Corporation is a

self-administered and self-managed REIT operating as a fully integrated real estate company which acquires, develops, leases and manages shopping centers.

A copy of the Company's Supplemental Financial/Operational package is available to all interested parties upon request at our corporate office to Francine Glandt, Vice President of Capital Markets and Treasurer, Developers Diversified Realty Corporation, 3300 Enterprise Parkway, Beachwood, Ohio 44122 or on our Web site which is located at <http://www.ddr.com>.

Developers Diversified Realty Corporation considers portions of this information to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, both as amended, with respect to the Company's expectation for future periods. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. For this purpose, any statements contained herein that are not historical fact may be deemed to be forward-looking statements. There are a number of important factors that could cause our results to differ materially from those indicated by such forward-looking statements, including, among other factors, local conditions such as oversupply of space or a reduction in demand for real estate in the area; competition from other available space; dependence on rental income from real property; the loss of, significant downsizing of or bankruptcy of a major tenant; constructing properties or expansions that produce a desired yield on investment; our ability to sell assets on commercially reasonable terms; our ability to secure equity or debt financing on commercially acceptable terms or at all; our ability to enter into definitive agreements with regard to our financing and joint venture arrangements or our failure to satisfy conditions to the completion of these arrangements; our ability to complete in a timely manner or at all, the new debt financings required to consummate the sale of common shares to the Otto Family; our ability to satisfy various other conditions to consummate the sale of common shares to the Otto Family; and the finalization of the financial statements for three-month period ended March 31, 2009. For additional factors that could cause the results of the Company to differ materially from these indicated in the forward-looking statements, please refer to the Company's Form 10-K as of December 31, 2008. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

# DEVELOPERS DIVERSIFIED REALTY CORPORATION

## Financial Highlights

(In thousands - except per share data)

|   | Three-Month Period Ended<br>March 31, |                   |
|---|---------------------------------------|-------------------|
|   | 2009                                  | 2008(E)           |
| <b>Revenues:</b>  |                                       |                   |
| Minimum rents (A)   | \$ 145,212                            | \$ 156,312        |
| Percentage and overage rents (A)  | 2,743                                 | 3,005             |
| Recoveries from tenants   | 49,050                                | 52,388            |
| Ancillary and other property income   | 5,050                                 | 4,617             |
| Management, development and other fee income  | 14,461                                | 16,287            |
| Other (B)   | <u>3,250</u>                          | <u>3,487</u>      |
|   | <u>219,766</u>                        | <u>236,096</u>    |
| <b>Expenses:</b>  |                                       |                   |
| Operating and maintenance   | 36,232                                | 35,708            |
| Real estate taxes   | 29,136                                | 26,985            |
| Impairment charges (C)  | 10,905                                | -                 |
| General and administrative (D)  | 19,171                                | 20,715            |
| Depreciation and amortization   | <u>62,941</u>                         | <u>55,462</u>     |
|   | <u>158,385</u>                        | <u>138,870</u>    |
| Other income (expense):   |                                       |                   |
| Interest income   | 3,029                                 | 574               |
| Interest expense (E)  | (60,834)                              | (64,405)          |
| Gain on repurchase of senior notes  | 72,578                                | -                 |
| Other expenses (F)  | <u>(3,662)</u>                        | <u>(497)</u>      |
|   | <u>11,111</u>                         | <u>(64,328)</u>   |
| Income before equity in net income of joint ventures, impairment of joint venture investment, income tax benefit (expense) of taxable REIT subsidiaries and franchise taxes, discontinued operations and gain on disposition of real estate, net of tax | 72,492                                | 32,898            |
| Equity in net income of joint ventures (G)  | 351                                   | 7,388             |
| Impairment of joint venture investment (C)  | (875)                                 | -                 |
| Income tax benefit (expense) of taxable REIT subsidiaries and franchise taxes   | <u>1,025</u>                          | <u>(1,037)</u>    |
| Income from continuing operations   | 72,993                                | 39,249            |
| Income from discontinued operations (H)   | <u>11,338</u>                         | <u>909</u>        |
| Income before gain on disposition of real estate  | 84,331                                | 40,158            |
| Gain on disposition of real estate, net of tax  | <u>445</u>                            | <u>2,367</u>      |
| Net income  | 84,776                                | 42,525            |
| Loss (income) attributable to non-controlling interests (I)   | <u>2,625</u>                          | <u>(2,365)</u>    |
| <b>Net income attributable to DDR</b>   | <u>\$ 87,401</u>                      | <u>\$ 40,160</u>  |
| <b>Net income applicable to common shareholders</b>   | <u>\$ 76,834</u>                      | <u>\$ 29,593</u>  |
| <b>Funds From Operations ("FFO"):</b>   |                                       |                   |
| Net income applicable to common shareholders  | \$ 76,834                             | \$ 29,593         |
| Depreciation and amortization of real estate investments  | 61,036                                | 54,362            |
| Equity in net income of joint ventures (G)  | (778)                                 | (7,388)           |
| Joint ventures' FFO (G)   | 15,159                                | 19,181            |
| Non-controlling interests (OP Units) (I)  | 79                                    | 595               |
| Gain on disposition of depreciable real estate  | <u>(12,334)</u>                       | <u>(19)</u>       |
| FFO applicable to common shareholders   | 139,996                               | 96,324            |
| Preferred dividends   | <u>10,567</u>                         | <u>10,567</u>     |
| FFO   | <u>\$ 150,563</u>                     | <u>\$ 106,891</u> |
| Per share data:   |                                       |                   |
| Earnings per common share   |                                       |                   |
| Basic   | <u>\$ 0.59</u>                        | <u>\$ 0.25</u>    |
| Diluted   | <u>\$ 0.59</u>                        | <u>\$ 0.25</u>    |
| Dividends Declared  | <u>\$ 0.20</u>                        | <u>\$ 0.69</u>    |
| Funds From Operations – Basic (J)   | <u>\$ 1.08</u>                        | <u>\$ 0.80</u>    |
| Funds From Operations – Diluted (J)   | <u>\$ 1.08</u>                        | <u>\$ 0.80</u>    |
| Basic – average shares outstanding  | <u>128,485</u>                        | <u>119,148</u>    |
| Diluted – average shares outstanding  | <u>129,684</u>                        | <u>119,300</u>    |

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
**(In thousands - except per share data)**

(A) Base and percentage rental revenues for the three-month period ended March 31, 2009, as compared to the prior-year comparable period, decreased \$10.1 million due to store closings related to tenant bankruptcies, the most significant of which relates to Mervyns which is 50% owned by the Company through a consolidated joint venture. Included in rental revenues for the three-month periods ended March 31, 2009 and 2008, is approximately \$1.0 million and \$2.8 million, respectively, of revenue resulting from the recognition of straight-line rents.

(B) Other income for the three-month periods ended March 31, 2009 and 2008 was comprised of the following (in millions):

|                        | Three-Month Period Ended<br>March 31, |               |
|------------------------|---------------------------------------|---------------|
|                        | <u>2009</u>                           | <u>2008</u>   |
| Lease termination fees | \$ 1.5                                | \$ 3.3        |
| Financing fees         | 0.3                                   | -             |
| Other miscellaneous    | <u>1.5</u>                            | <u>0.2</u>    |
|                        | <u>\$ 3.3</u>                         | <u>\$ 3.5</u> |

(C) The Company recorded impairment charges on two wholly-owned operating shopping centers being marketed for sale as the book basis of the assets was in excess of the estimated fair market value. In addition, the Company recorded an approximate \$0.9 million impairment charge associated with a joint venture investment in accordance with Accounting Principles Board Opinion No. 18, "The Equity Method of Accounting for Investment in Common Stock."

(D) General and administrative expenses include internal leasing salaries, legal salaries and related expenses associated with the releasing of space, which are charged to operations as incurred. For the three-month periods ended March 31, 2009 and 2008, general and administrative expenses were approximately 4.3% of total revenues, including joint venture revenues.

(E) In 2009, the Company adopted FSP APB 14-1 resulting in the Convertible Debt Restatement. The adoption of this standard required the Company to restate its interest expense and record a non-cash interest-related charge of \$3.3 million, net of capitalized interest, for the three months ended March 31, 2008. The Company recorded non-cash interest expense of approximately \$3.9 million for the three months ended March 31, 2009 in accordance with this new accounting standard.

(F) Includes litigation related expenditures as well as the write off costs related to abandoned development projects and costs incurred for transactions that are not expected to close.

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
(In thousands - except per share data)

(G) The following is a summary of the combined operating results of the Company's joint ventures:

|   | Three-Month Period Ended March 31, |                   |
|---|------------------------------------|-------------------|
|   | <u>2009</u>                        | <u>2008</u>       |
| Revenues from operations (a)  | <u>\$ 231,500</u>                  | <u>\$ 237,959</u> |
| Operating expense   | 87,997                             | 80,863            |
| Depreciation and amortization of real estate investments              | 64,042                             | 56,545            |
| Interest expense  | <u>70,906</u>                      | <u>77,295</u>     |
|   | <u>222,945</u>                     | <u>214,703</u>    |
| Income from operations before tax expense and discontinued operations | 8,555                              | 23,256            |
| Income tax expense  | (1,990)                            | (3,780)           |
| Income from discontinued operations, net of tax                       | 45                                 | 114               |
| Loss on disposition of discontinued operations, net of tax            | (29)                               | (2)               |
| Loss on disposition of assets (b)                                     | (26,741)                           | -                 |
| Other, net (c)  | <u>11,678</u>                      | <u>6,439</u>      |
| Net (loss) income   | <u>\$ (8,482)</u>                  | <u>\$ 26,027</u>  |
| DDR ownership interests (d)   | <u>\$ 791</u>                      | <u>\$ 7,489</u>   |

FFO from joint ventures are summarized as follows:

|   |                  |                  |
|---|------------------|------------------|
| Net (loss) income   | \$ (8,482)       | \$ 26,027        |
| Loss on disposition of real estate, including discontinued operations | -                | 2                |
| Depreciation and amortization of real estate investments              | <u>64,041</u>    | <u>56,604</u>    |
|   | <u>\$55,559</u>  | <u>\$ 82,633</u> |
| DDR ownership interests (d)   | <u>\$ 15,159</u> | <u>\$ 19,181</u> |
| DDR joint venture distributions received, net                         | <u>\$ 8,675</u>  | <u>\$ 13,700</u> |

(a) Revenues for the three-month periods ended March 31, 2009 and 2008 included approximately \$0.7 million and \$2.3 million, respectively, resulting from the recognition of straight-line rents, of which the Company's proportionate share was not material and \$0.3 million, respectively.

(b) An unconsolidated joint venture disposed of a property in March 2009 resulting in a loss of \$26.7 million of which the Company's proportionate share was \$5.8 million.

(c) Includes the effects of certain derivative instruments that are marked to market through earnings from the Company's equity investment in Macquarie DDR Trust aggregating approximately \$11.7 million of income for the three-month period ended March 31, 2009, of which the Company's share was approximately \$1.5 million.

(d) The Company's share of joint venture net income was decreased by \$0.1 million for the three-month period ended March 31, 2008. This adjustment relates to basis differences impacting amortization and depreciation and gain on dispositions.

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
**(In thousands - except per share data)**

At March 31, 2009 and 2008, the Company owned joint venture interests, excluding consolidated joint ventures, in 327 and 317 shopping center properties, respectively.

- (H) The operating results relating to assets classified as discontinued operations are summarized as follows:

|  | Three Month Period Ended<br>March 31, |               |
|--|---------------------------------------|---------------|
|  | <u>2009</u>                           | <u>2008</u>   |
| Revenues   | \$ 141                                | \$ 5,919      |
| Expenses:  |                                       |               |
| Operating  | 212                                   | 1,993         |
| Interest, net  | 62                                    | 1,075         |
| Depreciation   | 138                                   | 1,745         |
| Non-controlling interest                                       | -                                     | 6             |
| Total expenses   | <u>412</u>                            | <u>4,819</u>  |
| (Loss) income before gain (loss) on disposition of real estate | (271)                                 | 1,100         |
| Gain (loss) on disposition of real estate, net                 | <u>11,609</u>                         | <u>(191)</u>  |
| Net income   | <u>\$ 11,338</u>                      | <u>\$ 909</u> |

- (I) Non-controlling interests are comprised of the following:

|   | Three-Month Period Ended<br>March 31, |                   |
|---|---------------------------------------|-------------------|
|   | <u>2009</u>                           | <u>2008</u>       |
| Loss (income) attributable to non-controlling interests | \$ 2,704                              | (\$ 1,770)        |
| Operating partnership units                             | <u>(79)</u>                           | <u>(595)</u>      |
|   | <u>\$ 2,625</u>                       | <u>(\$ 2,365)</u> |

In June 2008, 0.5 million operating partnership units were converted into an equivalent number of common shares of the Company.

- (J) For purposes of computing FFO per share (basic), the weighted average shares outstanding were adjusted to reflect the assumed conversion of approximately 0.4 million and 0.9 million Operating Partnership Units (“OP Units”) outstanding at March 31, 2009 and 2008, respectively, into 0.4 million and 0.9 million common shares for the three-month periods ended March 31, 2009 and 2008, respectively, on a weighted average basis. The weighted average diluted shares and OP Units outstanding, for purposes of computing FFO, were approximately 129.7 million and 120.6 million for the three-month periods ended March 31, 2009 and 2008, respectively.

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
**(In thousands)**

Selected Balance Sheet Data (A):

|  | <u>March 31, 2009</u> | <u>December 31, 2008 (B)</u> |
|--|-----------------------|------------------------------|
| <b>Assets:</b>                                 |                       |                              |
| Real estate and rental property:               |                       |                              |
| Land   | \$ 2,058,254          | \$ 2,073,947                 |
| Buildings                                      | 5,871,679             | 5,890,332                    |
| Fixtures and tenant improvements               | <u>270,854</u>        | <u>262,809</u>               |
|  | 8,200,787             | 8,227,088                    |
| Less: Accumulated depreciation                 | <u>(1,252,769)</u>    | <u>(1,208,903)</u>           |
|  | 6,948,018             | 7,018,185                    |
| Construction in progress                       | 887,459               | 882,478                      |
| Assets held for sale                           | <u>1,442</u>          | <u>-</u>                     |
| Real estate, net                               | 7,836,919             | 7,900,663                    |
| <br>   |                       |                              |
| Investments in and advances to joint ventures  | 587,543               | 583,767                      |
| Cash   | 36,323                | 29,494                       |
| Restricted cash (C)                            | 110,621               | 111,792                      |
| Notes receivable                               | 81,041                | 75,781                       |
| Receivables, including straight-line rent, net | 158,464               | 164,356                      |
| Other assets, net                              | <u>144,404</u>        | <u>154,369</u>               |
|  | <u>\$ 8,955,315</u>   | <u>\$ 9,020,222</u>          |
| <br>   |                       |                              |
| <b>Liabilities:</b>                            |                       |                              |
| Indebtedness:                                  |                       |                              |
| Revolving credit facilities                    | \$ 1,251,131          | \$ 1,027,183                 |
| Unsecured debt                                 | 2,023,074             | 2,402,032                    |
| Mortgage and other secured debt                | <u>2,476,415</u>      | <u>2,437,440</u>             |
|  | 5,750,620             | 5,866,655                    |
| Dividends payable                              | 32,842                | 6,967                        |
| Other liabilities                              | <u>238,650</u>        | <u>281,179</u>               |
|  | 6,022,112             | 6,154,801                    |
| Redeemable operating partnership units         | 627                   | 627                          |
| Shareholders' equity                           | <u>2,932,576</u>      | <u>2,864,794</u>             |
|  | <u>\$ 8,955,315</u>   | <u>\$ 9,020,222</u>          |

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
**(In thousands)**

- (A) Amounts include the consolidation of a 50% owned joint venture, DDR MDT MV LLC (“MV LLC”), that owns 32 sites formerly occupied by Mervyns at March 31, 2009, which includes \$318.0 and \$348.5 million of net real estate assets at March 31, 2009 and December 31, 2008, respectively, \$237.5 million and \$258.5 million of mortgage debt at March 31, 2009 and December 31, 2008, respectively, and \$67.1 million and \$70.2 million of non-controlling interest at March 31, 2009 and December 31, 2008, respectively.
- (B) The December 31, 2008 selected balance sheet data was restated to reflect the adoption of two accounting standards in the first quarter of 2009.
- The Company adopted the provisions of FSP APB 14-1 resulting in the Convertible Debt Restatement. The Company increased real estate assets by \$2.9 million and shareholders’ equity by \$52.6 million and decreased unsecured debt by \$50.7 and deferred charges by \$1.0 million.
  - The Company adopted the provisions of SFAS No. 160, “Non-controlling Interests in Consolidated Financial Statements – an Amendment of ARB No. 51,” which impacted the accounting for transactions with non-controlling shareholders. The Company no longer has a line item in its balance sheet referred to as Minority Interests. Shareholders’ equity at December 31, 2008 has been restated to include \$120.1 million attributable to non-controlling interests. Shareholders’ equity at March 31, 2009 includes \$133.5 million attributable to non-controlling interests.
- (C) Restricted cash includes \$64.1 million and \$64.8 million at MV LLC at March 31, 2009 and December 31, 2008, respectively. At March 31, 2009, the MV LLC restricted cash is comprised of \$23.9 million received from the seller of the Mervyns portfolio relating to Mervyns bankruptcy filing in the third quarter 2008, a \$33.0 million net capital contribution by the members of MV LLC, and \$7.2 million related to a security deposit letter of credit, all of which are required to be held in escrow by the lender. Also included in restricted cash is \$46.5 million and \$47.0 million at March 31, 2009 and December 31, 2008, respectively, relating to the terms of a bond issue for one of the Company’s projects in Mississippi.

**DEVELOPERS DIVERSIFIED REALTY CORPORATION**  
**Financial Highlights**  
**(in thousands)**

Selected Balance Sheet Data (Continued):

Combined condensed balance sheets relating to the Company's joint ventures are as follows:

|  | <u>March 31, 2009</u> | <u>December 31, 2008</u> |
|--|-----------------------|--------------------------|
| Land   | \$ 2,360,887          | \$ 2,378,033             |
| Buildings                                      | 6,334,138             | 6,353,985                |
| Fixtures and tenant improvements               | <u>134,135</u>        | <u>131,622</u>           |
|  | 8,829,160             | 8,863,640                |
| Less: Accumulated depreciation                 | <u>(651,318)</u>      | <u>(606,530)</u>         |
|  | 8,177,842             | 8,257,110                |
| Construction in progress                       | <u>426,770</u>        | <u>412,357</u>           |
| Real estate, net                               | 8,604,612             | 8,669,467                |
| Receivables, including straight-line rent, net | 143,537               | 136,410                  |
| Leasehold interests                            | 12,325                | 12,615                   |
| Other assets                                   | <u>329,897</u>        | <u>315,591</u>           |
|  | <u>\$ 9,090,371</u>   | <u>\$ 9,134,083</u>      |
| <br>   |                       |                          |
| Mortgage debt (a)                              | \$ 5,760,277          | \$ 5,776,897             |
| Notes and accrued interest payable to DDR      | 70,224                | 64,967                   |
| Other liabilities                              | <u>232,761</u>        | <u>237,363</u>           |
|  | 6,063,262             | 6,079,227                |
| Accumulated equity                             | <u>3,027,109</u>      | <u>3,054,856</u>         |
|  | <u>\$ 9,090,371</u>   | <u>\$ 9,134,083</u>      |

- (a) The Company's proportionate share of joint venture debt aggregated approximately \$1,215.6 million and \$1,216.1 million at March 31, 2009 and December 31, 2008, respectively.

# Financial Summary

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

| FINANCIAL HIGHLIGHTS<br>(In Thousands Except Per Share Information)           | Three-Month         | Three-Month         | Year Ended December 31, |                     |                     |                     |
|---|---------------------|---------------------|-------------------------|---------------------|---------------------|---------------------|
|   | Period Ended        | Period Ended        | 2008                    | 2007                | 2006                | 2005                |
|   | March 31,           | March 31,           |                         |                     |                     |                     |
|   | 2009                | 2008                | 2008                    | 2007                | 2006                | 2005                |
| <b>FUNDS FROM OPERATIONS:</b>   |                     |                     |                         |                     |                     |                     |
| Net Income (Loss) Applicable to Common Shareholders                           | \$76,834            | \$29,593            | (\$114,199) (6)         | \$214,008 (7)       | \$196,789           | \$227,474           |
| Depreciation and Amortization of Real Estate Investments                      | \$61,036            | \$54,362            | \$236,344               | \$214,396           | \$185,449           | \$169,117           |
| Equity in Net Income From Joint Ventures                                      | (\$778)             | (\$7,388)           | (\$17,719)              | (\$43,229)          | (\$30,337)          | (\$34,873)          |
| Joint Venture Funds From Operations   | \$15,159            | \$19,181            | \$68,355                | \$84,423            | \$44,473            | \$49,302            |
| Non-Controlling Interests (OP Units)  | \$79                | \$595               | \$1,145                 | \$2,275             | \$2,116             | \$2,916             |
| Gain on Disposition of Real Estate  | (\$12,334)          | (\$19)              | (\$4,244)               | (\$17,956)          | (\$21,987)          | (\$58,834)          |
| <b>FUNDS FROM OPERATIONS AVAILABLE TO COMMON SHAREHOLDERS</b>                 | <b>\$139,996</b>    | <b>\$96,324</b>     | <b>\$169,682</b>        | <b>\$453,918</b>    | <b>\$376,504</b>    | <b>\$355,102</b>    |
| <b>PREFERRED DIVIDENDS</b>  | <b>\$10,567</b>     | <b>\$10,567</b>     | <b>\$42,269</b>         | <b>\$50,934 (7)</b> | <b>\$55,169</b>     | <b>\$55,169</b>     |
| <b>FUNDS FROM OPERATIONS</b>  | <b>\$150,563</b>    | <b>\$106,891</b>    | <b>\$211,952</b>        | <b>\$504,852</b>    | <b>\$431,673</b>    | <b>\$410,271</b>    |
| <b>PER SHARE INFORMATION:</b>   |                     |                     |                         |                     |                     |                     |
| Funds From Operations - Diluted   | \$1.08              | \$0.80              | \$1.40                  | \$3.70              | \$3.40              | \$3.21              |
| Net Income (Loss) - Diluted   | \$0.59              | \$0.25              | (\$0.95)                | \$1.76              | \$1.80              | \$2.08              |
| Dividends   | \$0.20              | \$0.69              | \$2.07                  | \$2.64              | \$2.36              | \$2.16              |
| <b>WEIGHTED AVERAGE SHARES AND OPERATING PARTNERSHIP UNITS, FFO</b>           | <b>129,684</b>      | <b>120,626</b>      | <b>121,030</b>          | <b>122,716</b>      | <b>110,826</b>      | <b>110,700</b>      |
| <b>TOTAL MARKET CAPITALIZATION (1)</b>  | <b>\$6,582,013</b>  | <b>\$11,316,805</b> | <b>\$7,051,377</b>      | <b>\$10,755,742</b> | <b>\$11,869,415</b> | <b>\$9,781,900</b>  |
| <b>DEBT TO TOTAL MARKET CAPITALIZATION (1)</b>                                | <b>87.37%</b>       | <b>50.45%</b>       | <b>83.20%</b>           | <b>51.98%</b>       | <b>35.80%</b>       | <b>39.77%</b>       |
| <b>DEBT TO TOTAL UNDEPRECIATED ASSETS, INVESTMENTS, CASH &amp; NOTES REC.</b> | <b>57.71%</b>       | <b>57.45%</b>       | <b>58.81%</b>           | <b>56.92%</b>       | <b>54.36%</b>       | <b>52.67%</b>       |
| <b>DIVIDEND PAYOUT RATIO (1)</b>  | <b>16.47%</b>       | <b>83.58%</b>       | <b>68.59%</b>           | <b>71.23%</b>       | <b>69.07%</b>       | <b>66.98%</b>       |
| <b>GEN. &amp; ADMIN. EXPENSES AS A PERCENTAGE OF TOTAL REVENUES (2)</b>       | <b>4.25%</b>        | <b>4.31%</b>        | <b>5.17% (8)</b>        | <b>4.53% (9)</b>    | <b>4.80%</b>        | <b>4.55%</b>        |
| <b>GENERAL AND ADMINISTRATIVE EXPENSES</b>                                    | <b>\$19,171</b>     | <b>\$20,715</b>     | <b>\$97,719 (8)</b>     | <b>\$81,244 (9)</b> | <b>\$60,679</b>     | <b>\$54,048</b>     |
| <b>REVENUES:</b>  |                     |                     |                         |                     |                     |                     |
| DDR Revenues  | \$219,906           | \$242,015           | \$943,654               | \$973,690           | \$824,725           | \$748,571           |
| Joint Venture Revenues  | \$231,632           | \$238,197           | \$946,340               | \$818,029           | \$438,885           | \$438,103           |
| <b>TOTAL REVENUES (3)</b>   | <b>\$451,538</b>    | <b>\$480,212</b>    | <b>\$1,889,994</b>      | <b>\$1,791,719</b>  | <b>\$1,263,610</b>  | <b>\$1,186,675</b>  |
| <b>NET OPERATING INCOME:</b>  |                     |                     |                         |                     |                     |                     |
| DDR Net Operating Income  | \$154,331           | \$177,339           | \$682,566               | \$723,196           | \$615,007           | \$555,291           |
| Joint Venture Net Operating Income  | \$143,588           | \$157,269           | \$617,465               | \$544,732           | \$288,699           | \$280,617           |
| <b>TOTAL NET OPERATING INCOME (4)</b>   | <b>\$297,919</b>    | <b>\$334,608</b>    | <b>\$1,300,031</b>      | <b>\$1,267,928</b>  | <b>\$903,706</b>    | <b>\$835,907</b>    |
| <b>REAL ESTATE AT COST:</b>   |                     |                     |                         |                     |                     |                     |
| DDR Real Estate at Cost   | \$9,089,781         | \$9,077,937         | \$9,109,565             | \$8,984,738         | \$7,450,693         | \$7,029,337         |
| Joint Venture Real Estate at Cost   | \$9,255,930         | \$9,030,785         | \$9,275,998             | \$8,945,738         | \$3,939,707         | \$3,470,112         |
| <b>TOTAL REAL ESTATE AT COST (5)</b>  | <b>\$18,345,711</b> | <b>\$18,108,722</b> | <b>\$18,385,564</b>     | <b>\$17,930,476</b> | <b>\$11,390,400</b> | <b>\$10,499,449</b> |

(1) See Market Capitalization and Financial Ratio section for detailed calculation (2.2.a - 2.2.c).

(2) The calculation includes all revenues from discontinued operations as well as joint venture revenues.

(3) Includes revenues from discontinued operations.

(4) Includes NOI associated with acquisitions, expansions and developments from completion date of said capital transactions.

(5) Includes construction in progress (CIP) at March 31, 2009 of \$1,314.2 million (includes \$426.8 million of CIP included in joint ventures, of which \$104.8 million represents the Company's proportionate share), and at December 31, 2008, 2007, 2006, 2005, CIP aggregated \$1,291.9 million, \$872.3 million, \$611.2 million and \$386.2 million, respectively.

(6) Includes non-recurring non-cash charges primarily related to impairment aggregating approximately \$186.5 million for the year ended December 31, 2008.

(7) Amounts were adjusted to include original issuance costs associated with the redemption of preferred stock of \$5.4 million for the year ended December 31, 2007.

(8) Includes approximately \$15.8 million of a non-cash charge relating to the termination of an equity award plan. Excluding this charge, general and administrative expenses were approximately 4.3% of total revenue for the year ended December 31, 2008.

(9) Includes the former president's resignation as an executive officer of the Company charge of \$4.1 million. Excluding this charge, general and administrative expenses were approximately 4.3% of total revenue for the year ended December 31, 2007.

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

| MARKET CAPITALIZATION & FINANCIAL RATIOS   | Three-Month<br>Period Ended<br>March 31, | Year Ended December 31, |               |               |               |
|--|--|-------------------------|---------------|---------------|---------------|
|  | 2009                                     | 2008                    | 2007          | 2006          | 2005          |
| <b>DDR RATIO OF DEBT TO TOTAL MARKET CAP:</b>  |  |                         |               |               |               |
| Total Debt   | \$5,750,620                              | \$5,866,657             | \$5,591,014   | \$4,248,812   | \$3,890,709   |
| Total Market Capitalization (1)  | \$6,582,013                              | \$7,051,377             | \$10,755,742  | \$11,869,415  | \$9,781,900   |
|  | <b>87.37%</b>                            | <b>83.20%</b>           | <b>51.98%</b> | <b>35.80%</b> | <b>39.77%</b> |
| <b>DDR DEBT TO UNDEPRECIATED REAL ESTATE ASSETS,<br/>INVESTMENTS AND NOTES RECEIVABLE</b>            | <b>57.71%</b>                            | <b>58.81%</b>           | <b>56.92%</b> | <b>54.36%</b> | <b>52.67%</b> |
| <b>DDR, INCLUDING PROPORTIONATE SHARE OF JV DEBT, TOTAL MARKET CAPITALIZATION:</b>                   |  |                         |               |               |               |
| Total Debt (1)   | \$6,966,216                              | \$7,082,784             | \$6,625,086   | \$4,774,407   | \$4,401,169   |
| Total Market Capitalization (1)  | \$7,797,609                              | \$8,267,507             | \$11,789,814  | \$12,395,010  | \$10,292,361  |
|  | <b>89.34%</b>                            | <b>85.67%</b>           | <b>56.19%</b> | <b>38.52%</b> | <b>42.76%</b> |
| <b>DDR &amp; JV DEBT TO UNDEPRECIATED REAL ESTATE ASSETS,<br/>INVESTMENTS &amp; NOTES RECEIVABLE</b> | <b>61.28%</b>                            | <b>62.20%</b>           | <b>61.01%</b> | <b>57.20%</b> | <b>55.44%</b> |
| <b>INTEREST COVERAGE RATIO:</b>  |  |                         |               |               |               |
| Interest Expense (2)   | \$55,638                                 | \$267,240               | \$283,211     | \$218,049     | \$184,281     |
| FFO Before Interest and Preferred Dividends (2)  | \$155,033                                | \$650,112               | \$776,958     | \$648,416     | \$594,551     |
|  | <b>2.79</b>                              | <b>2.43</b>             | <b>2.74</b>   | <b>2.97</b>   | <b>3.23</b>   |
| <b>DEBT SERVICE COVERAGE RATIO:</b>  |  |                         |               |               |               |
| Debt Service (2)   | \$62,744                                 | \$268,222               | \$291,585     | \$247,464     | \$217,434     |
| FFO Before Interest and Preferred Dividends (2)  | \$155,033                                | \$650,112               | \$776,958     | \$648,416     | \$594,551     |
|  | <b>2.47</b>                              | <b>2.42</b>             | <b>2.66</b>   | <b>2.62</b>   | <b>2.73</b>   |
| <b>FIXED CHARGES (INCLUDING PREFERRED DIVIDENDS) COVERAGE RATIO:</b>                                 |  |                         |               |               |               |
| Fixed Charges (2)  | \$73,311                                 | \$310,491               | \$337,114     | \$302,632     | \$272,603     |
| FFO Before Interest and Preferred Dividends (2)  | \$155,033                                | \$650,112               | \$776,958     | \$648,416     | \$594,551     |
|  | <b>2.11</b>                              | <b>2.09</b>             | <b>2.30</b>   | <b>2.14</b>   | <b>2.18</b>   |
| <b>DIVIDEND PAYOUT RATIO:</b>  |  |                         |               |               |               |
| Common Share Dividends and Operating Partnership Interest  | \$25,954                                 | \$249,757               | \$327,183     | \$260,069     | \$237,856     |
| FFO exclusive of charge associated with preferred stock redemption                                   | \$157,551                                | \$364,115               | \$459,322     | \$376,504     | \$355,102     |
|  | <b>0.16</b>                              | <b>0.69</b>             | <b>0.71</b>   | <b>0.69</b>   | <b>0.67</b>   |

(1) See page 2.2.b for detailed calculation.

(2) See page 2.2.c for detailed calculation.

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

|   | <b>Three-Month<br/>Period Ended<br/>March 31,<br/>2009</b> | <b>As of December 31,</b> |                            |                            |                            |
|---|--|---------------------------|----------------------------|----------------------------|----------------------------|
|   | <b>2008</b>  | <b>2007</b>               | <b>2006</b>                | <b>2005</b>                |                            |
| <b>DDR TOTAL MARKET CAPITALIZATION</b>  |  |                           |                            |                            |                            |
| Common Shares Outstanding   | 129,363  | 128,642                   | 119,528                    | 108,986                    | 108,948                    |
| Non-Controlling Interests (OP Units)  | 399  | 399                       | 862                        | 872                        | 1,350                      |
| Total   | <u>129,762</u>   | <u>129,041</u>            | <u>120,390</u>             | <u>109,859</u>             | <u>110,298</u>             |
| Share Price at Period End   | \$2.13   | \$4.88                    | \$38.29                    | \$62.95                    | \$47.02                    |
| Market Value of Common Shares   | <u>\$276,393</u>   | <u>\$629,722</u>          | <u>\$4,609,728</u>         | <u>\$6,915,603</u>         | <u>\$5,186,192</u>         |
| Preferred Shares at Book Value  | \$555,000  | \$555,000                 | \$555,000                  | \$705,000                  | \$705,000                  |
| Total Debt  | <u>\$5,750,620 (1)</u>                                     | <u>\$5,866,656 (1)</u>    | <u>\$5,591,014 (1)</u>     | <u>\$4,248,812</u>         | <u>\$3,890,709</u>         |
| TOTAL MARKET CAPITALIZATION   | <u><u>\$6,582,013</u></u>                                  | <u><u>\$7,051,377</u></u> | <u><u>\$10,755,742</u></u> | <u><u>\$11,869,415</u></u> | <u><u>\$9,781,900</u></u>  |
| <b>DDR TOTAL MARKET CAPITALIZATION - INCLUDING PROPORTIONATE SHARE OF JV DEBT</b> |  |                           |                            |                            |                            |
| Common Shares Outstanding   | 129,363  | 128,642                   | 119,528                    | 108,986                    | 108,948                    |
| Non-Controlling Interests (OP Units)  | 399  | 399                       | 862                        | 872                        | 1,350                      |
| Total   | <u>129,762</u>   | <u>129,041</u>            | <u>120,390</u>             | <u>109,859</u>             | <u>110,298</u>             |
| Share Price at Period End   | \$2.13   | \$4.88                    | \$38.29                    | \$62.95                    | \$47.02                    |
| Market Value of Common Shares   | <u>\$276,393</u>   | <u>\$629,722</u>          | <u>\$4,609,728</u>         | <u>\$6,915,603</u>         | <u>\$5,186,192</u>         |
| Preferred Shares at Book Value  | \$555,000  | \$555,000                 | \$555,000                  | \$705,000                  | \$705,000                  |
| Total Debt  | <u>\$5,750,620 (1)</u>                                     | <u>\$5,866,656 (1)</u>    | <u>\$5,591,014 (1)</u>     | <u>\$4,248,812</u>         | <u>\$3,890,709</u>         |
| Proportionate Share of JV Debt  | <u>\$1,215,596</u>   | <u>\$1,216,129</u>        | <u>\$1,034,072</u>         | <u>\$525,595</u>           | <u>\$510,460</u>           |
| TOTAL MARKET CAPITALIZATION   | <u><u>\$7,797,609</u></u>                                  | <u><u>\$8,267,507</u></u> | <u><u>\$11,789,814</u></u> | <u><u>\$12,395,010</u></u> | <u><u>\$10,292,361</u></u> |

(1) Includes \$313.7 million of consolidated joint venture debt at March 31, 2009 (of which \$137.2 million represents the joint venture partners' share) and \$333.8 million and \$327.6 million at December 31, 2008 and 2007, respectively.

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

|  | Three-Month                       | Year Ended December 31, |                     |                    |                    |
|--|-----------------------------------|-------------------------|---------------------|--------------------|--------------------|
|  | Period Ended<br>March 31,<br>2009 | 2008                    | 2007                | 2006               | 2005               |
| <b>UNDEPRECIATED REAL ESTATE ASSETS, CASH, INVESTMENTS &amp; NOTES RECEIVABLE</b>                                  |                                   |                         |                     |                    |                    |
| Undepreciated Real Estate Assets   | \$9,089,781                       | \$9,109,565             | \$8,984,738         | \$7,450,693        | \$7,029,337        |
| Undepreciated Real Estate Intangible Assets  | \$60,177                          | \$64,711                | \$72,443            | \$27,408           | \$26,345           |
| Cash and Cash Equivalents  | \$146,944                         | \$141,286               | \$108,505           | \$28,378           | \$30,655           |
| Notes Receivable   | \$81,041                          | \$75,781                | \$18,557            | \$18,161           | \$24,996           |
| Investments in and Advances to Joint Ventures  | \$587,543                         | \$583,767               | \$638,111           | \$291,685          | \$275,136          |
|  | <u>\$9,965,486</u>                | <u>\$9,975,110</u>      | <u>\$9,822,354</u>  | <u>\$7,816,325</u> | <u>\$7,386,469</u> |
| <b>DDR &amp; JV UNDEPRECIATED REAL ESTATE ASSETS, CASH, INVESTMENTS &amp; NOTES RECEIVABLE</b>                     |                                   |                         |                     |                    |                    |
| Undepreciated Real Estate Assets   | \$9,089,781                       | \$9,109,565             | \$8,984,738         | \$7,450,693        | \$7,029,337        |
| Undepreciated Real Estate Intangible Assets  | \$60,177                          | \$64,711                | \$72,443            | \$27,408           | \$26,345           |
| Cash and Cash Equivalents  | \$146,944                         | \$141,286               | \$108,505           | \$28,378           | \$30,655           |
| Notes Receivable or Proportionate Share Thereof  | \$135,502                         | \$141,311               | \$19,487            | \$35,443           | \$116,212          |
| Proportionate Share of JV Undepreciated Real Estate Assets   | \$1,935,412                       | \$1,930,001             | \$1,673,987         | \$804,738          | \$736,109          |
|  | <u>\$11,367,816</u>               | <u>\$11,386,875</u>     | <u>\$10,859,160</u> | <u>\$8,346,659</u> | <u>\$7,938,658</u> |
| <b>FUNDS FROM OPERATIONS BEFORE INTEREST AND PREFERRED DIVIDENDS</b>   |                                   |                         |                     |                    |                    |
| FFO  | \$139,996                         | \$169,682               | \$453,917           | \$376,504          | \$355,102          |
| Impairments and Other Non-Cash Adjustments   | \$17,555 (1)                      | \$194,433 (3)           | \$0                 | \$0                | \$0                |
| Interest Expense   | \$60,884                          | \$259,617               | \$279,630           | \$224,172          | \$186,196          |
| Adjustment to Interest Expense for Consolidated Joint Ventures   | (\$1,391)                         | (\$5,434)               | (\$7,524)           | (\$7,429)          | (\$1,915)          |
| Adjustment for Impact of Gains on Early Extinguishment of Debt   | (\$72,579)                        | (\$10,455)              | \$0                 | \$0                | \$0                |
| Preferred Dividends, Including Preferred Non-Controlling Interests (OP Units) & Non-Cash D-42 Dividend             | \$10,567                          | \$42,269                | \$50,934            | \$55,169           | \$55,169           |
|  | <u>\$155,033</u>                  | <u>\$650,112</u>        | <u>\$776,958</u>    | <u>\$648,416</u>   | <u>\$594,551</u>   |
| <b>DEBT SERVICE</b>  |                                   |                         |                     |                    |                    |
| Interest Expense   | \$60,884                          | \$259,617               | \$279,630           | \$224,172          | \$186,196          |
| Adjustment to Interest Expense for Consolidated Joint Ventures   | (\$1,391)                         | (\$5,434)               | (\$7,524)           | (\$7,429)          | (\$1,915)          |
| Adjustment to Interest Expense due to Adoption of New Accounting Standard for Convertible Debt                     | (\$3,855) (2)                     | (\$13,057) (2)          | (\$11,104) (2)      | (\$1,305) (2)      | \$0                |
| Recurring Principal Amortization   | \$7,106                           | \$27,096                | \$30,583            | \$32,026           | \$33,154           |
|  | <u>\$62,744</u>                   | <u>\$268,222</u>        | <u>\$291,585</u>    | <u>\$247,464</u>   | <u>\$217,434</u>   |
| <b>FIXED CHARGES</b>   |                                   |                         |                     |                    |                    |
| Debt Service   | \$62,744                          | \$268,222               | \$291,585           | \$247,464          | \$217,434          |
| Preferred Dividends, Including Preferred Non-Controlling Interests (OP Units) and excluding Non-Cash D-42 Dividend | \$10,567                          | \$42,269                | \$45,529            | \$55,169           | \$55,169           |
|  | <u>\$73,311</u>                   | <u>\$310,491</u>        | <u>\$337,114</u>    | <u>\$302,632</u>   | <u>\$272,603</u>   |

(1) Adjusted to eliminate non-cash charges related to impairment of consolidated investments (\$10.9 million), impairment of joint venture investment (\$0.9 million) and loss on sale of joint venture investment (\$5.8 million).

(2) Adjusted to eliminate the impact of the change in accounting of the convertible debt pursuant to the retrospective adoption of FSP APB 14-1.

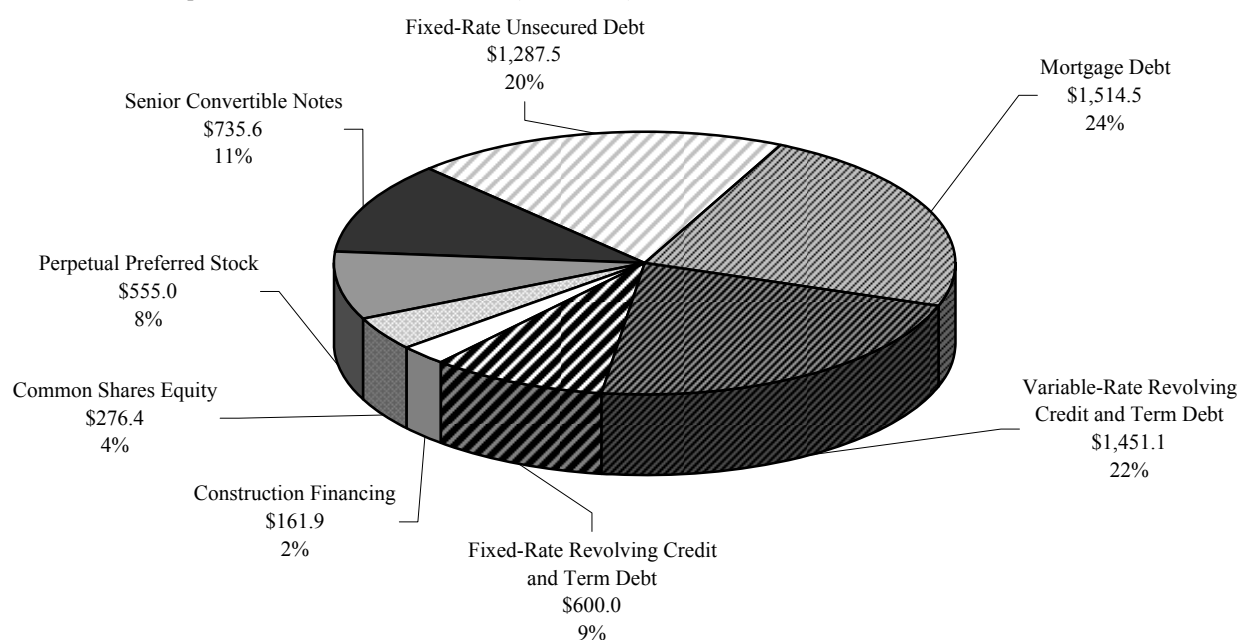
(3) Adjusted to eliminate non-cash charges related to impairment of consolidated investments net of minority interest (\$63.0 million), impairments of joint venture investments (\$106.9 million), termination of supplemental equity award plan (\$15.8 million) and loss on sale of assets (\$8.7 million).

## Developers Diversified Realty

Quarterly Financial Supplement

For the three months ended March 31, 2009

### Total Market Capitalization as of March 31, 2009 (In Millions) <sup>(1) (2) (3)</sup>



### Total Market Capitalization as of March 31, 2009 (In Millions) <sup>(1) (2) (3)</sup>

|  | Amount           | Percentage of Total |
|--|------------------|---------------------|
| Common Shares Equity                         | \$276.4          | 4%                  |
| Perpetual Preferred Stock                    | \$555.0          | 8%                  |
| Senior Convertible Notes                     | \$735.6          | 11%                 |
| Fixed-Rate Unsecured Debt                    | \$1,287.5        | 20%                 |
| Mortgage Debt                                | \$1,514.5        | 23%                 |
| Variable-Rate Revolving Credit and Term Debt | \$1,451.1        | 22%                 |
| Fixed-Rate Revolving Credit and Term Debt    | \$600.0          | 9%                  |
| Construction Financing                       | \$161.9          | 2%                  |
| <b>Total</b>                                 | <b>\$6,582.0</b> | <b>100%</b>         |

#### Notes:

1. Market value (\$2.13 per share as of March 31, 2009) includes operating partnership units equivalent to approximately 0.4 million of the Company's common shares.
2. Does not include proportionate share of unconsolidated joint venture debt aggregating \$1,215.6 million.
3. Consolidated debt includes 100% of consolidated joint venture debt, comprised primarily of debt associated with a joint venture with Macquarie DDR Trust, of which the joint venture partners' share is \$137.2 million.

## **Significant Accounting Policies**

### **Revenues**

- Percentage and overage rents are recognized after the tenants reported sales have exceeded the applicable sales breakpoint.
- Revenues associated with tenant reimbursements are recognized in the period in which the expenses are incurred based upon the provisions of tenants' leases.
- Lease termination fees are included in other income and recognized upon termination of a tenant's lease, which generally coincides with the receipt of cash.

### **General and Administrative Expenses**

- General and administrative expenses include internal leasing salaries, legal salaries and related expenses associated with the leasing of space which are charged to operations as incurred. All indirect internal costs associated with acquisitions are expensed as incurred.

### **Deferred Financing Costs**

- Costs incurred in obtaining long-term financing are included in deferred charges and are amortized over the terms of the related debt agreements; such amortization is reflected as interest expense in the consolidated statements of operations.

### **Real Estate**

- Real estate assets are stated at cost less accumulated depreciation, which, in the opinion of management, is not in excess of the individual property's estimated undiscounted future cash flows, including estimated proceeds from disposition.
- Depreciation and amortization are provided on a straight-line basis over the estimated useful lives of the assets as follows:

|   |  |
|---|--|
| Buildings                                     | 15 to 31 years   |
| Furniture/Fixtures<br>and Tenant Improvements | Useful lives, which approximate lease<br>terms, where applicable |

## ***Developers Diversified Realty***

Quarterly Financial Supplement

For the three months ended March 31, 2009

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### **Significant Accounting Policies (Continued)**

- Expenditures for maintenance and repairs are charged to operations as incurred. Renovations that improve or extend the life of the asset are capitalized.
- Construction in progress includes shopping center developments and significant expansions and redevelopments.

### **Capitalization**

- The Company capitalizes interest on funds used for the construction or expansion of shopping centers. Capitalization of interest ceases when construction activities are completed and the property is available for occupancy by tenants.
- For the three-month period ended March 31, 2009 and for the years ended December 31, 2008, 2007, 2006 and 2005, the Company capitalized interest of \$5.8 million \$41.1 million, \$28.8 million, \$20.1 million and \$12.5 million, respectively, as adjusted for the retroactive adoption of FSP APB 14-1.
- In addition, the Company capitalized certain construction administration costs of \$3.1 million for the three-month period ended March 31, 2009 and \$13.9 million, \$10.9 million, \$10.1 million and \$6.2 million for the years ended December 31, 2008, 2007, 2006, and 2005, respectively.
- Interest and real estate taxes incurred during the construction period are capitalized and depreciated over the building life.

### **Gain on Sales of Real Estate**

- Gain on sales of real estate generally related to the sale of outlots and land adjacent to existing shopping centers is recognized at closing when the earnings process is deemed to be complete.

## ***Developers Diversified Realty***

Quarterly Financial Supplement

For the three months ended March 31, 2009

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### **Other Real Estate Information**

#### **Total Recurring Capital Expenditures**

- The Company and its joint ventures (at 100%) currently estimate total annual recurring leasing capital expenditures to be approximately \$32 million (\$0.27 psf of owned GLA) in 2009.

#### **Undeveloped Land**

- Included in land is undeveloped real estate, comprised primarily of outlots or expansion pads adjacent to the shopping centers owned by the Company. Land held for development is included in the Company's CIP amount.
- At December 31, 2008, the Company estimated the value of this undeveloped land to be approximately \$70 million. This value has not been adjusted to reflect changes in land sales or acquisitions subsequent to December 31, 2008.

#### **Non-Income Producing Assets**

- The Company currently estimates the undepreciated cost of its non-income producing real estate assets and furniture, fixtures and equipment to be approximately \$100 million at March 31, 2009.

**Reconciliation of Supplemental  
 Non-GAAP Financial Measures**

(In thousands)  
 (Unaudited)

**Table 1 - Developers Diversified Realty Corporation and the Company's Joint Ventures Combined**

Same Store Net Operating Income (NOI) represents shopping center assets owned in comparable periods, excluding those under redevelopment. NOI generally includes revenues and expenses for each comparable asset, but excludes straight-line rent, lease termination income and provisions for uncollectible amounts and/or recoveries thereof. Reconciliation of Same Store NOI to Total Revenues and Certain Expenses is as follows:

|  | Three-Months Ended<br>March 31, |                          |        |
|--|---------------------------------|--------------------------|--------|
|  | <u>2009</u>                     | <u>2008</u>              |        |
| Total Revenues DDR   | \$ 219,766                      | \$ 236,096               |        |
| Total Revenues - Combined Joint Ventures                                 | 231,500                         | 237,959                  |        |
| Operating and Maintenance - DDR  | (36,232)                        | (35,708)                 |        |
| Real Estate Taxes - DDR  | (29,136)                        | (26,925)                 |        |
| Operating and Maintenance and Real Estate Taxes- Combined Joint Ventures | <u>(87,997)</u>                 | <u>(80,863)</u>          |        |
| <b>Combined NOI</b>  | <b><u>\$ 297,901</u></b>        | <b><u>\$ 330,559</u></b> |        |
| Total Same Store NOI   | \$ 256,443                      | \$ 262,249               | (2.2%) |
| Property NOI from other operating segments                               | <u>41,458</u>                   | <u>68,310</u>            |        |
| <b>Combined NOI</b>  | <b><u>\$ 297,901</u></b>        | <b><u>\$ 330,559</u></b> |        |

**Reconciliation of Supplemental  
 Non-GAAP Financial Measures**

(In thousands)  
 (Unaudited)

**Table 2 - Developers Diversified Realty Corporation**

Reconciliation of Funds From Operations (FFO):

|   | Three Months Ended<br>March 31, |                             |
|---|---------------------------------|-----------------------------|
|   | <u>2009</u>                     | <u>2008</u>                 |
| <b>FUNDS FROM OPERATIONS:</b>                                     |                                 |                             |
| Net Income Applicable to Common Shareholders                      | \$ 76,834                       | \$ 29,593                   |
| Depreciation and Amortization of Real Estate Investments          | 61,036                          | 54,362                      |
| Equity in Net Income From Joint Ventures                          | (778)                           | (7,388)                     |
| Joint Venture Funds From Operations                               | 15,159                          | 19,181                      |
| Non-Controlling Interests (OP Units)                              | 79                              | 595                         |
| Loss on Sales of Real Estate                                      | (12,334)                        | (19)                        |
|   | <u>                    </u>     | <u>                    </u> |
| <b>FUNDS FROM OPERATIONS AVAILABLE TO COMMON<br/>SHAREHOLDERS</b> | <u>\$ 139,996</u>               | <u>\$ 96,324</u>            |
| Preferred Dividend Charges  | <u>10,567</u>                   | <u>10,567</u>               |
| <b>FUNDS FROM OPERATIONS</b>                                      | <u>\$ 150,563</u>               | <u>\$ 106,891</u>           |
| <br><b>ADDITIONAL SFAS 141 DISCLOSURES:</b>                       |                                 |                             |
| Below Market Rent Amortization                                    | \$ 187                          | \$ 237                      |
| Pro Rata Share of JV Below Market Rent Amortization               | 36                              | 32                          |
| Debt Premium Amortization Income                                  | \$ 961                          | \$ 1,536                    |
| Pro Rata Share of JV Debt Premium Amortization Income (Expense)   | (23)                            | (7)                         |

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Reconciliation of Supplemental  
Non-GAAP Financial Measures**

(In thousands)

(Unaudited)

**Table 3 - Developers Diversified Realty Corporation**

Summary of Consolidated Transactional Income

|  | Three Months Ended<br>March 31, |                 | Income Statement Caption                              |
|--|---------------------------------|-----------------|---|
|  | 2009                            | 2008            |   |
| <b>Transactional Income Included in FFO</b>                      |                                 |                 |   |
| <b>Consolidated</b>  |                                 |                 |   |
| Merchant Building Gains, Net of Tax                              | \$ 76                           | \$ 50           | Gain on Disposition of Real Estate                    |
| Loss on Sales from Discontinued Operations                       | (345)                           | -               | Loss on Disposition of Discontinued Operations        |
| Land Sale (Loss) Gain  | (11)                            | 2,107           | (Loss) Gain on Disposition of Real Estate             |
|  | <u>\$ (280)</u>                 | <u>\$ 2,157</u> |   |
| <b>Transactional Income NOT Included in FFO</b>                  |                                 |                 |   |
| <b>Consolidated</b>  |                                 |                 |   |
| Gain on Dispositions   | \$ 380                          | \$ 210          | Gain on Disposition of Real Estate                    |
| Gain (Loss) on Sales from Discontinued Operations                | 11,954                          | (191)           | Gain (Loss) on Disposition of Discontinued Operations |
|  | <u>\$ 12,334</u>                | <u>\$ 19</u>    | FFO Reconciliation                                    |
| <b>Gain on Sales of Real Estate</b>                              |                                 |                 |   |
| Merchant Building Gains, Net of Tax                              | \$ 76                           | \$ -            |   |
| Land Sale (Loss) Gain  | (11)                            | 2,107           |   |
| Gain on Dispositions   | 380                             | 210             |   |
|  | <u>\$ 445</u>                   | <u>\$ 2,317</u> | Consolidated Income Statement                         |
| <b>Gain on Sales of Real Estate From Discontinued Operations</b> |                                 |                 |   |
| Gain (Loss) on Sales from Discontinued Operations                | <u>\$ 11,609</u>                | <u>\$ (191)</u> | Consolidated Income Statement                         |

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

**Reconciliation of Supplemental  
Non-GAAP Financial Measures**  
(In thousands)  
(Unaudited)

**Table 4 - Developers Diversified Realty Corporation**

Summary of Joint Venture Transactional Income

|  | Three Months Ended<br>March 31, |             | Income Statement Caption                                |
|--|---------------------------------|-------------|---|
|  | 2009                            | 2008        |   |
| <b>Transactional Income Included in FFO</b>                      |                                 |             |   |
| <b>Joint Ventures</b>  |                                 |             |   |
| Gain on Sales from Discontinued Operations                       | \$ -                            | \$ -        | Gain on Disposition of Real Estate, Net of Tax          |
| Land Sale Gains and Loss on Disposition of Real Estate           | (26,770)                        | -           | Gain and Loss on Disposition of Real Estate, Net of Tax |
|  | <u>\$ (26,770)</u>              | <u>\$ -</u> |   |
| <b>DDR's Proportionate Share</b>                                 | <u>\$ (5,351)</u>               | <u>\$ -</u> |   |
| <b>Transactional Income NOT Included in FFO</b>                  |                                 |             |   |
| <b>Joint Ventures</b>  |                                 |             |   |
| Gain on Sales from Discontinued Operations                       | \$ -                            | \$ -        | Gain on Disposition of Real Estate                      |
| Gain on Sales  | -                               | -           | Gain on Disposition of Real Estate                      |
|  | <u>\$ -</u>                     | <u>\$ -</u> | FFO Reconciliation                                      |
| <b>DDR's Proportionate Share</b>                                 | <u>\$ -</u>                     | <u>\$ -</u> |   |
| <b>Gain on Sales of Real Estate, Net of Tax</b>                  |                                 |             |   |
| Land Sale Gains and Loss on Disposition of Real Estate           | \$ (26,770)                     | \$ -        |   |
| Gain on Sales  | -                               | -           |   |
|  | <u>\$ (26,770)</u>              | <u>\$ -</u> | Gain on Disposition of Real Estate                      |
| <b>Gain on Sales of Real Estate From Discontinued Operations</b> |                                 |             |   |
| Gain on Sales from Discontinued Operations included in FFO       | \$ -                            | \$ -        |   |
| Gain on Sales from Discontinued Operations NOT included in FFO   | -                               | -           |   |
|  | <u>\$ -</u>                     | <u>\$ -</u> | Gain on Disposition of Discontinued Operations          |

# Joint Venture Financial Summary

Joint Venture Investment Summary  
(in millions)  
as of March 31, 2009

|               | Legal Name   | Partner(s)  | DDR Ownership % | Consolidated (Yes/No) | Number of Properties | Gross Book Value  | Debt             | Promoted Interest (Yes/No) |
|---------------|--|---|-----------------|-----------------------|----------------------|-------------------|------------------|----------------------------|
| 1             | DDRTC Core Retail Fund, LLC  | TREA Retail Property Portfolio 2006, LLC (TIAA) (85%)                   | 15.0%           | No                    | 66                   | \$2,956.6         | \$1,770.3        | Yes                        |
| 2             | DDR Domestic Retail Fund I   | DDR Domestic Retail Fund I (80%)  | 20.0%           | No                    | 63                   | \$1,457.8         | \$967.6          | Yes                        |
| 3             | Investments with Macquarie (DDR Macquarie Fund LLC, Management LLC, U.S. Trust Inc. and MDT PS LLC ) | Macquarie Bank Ltd (MBL) / Macquarie DDR Trust (MDT) (B)                | Various         | No                    | 50                   | \$1,881.3         | \$1,236.9        | Yes                        |
| 4             | DDR MDT MV LLC (Mervyns) (C)   | Macquarie DDR Trust (MDT) (50%)   | 50.0%           | Yes                   | 37                   | \$380.4           | \$258.5          | Yes                        |
| 5             | Coventry II DDR Bloomfield LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1 (A)                | \$212.0           | \$48.0           | Yes                        |
| 6             | Coventry II DDR Buena Park LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$104.6           | \$61.0           | Yes                        |
| 7             | Coventry II DDR Fairplain LLC  | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$32.4            | \$16.0           | Yes                        |
| 8             | Coventry II DDR Marley Creek LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$13.2            | \$10.8           | Yes                        |
| 9             | Coventry II DDR Merriam Village LLC  | Coventry II Fund (80%)  | 20.0%           | No                    | 1 (A)                | \$45.5            | \$17.0           | Yes                        |
| 10            | Coventry II DDR Montgomery Farm LLC  | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$167.2           | \$120.4          | Yes                        |
| 11            | Coventry II DDR Phoenix Spectrum LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$89.6            | \$46.0           | Yes                        |
| 12            | Coventry II DDR SM LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 44                   | \$148.8           | \$117.4          | Yes                        |
| 13            | Coventry II DDR Totem Lakes LLC  | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$42.1            | \$29.5           | Yes                        |
| 14            | Coventry II DDR Tri County LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$230.9           | \$165.8          | Yes                        |
| 15            | Coventry II DDR Westover LLC   | Coventry II Fund (80%)  | 20.0%           | No                    | 1                    | \$29.7            | \$20.9           | Yes                        |
| 16            | RVIP IIIB LP   | Prudential Real Estate Advisors (74.25%)                                | 25.75%          | No                    | 1                    | \$91.6            | \$60.0           | Yes                        |
| 17            | RVIP VII LLC   | Prudential Real Estate Advisors (79%)                                   | 21.0%           | No                    | 2                    | \$125.4           | \$72.1           | Yes                        |
| 18            | RVIP VIII LP   | Prudential Real Estate Advisors (74.25%)                                | 25.75%          | No                    | 1                    | \$33.6            | \$23.4           | Yes                        |
| 19            | DPG Realty Holdings LLC  | Prudential Insurance Co. of America (90%)                               | 10.0%           | No                    | 11                   | \$121.4           | \$9.5            | No                         |
| 20            | TRT DDR Venture I General Partnership  | TRT-DDR Joint Venture I Owner LLC (90%)                                 | 10.0%           | No                    | 3                    | \$160.2           | \$110.0          | Yes                        |
| 21            | Sonae Sierra Brazil BV Sarl  | Sonae Sierra, SGPS, SA (50%)  | 50.0%           | No                    | 9                    | \$364.5           | \$69.4           | No                         |
| 22            | DDR-SAU Retail Fund, LLC   | Special Account - U, L.P. (State of Utah ) (80%)                        | 20.0%           | No                    | 29                   | \$309.4           | \$226.2          | No                         |
| 23            | Cole MT Independence Missouri JV LLC   | Cole Realty Advisors, Inc. (85.5%)                                      | 14.5%           | No                    | 1                    | \$61.4            | \$34.1           | No                         |
| 24            | DDRA Comm. Ctrs Five, L.P.   | DRA Advisors (50%)  | 50.0%           | No                    | 5                    | \$240.0           | \$280.0          | No                         |
| 25            | DDR Markaz II LLC (Kuwait Financial Centre II)   | Kuwait Financial Centre S.A.K., Bank of Bahrain and Kuwait B.S.C. (80%) | 20.0%           | No                    | 13                   | \$205.7           | \$150.5          | Yes                        |
| 26            | Lennox Town Center LTD.  | Casto Properties (50%)  | 50.0%           | No                    | 1                    | \$21.0            | \$27.0           | No                         |
| 27            | Sun Center Limited   | Casto Properties (20.55%)   | 79.45%          | No                    | 1                    | \$25.4            | \$18.6           | No                         |
| 28            | Dublin Village   | Casto Properties (36.6%)  | 63.4%           | No                    | -                    | \$0.1             | \$0.0            | No                         |
| 29            | DOTRS LLC  | State Teachers Retirement Board of Ohio (50%)                           | 50.0%           | No                    | 1                    | \$26.6            | \$21.0           | No                         |
| 30            | Jefferson County Plaza LLC   | The Sansone Group (50%)   | 50.0%           | No                    | 1                    | \$7.0             | \$3.7            | No                         |
| 31            | Sansone Group/ DDRC LLC  | The Sansone Group (50%)   | 50.0%           | No                    | -                    | \$0.0             | \$0.0            | No                         |
| 32            | Shea & Tatum Assoc. LP (Paradise Village) (C)  | Churchill Family Trust (33%)  | 67.0%           | Yes                   | 1                    | \$29.6            | \$30.0           | No                         |
| 33            | Other Joint Ventures   |   | Various         | Yes/No                | 23                   | \$431.9           | \$75.5           | Yes                        |
| <b>TOTALS</b> |  |   |                 |                       | <b>373</b>           | <b>\$10,046.7</b> | <b>\$6,097.0</b> |                            |

(A) Property is under development  
(B) The Company owns an effective ownership of 25.0% in DDR Macquarie Fund LLC, 12.3% in Macquarie DDR Trust and 12.3% in MDT PS LLC.  
(C) Joint Venture is included in consolidated operating results of DDR

Developers Diversified Realty  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

Joint Ventures (Combining Financial Information) (1)

(in millions)

Combining Balance Sheets  
as of March 31, 2009

|  | DDRTC Core Retail<br>Fund LLC | DDR Domestic<br>Retail Fund I | Investments with<br>Macquarie | Coventry II DDR<br>Bloomfield LLC | Coventry II DDR<br>Buena Park LLC | Coventry II DDR<br>Fairplain Plaza LLC | Coventry II DDR<br>Marley Creek LLC | Coventry II DDR<br>Merriam Village LLC |
|--|-------------------------------|-------------------------------|-------------------------------|-----------------------------------|-----------------------------------|--|-------------------------------------|--|
| Real estate assets                                   | \$2,956.6                     | \$1,457.8                     | \$1,881.3                     | \$212.0                           | \$104.6                           | \$32.4                                 | \$13.2                              | \$45.5                                 |
| Accumulated depreciation                             | (146.5)                       | (62.1)                        | (167.8)                       | 0.0                               | (8.3)                             | (1.4)                                  | (0.6)                               | 0.0                                    |
| Real estate, net                                     | 2,810.1                       | 1,395.7                       | 1,713.5                       | 212.0                             | 96.3                              | 31.0                                   | 12.6                                | 45.5                                   |
| Receivables, net                                     | 25.8                          | 21.2                          | 29.6                          | 0.1                               | 2.8                               | 0.5                                    | 0.1                                 | 0.0                                    |
| Other assets   | 106.3                         | 58.7                          | 52.1                          | 0.2                               | 1.3                               | 0.3                                    | 0.3                                 | (0.3)                                  |
| Disproportionate share of equity                     | -                             | -                             | -                             | -                                 | -                                 | -                                      | -                                   | -                                      |
|  | <u>\$2,942.2</u>              | <u>\$1,475.6</u>              | <u>\$1,795.2</u>              | <u>\$212.3</u>                    | <u>\$100.4</u>                    | <u>\$31.8</u>                          | <u>\$13.0</u>                       | <u>\$45.2</u>                          |
| Mortgage debt  | \$1,770.3                     | \$967.6                       | \$1,236.9                     | \$48.0                            | \$61.0                            | \$16.0                                 | \$10.8                              | \$17.0                                 |
| Amounts payable to DDR                               | 1.3                           | 1.3                           | 1.0                           | 61.8                              | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Other liabilities                                    | 33.0                          | 16.5                          | 67.8                          | 17.4                              | 1.9                               | 0.2                                    | 0.1                                 | 2.1                                    |
|  | 1,804.6                       | 985.4                         | 1,305.7                       | 127.2                             | 62.9                              | 16.2                                   | 10.9                                | 19.1                                   |
| Accumulated equity (deficit)                         | 1,137.6                       | 490.2                         | 489.5                         | 85.1                              | 37.5                              | 15.6                                   | 2.1                                 | 26.1                                   |
| Disproportionate share of equity                     | -                             | -                             | -                             | -                                 | -                                 | -                                      | -                                   | -                                      |
|  | <u>\$2,942.2</u>              | <u>\$1,475.6</u>              | <u>\$1,795.2</u>              | <u>\$212.3</u>                    | <u>\$100.4</u>                    | <u>\$31.8</u>                          | <u>\$13.0</u>                       | <u>\$45.2</u>                          |
| Proportionate share of other assets/liabilities, net | \$14.9                        | \$12.7                        | \$6.9                         | (\$1.7)                           | \$0.4                             | \$0.1                                  | \$0.0                               | (\$0.5)                                |
| Disproportionate amount payable to DDR               | \$0.0                         | \$0.0                         | \$0.0                         | \$55.6                            | \$0.0                             | \$0.0                                  | \$0.0                               | \$0.0                                  |

Combining Statements of Operations  
For the three months ended March 31, 2009

|  | DDRTC Core Retail<br>Fund LLC | DDR Domestic<br>Retail Fund I | Investments with<br>Macquarie | Coventry II DDR<br>Bloomfield LLC | Coventry II DDR<br>Buena Park LLC | Coventry II DDR<br>Fairplain Plaza LLC | Coventry II DDR<br>Marley Creek LLC | Coventry II DDR<br>Merriam Village LLC |
|--|-------------------------------|-------------------------------|-------------------------------|-----------------------------------|-----------------------------------|--|-------------------------------------|--|
| Revenues from operations                         | \$60.6                        | \$33.8                        | \$53.1                        | (\$0.0)                           | \$3.3                             | \$0.9                                  | \$0.3                               | \$0.0                                  |
| Rental operation expenses                        | (22.5)                        | (13.5)                        | (19.2)                        | (0.1)                             | (1.7)                             | (0.4)                                  | (0.2)                               | (0.0)                                  |
| Net operating income                             | 38.1                          | 20.3                          | 33.9                          | (0.1)                             | 1.6                               | 0.5                                    | 0.1                                 | (0.0)                                  |
| Depreciation and amortization expense            | (21.2)                        | (12.5)                        | (10.9)                        | 0.0                               | (0.5)                             | (0.2)                                  | (0.1)                               | 0.0                                    |
| Interest expense                                 | (22.2)                        | (13.8)                        | (11.2)                        | (2.4)                             | (0.2)                             | (0.2)                                  | (0.1)                               | (0.1)                                  |
| Income (loss) before gain on sale of real estate | (5.3)                         | (6.0)                         | 11.8                          | (2.5)                             | 0.9                               | 0.1                                    | (0.1)                               | (0.1)                                  |
| Tax expense                                      | 0.0                           | 0.0                           | 0.0                           | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Other gain, net                                  | 0.0                           | 0.0                           | 11.7                          | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Gain (loss) on sale of real estate               | 0.0                           | 0.0                           | 0.0                           | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Discontinued operations                          | 0.0                           | 0.0                           | 0.0                           | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Gain on sale of discontinued operations          | -                             | 0.0                           | 0.0                           | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Disproportionate share of income                 | -                             | -                             | -                             | -                                 | -                                 | -                                      | -                                   | -                                      |
| Net income (loss)                                | (\$5.3)                       | (\$6.0)                       | \$23.5                        | (\$2.5)                           | \$0.9                             | \$0.1                                  | (\$0.1)                             | (\$0.1)                                |
| DDR ownership interest                           | 15%                           | 20%                           | ***                           | 20%                               | 20%                               | 20%                                    | 20%                                 | 20%                                    |
|  | (\$0.8)                       | (\$1.2)                       | \$4.7                         | (\$0.5)                           | \$0.2                             | \$0.0                                  | (\$0.0)                             | (\$0.0)                                |
| Amortization of basis differential               | 0.4                           | 0.2                           | 0.3                           | -                                 | -                                 | -                                      | -                                   | -                                      |
|  | (\$0.4)                       | (\$1.0)                       | \$5.0                         | (\$0.5)                           | \$0.2                             | \$0.0                                  | (\$0.0)                             | (\$0.0)                                |
| Proportionate share of net operating income (4)  | \$5.7                         | \$4.1                         | \$8.9                         | (\$0.0)                           | \$0.3                             | \$0.1                                  | \$0.0                               | \$0.0                                  |
| Proportionate share of interest expense (4)      | \$3.3                         | \$2.8                         | \$2.7                         | \$0.5                             | \$0.0                             | \$0.0                                  | \$0.0                               | \$0.0                                  |
| Funds From Operations ("FFO"):                   |                               |                               |                               |                                   |                                   |  |                                     |  |
| Net income (loss)                                | (\$5.3)                       | (\$6.0)                       | \$23.5                        | (\$2.5)                           | \$0.9                             | \$0.1                                  | (\$0.1)                             | (\$0.1)                                |
| Depreciation of real property                    | 21.2                          | 12.5                          | 10.9                          | 0.0                               | 0.5                               | 0.2                                    | 0.1                                 | 0.0                                    |
| (Gain) loss on sale of real estate               | 0.0                           | 0.0                           | 0.0                           | 0.0                               | 0.0                               | 0.0                                    | 0.0                                 | 0.0                                    |
| Disproportionate share of income                 | -                             | -                             | -                             | -                                 | -                                 | -                                      | -                                   | -                                      |
|  | \$15.9                        | \$6.5                         | \$34.4                        | (\$2.5)                           | \$1.4                             | \$0.3                                  | \$0.0                               | (\$0.1)                                |
| DDR ownership interest                           | 15%                           | 20%                           | ***                           | 20%                               | 20%                               | 20%                                    | 20%                                 | 20%                                    |
| DDR FFO  | \$2.4                         | \$1.3                         | \$7.4                         | (\$0.5)                           | \$0.3                             | \$0.1                                  | \$0.0                               | (\$0.0)                                |

**Joint Ventures (Combining Financial Information) (1)**

(in millions)

**Combining Balance Sheets**

as of March 31, 2009

|  | Coventry II DDR<br>Montgomery Farm<br>LLC | Coventry II DDR<br>Phoenix Spectrum<br>LLC | Coventry II Service<br>Holdings LLC | Coventry II DDR<br>Totem Lake LLC | Coventry II DDR Tri-<br>County Mall LLC | Coventry II DDR<br>Westover LLC | RVIP IIIB LP<br>Deer Park, IL | RVIP VII LLC   |
|--|---|--|-------------------------------------|-----------------------------------|---|---------------------------------|-------------------------------|----------------|
| Real estate assets                                   | \$167.1                                   | \$89.6                                     | \$148.8                             | \$42.1                            | \$230.9                                 | \$29.6                          | \$91.6                        | \$125.4        |
| Accumulated depreciation                             | (1.4)                                     | (6.4)                                      | (\$7.1)                             | (3.4)                             | (13.9)                                  | (1.7)                           | (17.9)                        | (22.1)         |
| Real estate, net                                     | 165.7                                     | 83.2                                       | 141.7                               | 38.7                              | 217.0                                   | 27.9                            | 73.7                          | 103.3          |
| Receivables, net                                     | 5.3                                       | 3.2  | 7.6                                 | 0.2                               | 2.4                                     | 0.9                             | 2.7                           | 2.8            |
| Other assets   | (2.7)                                     | 1.4  | 17.1                                | 0.3                               | 7.0                                     | 0.5                             | 0.9                           | 7.2            |
| Disproportionate share of equity                     | -   | -  | -                                   | -                                 | -                                       | -                               | -                             | -              |
|  | <u>\$168.3</u>                            | <u>\$87.8</u>                              | <u>\$166.4</u>                      | <u>\$39.2</u>                     | <u>\$226.4</u>                          | <u>\$29.3</u>                   | <u>\$77.3</u>                 | <u>\$113.3</u> |
| Mortgage debt  | \$120.4                                   | \$46.0                                     | \$117.4                             | \$29.5                            | \$165.8                                 | \$20.9                          | \$60.0                        | \$72.1         |
| Amounts payable to DDR                               | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0            |
| Other liabilities                                    | 5.4                                       | 3.4  | 6.6                                 | 0.5                               | 4.4                                     | 0.3                             | 3.3                           | 15.7           |
|  | 125.8                                     | 49.4                                       | 124.0                               | 30.0                              | 170.2                                   | 21.2                            | 63.3                          | 87.8           |
| Accumulated equity (deficit)                         | 42.5                                      | 38.4                                       | 42.4                                | 9.2                               | 56.2                                    | 8.1                             | 14.0                          | 25.5           |
| Disproportionate share of equity                     | -   | -  | -                                   | -                                 | -                                       | -                               | -                             | -              |
|  | <u>\$168.3</u>                            | <u>\$87.8</u>                              | <u>\$166.4</u>                      | <u>\$39.2</u>                     | <u>\$226.4</u>                          | <u>\$29.3</u>                   | <u>\$77.3</u>                 | <u>\$113.3</u> |
| Proportionate share of other assets/liabilities, net | (\$0.3)                                   | \$0.2                                      | \$3.6                               | \$0.0                             | \$1.0                                   | \$0.2                           | \$0.1                         | (\$1.2)        |
| Disproportionate amount payable to DDR               | <u>\$0.0</u>                              | <u>\$0.0</u>                               | <u>\$0.0</u>                        | <u>\$0.0</u>                      | <u>\$0.0</u>                            | <u>\$0.0</u>                    | <u>\$0.0</u>                  | <u>\$0.0</u>   |

**Combining Statements of Operations**  
For the three months ended March 31, 2009

|  | Coventry II DDR<br>Montgomery Farm<br>LLC | Coventry II DDR<br>Phoenix Spectrum<br>LLC | Coventry II Service<br>Holdings LLC | Coventry II DDR<br>Totem Lake LLC | Coventry II DDR Tri-<br>County Mall LLC | Coventry II DDR<br>Westover LLC | RVIP IIIB LP<br>Deer Park, IL | RVIP VII LLC |
|--|---|--|-------------------------------------|-----------------------------------|---|---------------------------------|-------------------------------|--------------|
| Revenues from operations                         | \$2.2                                     | \$2.8                                      | \$6.4                               | \$0.6                             | \$4.8                                   | \$0.9                           | \$3.6                         | \$3.2        |
| Rental operation expenses                        | (1.4)                                     | (1.3)                                      | (3.1)                               | (0.3)                             | (2.3)                                   | (0.5)                           | (1.2)                         | (1.1)        |
| Net operating income                             | 0.8                                       | 1.5  | 3.3                                 | 0.3                               | 2.5                                     | 0.4                             | 2.4                           | 2.1          |
| Depreciation and amortization expense            | (0.5)                                     | (0.4)                                      | (1.0)                               | (0.2)                             | (1.4)                                   | (0.1)                           | (0.7)                         | (0.8)        |
| Interest expense                                 | (0.9)                                     | (0.1)                                      | (1.5)                               | 0.0                               | (2.5)                                   | 0.0                             | (0.9)                         | (0.5)        |
| Income (loss) before gain on sale of real estate | (0.6)                                     | 1.0  | 0.8                                 | 0.1                               | (1.4)                                   | 0.3                             | 0.8                           | 0.8          |
| Tax expense                                      | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0          |
| Other gain, net                                  | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0          |
| Gain (loss) on sale of real estate               | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0          |
| Discontinued operations                          | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0          |
| Gain on sale of discontinued operations          | 0.0                                       | 0.0  | 0.0                                 | 0.0                               | 0.0                                     | 0.0                             | 0.0                           | 0.0          |
| Disproportionate share of income                 | -   | -  | -                                   | -                                 | -                                       | -                               | -                             | -            |
| Net income (loss)                                | (\$0.6)                                   | \$1.0                                      | \$0.8                               | \$0.1                             | (\$1.4)                                 | \$0.3                           | \$0.8                         | \$0.8        |
| DDR ownership interest                           | 20%                                       | 20%  | 20%                                 | 20%                               | 20%                                     | 20%                             | ***                           | 21%          |
|  | (\$0.1)                                   | \$0.2                                      | \$0.2                               | (\$0.0)                           | (\$0.3)                                 | \$0.0                           | \$0.1                         | \$0.3        |
| Amortization of basis differential               | -   | -  | -                                   | -                                 | -                                       | -                               | -                             | (0.1)        |
|  | <u>(\$0.1)</u>                            | <u>\$0.2</u>                               | <u>\$0.2</u>                        | <u>(\$0.0)</u>                    | <u>(\$0.3)</u>                          | <u>\$0.0</u>                    | <u>\$0.1</u>                  | <u>\$0.2</u> |
| Proportionate share of net operating income (4)  | \$0.2                                     | \$0.3                                      | \$0.7                               | \$0.1                             | \$0.5                                   | \$0.1                           | \$0.6                         | \$0.4        |
| Proportionate share of interest expense (4)      | <u>\$0.2</u>                              | <u>\$0.0</u>                               | <u>\$0.3</u>                        | <u>\$0.1</u>                      | <u>\$0.5</u>                            | <u>\$0.0</u>                    | <u>\$0.2</u>                  | <u>\$0.1</u> |

Funds From Operations ("FFO"):

|                                    |                |              |              |              |                |              |              |              |
|------------------------------------|----------------|--------------|--------------|--------------|----------------|--------------|--------------|--------------|
| Net income (loss)                  | (\$0.6)        | \$1.0        | \$0.8        | (\$0.1)      | (\$1.4)        | \$0.3        | \$0.8        | \$0.8        |
| Depreciation of real property      | 0.5            | 0.4          | 1.0          | 0.2          | 1.4            | 0.1          | 0.7          | 0.8          |
| (Gain) loss on sale of real estate | 0.0            | 0.0          | 0.0          | 0.0          | 0.0            | 0.0          | 0.0          | 0.0          |
| Disproportionate share of income   | -              | -            | -            | -            | -              | -            | -            | -            |
|                                    | (\$0.1)        | \$1.4        | \$1.8        | \$0.1        | (\$0.0)        | \$0.4        | \$1.5        | \$1.6        |
| DDR ownership interest             | 20%            | 20%          | 20%          | 20%          | 20%            | 20%          | ***          | 21%          |
| DDR FFO                            | <u>(\$0.0)</u> | <u>\$0.3</u> | <u>\$0.4</u> | <u>\$0.0</u> | <u>(\$0.0)</u> | <u>\$0.1</u> | <u>\$0.8</u> | <u>\$0.6</u> |

Joint Ventures (Combining Financial Information) (1)

(in millions)

Combining Balance Sheets  
as of March 31, 2009

|  | RVIP VIII<br>Tech Ridge LLC | DPG Realty Holdings<br>LLC | TRT DDR Venture I<br>GP | Sonae Sierra Brazil<br>BV Sarl (2) | DDR-SAU Retail<br>Fund LLC (2) | Cole          | DDRA Community<br>Centers Five LP | DDR Markaz II LLC | Lennox Town Center<br>Limited (2) |
|--|-----------------------------|----------------------------|-------------------------|------------------------------------|--------------------------------|---------------|-----------------------------------|-------------------|-----------------------------------|
| Real estate assets                                   | \$33.6                      | \$121.4                    | \$160.2                 | \$364.5                            | \$309.4                        | \$61.4        | \$239.9                           | \$205.6           | \$21.0                            |
| Accumulated depreciation                             | (4.8)                       | (12.4)                     | (8.0)                   | (34.5)                             | (25.8)                         | (0.3)         | (53.9)                            | (22.9)            | (5.3)                             |
| Real estate, net                                     | 28.8                        | 109.0                      | 152.2                   | 330.0                              | 283.6                          | 61.1          | 186.0                             | 182.7             | 15.7                              |
| Receivables, net                                     | 1.0                         | 1.2                        | 2.1                     | 16.0                               | 7.7                            | 0.3           | 5.2                               | 0.9               | 1.9                               |
| Other assets   | 0.7                         | 1.6                        | 3.6                     | 27.3                               | 35.0                           | 1.6           | 7.3                               | 6.2               | 0.8                               |
| Disproportionate share of equity                     | -                           | -                          | -                       | -                                  | -                              | -             | -                                 | -                 | -                                 |
|  | <u>\$30.5</u>               | <u>\$111.8</u>             | <u>\$157.9</u>          | <u>\$373.3</u>                     | <u>\$326.3</u>                 | <u>\$63.0</u> | <u>\$198.5</u>                    | <u>\$189.8</u>    | <u>\$18.4</u>                     |
| Mortgage debt  | \$23.4                      | \$9.5                      | \$110.0                 | \$69.4                             | \$226.2                        | \$34.1        | \$280.0                           | \$150.5           | \$27.0                            |
| Amounts payable to DDR                               | 0.0                         | 0.0                        | 0.0                     | 0.0                                | 0.4                            | 0.0           | 0.0                               | 0.3               | 0.0                               |
| Other liabilities                                    | 0.7                         | 1.3                        | 0.4                     | 36.4                               | 5.4                            | 0.5           | 4.5                               | (0.5)             | 1.2                               |
|  | 24.1                        | 10.8                       | 110.4                   | 105.8                              | 232.0                          | 34.6          | 284.5                             | 150.4             | 28.2                              |
| Accumulated equity (deficit)                         | 6.4                         | 101.0                      | 47.5                    | 267.5                              | 94.3                           | 28.4          | (86.0)                            | 39.4              | (9.8)                             |
| Disproportionate share of equity                     | -                           | -                          | -                       | -                                  | -                              | -             | -                                 | -                 | -                                 |
|  | <u>\$30.5</u>               | <u>\$111.8</u>             | <u>\$157.9</u>          | <u>\$373.3</u>                     | <u>\$326.3</u>                 | <u>\$63.0</u> | <u>\$198.5</u>                    | <u>\$189.8</u>    | <u>\$18.4</u>                     |
| Proportionate share of other assets/liabilities, net | \$0.3                       | \$0.1                      | \$0.5                   | \$3.4                              | \$7.5                          | \$0.2         | \$4.0                             | \$1.5             | \$0.8                             |
| Disproportionate amount payable to DDR               | <u>\$0.0</u>                | <u>\$0.0</u>               | <u>\$0.0</u>            | <u>\$0.0</u>                       | <u>\$0.0</u>                   | <u>\$0.0</u>  | <u>\$0.0</u>                      | <u>\$0.0</u>      | <u>\$0.0</u>                      |

Combining Statements of Operations  
For the three months ended March 31, 2009

|  | RVIP VIII<br>Tech Ridge LLC | DPG Realty Holdings<br>LLC | TRT DDR Venture I<br>GP | Sonae Sierra Brazil<br>BV Sarl (2) | DDR-SAU Retail<br>Fund LLC (2) | Cole         | DDRA Community<br>Centers Five LP | DDR Markaz II LLC | Lennox Town Center<br>Limited (2) |
|--|-----------------------------|----------------------------|-------------------------|------------------------------------|--------------------------------|--------------|-----------------------------------|-------------------|-----------------------------------|
| Revenues from operations                         | \$1.2                       | \$2.9                      | \$3.9                   | \$15.0                             | \$8.6                          | \$1.8        | \$9.2                             | \$5.3             | \$1.2                             |
| Rental operation expenses                        | (0.7)                       | (0.9)                      | (1.3)                   | (4.7)                              | (3.1)                          | (0.5)        | (3.0)                             | (1.9)             | (0.4)                             |
| Net operating income                             | 0.5                         | 2.0                        | 2.6                     | 10.3                               | 5.5                            | 1.3          | 6.2                               | 3.4               | 0.8                               |
| Depreciation and amortization expense            | (0.3)                       | (0.7)                      | (1.1)                   | (2.4)                              | (4.5)                          | (0.3)        | (1.5)                             | (1.4)             | (0.1)                             |
| Interest expense                                 | (0.1)                       | (0.0)                      | (1.4)                   | (0.8)                              | (3.1)                          | (0.5)        | (3.9)                             | (2.1)             | (0.4)                             |
| Income (loss) before gain on sale of real estate | 0.1                         | 1.3                        | 0.1                     | 7.1                                | (2.1)                          | 0.5          | 0.8                               | (0.1)             | 0.3                               |
| Tax expense                                      | 0.0                         | 0.0                        | 0.0                     | (2.0)                              | 0.0                            | 0.0          | 0.0                               | 0.0               | 0.0                               |
| Other gain, net                                  | 0.0                         | 0.0                        | 0.0                     | 0.0                                | 0.0                            | 0.0          | 0.0                               | 0.0               | 0.0                               |
| Gain (loss) on sale of real estate               | 0.0                         | 0.0                        | 0.0                     | 0.0                                | 0.0                            | 0.0          | 0.0                               | 0.0               | 0.0                               |
| Discontinued operations                          | 0.0                         | 0.0                        | 0.0                     | 0.0                                | 0.0                            | 0.0          | 0.0                               | 0.0               | 0.0                               |
| Gain on sale of discontinued operations          | 0.0                         | (0.0)                      | 0.0                     | 0.0                                | 0.0                            | 0.0          | 0.0                               | 0.0               | 0.0                               |
| Disproportionate share of income                 | -                           | -                          | -                       | -                                  | -                              | -            | -                                 | -                 | -                                 |
| Net income (loss)                                | \$0.1                       | \$1.3                      | \$0.1                   | \$5.1                              | (\$2.1)                        | \$0.5        | \$0.8                             | (\$0.1)           | \$0.3                             |
| DDR ownership interest                           | 25.75%                      | 10%                        | 10%                     | 50%                                | 20%                            | 14.5%        | 50%                               | 20%               | 50%                               |
|  | \$0.3                       | \$0.1                      | (\$0.0)                 | \$2.5                              | (\$0.4)                        | \$0.1        | \$0.4                             | (\$0.0)           | \$0.2                             |
| Amortization of basis differential               | -                           | -                          | -                       | (0.6)                              | -                              | -            | 0.1                               | -                 | -                                 |
|  | <u>\$0.3</u>                | <u>\$0.1</u>               | <u>(\$0.0)</u>          | <u>\$1.9</u>                       | <u>(\$0.4)</u>                 | <u>\$0.1</u> | <u>\$0.5</u>                      | <u>(\$0.0)</u>    | <u>\$0.2</u>                      |
| Proportionate share of net operating income (4)  | \$0.1                       | \$0.2                      | \$0.2                   | \$5.1                              | \$1.1                          | \$0.2        | \$3.1                             | \$0.7             | \$0.4                             |
| Proportionate share of interest expense (4)      | <u>\$0.0</u>                | <u>\$0.0</u>               | <u>\$0.2</u>            | <u>\$0.4</u>                       | <u>\$0.6</u>                   | <u>\$0.1</u> | <u>\$1.9</u>                      | <u>\$0.4</u>      | <u>\$0.2</u>                      |

Funds From Operations ("FFO"):

|                                    |              |              |              |              |              |              |              |              |              |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Net income (loss)                  | \$0.1        | \$1.3        | \$0.0        | \$5.1        | (\$2.1)      | \$0.5        | \$0.8        | (\$0.1)      | \$0.3        |
| Depreciation of real property      | 0.3          | 0.7          | 1.1          | 2.4          | 4.5          | 0.3          | 1.5          | 1.4          | 0.1          |
| (Gain) loss on sale of real estate | 0.0          | 0.0          | 0.0          | 0.0          | 0.0          | 0.0          | 0.0          | 0.0          | 0.0          |
| Disproportionate share of income   | -            | -            | -            | -            | -            | -            | -            | -            | -            |
|                                    | \$0.4        | \$2.0        | \$1.1        | \$7.5        | \$2.4        | \$0.8        | \$2.3        | \$1.3        | \$0.4        |
| DDR ownership interest             | 26%          | 10%          | 10%          | 50%          | 20%          | 14.52%       | 50%          | 20%          | 50%          |
| DDR FFO                            | <u>\$0.2</u> | <u>\$0.2</u> | <u>\$0.1</u> | <u>\$3.9</u> | <u>\$0.5</u> | <u>\$0.1</u> | <u>\$1.2</u> | <u>\$0.3</u> | <u>\$0.2</u> |

**Joint Ventures (Combining Financial Information) (1)**  
(in millions)  
**Combining Balance Sheets**  
as of March 31, 2009

|  | Sun Center Limited<br>(2) | Dublin Village (3) | DOTRS LLC     | Jefferson County<br>Plaza LLC | Sansone Group /<br>DDRC LLC | Sold/Acquired and<br>Other JVs (5) | Total            | DDR's Proportionate<br>Share |
|--|---------------------------|--------------------|---------------|-------------------------------|-----------------------------|------------------------------------|------------------|------------------------------|
| Real estate assets                                   | \$25.4                    | \$0.1              | \$26.6        | \$7.0                         | \$0.0                       | \$51.1                             | \$9,255.9        | \$1,935.4                    |
| Accumulated depreciation                             | (8.2)                     | 0.0                | (6.0)         | (1.1)                         | 0.0                         | (7.3)                              | (651.3)          | (165.2)                      |
| Real estate, net                                     | 17.2                      | 0.1                | 20.6          | 5.9                           | 0.0                         | 43.8                               | 8,604.6          | 1,770.2                      |
| Receivables, net                                     | 0.8                       | 0.0                | 0.9           | 0.1                           | 0.0                         | 0.4                                | 143.5            | 35.7                         |
| Other assets   | 1.1                       | 0.0                | 1.2           | 0.3                           | 3.4                         | 1.6                                | 342.3            | 78.5                         |
| Disproportionate share of equity                     | -                         | -                  | -             | -                             | -                           | -                                  | -                | 18.9                         |
|  | <u>\$19.1</u>             | <u>\$0.1</u>       | <u>\$22.7</u> | <u>\$6.3</u>                  | <u>\$3.4</u>                | <u>\$45.8</u>                      | <u>\$9,090.4</u> | <u>\$1,903.3</u>             |
| Mortgage debt  | \$18.6                    | \$0.0              | \$21.0        | \$3.7                         | \$0.0                       | \$27.3                             | \$5,760.3        | \$1,215.6                    |
| Amounts payable to DDR                               | 0.0                       | 0.1                | 0.0           | 4.1                           | 0.0                         | 0.0                                | 70.2             | 9.1                          |
| Other liabilities                                    | 0.7                       | (0.1)              | 0.6           | 0.1                           | 0.8                         | 2.1                                | 232.8            | 56.4                         |
|  | 19.3                      | 0.0                | 21.6          | 7.9                           | 0.8                         | 29.4                               | 6,063.3          | 1,281.1                      |
| Accumulated equity (deficit)                         | (0.2)                     | 0.1                | 1.1           | (1.6)                         | 2.6                         | 16.4                               | 3,027.1          | 603.3                        |
| Disproportionate share of equity                     | -                         | -                  | -             | -                             | -                           | -                                  | -                | 18.9                         |
|  | <u>\$19.1</u>             | <u>\$0.1</u>       | <u>\$22.7</u> | <u>\$6.3</u>                  | <u>\$3.4</u>                | <u>\$45.8</u>                      | <u>\$9,090.4</u> | <u>\$1,903.3</u>             |
| Proportionate share of other assets/liabilities, net | \$0.9                     | (\$0.0)            | \$0.7         | \$0.2                         | \$1.3                       | \$0.0                              | \$57.7           |                              |
| Disproportionate amount payable to DDR               | \$0.0                     | \$0.0              | \$0.0         | \$2.1                         | \$0.0                       | \$0.0                              | \$57.7           |                              |

**Combining Statements of Operations**  
For the three months ended March 31, 2009

|  | Sun Center Limited<br>(2) | Dublin Village (3) | DOTRS LLC    | Jefferson County<br>Plaza LLC | Sansone Group /<br>DDRC LLC | Sold/Acquired and<br>Other JVs (5) | Total        | DDR's Proportionate<br>Share |
|--|---------------------------|--------------------|--------------|-------------------------------|-----------------------------|------------------------------------|--------------|------------------------------|
| Revenues from operations                         | \$1.2                     | \$0.0              | \$1.1        | \$0.2                         | \$0.2                       | \$3.1                              | \$231.5      | \$54.9                       |
| Rental operation expenses                        | (0.3)                     | (0.0)              | (0.4)        | (0.1)                         | 0.1                         | (1.5)                              | (88.0)       | (20.3)                       |
| Net operating income                             | 0.9                       | 0.0                | 0.7          | 0.1                           | 0.3                         | 1.5                                | 143.5        | 34.6                         |
| Depreciation and amortization expense            | (0.4)                     | 0.0                | (0.1)        | (0.1)                         | 0.0                         | (0.7)                              | (64.1)       | (13.8)                       |
| Interest expense                                 | (0.5)                     | 0.0                | (0.3)        | (0.1)                         | (0.1)                       | (0.9)                              | (70.9)       | (15.3)                       |
| Income (loss) before gain on sale of real estate | (0.0)                     | (0.0)              | 0.3          | (0.1)                         | 0.2                         | (0.1)                              | 8.5          | 5.5                          |
| Tax expense                                      | 0.0                       | 0.0                | 0.0          | 0.0                           | 0.0                         | 0.0                                | (2.0)        | (1.0)                        |
| Other gain, net                                  | 0.0                       | 0.0                | 0.0          | 0.0                           | 0.0                         | 0.0                                | 11.7         | 1.4                          |
| Gain (loss) on sale of real estate               | 0.0                       | 0.0                | 0.0          | 0.0                           | 0.0                         | (26.7)                             | (26.7)       | (5.3)                        |
| Discontinued operations                          | 0.0                       | 0.0                | 0.0          | 0.0                           | 0.0                         | 0.0                                | 0.0          | 0.0                          |
| Gain on sale of discontinued operations          | 0.0                       | 0.0                | 0.0          | 0.0                           | 0.0                         | 0.0                                | (0.0)        | (0.0)                        |
| Disproportionate share of income                 | -                         | -                  | -            | -                             | -                           | -                                  | -            | 0.3                          |
| Net income (loss)                                | \$0.0                     | \$0.0              | \$0.3        | (\$0.1)                       | \$0.2                       | (\$26.8)                           | (\$8.5)      | \$0.9                        |
| DDR ownership interest                           | 79%                       | 63%                | 50%          | 50%                           | 50%                         | ***                                | ***          | ***                          |
| Amortization of basis differential               | \$0.1                     | (\$0.0)            | \$0.1        | (\$0.0)                       | \$0.1                       | (\$5.4)                            | \$0.8        | \$0.9                        |
|  | <u>\$0.1</u>              | <u>\$0.0</u>       | <u>\$0.1</u> | <u>(\$0.0)</u>                | <u>(\$0.0)</u>              | <u>(\$5.8)</u>                     | <u>\$0.3</u> | <u>\$0.4</u>                 |
| Proportionate share of net operating income (4)  | \$0.7                     | (\$0.0)            | \$0.3        | \$0.1                         | \$0.1                       | \$0.3                              | \$34.6       |                              |
| Proportionate share of interest expense (4)      | \$0.3                     | \$0.0              | \$0.2        | \$0.1                         | \$0.0                       | \$0.2                              | \$15.3       |                              |

Funds From Operations ("FFO"):

|                                    |              |                |              |                |              |                 |               |               |
|------------------------------------|--------------|----------------|--------------|----------------|--------------|-----------------|---------------|---------------|
| Net income (loss)                  | (\$0.0)      | \$0.0          | \$0.3        | (\$0.1)        | \$0.2        | (\$26.8)        | (\$8.5)       | \$0.9         |
| Depreciation of real property      | 0.4          | 0.0            | 0.1          | 0.1            | 0.0          | 0.7             | 64.0          | 13.8          |
| (Gain) loss on sale of real estate | 0.0          | 0.0            | 0.0          | 0.0            | 0.0          | 0.0             | 0.0           | 0.0           |
| Disproportionate share of income   | -            | -              | -            | -              | -            | -               | -             | 0.4           |
|                                    | <u>\$0.4</u> | <u>(\$0.0)</u> | <u>\$0.4</u> | <u>(\$0.0)</u> | <u>\$0.2</u> | <u>(\$26.1)</u> | <u>\$55.5</u> | <u>\$15.1</u> |
| DDR ownership interest             | 79%          | 63%            | 50%          | 50%            | 50%          | ***             | ***           | ***           |
| DDR FFO                            | \$0.4        | (\$0.0)        | \$0.2        | (\$0.0)        | \$0.1        | (\$5.2)         | \$15.1        |               |

- (1) Amounts may differ slightly from actual results, due to rounding.
- (2) Asset values reflect historical cost basis due to acquisition of partnership interest (i.e., does not reflect step-up in basis).
- (3) Represents undeveloped land.
- (4) Does not include proportionate share of net operating income or interest expense for properties classified as discontinued operations.
- (5) Represents residual joint venture interests sold in 2009 and other small joint venture investments and land developments. To the extent that DDR is entitled to receive promoted income, DDR's share of income could exceed the total income recorded by certain joint ventures as assets continue to be liquidated.
- (6) Adjustments represent the effect of promoted equity structures and minority interests. These adjustments are primarily at the RVIP IIIB, RVIP VII, RVIP VIII, Coventry II DDR Bloomfield, Coventry II DDR Marley Creek, Coventry II Merriam Village, Coventry II DDR Montgomery Farm and Coventry II DDR Tri County Mall joint ventures as well as investments with Macquarie.
- (7) Adjustments represent the effect of promoted equity structures on DDR's share of the income primarily from an asset management promote from RVIP IIIB, RVIP VII, and RVIP VIII and investments with Macquarie.
- (8) Adjustments associated with Coventry's promoted interests primarily at RVIP IIIB, RVIP VII and RVIP VIII joint ventures as well as investments with Macquarie.

\*\*\* See Section 3.1- Joint Venture Investment Summary, disclosing respective ownership percentage, as ownership percentage may have changed during the year, or the promoted interest is in effect.

# Investment Summary

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

Summary of Wholly-Owned and Consolidated Capital Transactions (In Millions)

|   | Three Months<br>Ended<br>March 31,<br><u>2009</u> | Year Ended<br>December 31,<br><u>2008</u> | Year Ended<br>December 31,<br><u>2007</u> |
|---|---|---|---|
| Acquisitions/Transfers  | \$0.0   | \$10.9                                    | \$3,048.7 (2)                             |
| Completed Expansions Incremental Development Cost               | 0.0   | 27.8                                      | 32.7                                      |
| Developments & Construction in Progress                         | 52.5  | 419.5                                     | 428.5                                     |
| Recurring Tenant Improvements & Third Party Leasing Commissions | 4.1   | 11.6                                      | 12.5                                      |
| Furniture, Fixtures & Equipment                                 | 1.0   | 6.3                                       | 13.0                                      |
| Foreign Currency Adjustments                                    | <u>(8.2)</u>                                      | <u>(41.3)</u>                             | <u>0.0</u>                                |
|   | 49.4  | 434.8                                     | 3,535.4                                   |
| Less: Real Estate Sales & Joint Venture Transfers               | <u>(66.3)</u>                                     | <u>(312.9)</u> (1)                        | <u>(2,001.3)</u> (3)                      |
| Net (Deductions)/Additions                                      | <u>(\$16.9)</u>                                   | <u>\$121.9</u>                            | <u>\$1,534.1</u>                          |

(1) In addition to asset sales (\$136.5 million), this balance includes the sale of seven outparcels.

(2) Includes acquisition of the IRRETI portfolio (\$3,018 million), a property in Terrell, TX (\$17 million), an additional interest in a San Francisco property, and the redemption of OP units.

(3) In addition to asset sales (\$610 million), this balance includes the following sales to joint ventures: Dividend Capital Total Realty Trust (\$99 million), DDR Domestic Retail Fund I (\$1,229 million), Macquarie DDR Trust (\$50 million); and 11 outparcel sales.

Summary of Joint Venture Capital Transactions (In Millions)

|   | Three Months<br>Ended<br>March 31,<br><u>2009</u> | Year Ended<br>December 31,<br><u>2008</u> | Year Ended<br>December 31,<br><u>2007</u> |
|---|---|---|---|
| Acquisitions/Transfers  | (\$10.0) (1)                                      | \$111.4 (3)                               | \$4,987.4 (4)                             |
| Completed Expansions Incremental Development Cost               | 0.0   | 52.8                                      | 21.9                                      |
| Developments & Construction in Progress                         | 45.4  | 315.8                                     | 142.7                                     |
| Recurring Tenant Improvements & Third Party Leasing Commissions | 2.8   | 18.4                                      | 9.8                                       |
| Foreign Currency Adjustments                                    | <u>16.1</u>                                       | <u>(106.2)</u>                            | <u>48.5</u>                               |
|   | \$54.3  | \$392.2                                   | \$5,210.3                                 |
| Less: Real Estate Sales and Dispositions                        | <u>(\$74.3)</u> (2)                               | <u>(\$61.9)</u> (3)                       | <u>(\$204.3)</u> (5)                      |
| Net (Deductions)/Additions                                      | <u>(\$20.0)</u>                                   | <u>\$330.3</u>                            | <u>\$5,006.0</u>                          |

(1) This is a FAS 141 purchase price reclassification adjustment for a prior acquisition.

(2) Represents the disposition of the Ward Parkway shopping center located in Kansas City, MO and the sale of Five Forks Crossings shopping center located in Liburn, GA.

(3) Includes the acquisition of a shopping center located in Independence, MO from the Macquarie DDR Trust, which is also reflected as a disposition.

(4) Includes the acquisition of assets from DDR by DDR Domestic Retail Fund I (\$1,463 million), Dividend Capital Total Realty Trust (\$160 million) and Macquarie DDR Trust (\$50 million). Also includes the formation of DDRTC Core Retail Fund (\$2,942 million), the acquisition of the DDR SAU Retail Fund (\$309 million), and the acquisition of an additional property interest by Sonae Sierra Brazil BV Sarl.

(5) Includes the sale of seven shopping centers (\$168 million), which were previously owned by a joint venture with Kuwait Financial Centre, to the DDR Domestic Retail Fund I and the sale of vacant land in TX and CO.

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

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Operating Property Acquisitions

*There were no significant third party acquisitions for the three month period ended March 31, 2009.*

Operating Property Dispositions

*The asset sales for the three months ended March 31, 2009 included the sale of a shopping center located in Ormond Beach, FL and five former Mervyns locations.*

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Joint Venture Acquisitions

*There were no significant third party acquisitions for the three month period ended March 31, 2009.*

Joint Venture Dispositions

*The asset dispositions for the three months ended March 31, 2009 include the disposition of the Ward Parkway shopping center located in Kansas City, MO and the sale of a shopping center located in Liburn, GA.*

## Developers Diversified Realty

Quarterly Financial Supplement

For the three months ended March 31, 2009

### Wholly-Owned and Consolidated Development Projects

| Location                   | Project Name                | Total<br>GLA     | Owned<br>GLA     | Estimated<br>Net Cost<br>(Millions) | Cost<br>Incurred<br>To Date<br>(Millions) | Assets<br>Placed in<br>Service<br>(Millions) | Estimated<br>Initial<br>Anchor<br>Opening | Major Anchors  |
|----------------------------|-----------------------------|------------------|------------------|-------------------------------------|---|--|---|--|
| <b>Projects in Process</b> |                             |                  |                  |                                     |   |  |   |  |
| Homestead, FL              | Homestead Pavilion          | 394,916          | 272,610          | \$79.7                              | \$80.7                                    | \$25.4                                       | 2H08                                      | Kohl's, Sports Authority, Ross Dress for Less, Michaels, Staples, Bed, Bath & Beyond |
| Boise (Nampa), ID          | Nampa Gateway Center        | 921,162          | 431,689          | \$126.7                             | \$79.3                                    | \$10.0                                       | 2H07                                      | JCPenney, Macy's, The Sports Authority, Idaho Athletic Club                          |
| Boston (Norwood), MA       | The Shoppes at Elmway Farms | 72,243           | 56,343           | \$26.7                              | \$18.6                                    | \$0.0  | 1H10                                      |  |
| Elmira (Horseheads), NY    | Southern Tier Crossings     | 697,795          | 350,987          | \$56.0                              | \$45.2                                    | \$24.2                                       | 1H07                                      | Kohl's, Wal-Mart, Dick's, PetsMart, Ulta, Mens Warehouse                             |
| Raleigh (Apex), NC         | Apex Promenade              | 78,830           | 72,830           | \$16.9                              | \$11.2                                    | \$0.0  | 1H09                                      | HH Gregg, Outback Steakhouse   |
| Austin (Kyle), TX (1)      | Kyle Marketplace            | 805,618          | 443,092          | \$77.2                              | \$52.0                                    | \$0.0  | 2H09                                      | Target, Kohl's, City Lights Theater  |
|                            |                             | <u>2,970,564</u> | <u>1,627,551</u> | <u>\$383.2</u>                      | <u>\$287.0</u>                            | <u>\$59.6</u>                                |   |  |

(1) Consolidated joint venture. DDR has a 50% interest.

| Location   | Ownership | Acreage        |
|--|-----------|----------------|
| Ukiah (Mendocino), CA                                    | 50%       | 75.7           |
| New Haven (Guilford), CT                                 | 100%      | 26.0           |
| Tampa (Brandon), FL                                      | 100%      | 46.3           |
| Tampa (Wesley Chapel), FL                                | 100%      | 10.0           |
| Atlanta (Douglasville), GA                               | 100%      | 30.2           |
| Atlanta (Union City), GA                                 | 100%      | 85.0           |
| Chicago (Grayslake), IL                                  | 50%       | 106.0          |
| Boston, MA (Seabrook, NH)                                | 100%      | 50.9           |
| Gulfport, MS   | 100%      | 86.2           |
| Raleigh (Apex), NC                                       | 100%      | 52.6           |
| San Antonio (Schertz), TX                                | 50%       | 85.0           |
| Isabela, Puerto Rico                                     | 80%       | 11.1           |
| Oconomowoc, WI   | 50%       | 121.6          |
| Toronto (Brampton), CAN                                  | 50%       | 43.0           |
| Toronto (East Gwillimbury - Bayview/Greenlane), CAN      | 50%       | 39.0           |
| Toronto (East Gwillimbury - Hwy 404/Greenlane East), CAN | 50%       | 44.0           |
| Toronto (East Gwillimbury - Hwy 404/Greenlane West), CAN | 50%       | 29.0           |
| Toronto (Richmond Hill), CAN                             | 50%       | 52.0           |
| Togliatti, Russia  | 75%       | 61.2           |
| Yaroslavl, Russia  | 75%       | 8.0            |
| Other Misc. Land (13 sites)                              | 100%      | <u>Various</u> |
|  |           | <u>1,062.8</u> |

(2) The costs incurred for these land and construction related projects as of March 31, 2009 were \$553.2 million, which includes our partners' ownership interest of \$133.4 million.

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

Joint Venture Development Projects

| <u>Location</u>             | <u>Project</u>  | <u>Total<br/>GLA</u> | <u>Owned<br/>GLA</u> | <u>DDR's<br/>Effective<br/>Ownership<br/>Percentage</u> | <u>Joint<br/>Venture<br/>Partner</u>  | <u>Estimated<br/>Net<br/>Cost<br/>(Millions)</u> | <u>Cost<br/>Incurred<br/>To Date<br/>(Millions)</u> | <u>Assets<br/>Placed in<br/>Service<br/>(Millions)</u> | <u>DDR's<br/>Proportionate<br/>Cost<br/>(Millions)</u> | <u>Estimated<br/>Initial<br/>Anchor<br/>Opening</u> | <u>Major Anchors</u>  |
|-----------------------------|-----------------|----------------------|----------------------|---|---------------------------------------|--|---|--|--|---|---|
| <u>Projects in Progress</u> |                 |                      |                      |   |                                       |  |   |  |  |   |   |
| Kansas City (Merriam), KS   | Merriam Village | 245,182              | 158,632              | 20.0%   | Coventry II                           | \$43.7   | \$45.5  | \$0.0  | \$8.7  | TBD   |   |
| Dallas (Allen), TX          | Watters Creek   | 831,413              | 797,665              | 10.0%   | Coventry II/<br>Trademark<br>Property | \$171.2  | \$165.7   | \$90.7   | \$17.1   | 1H08  | Market Street United, Borders,<br>DSW ShoeWarehouse, The<br>Cheesecake Factory            |
| Manaus, Brazil (1)          | Manauara        | 502,529              | 502,529              | 47.4%   | Sonae<br>Sierra                       | \$114.0  | \$92.0  | \$0.0  | \$54.0   | 1H09  | C & A, Riachuelo, Marisa, Renner,<br>Saraiva Megastore, Bemol,<br>Dinamica, Hitech Import |
|                             |                 | <u>1,579,124</u>     | <u>1,458,826</u>     |   |                                       | <u>\$328.9</u>                                   | <u>\$303.2</u>                                      | <u>\$90.7</u>  | <u>\$79.8</u>  |   |   |

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

Development Assets Placed in Service (In Millions)

| Date                 | Consolidated<br>Assets | Unconsolidated JV Assets |                                 |
|----------------------|------------------------|--------------------------|---------------------------------|
|                      |                        | Total                    | DDR's<br>Proportionate<br>Share |
| As of March 31, 2009 | \$59.6                 | \$90.7                   | \$9.1                           |
| Projected 2009       | \$127.2                | \$135.8                  | \$57.7                          |
| Projected Thereafter | \$196.4                | \$102.4                  | \$13.0                          |
|                      | <u>\$383.2</u>         | <u>\$328.9</u>           | <u>\$79.8</u>                   |

Development Funding Schedule (In Millions)

|                                  | Consolidated<br>Funding | Unconsolidated Joint Venture Funding |  |  |                     |
|----------------------------------|-------------------------|--------------------------------------|--|--|---------------------|
|                                  |                         | DDR<br>Proportionate<br>Share        | JV Partners'<br>Proportionate<br>Share | Proceeds from<br>Construction<br>Loans | Total<br>JV Funding |
| Funded as of March 31, 2009      | \$287.0                 | \$61.9                               | \$103.9                                | \$137.4                                | \$303.2             |
| Projected Net Funding 2009       | \$32.0 (1)              | 11.1                                 | 14.3                                   | 20.0                                   | \$45.4              |
| Projected Net Funding Thereafter | \$64.2                  | (6.3)                                | (13.4)                                 | 0.0                                    | (\$19.7)            |
|                                  | <u>\$383.2</u>          | <u>\$66.7</u>                        | <u>\$104.8</u>                         | <u>\$157.4</u>                         | <u>\$328.9</u>      |

(1) In addition to this Projected Net Funding amount the company may spend up to \$70 million for additional development, including expansions and redevelopment projects, tenant coordination work and the corporate headquarters.

## Developers Diversified Realty

Quarterly Financial Supplement

For the three months ended March 31, 2009

### Summary of Significant Wholly-Owned and Consolidated Redevelopment or Expansion Projects

| <u>Location</u>             | <u>Property Name</u> | <u>DDR's<br/>Ownership<br/>Percentage</u> | <u>Joint<br/>Venture<br/>Partner</u> | <u>Project Description</u>  |
|-----------------------------|----------------------|---|--------------------------------------|---|
| <u>Projects in Progress</u> |                      |   |                                      |   |
| Miami (Plantation), FL      | The Fountains        | 100%                                      | N/A                                  | Redevelopment of shopping center to include Kohl's (will open Fall 2009) and other junior anchor tenants.                             |
| Chesterfield, MI            | Chesterfield Corners | 100%                                      | N/A                                  | Dollar Galaxy (opened 8/07), Xtreme Fitness (opened 4/08), 8,400 sf of small shop retail and additional retail space to be announced. |
| Fayetteville, NC            | Cross Pointe Center  | 100%                                      | N/A                                  | Reconfigure 18,000 sf of in-line space to include Ulta (opened 7/08). Construct multi-tenant outparcel building.                      |
| Total Net Cost (Millions)   |                      |   | <u>\$106.9</u>                       | (1)   |

(1) At March 31, 2009, approximately \$78.7 million of costs had been incurred in relation to the projects in progress.

### Summary of Significant Joint Venture Redevelopment or Expansion Projects

| <u>Location</u>                      | <u>Property Name</u>            | <u>DDR's<br/>Ownership<br/>Percentage</u> | <u>Joint<br/>Venture<br/>Partner</u> | <u>Project Description</u>   |
|--------------------------------------|---------------------------------|---|--------------------------------------|--|
| <u>Projects in Progress</u>          |                                 |   |                                      |  |
| Buena Park, CA                       | Buena Park Mall & Entertainment | 20.0%                                     | Coventry II                          | Redevelopment of the lower level of the mall to include John's Incredible Pizza.   |
| Los Angeles (Lancaster), CA          | Valley Central Discount         | 21.0%                                     | Prudential Real Estate Investors     | Relocate existing Wal-Mart to the area previously occupied by 99 Cent Store (relocated), House to Home and Costco (which were demolished) for development of a Wal-Mart Supercenter (opened 7/07). Recaptured and redemise the former Wal-Mart for Michael's (opened 9/08) and three additional junior anchors and three outparcels. |
| Benton Harbor, MI                    | Fairplain Plaza                 | 20.0%                                     | Coventry II                          | Expansion of the existing shopping center to include an 89,000 sf Kohl's (opened 10/06), a 20,087 sf PETSMART (opened 2/08), a 17,340 sf Michael's (opened 10/08), and additional retail tenants to be announced.  |
| Total Net Cost (Millions)            |                                 |   | <u>\$154.3</u>                       | (1) (2)  |
| DDR's Proportionate Share (Millions) |                                 |   | <u>\$31.1</u>                        |  |

(1) Total cost includes the acquisition costs for the Coventry II redevelopments.

(2) At March 31, 2009, approximately \$117.5 million of costs had been incurred in relation to the projects in progress and DDR's pro-rata share was \$23.6 million.

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

| <u>Summary of Recently Developed Assets</u> |                               |  | Owned GLA        | DDR's Effective Ownership |
|---|-------------------------------|--|------------------|---------------------------|
|   | <u>Location</u>               | <u>Related Project</u>                   |                  |                           |
| 1   | San Diego (Oceanside), CA     | Oceanside Place Cinemas                  | 79,884           | 100%                      |
| 2   | Denver (Littleton, CO)        | Aspen Grove                              | 231,450          | 100%                      |
| 3   | Fort Collins, CO              | Mulberry and Lemay Crossing              | 18,988           | 100%                      |
| 4   | Lakeland, FL                  | Lakeland Marketplace                     | 77,582           | 100%                      |
| 5   | Miami (Homestead), FL         | Homestead Pavilion                       | 275,839          | 100%                      |
| 6   | Miami, FL                     | The Shops at Midtown Miami               | 400,685          | 100%                      |
| 7   | Macon, GA                     | Eisenhower Annex                         | 55,505           | 100%                      |
| 8   | Chicago (Deer Park), IL       | Deer Park Town Center                    | 292,139          | 24.8%                     |
| 9   | Chicago (McHenry), IL         | The Shoppes at Fox River                 | 224,552          | 100%                      |
| 10  | Salisbury, MD                 | The Commons                              | 126,135          | 100%                      |
| 11  | Boston (Everett), MA          | Gateway Center                           | 222,236          | 100%                      |
| 12  | Minneapolis (Coon Rapids), MN | Riverdale Village                        | 8,856            | 100%                      |
| 13  | St. Louis (Arnold), MO        | Jefferson County Plaza                   | 42,091           | 50%                       |
| 14  | Freehold, NJ                  | Freehold Marketplace                     | 23,454           | 100%                      |
| 15  | Princeton, NJ                 | Nassau Park Pavilion                     | 598,737          | 100%                      |
| 16  | Trenton (Hamilton), NJ        | Hamilton Marketplace                     | 468,240          | 100%                      |
| 17  | Elmira (Horseheads), NY       | Southern Tier Crossing                   | 350,987          | 100%                      |
| 18  | Raleigh (Apex), NC            | Apex Promenade                           | 81,780           | 100%                      |
| 19  | Raleigh (Apex), NC            | Beaver Creek Crossings (Phase 1 - South) | 268,333          | 100%                      |
| 20  | Cleveland (Aurora), OH        | Barrington Town Square                   | 102,683          | 100%                      |
| 21  | Allentown, PA                 | West Valley Marketplace                  | 259,239          | 100%                      |
| 22  | Johnson City, TN              | Johnson City Marketplace                 | 11,749           | 100%                      |
| 23  | Austin, TX                    | Shoppes @Tech Ridge                      | 282,798          | 24.8%                     |
| 24  | San Antonio, TX               | Bandera Point                            | 416,721          | 100%                      |
| 25  | San Antonio, TX               | Village at Stone Oak                     | 305,824          | 100%                      |
| 26  | San Antonio, TX               | Westover Marketplace                     | 216,737          | 20%                       |
| 27  | Milwaukee (Brookfield), WI    | Shoppers World of Brookfield             | 15,070           | 100%                      |
| 28  | Manaus, Brazil                | Manauara Shopping Center                 | 477,630          | 47.4%                     |
| <b>Total</b>                                |                               |  | <b>5,935,924</b> |                           |

**Developers Diversified Realty**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

**Summary of Recently Expanded and Redeveloped Assets**

|              | Location                          | Related Project                  | Owned<br>GLA      | DDR's Effective<br>Ownership |
|--------------|-----------------------------------|----------------------------------|-------------------|------------------------------|
| 1            | Birmingham, AL                    | Brook Highland Plaza             | 424,341           | 100%                         |
| 2            | Phoenix, AZ                       | Christown Spectrum Mall          | 441,406           | 20%                          |
| 3            | N. Little Rock, AR                | McCain Plaza                     | 295,013           | 100%                         |
| 4            | Los Angeles (Buena Park), CA      | Buena Park Downtown              | 724,143           | 20%                          |
| 5            | Denver, CO                        | Centennial Promenade             | 408,337           | 100%                         |
| 6            | Lakeland, FL                      | Lakeland Burlington Coat Factory | 81,921            | 100%                         |
| 7            | Ocala, FL                         | Ocala West                       | 105,276           | 100%                         |
| 8            | Tallahassee, FL                   | Capital West                     | 79,451            | 100%                         |
| 9            | Tampa (Bayonet Point), FL         | Point Plaza                      | 209,714           | 100%                         |
| 10           | Tampa (Brandon), FL               | Kmart Shopping Center            | 161,900           | 100%                         |
| 11           | Ottumwa, IA                       | Quincy Place Mall                | 241,427           | 100%                         |
| 12           | Benton Harbor, MI                 | Fairplain Plaza                  | 222,739           | 20%                          |
| 13           | Chesterfield, MI                  | Chesterfield Marketplace         | 281,320           | 100%                         |
| 14           | Gaylord, MI                       | Pine Ridge Square                | 150,203           | 100%                         |
| 15           | Starkville, MS                    | Starkville Crossings             | 133,691           | 100%                         |
| 16           | Kansas City (Leawood), KS         | Town Center Plaza                | 309,423           | 100%                         |
| 17           | Buffalo (Amherst), NY             | Boulevard Consumer Square        | 441,603           | 100%                         |
| 18           | Olean, NY                         | Wal-Mart Plaza                   | 285,400           | 100%                         |
| 19           | Rome, NY                          | Freedom Plaza                    | 194,467           | 100%                         |
| 20           | Charlotte ( Mooresville), NC      | Mooresville Consumer Square      | 472,182           | 100%                         |
| 21           | Durham, NC                        | Oxford Commons                   | 207,864           | 100%                         |
| 22           | Fayetteville, NC                  | Cross Pointe Center              | 204,563           | 100%                         |
| 23           | Wilmington, NC                    | University Centre                | 411,887           | 100%                         |
| 24           | Akron (Stow), OH                  | Stow Community Shopping Center   | 404,483           | 100%                         |
| 25           | Cincinnati, OH                    | Tri County Mall                  | 758,031           | 18%                          |
| 26           | Dayton (Huber Hts), OH            | North Heights Plaza              | 182,749           | 100%                         |
| 27           | Tiffin, OH                        | Tiffin Mall                      | 170,868           | 100%                         |
| 28           | San Juan (Bayamon), PR            | Rio Hondo                        | 466,499           | 100%                         |
| 29           | San Juan (Ron Piedras), PR        | Seniorial Plaza                  | 168,664           | 100%                         |
| 30           | Chattanooga, TN                   | Overlook at Hamilton Place       | 207,244           | 100%                         |
| 31           | Salt Lake City (Midvale), UT      | Family Center at Fort Union      | 641,957           | 100%                         |
| 32           | Salt Lake City (Riverdale), UT    | Family Center at Riverdale       | 593,398           | 100%                         |
| 33           | Salt Lake City (Taylorsville), UT | Family Center at Taylorsville    | 697,630           | 100%                         |
| 34           | Seattle (Kirkland), WA            | Totem Lakes Malls                | 253,867           | 20%                          |
| <b>Total</b> |                                   |                                  | <b>11,033,661</b> |                              |

# Portfolio Summary

## Company Features

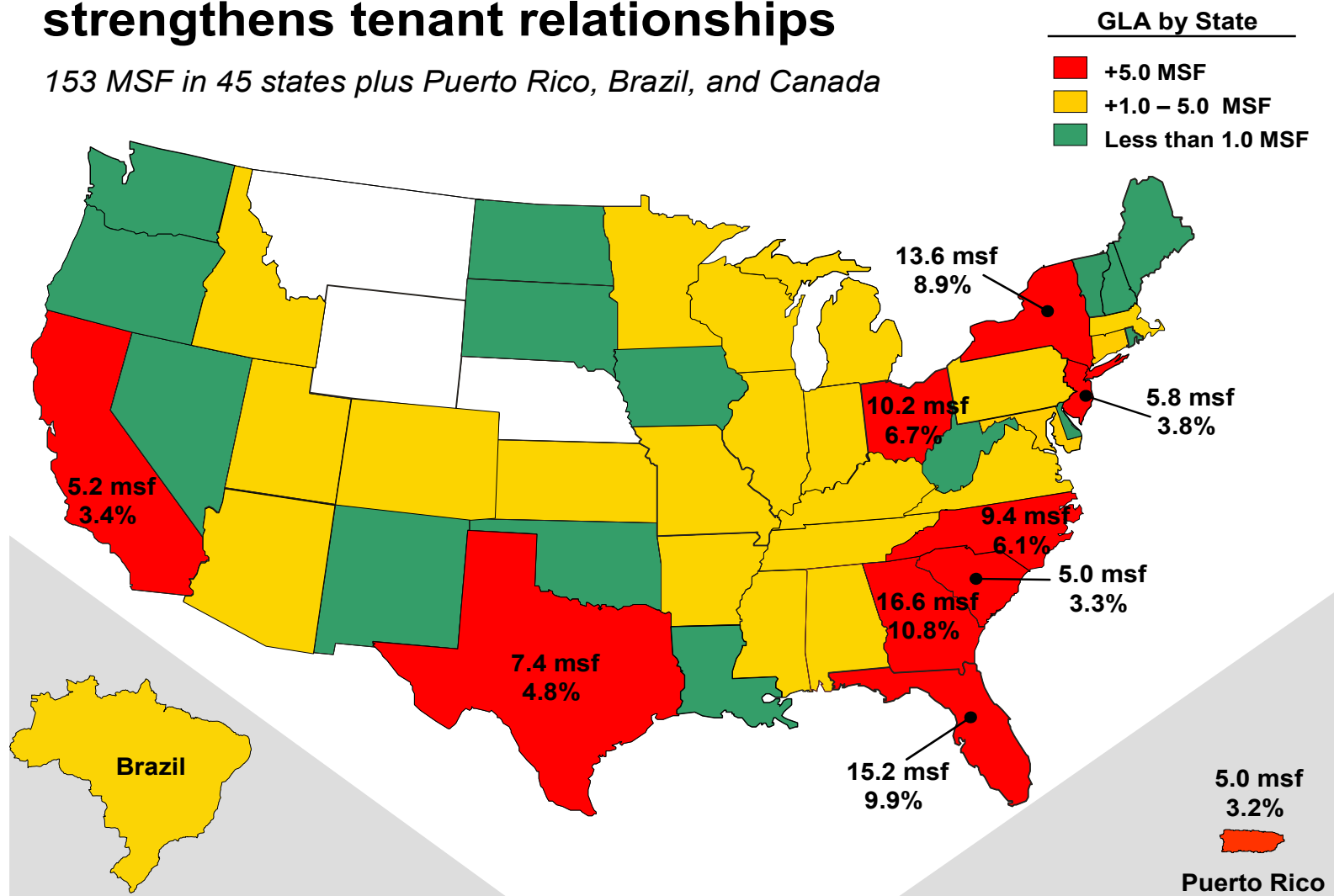
|       |   |
|-------|---|
| 701   | Shopping Centers and Interests in Retail Assets         |
| 45    | States<br>(Plus Puerto Rico, Brazil, Russia and Canada) |
| 117   | Million Sq. Ft. Owned <sup>(1)</sup>                    |
| 153   | Million Sq. Ft. Owned and Managed <sup>(1)(2)</sup>     |
| 88.4% | Portfolio % Leased Including Former Mervyn's Assets     |
| 90.7% | Portfolio % Leased Excluding Former Mervyn's Assets     |

(1) Assumes 100% ownership of joint venture assets. Based on actual pro rata ownership of joint venture assets and excluding developments and redevelopments in process and scheduled to commence in 2009, total owned GLA was 67.1 million square feet.

(2) Includes unowned anchors at Company-owned operating and development retail properties

# National portfolio creates efficiencies and strengthens tenant relationships

153 MSF in 45 states plus Puerto Rico, Brazil, and Canada



**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Average Annualized Base Rental Rates PSF**

| <b>Period Ending</b> | <b>Number of Properties</b> | <b>Total Annualized Base Rent / S.F.</b> |                   |
|----------------------|-----------------------------|--|-------------------|
|                      |                             | <b>Total</b>                             | <b>Shop Space</b> |
| Mar. 31, 2009        | 641                         | \$12.45                                  | \$18.46           |
| Dec. 31, 2008        | 649                         | \$12.43                                  | \$18.43           |
| Dec. 31, 2007        | 657                         | \$12.33                                  | \$18.14           |
| Dec. 31, 2006        | 409                         | \$11.74                                  | \$17.46           |
| Dec. 31, 2005        | 380                         | \$11.30                                  | \$16.62           |
| Dec. 31, 2004        | 373                         | \$11.13                                  | \$16.14           |
| Dec. 31, 2003        | 274                         | \$10.82                                  | \$15.55           |
| Dec. 31, 2002        | 189                         | \$10.58                                  | \$15.18           |
| Dec. 31, 2001        | 192                         | \$10.03                                  | \$14.02           |
| Dec. 31, 2000        | 190                         | \$9.66                                   | \$13.66           |
| Dec. 31, 1999        | 186                         | \$9.20                                   | \$12.69           |
| Dec. 31, 1998        | 159                         | \$8.99                                   | \$12.39           |
| Dec. 31, 1997        | 123                         | \$8.49                                   | \$11.69           |
| Dec. 31, 1996        | 112                         | \$7.85                                   | \$10.87           |
| Dec. 31, 1995        | 106                         | \$7.60                                   | \$10.54           |
| Dec. 31, 1994        | 84                          | \$5.89                                   | \$9.02            |
| Dec. 31, 1993        | 69                          | \$5.60                                   | \$8.56            |
| Dec. 31, 1992        | 53                          | \$5.37                                   | \$8.37            |

(1) Figures exclude Brazilian portfolio, Service Merchandise portfolio, development properties and managed properties.

**Lease Expirations by Year as of March 31, 2009**

| Year                    | Anchor Base Rent |                   |          |              | Shop Space Base Rent |                   |          |              |
|-------------------------|------------------|-------------------|----------|--------------|----------------------|-------------------|----------|--------------|
|                         | Leases           | Revenues<br>(\$M) | Avg. PSF | % of Revenue | Leases               | Revenues<br>(\$M) | Avg. PSF | % of Revenue |
| 2009                    | 45               | \$12.8            | \$6.49   | 2.3%         | 1,216                | \$56.6            | \$16.80  | 10.2%        |
| 2010                    | 116              | \$36.7            | \$8.19   | 6.5%         | 1,449                | \$80.1            | \$17.27  | 14.4%        |
| 2011                    | 143              | \$48.7            | \$9.95   | 8.6%         | 1,502                | \$92.3            | \$18.38  | 16.6%        |
| 2012                    | 154              | \$55.0            | \$8.60   | 9.8%         | 1,225                | \$80.5            | \$18.90  | 14.4%        |
| 2013                    | 143              | \$48.7            | \$8.48   | 8.6%         | 1,173                | \$80.3            | \$18.12  | 14.4%        |
| 2014                    | 156              | \$59.0            | \$9.58   | 10.5%        | 526                  | \$38.8            | \$17.77  | 7.0%         |
| 2015                    | 104              | \$48.0            | \$9.66   | 8.5%         | 218                  | \$20.8            | \$18.82  | 3.7%         |
| 2016                    | 84               | \$40.1            | \$9.58   | 7.1%         | 196                  | \$20.6            | \$20.72  | 3.7%         |
| 2017                    | 84               | \$43.5            | \$9.89   | 7.7%         | 193                  | \$21.6            | \$19.91  | 3.9%         |
| 2018                    | 61               | \$28.8            | \$9.48   | 5.1%         | 238                  | \$28.3            | \$17.70  | 5.1%         |
| 2009 - 2018<br>Subtotal | 1,090            | \$421.3           | \$8.99   | 74.8%        | 7,936                | \$519.9           | \$18.44  | 93.3%        |
| Total Rent<br>Roll      | 1,303            | \$563.3           | \$9.23   | 100.0%       | 8,185                | \$557.5           | \$18.22  | 100.0%       |

**Developers Diversified Realty**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Largest Tenants by Owned and Managed GLA**

|                            | <b>Total<br/>Units</b> | <b>Total<br/>GLA (msf)</b> | <b>Owned<br/>Units</b> | <b>Owned<br/>GLA (msf)</b> | <b>Unowned<br/>Units</b> | <b>Unowned<br/>GLA (msf)</b> |
|----------------------------|------------------------|----------------------------|------------------------|----------------------------|--------------------------|------------------------------|
| 1. Wal-Mart / Sam's Club   | 103                    | 16.5                       | 44                     | 6.7                        | 59                       | 9.8                          |
| 2. Target                  | 63                     | 8.1                        | 9                      | 1.2                        | 54                       | 6.9                          |
| 3. Lowe's Home Improvement | 41                     | 5.3                        | 21                     | 2.7                        | 20                       | 2.6                          |
| 4. Home Depot              | 40                     | 4.3                        | 12                     | 1.2                        | 28                       | 3.1                          |
| 5. Kohl's                  | 43                     | 3.8                        | 36                     | 3.2                        | 7                        | 0.6                          |
| 6. T.J. Maxx / Marshalls   | 98                     | 3.3                        | 98                     | 3.3                        | 0                        | 0.0                          |
| 7. Kmart / Sears           | 38                     | 3.2                        | 37                     | 3.0                        | 1                        | 0.2                          |
| 8. Publix Supermarkets     | 56                     | 2.6                        | 55                     | 2.5                        | 1                        | 0.1                          |
| 9. PetSmart                | 101                    | 2.3                        | 100                    | 2.2                        | 1                        | 0.1                          |
| 10. Kroger                 | 39                     | 2.1                        | 39                     | 2.1                        | 0                        | 0.0                          |

**Largest Tenants by GLA and Base Rental Revenues <sup>(1)</sup>**

| Major Tenant (units)                      | Owned GLA | % of Total GLA | Credit Ratings (S&P/Moody's) | Major Tenant (units)                      | Base Rental Rev. (\$M) | % of Total Base Rent | Credit Ratings (S&P/Moody's) |
|---|-----------|----------------|------------------------------|---|------------------------|----------------------|------------------------------|
| 1. Wal-Mart / Sam's Club (44)             | 4.9       | 7.4%           | AA / Aa2                     | 1. Wal-Mart / Sam's Club (44)             | \$31.3                 | 4.7%                 | AA / Aa2                     |
| 2. Lowe's Home Improvement (21)           | 2.2       | 3.3%           | A+ / A2                      | 2. T.J. Maxx / Marshalls (98)             | \$13.8                 | 2.1%                 | A / A3                       |
| 3. Kmart / Sears (37)                     | 2.0       | 3.0%           | BB- / Ba2                    | 3. Lowe's Home Improvement (21)           | \$13.8                 | 2.1%                 | A+ / A2                      |
| 4. T.J. Maxx / Marshall's (98)            | 1.6       | 2.5%           | A / A3                       | 4. Petsmart (100)                         | \$13.3                 | 2.0%                 | BB / NR                      |
| 5. Kohl's (36)                            | 1.4       | 2.1%           | BBB+ / Baa1                  | 5. Bed Bath & Beyond (60)                 | \$12.1                 | 1.8%                 | BBB / NR                     |
| 6. PetSmart (100)                         | 1.0       | 1.5%           | BB / NR                      | 6. Kohl's (36)                            | \$10.0                 | 1.5%                 | BBB+ / Baa1                  |
| 7. Kroger (39)                            | 1.0       | 1.5%           | BBB- / Baa2                  | 7. Michael's (74)                         | \$9.8                  | 1.5%                 | B- / Caa2                    |
| 8. Target (9)                             | 1.0       | 1.5%           | A+ / A2                      | 8. Rite Aid (40)                          | \$9.7                  | 1.4%                 | B- / Ca                      |
| 9. Bed, Bath, & Beyond (60)               | 1.0       | 1.6%           | BBB / NR                     | 9. Tops Markets (27)                      | \$9.5                  | 1.4%                 | NR / NR                      |
| 10. Home Depot (12)                       | 0.9       | 1.4%           | BBB+ / Baa1                  | 10. GAP / Banana Republic / Old Navy (64) | \$9.1                  | 1.4%                 | BB+ / Ba2                    |
| 11. J.C. Penney (22)                      | 0.9       | 1.4%           | BB / Ba1                     | 11. Dick's Sporting Goods (35)            | \$8.8                  | 1.3%                 | NR / NR                      |
| 12. Michael's (74)                        | 0.8       | 1.2%           | B- / Caa2                    | 12. Best Buy (30)                         | \$8.6                  | 1.3%                 | BBB- / Baa2                  |
| 13. Toys R Us (35)                        | 0.8       | 1.2%           | B / B2                       | 13. Office Max (54)                       | \$8.4                  | 1.3%                 | B / Ba2                      |
| 14. Tops Markets (27)                     | 0.8       | 1.2%           | NR / NR                      | 14. Barnes and Noble (38)                 | \$8.3                  | 1.2%                 | NR / Ba2                     |
| 15. Dick's Sporting Goods (35)            | 0.8       | 1.2%           | NR / NR                      | 15. Kroger (39)                           | \$7.8                  | 1.2%                 | BBB- / Baa2                  |
| 16. Office Max (54)                       | 0.7       | 1.1%           | B / Ba2                      | 16. Sears (37)                            | \$7.7                  | 1.2%                 | BB- / Ba2                    |
| 17. Publix Supermarkets (55)              | 0.7       | 1.1%           | NR / NR                      | 17. Home Depot (12)                       | \$7.2                  | 1.1%                 | BBB+ / Baa1                  |
| 18. Ross Stores (54)                      | 0.7       | 1.1%           | BBB / NR                     | 18. Ross Stores (54)                      | \$7.1                  | 1.1%                 | BBB / NR                     |
| 19. GAP / Banana Republic / Old Navy (64) | 0.6       | 0.9%           | BB+ / Ba2                    | 19. Staples (41)                          | \$6.7                  | 1.0%                 | BBB / Baa2                   |
| 20. Burlington Coat Factory (11)          | 0.6       | 0.9%           | B- / Caa1                    | 20. Cinemark Theatre (14)                 | \$6.1                  | 0.9%                 | B / B1                       |
| Subtotal 1-20                             | 24.3      | 37.0%          |                              | Subtotal 1-20                             | \$209.1                | 31.2%                |                              |
| Total Portfolio                           | 65.8      | 100.0%         |                              | Total Portfolio                           | \$669.4                | 100.0%               |                              |

(1) Based on pro rata ownership of joint venture properties.

# Debt Summary

**Developers Diversified Realty Corporation**

Quarterly Financial Supplement

For the three months ended March 31, 2009

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**Summary of Consolidated Debt  
as of March 31, 2009**

|   |   | <b>Loan<br/>Balance(000's)</b> | <b>Maturity<br/>Date</b> | <b>Interest<br/>Rate (1)</b> |
|---|---|--------------------------------|--------------------------|------------------------------|
| <b>SENIOR DEBT:</b>                         |   |                                |                          |                              |
| Unsecured Credit Facilities:                |   |                                |                          |                              |
| \$1.25 Billion Revolving Credit Facility    |   | \$1,213,131                    | 06/10                    | Libor + 75                   |
| \$75 Million Revolving Credit Facility      |   | 38,000                         | 06/10                    | Libor + 75                   |
| Secured Credit Facility:                    |   |                                |                          |                              |
| \$800 Million Term Loan                     |   | <u>800,000</u>                 | 02/11                    | Libor + 87.5                 |
| Total Term and Credit Facility Debt         |   | 2,051,131                      |                          |                              |
| <b>PUBLIC DEBT:</b>                         |   |                                |                          |                              |
| Medium Term Notes                           | F | 194,513                        | 05/10                    | 5.000                        |
| Medium Term Notes                           | F | 284,170                        | 08/10                    | 4.625                        |
| Medium Term Notes                           | F | 242,250                        | 04/11                    | 5.250                        |
| Convertible Notes                           | F | 192,167 (2)                    | 08/11                    | 3.500                        |
| Convertible Notes                           | F | 464,674 (3)                    | 03/12                    | 3.000                        |
| Medium Term Notes                           | F | 345,735                        | 10/12                    | 5.375                        |
| Medium Term Notes                           | F | 199,564                        | 05/15                    | 5.500                        |
| Medium Term Notes                           | F | <u>100,000</u>                 | 07/18                    | 7.500                        |
| Total Public Debt                           |   | 2,023,074                      |                          |                              |
| <b>MORTGAGE DEBT:</b>                       |   |                                |                          |                              |
| Lee Vista, Orlando, FL                      | F | 17,477                         | 05/09                    | 7.000                        |
| Shoppes at Wendover Village, Greensboro, NC | F | 5,450                          | 06/09                    | 4.222                        |
| Town Center Plaza, Leawood, KS              | F | 46,072                         | 07/09                    | 7.310                        |
| Mill Pond Village, Cary, NC                 | F | 8,500                          | 07/09                    | 4.758                        |
| Adams Farm, Greensboro, NC                  | F | 6,700                          | 08/09                    | 4.652                        |
| Abernathy Square, Atlanta, GA               | F | 13,392                         | 09/09                    | 6.285                        |
| Otto Bridge Loan                            | F | 60,000                         | 09/09                    | 10.000                       |
| DDR MDT MV, LLC                             | V | 14,007 (5)                     | 10/09                    | Libor + 72                   |
| Liberty Fair Mall, Martinsville, VA         | F | 18,862                         | 12/09                    | 8.460                        |
| Kyle Crossing, Kyle, TX                     | V | 13,486 (4)(6)                  | 01/10                    | 5.000                        |
| Cibolo Creek Center, Schertz, TX            | V | 3,240 (4)                      | 01/10                    | Libor + 225                  |
| Tech Center 29, Silver Springs, MD          | F | 6,120                          | 02/10                    | 7.330                        |
| Middletown Village, Middletown, RI          | F | 10,000                         | 02/10                    | 4.531                        |
| Plant City Crossing, Plant City, FL         | F | 5,900                          | 05/10                    | 4.700                        |
| Brick Ctr Plaza, Brick, NJ                  | F | 10,300                         | 06/10                    | 4.375                        |
| Windsor Court SC, Windsor, CT               | F | 8,015                          | 06/10                    | 4.390                        |
| Edgewater Town Ctr, Edgewater, NJ           | F | 14,000                         | 06/10                    | 4.685                        |
| Valley Park Commons, Hagerstown, MD         | F | 6,770                          | 07/10                    | 4.440                        |
| East Hanover Plaza, East Hanover, NJ        | F | 9,280                          | 07/10                    | 4.685                        |
| Sony Theatre, East Hanover, NJ              | F | 6,445                          | 07/10                    | 4.685                        |
| Oakley Plaza, Asheville, NC                 | F | 5,175                          | 08/10                    | 4.290                        |
| Deer Valley Town Center, Phoenix, AZ        | F | 16,667                         | 09/10                    | 8.010                        |

**Developers Diversified Realty Corporation**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Summary of Consolidated Debt  
as of March 31, 2009 (con't)**

|   |   | <b>Loan</b>           |     | <b>Maturity</b> | <b>Interest</b> |
|---|---|-----------------------|-----|-----------------|-----------------|
|   |   | <b>Balance(000's)</b> |     | <b>Date</b>     | <b>Rate (1)</b> |
| Capital Crossing, Raleigh, NC                 | F | \$5,478               |     | 09/10           | 4.300           |
| Downtown Short Pump, Richmond, VA             | F | 18,480                |     | 09/10           | 4.900           |
| DDR MDT MV, LLC                               | F | 119,315               | (5) | 10/10           | 5.211           |
| Tequesta Shops Plaza, Tequesta, FL            | F | 5,200                 |     | 10/10           | 5.300           |
| Shops on the Circle, Dothan, AL               | F | 11,364                |     | 11/10           | 7.920           |
| Terrell Plaza, Terrell, TX                    | V | 6,387                 | (4) | 11/10           | 5.000           |
| Big Flats Consumer Square I, Big Flats, NY    | F | 4,035                 |     | 12/10           | 8.011           |
| Plattsburgh Consumer Square, Plattsburgh, NY  | F | 3,939                 |     | 12/10           | 8.000           |
| Denbigh Village, Newport News, VA             | F | 11,457                |     | 12/10           | 4.940           |
| Camfield Corners, Charlotte, NC               | F | 5,150                 |     | 12/10           | 5.040           |
| Homestead Pavilion, Homestead, FL             | V | 62,540                |     | 03/11           | Libor + 120     |
| Peach Street Square I, Erie, PA               | F | 24,288                |     | 04/11           | 6.884           |
| Peach Street Square II, Erie, PA              | F | 2,803                 |     | 04/11           | 6.884           |
| Southland Crossings, Boardman, OH             | F | 25,222                |     | 04/11           | 6.884           |
| Plaza at Sunset Hills, St. Louis, MO          | F | 32,696                |     | 04/11           | 6.884           |
| The Promenade at Brentwood, St. Louis, MO     | F | 24,288                |     | 04/11           | 6.884           |
| Centennial Promenade, Denver, CO              | F | 36,432                |     | 04/11           | 6.884           |
| DDRC Headquarters, Beachwood, OH              | V | 22,484                |     | 04/11           | Libor + 110     |
| Southern Tier Crossing, Horseheads, NY        | V | 30,618                |     | 09/11           | Libor + 150     |
| Union Town Center, Indian Train, NC           | F | 6,606                 |     | 10/11           | 7.000           |
| Westgate Plaza, Gates, NY                     | F | 23,686                |     | 10/11           | 7.240           |
| Ashtabula Commons, Ashtabula, OH              | F | 6,580                 |     | 12/11           | 7.000           |
| Paradise Village Gateway, Phoenix, AZ         | F | 20,100                | (7) | 03/12           | 5.385           |
| Gravois Village Plaza, St. Louis, MO          | F | 420                   |     | 06/12           | 8.625           |
| University Hills, Denver, CO                  | F | 26,375                |     | 07/12           | 7.300           |
| N. Charleston Center, N. Charleston, SC       | F | 9,965                 |     | 07/12           | 7.370           |
| Cortez Plaza, Bradenton, FL                   | F | 12,071                |     | 07/12           | 7.150           |
| Duvall Village, Bowie, MD                     | F | 8,370                 |     | 10/12           | 7.040           |
| Walgreen's, Rockford, IL                      | F | 3,223                 |     | 11/12           | 4.863           |
| Walgreen's, Dearborn Hts, MI                  | F | 3,550                 |     | 11/12           | 4.863           |
| Walgreen's, Livonia, MI                       | F | 2,477                 |     | 11/12           | 4.863           |
| Moorestville Consumer Square, Mooresville, NC | F | 22,779                |     | 12/12           | 6.930           |
| Big Flats Consumer Square IV, Big Flats, NY   | F | 803                   |     | 01/13           | 7.600           |
| Big Flats Consumer Square II, Big Flats, NY   | F | 2,756                 |     | 01/13           | 8.010           |
| Delaware Consumer Square, Buffalo, NY         | F | 677                   |     | 01/13           | 6.960           |
| Walgreen's, Oshkosh, WI                       | F | 2,817                 |     | 02/13           | 4.863           |
| Walgreen's, Westland, MI                      | F | 2,625                 |     | 03/13           | 4.863           |
| Paseo Colorado, Pasadena, CA                  | F | 79,100                |     | 04/13           | 5.000           |
| Family Center at Meridian, Meridian, ID       | F | 7,440                 |     | 04/13           | 5.000           |
| Meridian Crossroads, Meridian, ID             | F | 29,760                |     | 04/13           | 5.000           |
| University Center, Wilmington, NC             | F | 24,500                |     | 04/13           | 5.000           |
| Aspen Grove, Littleton, CO                    | F | 42,200                |     | 04/13           | 5.000           |
| Plaza Escorial, Carolina, PR                  | F | 57,500                |     | 04/13           | 5.000           |
| Plaza Rio Hondo, Bayamon, PR                  | F | 109,500               |     | 04/13           | 5.000           |

**Developers Diversified Realty Corporation**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Summary of Consolidated Debt  
as of March 31, 2009 (con't)**

|  |   | <b>Loan<br/>Balance(000's)</b> |     | <b>Maturity<br/>Date</b> | <b>Interest<br/>Rate (1)</b> |
|--|---|--------------------------------|-----|--------------------------|------------------------------|
| Victor Square, Victor, NY                                    | F | \$6,268                        |     | 04/13                    | 5.800                        |
| Wrangleboro Consumer Sq. I & II, Mays Landing, NJ            | F | 42,846                         |     | 05/13                    | 6.990                        |
| Monmouth Consumer Sq., W. Long Branch, NJ                    | F | 9,165                          |     | 07/13                    | 8.570                        |
| Rotonda Plaza, Englewood, FL                                 | F | 1,287                          |     | 07/13                    | 5.800                        |
| Reno Riverside, Reno, NV                                     | V | 3,264                          | (8) | 02/15                    | 5.950                        |
| Wal-Mart Plaza, Olean, NY                                    | F | 3,559                          |     | 07/15                    | 8.995                        |
| Hamilton Commons, Mays Landing, NJ                           | F | 10,990                         |     | 09/15                    | 4.700                        |
| Consumer Square West, Columbus, OH                           | F | 12,407                         |     | 11/15                    | 10.188                       |
| Boulevard Consumer Square (Kmart), Amherst, NY               | F | 9,414                          |     | 11/15                    | 7.850                        |
| Tops Plaza, Lockport, NY                                     | F | 9,856                          |     | 01/16                    | 8.000                        |
| Merriam Town Center, Merriam, KS (TIF)                       | F | 4,775                          |     | 02/16                    | 6.900                        |
| Freedom Plaza, Rome, NY                                      | F | 3,488                          |     | 09/16                    | 7.850                        |
| Transit Commons, Amherst, NY                                 | F | 4,108                          |     | 12/16                    | 7.680                        |
| Thruway Plaza (Wal-Mart), Cheektowaga, NY                    | F | 3,976                          |     | 10/17                    | 6.780                        |
| Tops Plaza, Ithaca, NY                                       | F | 15,617                         |     | 01/18                    | 7.050                        |
| Boulevard Consumer Square, Amherst, NY                       | F | 10,973                         |     | 07/18                    | 5.670                        |
| Mohawk Commons, Niskayuna, NY                                | F | 20,416                         |     | 12/18                    | 5.750                        |
| Lowes, Henderson, TN   | F | 7,568                          |     | 01/19                    | 7.660                        |
| Mariner Square, Spring Hill, FL                              | F | 4,461                          |     | 09/19                    | 9.750                        |
| Northland Square, Cedar Rapids, IA                           | F | 8,498                          |     | 01/20                    | 9.375                        |
| Connecticut Commons, Plainville, CT (TIF)                    | F | 6,675                          |     | 04/21                    | 7.125                        |
| West Valley Marketplace, Allentown, PA                       | F | 15,700                         |     | 07/21                    | 6.950                        |
| Gulfport Promenade, Gulfport, MS                             | V | 60,000                         |     | 12/37                    | SIFMA + 5                    |
| <b>Total Mortgage Debt</b>                                   |   | <b>1,539,222</b>               |     |                          |                              |
| <b>Consolidated Debt</b>                                     |   | <b>\$5,613,427</b>             |     |                          |                              |
| <b>Add: Joint Venture Partner Share of Consolidated Debt</b> |   | <b>\$137,193</b>               |     |                          |                              |
| <b>Total Consolidated Debt Including Joint Venture Share</b> |   | <b>\$5,750,620</b>             |     |                          |                              |

|               |                    | <b>Wtd. Avg.<br/>Maturity</b> | <b>Wtd. Avg.<br/>Interest Rate</b> |
|---------------|--------------------|-------------------------------|------------------------------------|
| Fixed Rate    | \$4,049,405        | 2.84 years                    | 5.3%                               |
| Variable Rate | \$1,701,215        | 2.30 years                    | 1.4%                               |
|               | <b>\$5,750,620</b> | <b>2.68 years</b>             | <b>4.2%</b>                        |

**Developers Diversified Realty Corporation**

Quarterly Financial Supplement

For the three months ended March 31, 2009

**Summary of Consolidated Debt  
as of March 31, 2009 (con't)****CUMULATIVE REDEEMABLE PREFERRED SHARES**

|                  | <u>Outstanding Amount(000's)</u> | <u>First Call Date</u> |
|------------------|----------------------------------|------------------------|
| Class G - 8.0%   | \$180,000                        | March 28, 2008         |
| Class H - 7.375% | \$205,000                        | July 28, 2008          |
| Class I - 7.5%   | \$170,000                        | May 7, 2009            |

**DERIVATIVE INSTRUMENTS**

|                    | <u>Notional Amount(000's)</u> | <u>Underlying Debt Hedged</u>            | <u>Rate Hedged</u> | <u>Fixed Rate</u> | <u>Termination Date</u> |
|--------------------|-------------------------------|--|--------------------|-------------------|-------------------------|
| Interest Rate Swap | \$100,000                     | Secured Credit Facility                  | 1 mo. LIBOR        | 4.933%            | October 18, 2009        |
| Interest Rate Swap | \$50,000                      | Secured Credit Facility                  | 1 mo. LIBOR        | 4.965%            | October 18, 2009        |
| Interest Rate Swap | \$50,000                      | Secured Credit Facility                  | 1 mo. LIBOR        | 4.964%            | October 18, 2009        |
| Interest Rate Swap | \$200,000                     | Secured Credit Facility                  | 3 mo. LIBOR        | 5.149%            | June 28, 2010           |
| Interest Rate Swap | \$100,000                     | \$1.25 Billion Revolving Credit Facility | 1 mo. LIBOR        | 4.942%            | September 29, 2010      |
| Interest Rate Swap | \$100,000                     | Secured Credit Facility                  | 1 mo. LIBOR        | 4.815%            | February 21, 2012       |

**Notes:**

F - Fixed-Rate Debt    V - Variable-Rate Debt

- Interest rate figures reflect coupon rates of interest and do not include discounts or premiums. Deferred finance cost amortization of approximately \$10.5 million net, is offset by approximately \$3.8 million of fair market value adjustments in 2008.
- The convertible notes may be net settled with DDR's common stock once the stock price rises above \$64.23 per share, however this conversion price has been increased to \$65.17 per share through the purchase of a convertible note hedge. The principal balance on these notes is to be settled in cash. Included in this amount is \$9.7 million recorded at March 31, 2009 for the accretion of the convertible debt to comply with accounting standards.
- The convertible notes may be net settled with DDR's common stock once the stock price rises above \$74.56 per share, however, this conversion price has been increased to \$82.71 per share through the purchase of a convertible note hedge. The principal balance on these notes is to be settled in cash. Included in this amount is \$29.7 million recorded at March 31, 2009 for the accretion of the convertible debt to comply with accounting standards.
- The Company's joint venture with David Berndt Interests is consolidated within DDR's accounts. DDR owns 50% of the debt.
- The Company's joint venture with MDT is consolidated within DDR's accounts. DDR owns 56.135% of the debt.
- This loan has a LIBOR floor of 2.00%.
- The Company's joint venture with Shea and Tatum Associates is consolidated within DDR's accounts. DDR owns 67% of the debt.
- This loan has a floor interest rate of 5.95% and a cap of 9.00%.

**Developers Diversified Realty Corporation**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

**Summary of Joint Venture Debt  
as of March 31, 2009**

| <u>Property/Entity</u>                    |   | <u>Mortgage<br/>Balance (000's)</u> | <u>Maturity<br/>Date</u> | <u>Interest<br/>Rate</u> |
|---|---|-------------------------------------|--------------------------|--------------------------|
| <b><u>DDRTC Core Retail Fund, LLC</u></b> |   |                                     |                          |                          |
| DDRTC Holdings Pool 1, LLC (25 assets)    | F | \$736,559                           | 03/17                    | 5.4475                   |
| DDRTC Holdings Pool 3, LLC (17 assets)    | F | 555,034                             | 03/12                    | 5.480                    |
| DDRTC Holdings Pool 5, LLC (12 assets)    | V | 197,300                             | 02/10                    | Libor + 65               |
| DDRTC Holdings Pool 6, LLC                |   |                                     |                          |                          |
| Walks at Highwood Preserve I & II         | F | 3,700                               | 05/09                    | 4.372                    |
| Aiken Exchange                            | F | 7,350                               | 05/09                    | 4.372                    |
| Oak Summit                                | F | 8,200                               | 06/09                    | 4.272                    |
| Wytheville Commons                        | F | 5,590                               | 06/09                    | 4.302                    |
| Heritage Pavilion                         | F | 21,500                              | 07/09                    | 4.460                    |
| Columbiana Station                        | F | 25,900                              | 06/10                    | 4.040                    |
| Warwick Center                            | F | 16,939                              | 06/10                    | 4.130                    |
| Fayette Pavilion I & II                   | F | 53,250                              | 07/10                    | 5.620                    |
| North Hill Commons                        | F | 2,475                               | 11/10                    | 5.240                    |
| Cox Creek Shopping Center                 | F | 14,152                              | 03/12                    | 7.090                    |
| Cypress Trace                             | F | 16,000                              | 04/12                    | 5.000                    |
| Waterfront Marketplace                    | F | 28,861                              | 08/12                    | 6.350                    |
| Waterfront Town Center                    | F | 38,023                              | 08/12                    | 6.350                    |
| Creeks at Virginia Center                 | F | 25,663                              | 08/12                    | 6.370                    |
| Willoughby Hills Shopping Center          | F | 13,796                              | 07/18                    | 6.980                    |
| <b><u>DDR Domestic Retail Fund I</u></b>  |   |                                     |                          |                          |
| Paradise Promenade, Davie, FL             | F | 6,400                               | 06/09                    | 4.322                    |
| Village Ctr, Racine, WI                   | F | 13,200                              | 04/10                    | 4.440                    |
| West Falls Plaza, West Patterson, NJ      | F | 11,075                              | 06/10                    | 4.685                    |
| Southampton Village, Tyrone, GA           | F | 6,700                               | 05/11                    | 4.663                    |
| Village Center Outlot, Racine, WI         | F | 2,070                               | 07/11                    | 5.170                    |
| Center Pointe Plaza, Easley, SC           | F | 4,250                               | 08/11                    | 5.320                    |
| Shoppes on the Ridge, Lake Wales, FL      | F | 9,628                               | 12/11                    | 4.740                    |
| Publix Brooker Creek, Palm Harbor, FL     | F | 5,000                               | 12/11                    | 4.610                    |
| Watercolor Crossing, Santa Rosa, FL       | F | 4,355                               | 01/12                    | 4.760                    |
| Heather Island Plaza, Ocala, FL           | F | 6,155                               | 12/12                    | 5.001                    |
| Hilliard Rome, Columbus, OH               | F | 10,981                              | 01/13                    | 5.870                    |
| Boynton Beach, FL (Meadows Square)        | F | 2,781                               | 07/13                    | 6.720                    |
| DDR Domestic Retail Fund I (25 assets)    | F | 885,000                             | 07/17                    | 5.600                    |
| <b><u>DDR Macquarie (1)(2)</u></b>        |   |                                     |                          |                          |
| \$305 Million Revolving Credit Facility   | V | 247,900                             | 04/10                    | Libor + 40               |
| (10 assets)                               | F | 20,000                              | 04/10                    | 4.360                    |
| Secured Portfolio Financing               | F | 268,000                             | 09/15                    | 6.400                    |
| (6 assets)                                | V | 65,320                              | 09/11                    | Libor + 240              |
| Secured Portfolio Financing               | F | 165,250                             | 06/09                    | 4.180                    |
| (8 assets)                                | V | 7,660                               | 06/09                    | Libor + 84               |
| BJ's Clarence                             | F | 4,287                               | 03/22                    | 7.070                    |
| Joann Transit                             | F | 2,075                               | 08/13                    | 6.250                    |
| New Hartford Consumer Square              | F | 29,506                              | 11/18                    | 5.750                    |
| Birmingham, AL (Riverchase)               | F | 7,456                               | 01/13                    | 5.500                    |
| DDR Macquarie Longhorn Holdings           | F | 85,000                              | 01/12                    | 4.910                    |
| (4 assets)                                |   |                                     |                          |                          |
| DDR Macquarie Longhorn Holdings II        | F | 157,250                             | 04/10                    | 4.822                    |
| (7 assets)                                | V | 3,570                               | 04/10                    | Libor + 85               |

**Summary of Joint Venture Debt  
as of March 31, 2009 (con't)**

| <u>Property/Entity</u>                            |   | <u>Mortgage<br/>Balance (000's)</u> | <u>Maturity Date</u> | <u>Interest Rate</u> |
|---|---|-------------------------------------|----------------------|----------------------|
| <b><u>DDR Macquarie (1)(2)</u></b>                |   |                                     |                      |                      |
| DDR Macquarie Longhorn Holdings III<br>(3 assets) | F | \$39,300                            | 04/10                | 5.098                |
| Macquarie DDR US Trust Credit Facility            | V | 48,365                              | 03/10                | Libor + 100          |
| DDR MDT PS, LLC (7 assets)                        | F | 86,000                              | 07/13                | 6.004                |
| Coventry II DDR Bloomfield                        | V | 48,000                              | 12/08                | Libor + 250          |
| Coventry II DDR Buena Park                        | V | 61,000                              | 03/10                | Libor + 115          |
| Coventry II DDR Fairplain                         | V | 16,000                              | 09/09                | Libor + 275          |
| Coventry II DDR Marley Creek                      | V | 10,750                              | 07/10                | Libor + 125          |
| Coventry II DDR Merriam Village (3)               | V | 17,039                              | 01/09                | 5.000                |
| Coventry II DDR Montgomery Farm (4)               | V | 115,907                             | 07/10                | 4.500                |
|   | V | 4,476                               | 07/10                | Libor + 600          |
| Coventry II DDR Phoenix Spectrum                  | V | 46,000                              | 01/10                | Libor + 70           |
| Coventry II DDR SM                                | V | 84,725                              | 01/10                | Libor + 80           |
|   | V | 32,695                              | 01/10                | Libor + 223.65       |
| Coventry II DDR Totem Lakes                       | V | 29,500                              | 09/09                | Libor + 275          |
| Coventry II DDR Tri County                        | F | 154,058                             | 02/15                | 5.655                |
|   | F | 11,701                              | 02/15                | 10.304               |
| Coventry II DDR Westover Marketplace              | V | 20,856                              | 07/09                | Libor + 125          |
| <b><u>RVIP III B</u></b>                          |   |                                     |                      |                      |
| Deer Park, IL                                     | F | 60,000                              | 10/11                | 5.590                |
| RVIP VII (2 assets)                               | V | 72,120                              | 04/10                | Libor + 400          |
| RVIP VIII   | V | 23,356                              | 01/10                | Libor + 100          |
| <b><u>DPG Realty Holdings, LLC</u></b>            |   |                                     |                      |                      |
| Tonawanda, NY                                     | F | 4,877                               | 05/17                | 7.630                |
| Tonawanda, NY                                     | F | 4,579                               | 06/21                | 7.660                |
| TRT DDR Holdings I LLC (3 assets)                 | F | 110,000                             | 05/17                | 5.510                |
| <b><u>Inland SAU Retail Fund, LLC</u></b>         |   |                                     |                      |                      |
| Blockbuster                                       | F | 993                                 | 10/10                | 4.890                |
| Cascade Crossing                                  | F | 4,954                               | 10/10                | 4.890                |
| Hickory Flat Village                              | F | 8,689                               | 10/10                | 4.890                |
| Flat Shoals Crossing                              | F | 6,063                               | 10/10                | 4.760                |
| Deshon Plaza                                      | F | 6,038                               | 10/10                | 4.760                |
| Shops at John's Creek                             | F | 2,762                               | 10/10                | 4.890                |
| Waynesboro Commons                                | F | 3,178                               | 10/10                | 4.890                |
| Brookhaven  | F | 10,397                              | 12/10                | 4.890                |
| Lewandowski Commons                               | F | 12,465                              | 03/11                | 5.770                |
| South Square                                      | F | 12,597                              | 10/12                | 5.060                |
| North Hampton Market (Phase I & II)               | F | 10,501                              | 10/12                | 5.080                |
| Oakland Market Place                              | F | 3,560                               | 10/12                | 5.040                |

**Summary of Joint Venture Debt  
as of March 31, 2009 (con't)**

| <u>Property/Entity</u>                    |   | <u>Mortgage<br/>Balance (000's)</u> | <u>Maturity Date</u>  | <u>Interest Rate</u>       |
|---|---|-------------------------------------|-----------------------|----------------------------|
| <b><u>Inland SAU Retail Fund, LLC</u></b> |   |                                     |                       |                            |
| Shoppes at Wendover II                    | F | \$14,382                            | 10/12                 | 5.060                      |
| Crossroads Square                         | F | 4,869                               | 12/12                 | 5.310                      |
| Cascade Corners                           | F | 3,979                               | 12/12                 | 5.420                      |
| Hilander Village                          | F | 9,404                               | 12/12                 | 5.410                      |
| Glenlake Plaza                            | F | 8,234                               | 12/12                 | 5.440                      |
| Broadmoor Plaza                           | F | 11,048                              | 12/12                 | 5.440                      |
| Milan Plaza                               | F | 2,161                               | 12/12                 | 5.490                      |
| West Towne Commons                        | F | 4,797                               | 12/12                 | 5.440                      |
| American Way                              | F | 6,662                               | 12/12                 | 5.440                      |
| Kroger Junction                           | F | 3,827                               | 12/12                 | 5.440                      |
| Kroger Plaza                              | F | 1,806                               | 12/12                 | 5.440                      |
| Willowbrook Commons                       | F | 6,998                               | 03/13                 | 5.410                      |
| The Point                                 | F | 15,800                              | 04/13                 | 5.640                      |
| Harper Hill Commons                       | F | 10,350                              | 04/13                 | 5.790                      |
| Plaza at Carolina Forest                  | F | 14,203                              | 05/13                 | 5.970                      |
| Alexander Pointe                          | F | 5,129                               | 08/13                 | 5.920                      |
| Patterson Place                           | F | 20,338                              | 12/13                 | 5.670                      |
| Cole DDR MT Independence                  | F | 34,100                              | 01/12                 | 5.950                      |
| DDRA Community Centers Five (5 assets)    | F | 280,000                             | 08/10                 | 5.295                      |
| DDR Markaz II (13 assets)                 | F | 150,480                             | 11/14                 | 5.147                      |
| Lennox Town Center Limited                | F | 1,000                               | 06/17                 | 6.440                      |
| Columbus, OH                              | F | 26,000                              | 06/17                 | 5.640                      |
| Sun Center Limited                        | F | 5,821                               | 05/11                 | 5.420                      |
| Columbus, OH                              | F | 12,787                              | 04/11                 | 8.480                      |
| DOTRS LLC                                 |   |                                     |                       |                            |
| Macedonia, OH                             | F | 21,000                              | 08/11                 | 6.050                      |
| Jefferson County Plaza, LLC               |   |                                     |                       |                            |
| Arnold, MO                                | V | 3,664                               | 08/12                 | Libor + 200                |
| Sonae Sierra Brazil Limitadas             | V | 4,036                               | 08/09                 | CDI + 500                  |
|   | V | 2,319                               | 09/09                 | CDI + 700                  |
|   | V | 22,267                              | 02/10                 | CDI + 500                  |
|   | F | 40,823                              | 12/20                 | 8.500                      |
| Central Park Solon LLC                    | V | 3,354                               | 05/09                 | Libor + 225                |
| RO & SW Realty LLC                        | F | <u>23,978</u>                       | 06/11                 | 5.960                      |
| Total                                     |   | <u>\$5,760,277</u>                  |                       |                            |
| Total Joint Venture Debt:                 |   |                                     | Wtd. Avg.<br>Maturity | Wtd. Avg.<br>Interest Rate |
| Fixed Rate                                |   | \$4,572,099                         | 0.92 years            | 5.5%                       |
| Variable Rate                             |   | <u>\$1,188,178</u>                  | 5.08 years            | 2.5%                       |
|   |   | <u>\$5,760,277</u>                  | 4.22 years            | 4.9%                       |
| DDR's Proportionate Share:                |   |                                     |                       |                            |
| Fixed Rate                                |   | \$980,538                           |                       |                            |
| Variable Rate                             |   | <u>\$235,058</u>                    |                       |                            |
|   |   | <u>\$1,215,596</u>                  |                       |                            |

**Developers Diversified Realty Corporation**

Quarterly Financial Supplement

For the three months ended March 31, 2009

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**DERIVATIVE INSTRUMENTS (5)**

|                            | <u>Notional Amount(000's)</u> | <u>Underlying Capital Hedged</u> | <u>Rate Hedged</u> | <u>Fixed Rate</u> | <u>Termination Date</u> |
|----------------------------|-------------------------------|----------------------------------|--------------------|-------------------|-------------------------|
| Interest Rate Swap         | \$20,000                      | MDT Revolving Credit Facility    | 1 mo. LIBOR        | 3.960%            | June 1, 2009            |
| Interest Rate Swap         | \$50,000                      | MDT Revolving Credit Facility    | 3 mo. LIBOR        | 5.105%            | November 17, 2010       |
| Forward Interest Rate Swap | \$157,250                     | MDT Mortgage Debt                | 1 mo. LIBOR        | 5.250%            | March 9, 2012           |
| Forward Interest Rate Swap | \$75,000                      | MDT Mortgage Debt                | 1 mo. LIBOR        | 5.223%            | June 1, 2014            |
| Forward Interest Rate Swap | \$75,000                      | MDT Mortgage Debt                | 1 mo. LIBOR        | 4.900%            | June 2, 2014            |

**Notes:**

- (1) The company's joint venture associated with the Mervyns Portfolio is not reflected as it is consolidated within DDR's accounts.
- (2) MDT has entered into a series of swaps to fix the interest rate on floating rate debt in MDT's revolving credit facility.  
MDT has also entered into a series of forward swaps in expectation of obtaining fixed rate financing in the future.
- (3) This loan has a LIBOR floor of 2.00%.
- (4) This loan has a LIBOR floor of 1.50%.
- (5) Does not include interest rate caps.

Amounts may differ slightly from actual results, due to rounding

**Developers Diversified Realty Corporation**  
Quarterly Financial Supplement  
For the three months ended March 31, 2009

**Summary of Consolidated Mortgage Principal Payments, Corporate Debt Maturities  
and Joint Venture Debt Payments and Maturities (1)  
as of March 31, 2009  
(000's)**

|   | <u>2009 Payments</u> | <u>2010 Payments</u> | <u>2011 Payments</u> | <u>2012 Payments</u> | <u>2013 Payments</u> | <u>2014 Payments</u> | <u>2015 Payments</u> | <u>2016 Payments</u> | <u>2017 Payments</u> | <u>2018 Payments</u> | <u>Thereafter</u> | <u>Total</u>       |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------|--------------------|
| <b>CONSOLIDATED DEBT</b>                                  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                   |                    |
| Property Mortgages  | \$183,254            | \$330,701            | \$199,985            | \$102,954            | \$432,347            | \$16,593             | \$26,595             | \$16,032             | \$10,559             | \$7,901              | \$73,548          | \$1,400,467        |
| Construction Loans  | 0                    | 23,113               | 30,618               | 0                    | 85,024               | 0                    | 0                    | 0                    | 0                    | 0                    | 0                 | 138,755            |
| Public Debt   | 0                    | 478,683              | 434,417              | 810,410              | 0                    | 0                    | 199,564              | 0                    | 0                    | 100,000              | 0                 | 2,023,074          |
| Subtotal  | 183,254              | 832,497              | 665,020              | 913,364              | 517,371              | 16,593               | 226,160              | 16,032               | 10,559               | 107,901              | 73,548            | 3,562,296          |
| Revolving Credit Facilities &<br>Term Loan <sup>(2)</sup> | 0                    | 0                    | 1,251,131            | 800,000              | 0                    | 0                    | 0                    | 0                    | 0                    | 0                    | 0                 | 2,051,132          |
| Consolidated Debt   | \$183,254            | \$832,497            | \$1,916,151          | \$1,713,364          | \$517,371            | \$16,593             | \$226,160            | \$16,032             | \$10,559             | \$107,901            | \$73,548          | \$5,613,428        |
| Add: JV Partner Shared Consolidated Debt                  | \$0                  | \$127,293            | \$0                  | \$9,900              | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0               | \$137,193          |
| Total Consolidated Debt Including JV Share                | <u>\$183,254</u>     | <u>\$959,790</u>     | <u>\$1,916,151</u>   | <u>\$1,723,264</u>   | <u>\$517,371</u>     | <u>\$16,593</u>      | <u>\$226,160</u>     | <u>\$16,032</u>      | <u>\$10,559</u>      | <u>\$107,901</u>     | <u>\$73,548</u>   | <u>\$5,750,620</u> |
| <b>JOINT VENTURE DEBT</b>                                 |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                   |                    |
| Total JV Debt   | \$308,721            | \$1,431,354          | \$485,633            | \$854,887            | \$250,785            | \$159,910            | \$425,981            | \$7,369              | \$1,765,944          | \$6,335              | \$63,358          | \$5,760,277        |
| DDR's Proportionate Share                                 | 66,473               | 369,097              | 118,455              | 143,928              | 47,098               | 31,946               | 98,522               | 1,428                | 313,456              | 1,321                | 23,872            | 1,215,596          |
| Total Consolidated Debt &<br>Proportionate Share JV Debt  | <u>\$249,727</u>     | <u>\$1,328,887</u>   | <u>\$2,034,607</u>   | <u>\$1,867,192</u>   | <u>\$564,468</u>     | <u>\$48,539</u>      | <u>\$324,682</u>     | <u>\$17,460</u>      | <u>\$324,015</u>     | <u>\$109,221</u>     | <u>\$97,420</u>   | <u>\$6,966,216</u> |

**Notes:**

- (1) In situations where options to extend the maturity of a loan exist, the maturity of the extension period(s) has been assumed for this schedule.
- (2) Balance at March 31, 2009 on credit facilities and term loan. The \$1.25 billion JPMorgan Chase facility has one one-year extension option to 2011. The \$800 million Key Bank term loan has one one-year extension option to 2012. The \$75 million National City Bank facility has one one-year extension option to 2011.

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# Investor Contact Information

## ***Developers Diversified Realty***

Quarterly Financial Supplement

For the three months ended March 31, 2009

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