

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): February 20, 2003

Developers Diversified Realty Corporation

(Exact Name of Registrant as Specified in Charter)

Ohio

(State or Other Jurisdiction of
Incorporation)

001-11690

(Commission File Number)

34-1723097

(I.R.S. Employer
Identification No.)

3300 Enterprise Parkway, Beachwood, Ohio

(Address of Principal Executive Offices)

44122

(Zip Code)

(216) 755-5500

(Registrant's telephone number,
including area code)

Item 7. Financial Statements and Exhibits.

(c) Exhibits.

Exhibit 99.1 Press Release, dated February 20, 2003.

Item 9. Regulation FD Disclosure.

On February 20, 2003, Developers Diversified Realty Corporation, an Ohio corporation, issued a press release announcing its earnings for the quarter and year ended December 31, 2002. A copy of the press release is attached to this Current Report as Exhibit 99.1 and incorporated into this report by reference.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Developers Diversified Realty Corporation

Date: February 28, 2003

By: /s/ William H. Schafer

William H. Schafer
Senior Vice President and Chief Financial Officer

Exhibit Index

Exhibit 99.1 Press Release, dated February 20, 2003.