

NEW PLAN EXCEL REALTY TRUST INC  
Form 8-A12B  
April 17, 2003

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**FORM 8-A**

**SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549**

**FOR REGISTRATION OF CERTAIN CLASSES OF SECURITIES  
PURSUANT TO SECTION 12(b) OR (g) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

**NEW PLAN EXCEL REALTY TRUST, INC.**

(Exact Name of Registrant as Specified in Its Charter)

**Maryland**

**33-0160389**

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(State of Incorporation or Organization)

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

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**1120 Avenue of the Americas, New York, New York**

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**10036**

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(Address of Principal Executive Offices)

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(Zip Code)

If this form relates to the registration of a class of securities pursuant to Section 12(b) of the Exchange Act and is effective pursuant to General Instruction A.(c), check the following box.

If this form relates to the registration of a class of securities pursuant to Section 12(g) of the Exchange Act and is effective pursuant to General Instruction A.(d), check the following box.

Securities Act registration statement file number to which this form relates: 333-67511

Securities to be registered pursuant to Section 12(b) of the Act:

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**Title of Each Class  
to be so Registered**

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**Name of Each Exchange on Which  
Each Class is to be Registered**

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Depository Shares, each representing a <sup>1</sup>/<sub>10</sub>  
fractional interest of a share of  
7.625% Series E Cumulative Redeemable  
Preferred Stock, Par Value \$.01 Per Share

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New York Stock Exchange

Securities to be registered pursuant to Section 12(g) of the Act: Not applicable.

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**Item 1. Description of Registrant's Securities to be Registered.**

The information required by this Item 1 is set forth under the caption "Description of Series E Preferred Stock and Depository Shares" in the Registrant's prospectus supplement dated April 4, 2003 and under the captions "Description of Preferred Stock" and "Description of Depository Shares" in the Registrant's prospectus dated January 23, 2002, each as filed with the Commission on April 8, 2003 under

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Rule 424(b)(5) as a form of prospectus used after the effectiveness of the Registrant's registration statement on Form S-3 (Registration No. 333-67511), covering the offer and sale of shares of the class of the securities to be registered hereby, which descriptions are incorporated herein by reference.

### Item 2. Exhibits

The exhibits to this registration statement are listed in the Exhibit Index, which appears after the signature page and is incorporated herein by reference.

### SIGNATURE

Pursuant to the requirements of Section 12 of the Securities Exchange Act of 1934, the registrant has duly caused this registration statement to be signed on its behalf by the undersigned, thereto duly authorized.

NEW PLAN EXCEL REALTY TRUST, INC.

Date: April 17, 2003

By: /s/ STEVEN F. SIEGEL

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Name: Steven F. Siegel  
Title: Executive Vice President, General Counsel and Secretary  
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### EXHIBIT INDEX

Exhibit Number	Description
4.1	Articles Supplementary for the 7.625% Series E Cumulative Redeemable Preferred Stock, Liquidation Preference \$250.00 Per Share, Par Value \$.01 Per Share (incorporated herein by reference to Exhibit 4.1 to New Plan Excel Realty Trust, Inc.'s Current Report on Form 8-K dated April 17, 2003).
4.2	Form of Deposit Agreement (incorporated herein by reference to Exhibit 4.2 to New Plan Excel Realty Trust, Inc.'s Current Report on Form 8-K dated April 17, 2003).
4.3	Form of depositary receipt evidencing depositary shares each representing a $\frac{1}{10}$ fractional interest of a share of 7.625% Series E Cumulative Redeemable Preferred Stock (incorporated herein by reference to Exhibit 4.2 to New Plan Excel Realty Trust, Inc.'s Current Report on Form 8-K dated April 17, 2003).

### QuickLinks

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