

**Ramco-Gershenson Properties Trust**  
**Portfolio Summary Report**  
As of December 31, 2010

Property Name	Location	Ownership %	Year Built / Acquired / Renovated	Number of Units	Total Center GLA (1)	Company Owned GLA (1)			Occupied	% Leased	% Occupied	ABR psf	Anchor Tenants (2)
						Total	Anchor	Non-Anchor					
<b>Consolidated Portfolio</b>													
<b>Florida</b>													
Coral Creek Shops	Cococut Creek, FL	100%	1992/2002/NA	34	109,312	109,312	42,112	67,200	99,287	90.8%	90.8%	\$ 15.17	Publix
Lantana Shopping Center	Lantana, FL	100%	1959/1996/2002	22	123,610	123,610	61,166	62,444	117,268	94.9%	94.9%	10.96	Publix
Naples Towne Centre	Naples, FL	100%	1982/1996/2003	11	167,387	134,707	102,027	32,680	132,707	98.5%	98.5%	5.89	Best's, Save-A-Lot, (Goodwill)
Pelican Plaza	Sarasota, FL	100%	1983/1997/NA	25	93,598	93,598	35,768	57,830	77,602	82.9%	82.9%	9.87	Linens 'N Things (5)
River City Marketplace	Jacksonville, FL	100%	2005/2005/NA	70	887,466	544,965	323,907	221,058	518,418	95.1%	95.1%	15.66	Ashley Furniture HomeStore, Bed Bath & Beyond, Best Buy, Gander Mountain, Michaels, OfficeMax, PETSMART, Ross Dress For Less, Wallace
River Crossing Centre	New Port Richey, FL	100%	1998/2003/NA	16	62,038	62,038	37,888	24,150	57,488	92.7%	92.7%	12.07	Theaters, (Lowe's), (Wal-Mart)
Rivertowne Square	Deerfield Beach, FL	100%	1980/1998/NA	16	154,349	154,349	107,875	46,474	138,489	89.7%	89.7%	8.63	Best's Outlet, Winn-Dixie
Southbay Shopping Center	Osprey, FL	100%	1978/1998/NA	19	96,790	96,790	31,700	65,090	66,965	80.3%	69.2%	8.60	Best's Clearance Store (3)
Sunshine Plaza	Tamarac, FL	100%	1972/1996/2001	28	237,026	237,026	146,409	90,617	209,016	88.2%	88.2%	8.04	Old Time Pottery, Publix
The Crossroads	Royal Palm Beach, FL	100%	1988/2002/NA	35	120,092	120,092	42,112	77,980	94,409	86.9%	78.6%	15.45	Publix
Village Lakes Shopping Center	Land O' Lakes, FL	100%	1987/1997/NA	25	186,496	186,496	125,141	61,355	92,122	63.2%	49.4%	8.97	Sweet Bay
<b>Total / Average</b>				<b>301</b>	<b>2,238,164</b>	<b>1,862,983</b>	<b>1,056,105</b>	<b>806,878</b>	<b>1,603,771</b>	<b>88.6%</b>	<b>86.1%</b>	<b>\$ 11.78</b>	
<b>Georgia</b>													
Centre at Woodstock	Woodstock, GA	100%	1997/2004/NA	14	86,748	86,748	51,420	35,328	68,460	78.9%	78.9%	\$ 11.20	Publix
Conyers Crossing	Conyers, GA	100%	1978/1998/NA	15	170,475	170,475	138,915	31,560	170,475	100.0%	100.0%	5.15	Burlington Coat Factory, Hobby Lobby
Holcomb Center	Roswell, GA	100%	1986/1996/NA	23	107,053	107,053	39,668	67,385	79,672	74.4%	74.4%	\$ 10.78	Studio Movie Grill
Horizon Village	Suwanee, GA	100%	1996/2002/NA	22	97,001	97,001	47,955	49,046	87,062	89.8%	89.8%	10.15	Publix (3)
Mays Crossing	Stockbridge, GA	100%	1984/1997/2007	21	137,284	137,284	100,244	37,040	131,164	95.5%	95.5%	6.59	Big Lots, Dollar Tree, Value Village - Sublessee of ARCA Inc
Promenade at Pleasant Hill	Duluth, GA	100%	1993/2004/NA	34	280,225	280,225	199,555	80,670	136,570	48.7%	48.7%	10.30	Farmers Home Furniture, Publix
<b>Total / Average</b>				<b>129</b>	<b>878,786</b>	<b>878,786</b>	<b>577,757</b>	<b>301,029</b>	<b>673,403</b>	<b>76.6%</b>	<b>76.6%</b>	<b>\$ 8.40</b>	
<b>Illinois</b>													
Liberty Square	Wauconda, IL	100%	1987/2010/2008	26	107,369	107,369	54,522	52,847	92,624	86.3%	86.3%	\$ 13.03	Jewel Osco
<b>Total / Average</b>				<b>26</b>	<b>107,369</b>	<b>107,369</b>	<b>54,522</b>	<b>52,847</b>	<b>92,624</b>	<b>86.3%</b>	<b>86.3%</b>	<b>\$ 13.03</b>	
<b>Indiana</b>													
Merchants' Square	Carmel, IN	100%	1970/2004/NA	45	358,875	278,875	69,504	209,371	247,101	90.3%	88.6%	\$ 10.11	Cost Plus, Hobby Lobby (3), (Marsh Supermarket)
<b>Total / Average</b>				<b>45</b>	<b>358,875</b>	<b>278,875</b>	<b>69,504</b>	<b>209,371</b>	<b>247,101</b>	<b>90.3%</b>	<b>88.6%</b>	<b>\$ 10.11</b>	
<b>Michigan</b>													
Beacon Square	Grand Haven, MI	100%	2004/2004/NA	16	154,703	51,387	-	51,387	45,932	89.4%	89.4%	\$ 17.17	(Home Depot)
Clinton Pointe	Clinton Twp., MI	100%	1992/2003/NA	14	248,206	135,330	65,735	69,595	123,280	91.1%	91.1%	9.75	OfficeMax, Sports Authority, (Target)
Clinton Valley	Sterling Heights, MI	100%	1985/1996/2009	11	102,001	102,001	50,852	51,149	92,815	91.0%	91.0%	7.08	Hobby Lobby
Clinton Valley Mall	Sterling Heights, MI	100%	1977/1996/2002	8	99,281	99,281	55,175	44,106	99,281	100.0%	100.0%	16.00	Office Depot, DSW Shoe Warehouse
Eastridge Commons	Flint, MI	100%	1990/1996/2001	16	287,453	169,676	117,972	51,704	90,988	53.6%	53.6%	8.79	Office Depot (3), T J Maxx, (Target)
Edgewood Towne Center	Lansing, MI	100%	1990/1996/2001	17	312,950	85,757	23,524	62,233	61,722	72.0%	72.0%	11.74	OfficeMax, (Sam's Club), (Target)
Fairlane Meadows	Dearborn, MI	100%	1987/2003/NA	23	338,808	137,508	56,586	80,922	129,408	94.1%	94.1%	12.91	Best Buy, Citi Trends, (Burlington Coat Factory), (Target)
Fraser Shopping Center	Fraser, MI	100%	1977/1996/NA	8	68,326	68,326	32,384	35,942	68,326	100.0%	100.0%	6.08	Oakridge Market
Gaines Marketplace	Gaines Twp., MI	100%	2004/2004/NA	15	392,169	392,169	351,981	40,188	389,169	99.2%	99.2%	4.47	Meijer, Staples, Target
Hoover Eleven	Warren, MI	100%	1989/2003/NA	57	299,076	299,076	153,810	145,266	221,488	74.1%	74.1%	12.30	Kroger, Marshalls, OfficeMax
Jackson Crossing	Jackson, MI	100%	1967/1996/2002	62	652,770	398,528	222,192	176,336	369,959	94.8%	92.8%	9.70	Bed Bath & Beyond, Best Buy, Jackson 10 Theater, Kohl's, T J Maxx, Toys "R" Us, (Sears), (Target)
Jackson West	Jackson, MI	100%	1996/1996/1999	5	210,321	210,321	194,484	15,837	190,838	90.7%	90.7%	7.11	Lowe's, Michaels, OfficeMax
Kentwood Towne Centre	Kentwood, MI	77.9%	1988/1996/NA	18	286,061	184,152	122,887	61,265	166,702	90.5%	90.5%	6.09	Hobby Lobby - Sublessee of Rubloff Development Group, OfficeMax, (Rooms Today)
Lake Orion Plaza	Lake Orion, MI	100%	1977/1996/NA	9	141,073	141,073	126,195	14,878	141,073	100.0%	100.0%	3.98	Hollywood Super Market, Kmart
Lakeshore Marketplace	Norton Shores, MI	100%	1996/2003/NA	21	474,453	347,653	258,638	89,015	340,027	97.8%	97.8%	7.93	Barnes & Noble, Dunham's, Elder-Beerman, Hobby Lobby, T J Maxx, Toys "R" Us, (Target)
Livonia Plaza	Livonia, MI	100%	1988/2003/NA	20	136,422	136,422	93,380	43,042	126,777	92.9%	92.9%	10.29	Kroger, T J Maxx
Madison Center	Madison Heights, MI	100%	1965/1997/2000	14	227,088	227,088	167,830	59,258	188,666	83.1%	83.1%	6.12	Kmart
New Towne Plaza	Canton Twp., MI	100%	1975/1996/2005	15	189,223	189,223	126,425	62,798	171,623	98.9%	90.7%	9.75	Jo-Ann, Kohl's
Oak Brook Square	Flint, MI	100%	1982/1996/NA	20	152,373	152,373	79,744	72,629	143,773	94.4%	94.4%	8.67	Hobby Lobby, T J Maxx
Roseville Towne Center	Roseville, MI	100%	1963/1996/2004	9	246,968	246,968	206,747	40,221	246,968	100.0%	100.0%	6.90	Marshalls, Office Depot (3), Wal-Mart
Shoppes at Fairlane Meadows	Dearborn, MI	100%	2007/NA/NA	8	19,738	19,738	-	19,738	19,738	100.0%	100.0%	23.02	
Southfield Plaza	Southfield, MI	100%	1969/1996/2003	14	165,999	165,999	128,339	37,660	162,659	98.0%	98.0%	7.44	Burlington Coat Factory, Marshalls, Staples (3)
Tel-Twelve	Southfield, MI	100%	1968/1996/2005	21	523,411	523,411	479,869	43,542	517,867	98.9%	98.9%	10.69	Best Buy, DSW Shoe Warehouse, Lowe's, Meijer, Michaels, Office Depot, PETSMART
The Auburn Mile	Auburn Hills, MI	100%	2000/1999/NA	7	624,212	90,553	64,315	26,238	90,553	100.0%	100.0%	10.66	Jo-Ann, Staples, (Best Buy), (Costco), (Meijer), (Target)
West Oaks I	Novi, MI	100%	1979/1996/2004	8	243,987	243,987	213,717	30,270	243,987	100.0%	100.0%	9.55	Best Buy, DSW Shoe Warehouse, Gander Mountain, Home Goods - Sublessee of JLPK-Nowi LLC, Michaels, Old Navy
West Oaks II	Novi, MI	100%	1986/1996/2000	30	389,094	167,954	90,753	77,201	166,921	99.4%	99.4%	17.37	Jo-Ann, Marshalls, (Bed Bath & Beyond), (Kohl's), (Toys "R" Us), (Value City Furniture)
<b>Total / Average</b>				<b>466</b>	<b>6,986,166</b>	<b>4,985,954</b>	<b>3,483,534</b>	<b>1,502,420</b>	<b>4,610,540</b>	<b>92.9%</b>	<b>92.5%</b>	<b>\$ 9.11</b>	

**Ramco-Gershenson Properties Trust**  
**Portfolio Summary Report**  
As of December 31, 2010

Property Name	Location	Ownership %	Year Built / Acquired / Renovated	Number of Units	Total Center GLA (1)	Company Owned GLA (1)			Occupied	% Leased	% Occupied	ABR psf	Anchor Tenants (2)
						Total	Anchor	Non-Anchor					
<b>Ohio</b>													
Crossroads Centre	Rossford, OH	100%	2001/2001/NA	22	470,245	344,045	244,991	99,054	334,105	97.1%	97.1%	\$ 9.01	Giant Eagle, Home Depot, Michaels, T J Maxx, (Target)
OfficeMax Center	Toledo, OH	100%	1994/1996/NA	1	22,930	22,930	22,930	-	22,930	100.0%	100.0%	12.10	OfficeMax
Rossford Pointe	Rossford, OH	100%	2006/2005/NA	6	47,477	47,477	41,077	6,400	47,477	100.0%	100.0%	9.86	Office Depot (3), PETS MART
Spring Meadows Place	Holland, OH	100%	1987/1996/2005	28	596,587	211,817	110,691	101,126	195,003	92.1%	92.1%	11.16	Ashley Furniture, OfficeMax, PETS MART, T J Maxx, (Best Buy), (Big Lots), (Dick's Sporting Goods), (Guitar Center), (Kroger), (Sam's Club), (Target)
Troy Towne Center	Troy, OH	100%	1990/1996/2003	18	341,719	144,610	86,584	58,026	141,170	97.6%	97.6%	6.14	Kohl's, (Wal-Mart)
<b>Total / Average</b>				<b>75</b>	<b>1,478,958</b>	<b>770,879</b>	<b>506,273</b>	<b>264,606</b>	<b>740,685</b>	<b>96.1%</b>	<b>96.1%</b>	<b>\$ 9.18</b>	
<b>South Carolina</b>													
Taylors Square	Taylors, SC	100%	1989/1997/2005	11	241,236	33,791	-	33,791	22,124	95.8%	65.5%	\$ 17.26	(Wal-Mart)
<b>Total / Average</b>				<b>11</b>	<b>241,236</b>	<b>33,791</b>	<b>-</b>	<b>33,791</b>	<b>22,124</b>	<b>95.8%</b>	<b>65.5%</b>	<b>\$ 17.26</b>	
<b>Tennessee</b>													
Northwest Crossing	Knoxville, TN	100%	1989/1997/NA	10	304,224	96,279	66,346	29,933	96,279	100.0%	100.0%	\$ 8.77	HH Gregg, Ross Dress For Less, (Wal-Mart)
Northwest Crossing II	Knoxville, TN	100%	1999/1999/NA	2	28,174	28,174	23,500	4,674	28,174	100.0%	100.0%	11.38	OfficeMax
<b>Total / Average</b>				<b>12</b>	<b>332,398</b>	<b>124,453</b>	<b>89,846</b>	<b>34,607</b>	<b>124,453</b>	<b>100.0%</b>	<b>100.0%</b>	<b>\$ 9.36</b>	
<b>Virginia</b>													
The Towne Center at Aquia [7]	Stafford, VA	100%	1989/1998/NA	13	97,990	97,990	62,184	35,806	87,251	89.0%	89.0%	\$ 25.16	Northrop Grumman
<b>Total / Average</b>				<b>13</b>	<b>97,990</b>	<b>97,990</b>	<b>62,184</b>	<b>35,806</b>	<b>87,251</b>	<b>89.0%</b>	<b>89.0%</b>	<b>\$ 25.16</b>	
<b>Wisconsin</b>													
East Town Plaza	Madison, WI	100%	1992/2000/2000	18	341,954	208,959	144,685	64,274	187,569	89.8%	89.8%	\$ 9.23	Borders, Burlington Coat Factory, Jo-Ann, Marshalls, (Shopko), (Toys "R" Us)
The Shoppes at Fox River	Waukesha, WI	100%	2009/2010/NA	20	267,992	135,610	61,045	74,565	125,559	92.6%	92.6%	\$ 16.27	Pick 'n Save, (Target)
<b>Total / Average</b>				<b>38</b>	<b>609,946</b>	<b>344,569</b>	<b>205,730</b>	<b>138,839</b>	<b>313,128</b>	<b>90.9%</b>	<b>90.9%</b>	<b>\$ 12.05</b>	
<b>Consolidated Portfolio Subtotal / Average</b>				<b>1116</b>	<b>13,329,888</b>	<b>9,485,649</b>	<b>6,105,455</b>	<b>3,380,194</b>	<b>8,515,080</b>	<b>90.7%</b>	<b>89.8%</b>	<b>\$ 9.93</b>	
<b>Consolidated Portfolio Under Redevelopment:</b>													
The Towne Center at Aquia [4]	Stafford, VA	100%	1989/1998/NA	3	40,518	40,518	24,000	16,518	40,518	100.0%	100.0%	10.64	Regal Cinemas
West Allis Towne Centre	West Allis, WI	100%	1987/1996/NA	28	315,626	315,626	179,818	135,808	268,935	90.7%	85.2%	8.20	Burlington Coat Factory, Kmart, Office Depot
<b>Total / Average</b>				<b>31</b>	<b>356,144</b>	<b>356,144</b>	<b>203,818</b>	<b>152,326</b>	<b>309,453</b>	<b>91.8%</b>	<b>86.9%</b>	<b>\$ 8.52</b>	
<b>Consolidated Portfolio Subtotal / Average</b>				<b>1147</b>	<b>13,686,032</b>	<b>9,841,793</b>	<b>6,309,273</b>	<b>3,532,520</b>	<b>8,824,533</b>	<b>90.7%</b>	<b>89.7%</b>	<b>\$ 9.88</b>	
<b>Joint Venture Portfolio at 100%</b>													
<b>Florida</b>													
Cocoa Commons	Cocoa, FL	30%	2001/2007/NA	23	90,116	90,116	51,420	38,696	76,020	84.4%	84.4%	\$ 12.17	Publix
Cypress Point	Clearwater, FL	30%	1983/2007/NA	22	167,280	167,280	103,085	64,195	155,717	95.0%	93.1%	11.81	Burlington Coat Factory, The Fresh Market
Kissimmee West	Kissimmee, FL	7%	2005/2005/NA	17	300,186	115,586	67,000	48,586	100,371	86.8%	86.8%	12.17	Jo-Ann, Marshalls, (Target)
Northwest Crossing	Delray Beach, FL	30%	1981/2005/NA	49	238,901	238,901	107,190	131,711	214,660	89.9%	89.9%	12.09	Office Depot, Ross Dress For Less, Winn-Dixie
Martin Square	Stuart, FL	30%	1981/2005/NA	15	331,105	331,105	291,432	39,673	301,931	91.2%	91.2%	6.24	Home Depot, Sears, Staples
Mission Bay Plaza	Boca Raton, FL	30%	1989/2004/NA	58	272,866	272,866	154,637	118,229	217,752	91.9%	79.8%	20.56	Golfsmith (6), LA Fitness Sports Club, OfficeMax, Toys "R" Us
Shenandoah Square	Davie, FL	40%	1989/2001/NA	40	123,646	123,646	42,112	81,534	121,216	98.0%	98.0%	14.92	Publix
Shoppes of Lakeland	Lakeland, FL	7%	1985/1996/NA	22	312,288	188,888	122,441	66,447	155,289	96.5%	82.2%	11.93	Ashley Furniture, Michaels, (Target)
The Plaza at Delray	Delray Beach, FL	20%	1979/2004/NA	48	331,496	331,496	193,967	137,529	306,343	92.4%	92.4%	15.28	Books-A-Million, Marshalls, Publix, Regal Cinemas, Ross Dress For Less, Staples
Treasure Coast Commons	Jensen Beach, FL	30%	1996/2004/NA	3	92,979	92,979	92,979	-	92,979	100.0%	100.0%	12.42	Barnes & Noble, OfficeMax, Sports Authority
Village of Oriole Plaza	Delray Beach, FL	30%	1986/2005/NA	40	155,770	155,770	42,112	113,658	147,110	94.4%	94.4%	12.40	Publix
Village Plaza	Lakeland, FL	30%	1989/2004/NA	25	146,755	146,755	64,504	82,251	111,412	75.9%	75.9%	12.65	Staples
Vista Plaza	Jensen Beach, FL	30%	1998/2004/NA	10	109,761	109,761	78,658	31,103	97,347	88.7%	88.7%	12.84	Bed Bath & Beyond, Michaels, Total Wine and More (6)
West Broward Shopping Center	Plantation, FL	30%	1965/2005/NA	19	156,236	156,236	81,801	74,435	153,121	98.0%	98.0%	10.80	Badcock, National Pawn Shop, Save-A-Lot, US Postal Service
<b>Total / Average</b>				<b>391</b>	<b>2,829,385</b>	<b>2,521,385</b>	<b>1,493,338</b>	<b>1,028,047</b>	<b>2,251,268</b>	<b>91.8%</b>	<b>89.3%</b>	<b>\$ 12.69</b>	
<b>Georgia</b>													
Collins Pointe Plaza	Cartersville, GA	20%	1987/2006/NA	18	94,267	94,267	46,358	47,909	86,833	92.1%	92.1%	8.68	Goodwill
Paudling Pavilion	Hiram, GA	20%	1995/2006/NA	12	84,846	84,846	60,509	24,337	82,896	97.7%	97.7%	\$ 14.03	Sports Authority, Staples
Peachtree Hill	Duluth, GA	20%	1986/2007/NA	34	150,872	150,872	87,411	63,461	94,965	63.9%	62.9%	10.46	Kroger
<b>Total / Average</b>				<b>64</b>	<b>329,985</b>	<b>329,985</b>	<b>194,278</b>	<b>135,707</b>	<b>264,694</b>	<b>80.7%</b>	<b>80.2%</b>	<b>\$ 10.99</b>	

**Ramco-Gershenson Properties Trust**  
**Portfolio Summary Report**  
As of December 31, 2010

Property Name	Location	Ownership %	Year Built / Acquired / Renovated	Number of Units	Total Center GLA (1)	Company Owned GLA (1)			Occupied	% Leased	% Occupied	ABR psf	Anchor Tenants (2)
						Total	Anchor	Non-Anchor					
<b>Illinois</b>													
Market Plaza	Glen Ellyn, IL	20%	1965/2007/1996	35	163,054	163,054	66,079	96,975	147,386	90.4%	90.4%	\$ 14.85	Jewel Osco, Staples
Rolling Meadows Shopping Center	Rolling Meadows, IL	20%	1956/2008/1995	18	130,436	130,436	83,230	47,206	116,687	89.5%	89.5%	10.46	Jewel Osco, Northwest Community Hospital
<b>Total / Average</b>				<b>53</b>	<b>293,490</b>	<b>293,490</b>	<b>149,309</b>	<b>144,181</b>	<b>264,073</b>	<b>90.0%</b>	<b>90.0%</b>	<b>\$ 12.91</b>	
<b>Indiana</b>													
Nora Plaza	Indianapolis, IN	7%	1958/2007/2002	25	263,838	140,038	57,713	82,325	138,809	99.1%	99.1%	13.34	Marshalls, Whole Foods, (Target)
<b>Total / Average</b>				<b>25</b>	<b>263,838</b>	<b>140,038</b>	<b>57,713</b>	<b>82,325</b>	<b>138,809</b>	<b>99.1%</b>	<b>99.1%</b>	<b>\$ 13.34</b>	
<b>Maryland</b>													
Crofton Centre	Crofton, MD	20%	1974/1996/NA	19	252,491	252,491	196,570	55,921	226,725	89.8%	89.8%	\$ 7.35	Basics/Metro, Kmart, Gold's Gym
<b>Total / Average</b>				<b>19</b>	<b>252,491</b>	<b>252,491</b>	<b>196,570</b>	<b>55,921</b>	<b>226,725</b>	<b>89.8%</b>	<b>89.8%</b>	<b>\$ 7.35</b>	
<b>Michigan</b>													
Gratiot Crossing	Chesterfield, MI	30%	1980/2005/NA	15	165,544	165,544	122,406	43,138	150,586	91.0%	91.0%	\$ 8.55	Jo-Ann, Kmart
Hunter's Square	Farmington Hills, MI	30%	1988/2005/NA	37	357,302	357,302	194,236	163,066	351,170	98.3%	98.3%	16.36	Bed Bath & Beyond, Borders, Loehmann's, Marshalls, T J Maxx
Millennium Park	Livonia, MI	30%	2000/2005/NA	14	634,015	281,374	241,850	39,524	241,750	85.9%	85.9%	13.19	Home Depot, Marshalls, Michaels, PETS MART, (Costco), (Meijer)
Southfield Plaza Expansion	Southfield, MI	50%	1987/1996/2003	11	19,410	19,410	-	19,410	15,810	81.5%	81.5%	14.71	
Troy Marketplace	Troy, MI	30%	2000/2005/NA	12	242,773	222,173	193,360	28,813	210,873	94.9%	94.9%	14.62	Famous Furniture, Golfsmith, LA Fitness, Nordstrom Rack, PETS MART, (REI)
West Acres Commons	Flint, MI	40%	1998/2001/NA	14	95,089	95,089	59,889	35,200	84,489	88.9%	88.9%	12.36	VG's Food Center
Winchester Center	Rochester Hills, MI	30%	1980/2005/NA	16	429,622	314,409	224,356	90,053	309,409	98.4%	98.4%	13.36	Borders, Dick's Sporting Goods, Linens 'N Things (5), Marshalls, Michaels, PETS MART, (Kmart)
<b>Total / Average</b>				<b>119</b>	<b>1,943,755</b>	<b>1,455,301</b>	<b>1,036,097</b>	<b>419,204</b>	<b>1,364,087</b>	<b>93.7%</b>	<b>93.7%</b>	<b>\$ 13.72</b>	
<b>New Jersey</b>													
Chester Springs Shopping Center	Chester, NJ	20%	1970/1996/1999	41	223,201	223,201	108,769	114,432	167,998	87.4%	75.3%	\$ 13.70	Shop-Rite Supermarket, Staples
<b>Total / Average</b>				<b>41</b>	<b>223,201</b>	<b>223,201</b>	<b>108,769</b>	<b>114,432</b>	<b>167,998</b>	<b>87.4%</b>	<b>75.3%</b>	<b>\$ 13.70</b>	
<b>Ohio</b>													
Olentangy Plaza	Columbus, OH	20%	1981/2007/1997	42	253,930	253,930	139,130	114,800	240,172	94.6%	94.6%	\$ 10.07	EuroLife Furniture, Marshalls, MicroCenter, Sunflower Market (3), Tuesday Morning (6)
The Shops on Lane Avenue	Upper Arlington, OH	20%	1952/2007/2004	40	161,805	161,805	46,574	115,231	152,811	97.9%	94.4%	18.92	Bed Bath & Beyond, Whole Foods
<b>Total / Average</b>				<b>82</b>	<b>415,735</b>	<b>415,735</b>	<b>185,704</b>	<b>230,031</b>	<b>392,983</b>	<b>95.9%</b>	<b>94.5%</b>	<b>\$ 13.51</b>	
<b>JV Subtotal / Average at 100%</b>				<b>794</b>	<b>6,551,880</b>	<b>5,631,626</b>	<b>3,421,778</b>	<b>2,209,848</b>	<b>5,070,637</b>	<b>91.8%</b>	<b>90.0%</b>	<b>\$ 12.77</b>	
<b>Joint Venture Under Redevelopment:</b>													
The Shops at Old Orchard	W. Bloomfield, MI	30%	1972/2007/NA	21	97,024	97,024	36,044	60,980	75,369	77.7%	77.7%	18.25	Plum Market
<b>Total / Average</b>				<b>21</b>	<b>97,024</b>	<b>97,024</b>	<b>36,044</b>	<b>60,980</b>	<b>75,369</b>	<b>77.7%</b>	<b>77.7%</b>	<b>\$ 18.25</b>	
<b>JV Total / Average at 100%</b>				<b>815</b>	<b>6,648,904</b>	<b>5,728,650</b>	<b>3,457,822</b>	<b>2,270,828</b>	<b>5,146,006</b>	<b>91.5%</b>	<b>89.8%</b>	<b>\$ 12.85</b>	
<b>PORTFOLIO TOTAL / AVERAGE</b>				<b>1962</b>	<b>20,334,936</b>	<b>15,570,443</b>	<b>9,767,095</b>	<b>5,803,348</b>	<b>13,970,539</b>	<b>91.0%</b>	<b>89.7%</b>	<b>\$ 10.98</b>	

**Footnotes**

- (1) Company Owned GLA represents gross leaseable area that is owned by the Company. Total Center GLA includes Owned GLA and square footage attributable to non-owned anchor space.
- (2) Anchor tenants are any tenant over 19,000 square feet. Tenants in parenthesis own their own GLA.
- (3) Tenant closed - lease obligated.
- (4) The Town Center at Aquia is considered a development project by the Company.
- (5) Tenant closed in Bankruptcy, Leases are guaranteed by CVS.
- (6) Space delivered to tenant.
- (7) Represents the Office Building at the The Town Center at Aquia.