

BRUMBERG LEONARD I  
Form 4  
April 20, 2007

**FORM 4**

UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
BRUMBERG LEONARD I

2. Issuer Name and Ticker or Trading Symbol  
NEW PLAN EXCEL REALTY TRUST INC [NXL]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Date of Earliest Transaction (Month/Day/Year)

\_\_\_\_ Director \_\_\_\_\_ 10% Owner  
 Officer (give title below) \_\_\_\_\_ Other (specify below)

EVP - Portfolio Management

C/O NEW PLAN EXCEL REALTY TRUST, INC., 420 LEXINGTON AVENUE

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)

Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

NEW YORK, NY 10170

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

| 1. Title of Security (Instr. 3) | 2. Transaction Date (Month/Day/Year) | 2A. Deemed Execution Date, if any (Month/Day/Year) | 3. Transaction Code (Instr. 8) | 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) | 5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4) | 6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) | 7. Nature of Indirect Beneficial Ownership (Instr. 4) |
|---------------------------------|--------------------------------------|--|--------------------------------|---|---|--|---|
|                                 |                                      |  |                                | (A) or (D)  | Price   |  |   |
|                                 |                                      |  | Code                           | V   | Amount  |  |   |
| Common Stock <sup>(1)</sup>     | 04/04/2007                           |  | U                              |   | 43,599  | D  |   |
|                                 |                                      |  |                                |   | \$ 33.15  |  |   |
|                                 |                                      |  |                                |   | 0   | D  |   |

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474 (9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)**

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| 1. Title of Derivative Security (Instr. 3) | 2. Conversion or Exercise Price of Derivative Security | 3. Transaction Date (Month/Day/Year) | 3A. Deemed Execution Date, if any (Month/Day/Year) | 4. Transaction Code (Instr. 8) | 5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5) | 6. Date Exercisable and Expiration Date (Month/Day/Year) | 7. Title and Amount of Underlying Securities (Instr. 3 and 4) | 8. Amount or Number of Shares |
|--|--|--------------------------------------|--|--------------------------------|---|--|---|-------------------------------|
| Stock Option (right to buy)                | \$ 12.4  | 04/20/2007                           |  | D                              | 63,254  | <u>(2)</u> 09/24/2010                                    | Common Stock  | 63,254                        |
| Stock Option (right to buy)                | \$ 13.71   | 04/20/2007                           |  | D                              | 84,716  | <u>(2)</u> 03/18/2011                                    | Common Stock  | 84,716                        |
| Stock Option (right to buy)                | \$ 17.7  | 04/20/2007                           |  | D                              | 84,716  | <u>(2)</u> 04/01/2012                                    | Common Stock  | 84,716                        |
| Stock Option (right to buy)                | \$ 16.97   | 04/20/2007                           |  | D                              | 39,534  | <u>(2)</u> 03/09/2013                                    | Common Stock  | 39,534                        |
| Stock Option (right to buy)                | \$ 23.11   | 04/20/2007                           |  | D                              | 48,231  | <u>(2)</u> 03/02/2014                                    | Common Stock  | 48,231                        |
| Stock Option (right to buy)                | \$ 22.75   | 04/20/2007                           |  | D                              | 47,779  | <u>(2)</u> 02/23/2015                                    | Common Stock  | 47,779                        |
| Stock Option (right to buy)                | \$ 25.05   | 04/20/2007                           |  | D                              | 55,250  | <u>(2)</u> 03/01/2016                                    | Common Stock  | 55,250                        |
| Stock Option (right to buy)                | \$ 30.03   | 04/20/2007                           |  | D                              | 20,830  | <u>(2)</u> 02/27/2017                                    | Common Stock  | 20,830                        |

## Reporting Owners

| Reporting Owner Name / Address  | Relationships |           |                               |       |
|---|---------------|-----------|-------------------------------|-------|
|   | Director      | 10% Owner | Officer                       | Other |
| BRUMBERG LEONARD I<br>C/O NEW PLAN EXCEL REALTY TRUST, INC.<br>420 LEXINGTON AVENUE<br>NEW YORK, NY 10170 |               |           | EVP - Portfolio<br>Management |       |

## Signatures

/s/ Steven F. Siegel, 04/20/2007  
 Attorney-in-Fact

\*\*Signature of Reporting Person Date

## Explanation of Responses:

- \* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
  - \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- The reporting person tendered these shares in connection with the tender offer by Super MergerSub Inc., an affiliate of Centro Properties Limited, pursuant to the Tender Offer Statement on Schedule TO filed with the Securities and Exchange Commission on March 8, 2007.
- (1) The total amount includes 9,179 deferred share units that vested immediately prior to the merger pursuant to the Agreement and Plan of Merger dated February 27, 2007, among New Plan Excel Realty Trust, Inc., Excel Realty Partners, LP, Super IntermediateCo LLC, Super MergerSub Inc. and Super DownREIT MergerSub LLC.
  - (2) Employee Stock Option was cancelled pursuant to the Agreement and Plan of Merger. The price of the derivative security represents the difference between the exercise price of the option and the \$33.15 per share paid as consideration in the merger.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.