

Ramco-Gershenson Properties Trust
Portfolio Summary Report
As of June 30, 2010

Property Name	Location	Ownership %	Year Built / Acquired / Renovated	Number of Units	Total Center GLA (1)	Company Owned GLA (1)			% Leased	% Occupied	ABR psf	Anchor Tenants (2)	
						Total	Anchor	Non-Anchor					
Consolidated Portfolio													
Florida													
Coral Creek Shops	Coconut Creek, FL	100%	1992/2002/NA	33	109,312	109,312	42,112	67,200	98,537	90.1%	90.1%	\$ 15.01	Publix
Lantana Shopping Center	Lantana, FL	100%	1959/1996/2002	22	123,610	123,610	61,166	62,444	105,436	85.3%	85.3%	11.04	Publix
Naples Towne Centre	Naples, FL	100%	1982/1996/2003	14	167,387	134,707	102,027	32,680	126,507	95.3%	93.9%	6.08	(Goodwill), Save-A-Lot, Bealls
Pelican Plaza	Sarasota, FL	100%	1983/1997/NA	25	93,598	93,598	35,768	57,830	77,602	82.9%	82.9%	9.89	Linens 'N Things (5)
River City Marketplace	Jacksonville, FL	100%	2005/2005/NA	69	881,385	538,884	323,907	214,977	518,757	96.3%	96.3%	15.66	(Wal-Mart), (Lowe's), Ashley Furniture HomeStore, Bed Bath & Beyond, Best Buy, Gander Mountain, Michaels, OfficeMax, PETS MART, Ross Dress For Less, Wallace Theaters
River Crossing Centre	New Port Richey, FL	100%	1998/2003/NA	16	62,038	62,038	37,888	24,150	58,538	94.4%	94.4%	12.18	Publix
Rivertowne Square	Deerfield Beach, FL	100%	1980/1998/NA	16	136,647	136,647	90,173	46,474	123,234	90.2%	90.2%	8.82	Beall's Outlet (6), Winn-Dixie
Southbay Shopping Center	Osprey, FL	100%	1978/1998/NA	19	96,790	96,790	31,700	65,090	77,765	80.3%	80.3%	7.83	Beall's Clearance Store
Sunshine Plaza	Tamarac, FL	100%	1972/1996/2001	28	237,026	237,026	146,409	90,617	210,898	89.0%	89.0%	8.04	Publix, Old Time Pottery
The Crossroads	Royal Palm Beach, FL	100%	1988/2002/NA	35	120,092	120,092	42,112	77,980	94,409	78.6%	78.6%	15.28	Publix
Village Lakes Shopping Center	Land O' Lakes, FL	100%	1987/1997/NA	24	186,496	186,496	125,141	61,355	94,655	50.8%	50.8%	8.46	Sweet Bay
Total / Average				301	2,214,381	1,839,200	1,038,403	800,797	1,586,338	86.4%	86.3%	\$ 11.76	
Georgia													
Centre at Woodstock	Woodstock, GA	100%	1997/2004/NA	14	86,748	86,748	51,420	35,328	69,660	80.3%	80.3%	\$ 11.36	Publix
Conyers Crossing	Conyers, GA	100%	1978/1998/NA	15	170,475	170,475	138,915	31,560	170,475	100.0%	100.0%	5.14	Burlington Coat Factory, Hobby Lobby
Horizon Village	Suwanee, GA	100%	1996/2002/NA	22	97,001	97,001	47,955	49,046	82,602	85.2%	85.2%	10.41	Publix (3)
Mays Crossing	Stockbridge, GA	100%	1984/1997/2007	20	137,284	137,284	100,244	37,040	127,384	92.8%	92.8%	6.51	ApplianceSmart Factory Outlet (3), Big Lots, Dollar Tree
Promenade at Pleasant Hill	Duluth, GA	100%	1993/2004/NA	35	287,506	287,506	199,555	87,951	136,570	47.5%	47.5%	10.32	Farmers Home Furniture, Publix
Total / Average				106	779,014	779,014	538,089	240,925	586,691	75.3%	75.3%	\$ 8.12	
Michigan													
Beacon Square	Grand Haven, MI	100%	2004/2004/NA	16	154,703	51,387	-	51,387	45,932	89.4%	89.4%	\$ 17.07	(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%	9.76	OfficeMax, Sports Authority, (Target)
Clinton Valley	Sterling Heights, MI	100%	1985/1996/2009	11	102,001	102,001	50,852	51,149	89,125	87.4%	87.4%	6.92	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%	16.13	Office Depot, DSW Shoe Warehouse
Eastridge Commons	Flint, MI	100%	1990/1996/2001	16	287,453	169,676	117,972	51,704	163,322	96.3%	96.3%	9.78	Farmer Jack (A&P) (3), Office Depot (3), (Target), TJ Maxx
Edgewood Towne Center	Lansing, MI	100%	1990/1996/2001	17	312,950	85,757	23,524	62,233	72,722	84.8%	84.8%	11.27	OfficeMax, (Sam's Club), (Target)
Fairlane Meadows	Dearborn, MI	100%	1987/2003/NA	23	338,808	137,508	56,586	80,922	125,623	91.8%	91.4%	13.10	Best Buy, Citi Trends, (Target), (Burlington Coat Factory)
Fraser Shopping Center	Fraser, MI	100%	1977/1996/NA	8	71,703	71,703	32,384	39,319	66,739	100.0%	93.1%	5.89	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%	4.38	Meijer, Staples, Target
Hoover Eleven	Warren, MI	100%	1989/2003/NA	48	290,687	290,687	153,810	136,877	227,222	78.2%	78.2%	12.33	Kroger, Marshalls, OfficeMax
Jackson Crossing	Jackson, MI	100%	1967/1996/2002	63	652,710	398,468	222,192	176,276	357,365	92.8%	89.7%	9.72	Kohl's, (Sears), (Target), TJ Maxx, Toys "R" Us, Best Buy, Bed Bath & Beyond, Jackson 10 Theater
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	157,202	85.4%	85.4%	6.11	Hobby Lobby, 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	123,378	91.8%	90.4%	10.30	Kroger, TJ Maxx
Madison Center	Madison Heights, MI	100%	1965/1997/2000	15	227,088	227,088	167,830	59,258	183,957	81.0%	81.0%	5.81	Kmart
New Towne Plaza	Canton Twp., MI	100%	1975/1996/2005	17	189,223	189,223	126,425	62,798	162,298	93.7%	85.8%	9.68	Kohl's, Jo-Ann
Oak Brook Square	Flint, MI	100%	1982/1996/NA	20	152,373	152,373	79,744	72,629	143,773	94.4%	94.4%	8.62	TJ Maxx, Hobby Lobby
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, Wal-Mart, Office Depot (3)
Shoppes at Fairlane Meadows	Dearborn, MI	100%	2007/NA/NA	8	19,925	19,925	-	19,925	18,425	92.5%	92.5%	23.13	
Southfield Plaza	Southfield, MI	100%	1969/1996/2003	14	165,999	165,999	128,339	37,660	161,309	97.2%	97.2%	7.64	Burlington Coat Factory, Marshalls, Staples
Tel-Twelve	Southfield, MI	100%	1968/1996/2005	21	523,411	523,411	479,869	43,542	520,411	99.4%	99.4%	10.84	Best Buy, DSW Shoe Warehouse, Lowe's, Meijer, Michaels, Office Depot, PETS MART
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%	10.41	(Best Buy), (Target), (Meijer), (Costco), Jo-Ann, Staples
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, Michaels, Old Navy (6)
West Oaks II	Novi, MI	100%	1986/1996/2000	30	389,094	167,954	90,753	77,201	165,946	98.8%	98.8%	17.20	(Value City Furniture), (Bed Bath & Beyond), Marshalls, (Toys "R" Us), (Kohl's), Jo-Ann
Total / Average				461	6,981,281	4,981,069	3,483,534	1,497,535	4,649,925	94.1%	93.4%	\$ 9.14	

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						Total	Anchor	Non-Anchor	Leased	% Leased			% Occupied
Ohio													
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	Home Depot, (Target), Giant Eagle, Michaels, T J Maxx
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	45,877	96.6%	96.6%	9.86	PETSMART, Office Depot (3)
Spring Meadows Place	Holland, OH	100%	1987/1996/2005	28	596,587	211,817	110,691	101,126	195,003	92.1%	92.1%	11.14	(Dick's Sporting Goods), (Best Buy), (Kroger), (Target), Ashley Furniture, OfficeMax, PETSMART, T J Maxx, (Sam's Club), (Big Lots)
Troy Towne Center	Troy, OH	100%	1990/1996/2003	18	341,719	144,610	86,584	58,026	139,670	96.6%	96.6%	6.17	(Wal-Mart), Kohl's
Total / Average				75	1,478,958	770,879	506,273	264,606	737,585	95.7%	95.7%	\$ 9.18	
South Carolina													
Taylor's Square	Taylor's, SC	100%	1989/1997/2005	13	241,236	33,791	-	33,791	22,124	65.5%	65.5%	\$ 16.97	(Wal-Mart)
Total / Average				13	241,236	33,791	-	33,791	22,124	65.5%	65.5%	\$ 16.97	
Tennessee													
Northwest Crossing	Knoxville, TN	100%	1989/1997/NA	10	304,224	96,279	66,346	29,933	96,279	100.0%	100.0%	\$ 8.72	(Wal-Mart), Ross Dress For Less, HH Gregg
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
Total / Average				12	332,398	124,453	89,846	34,607	124,453	100.0%	100.0%	\$ 9.33	
Wisconsin													
East Town Plaza	Madison, WI	100%	1992/2000/2000	18	341,954	208,959	144,685	64,274	185,551	88.8%	88.8%	\$ 9.24	Burlington Coat Factory, Marshalls, Jo-Ann, Borders, (Toys "R" Us), (Shopko)
Total / Average				18	341,954	208,959	144,685	64,274	185,551	88.8%	88.8%	\$ 9.24	
Consolidated Portfolio Subtotal / Average				986	12,369,222	8,737,365	5,800,830	2,936,535	7,892,667	90.8%	90.3%	\$ 9.62	
Consolidated Portfolio Under Redevelopment:													
Holcomb Center	Roswell, GA	100%	1986/1996/NA	24	107,053	107,053	39,668	67,385	75,402	72.2%	70.4%	\$ 10.46	Studio Movie Grill
The Towne Center at Aquia [4]	Stafford, VA	100%	1989/1998/NA	16	138,508	138,508	86,184	52,324	127,769	92.2%	92.2%	20.40	Northrop Grumman, Regal Cinemas
West Allis Towne Centre	West Allis, WI	100%	1987/1996/NA	29	315,636	315,636	179,818	135,818	270,935	90.1%	85.8%	8.25	Burlington Coat Factory, Kmart, Office Depot
Total / Average				69	561,197	561,197	305,670	255,527	474,106	87.2%	84.5%	\$ 11.88	
Consolidated Portfolio Subtotal / Average				1055	12,930,419	9,298,562	6,106,500	3,192,062	8,366,773	90.5%	90.0%	\$ 9.75	
Joint Venture Portfolio at 100%													
Florida													
Cocoa Commons	Cocoa, FL	30%	2001/2007/NA	23	90,116	90,116	51,420	38,696	76,020	84.4%	84.4%	\$ 12.07	Publix
Cypress Point	Clearwater, FL	30%	1983/2007/NA	22	167,280	167,280	103,085	64,195	147,715	88.3%	88.3%	11.70	Burlington Coat Factory, The Fresh Market
Kissimmee West	Kissimmee, FL	7%	2005/2005/NA	17	300,186	115,586	67,000	48,586	98,811	85.5%	85.5%	12.12	Jo-Ann, Marshalls, (Target)
Marketplace of Delray	Delray Beach, FL	30%	1981/2005/NA	48	238,901	238,901	107,190	131,711	201,025	84.1%	84.1%	11.99	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	191,238	92.4%	70.1%	21.45	LA Fitness Sports Club, OfficeMax, Toys "R" Us
Shenandoah Square	Davie, FL	40%	1989/2001/NA	43	123,646	123,646	42,112	81,534	120,166	97.2%	97.2%	14.58	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	Michaels, Ashley Furniture, (Target)
The Plaza at Delray	Delray Beach, FL	20%	1979/2004/NA	48	331,496	331,496	193,967	137,529	293,688	88.6%	88.6%	15.00	Books-A-Million, Marshalls, Publix, Regal Cinemas, Ross Dress For Less (6), 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	39	155,752	155,752	42,112	113,640	147,092	94.4%	94.4%	13.22	Publix
Village Plaza	Lakeland, FL	30%	1989/2004/NA	25	146,755	146,755	64,504	82,251	112,892	76.9%	76.9%	12.58	Staples
Vista Plaza	Jensen Beach, FL	30%	1998/2004/NA	10	109,761	109,761	78,658	31,103	81,347	92.3%	74.1%	10.82	Bed Bath & Beyond, Michaels
West Broward Shopping Center	Plantation, FL	30%	1965/2005/NA	19	156,236	156,236	81,801	74,435	151,242	98.7%	96.8%	10.50	Badcock, National Pawn Shop, Save-A-Lot, US Postal Service
Total / Average				392	2,829,367	2,521,367	1,493,338	1,028,029	2,171,435	90.5%	86.1%	\$ 12.54	
Georgia													
Paulding Pavilion	Hiram, GA	20%	1995/2006/NA	12	84,846	84,846	60,509	24,337	80,896	97.7%	95.3%	\$ 15.17	Sports Authority, Staples
Peachtree Hill	Duluth, GA	20%	1986/2007/NA	34	150,872	150,872	87,411	63,461	93,465	61.9%	61.9%	10.37	Kroger
Total / Average				46	235,718	235,718	147,920	87,798	174,361	74.8%	74.0%	\$ 12.60	

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Illinois													
Market Plaza	Glen Ellyn, IL	20%	1965/2007/1996	35	163,054	163,054	66,079	96,975	156,161	95.8%	95.8%	\$ 15.01	Jewel Osco, Staples
Rolling Meadows Shopping Center	Rolling Meadows, IL	20%	1956/2008/1995	18	130,436	130,436	83,230	47,206	123,107	94.4%	94.4%	10.92	Jewel Osco, Northwest Community Hospital (6)
Total / Average				53	293,490	293,490	149,309	144,181	279,268	95.2%	95.2%	\$ 13.20	
Indiana													
Merchants' Square	Carmel, IN	20%	1970/2004/NA	47	358,875	278,875	69,504	209,371	249,875	89.6%	89.6%	\$ 10.14	(Marsh), Cost Plus, Hobby Lobby
Nora Plaza	Indianapolis, IN	7%	1958/2007/2002	25	263,838	140,038	57,713	82,325	138,809	99.1%	99.1%	13.25	(Target), Marshalls, Whole Foods
Total / Average				72	622,713	418,913	127,217	291,696	388,684	92.8%	92.8%	\$ 11.25	
Maryland													
Crofton Centre	Crofton, MD	20%	1974/1996/NA	19	252,491	252,491	196,570	55,921	226,725	89.8%	89.8%	\$ 7.31	Basics/Metro, Kmart, Gold's Gym
Total / Average				19	252,491	252,491	196,570	55,921	226,725	89.8%	89.8%	\$ 7.31	
Michigan													
Gratiot Crossing	Chesterfield, MI	30%	1980/2005/NA	15	165,544	165,544	122,406	43,138	150,586	91.0%	91.0%	\$ 8.59	Jo-Ann, Kmart
Hunter's Square	Farmington Hills, MI	30%	1988/2005/NA	36	357,302	357,302	194,236	163,066	352,521	98.7%	98.7%	16.27	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	242,550	86.2%	86.2%	13.22	Home Depot, Marshalls, Michaels, PETS MART, (Costco), (Meijer)
Southfield Plaza Expansion	Southfield, MI	50%	1987/1996/2003	11	19,410	19,410	-	19,410	14,010	72.2%	72.2%	15.31	
Troy Marketplace	Troy, MI	30%	2000/2005/NA	12	242,773	222,173	193,360	28,813	208,873	94.9%	94.0%	14.23	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	82,489	86.7%	86.7%	12.48	VG's Food Center
Winchester Center	Rochester Hills, MI	30%	1980/2005/NA	16	314,409	314,409	224,356	90,053	314,409	100.0%	100.0%	13.84	Borders, Dick's Sporting Goods, Linens 'N Things (5), Marshalls, Michaels, PETS MART, (Sears)
Total / Average				118	1,828,542	1,455,301	1,036,097	419,204	1,365,438	94.0%	93.8%	\$ 13.77	
New Jersey													
Chester Springs Shopping Center	Chester, NJ	20%	1970/1996/1999	41	224,153	224,153	81,760	142,393	198,108	88.4%	88.4%	\$ 13.71	Shop-Rite Supermarket, Staples
Total / Average				41	224,153	224,153	81,760	142,393	198,108	88.4%	88.4%	\$ 13.71	
Ohio													
Olentangy Plaza	Columbus, OH	20%	1981/2007/1997	41	231,507	231,507	116,707	114,800	211,302	91.3%	91.3%	\$ 10.49	Eurofleur Furniture, Marshalls, MicroCenter, Sunflower Market (3)
The Shops on Lane Avenue	Upper Arlington, OH	20%	1952/2007/2004	40	161,810	161,810	46,574	115,236	150,811	88.2%	93.2%	18.77	Bed Bath & Beyond, Whole Foods
Total / Average				81	393,317	393,317	163,281	230,036	362,113	93.2%	92.1%	\$ 13.94	
JV Subtotal / Average at 100%				822	6,679,791	5,794,750	3,395,492	2,399,258	5,166,132	91.2%	89.2%	\$ 12.72	
Joint Venture Under Redevelopment:													
Collins Pointe Plaza	Cartersville, GA	20%	1987/2006/NA	18	94,267	94,267	46,358	47,909	81,583	90.6%	86.5%	8.46	Goodwill (6)
The Shops at Old Orchard	W. Bloomfield, MI	30%	1972/2007/NA	17	76,019	76,019	36,044	39,975	69,924	94.0%	92.0%	17.12	Plum Market
Total / Average				35	170,286	170,286	82,402	87,884	151,507	92.1%	89.0%	\$ 12.45	
JV Total / Average at 100%				857	6,850,077	5,965,036	3,477,894	2,487,142	5,317,639	91.2%	89.1%	\$ 12.71	
PORTFOLIO TOTAL / AVERAGE				1912	19,780,496	15,263,598	9,584,394	5,679,204	13,684,412	90.8%	89.7%	\$ 10.90	

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.