

Acquisition Criteria

Developers Diversified Realty Corporation (NYSE:DDR) is the owner, manager and developer of a dynamic international portfolio of highly valued shopping centers. DDR owns and manages approximately 665 retail operating and development properties in 44 states, Brazil, Canada and Puerto Rico. Totalling more than 147 million square feet, the Company's shopping center portfolio features open-air, value-oriented neighborhood and community centers, mixed-use centers and lifestyle centers located in prime markets with stable populations and high-growth potential.

Property type: Developers Diversified acquires stabilized and value-add shopping centers anchored by best-in-class retailers.

Geography: Major metropolitan areas throughout the United States.

Size: **GLA** - Minimum of 75,000 square feet
Investment - Minimum of \$15 million

Structure: All cash or operating units, will assume existing debt and consider alternative financial structures.

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Together, we break new ground every day.

