



## Supplemental Financial Information

QUARTER ENDED JUNE 30, 2013

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**Supplemental Financial Information**  
**Quarter Ended June 30, 2013**

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**Forward-Looking Statements**

The statements in this news release state the company's and management's intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to (i) general adverse economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms, (iv) the company's ability to raise capital by selling its assets, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates and foreign currency exchange rates, (vii) risks related to our international operations, (viii) the availability of suitable acquisition and disposition opportunities, (ix) valuation and risks related to our joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the company's common stock, (xiii) the reduction in the company's income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges and (xv) unanticipated changes in the company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company's Securities and Exchange Commission filings, including but not limited to the company's Annual Report on Form 10-K for the year ended December 31, 2012. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

The company refers you to the documents filed by the company from time to time with the Securities and Exchange Commission, specifically the section titled "Risk Factors" in the company's Annual Report on Form 10-K for the year ended December 31, 2012, as may be updated or supplemented in the company's Form 10-Q filings, which discuss these and other factors that could adversely affect the company's results.

**Kimco Realty Reports a 12.9 Percent Increase in FFO As Adjusted Per Diluted Share for the Second Quarter of 2013; Portfolio Operating Metrics Strong**

NEW HYDE PARK, N.Y., July 30, 2013 - Kimco Realty Corp. (NYSE: KIM) today reported results for the second quarter ended June 30, 2013.

**Highlights for the Second Quarter 2013 and Subsequent Activity**

- FFO as adjusted was \$0.35 per diluted share for the second quarter of 2013 compared to \$0.31 per diluted share for the same period in 2012, representing a 12.9 percent increase;
- Reported funds from operations (FFO) of \$0.35 per diluted share for the second quarter of 2013, compared to \$0.34 per diluted share for the same period in 2012;
- U.S. same-property net operating income (NOI) increased 4.2 percent from the second quarter of 2012, representing the highest year-over-year increase in six years;
- Recognized 16.7 percent positive spread on U.S. leases signed during the quarter;
- Pro-rata occupancy increased in the combined and U.S. shopping center portfolios to 93.7 percent and 93.9 percent, respectively, at June 30, 2013 compared to 93.3 percent at June 30, 2012;
- Closed on the sale of a nine-property Mexican shopping center portfolio for approximately \$274 million;
- Completed the sale of InTown Suites and several other non-retail assets during the quarter bringing the non-retail investment portfolio to less than 2 percent of gross assets; and
- Issued \$350 million of 10-year senior unsecured notes priced at 3.125 percent and subsequently completed an offering in July for \$200 million 7-year unsecured Canadian-denominated notes priced at 3.855 percent. The net proceeds from both of these transactions are directed toward paying off maturing debt with a weighted average rate of 5.38 percent.

**Financial Results**

Net income available to common shareholders for the second quarter of 2013 was \$36.6 million, or \$0.09 per diluted share, compared to \$48.3 million, or \$0.12 per diluted share, for the second quarter of 2012. The decrease in net income available to common shareholders during the second quarter of 2013 was primarily due to a \$31.3 million increase in impairments that were partially offset by a \$12.0 million increase in gains on sales of operating properties; Both operating property impairments and gains on sales are excluded from the calculation of FFO.

Year to date, net income available to common shareholders was \$89.8 million, or \$0.22 per diluted share, compared to \$86.3 million, or \$0.21 per diluted share, through June 30, 2012. The increase in net income available to common shareholders for the six months ended June 30, 2013 has been

impacted by a \$25.3 million increase in impairments, which were partially offset by an \$8.6 million increase in gains on sales of operating properties.

FFO, a widely accepted supplemental measure of REIT performance, was \$141.6 million, or \$0.35 per diluted share, for the second quarter of 2013, compared to \$138.0 million, or \$0.34 per diluted share, for the second quarter of 2012. For the six months ended June 30, 2013, FFO was \$276.5 million, or \$0.68 per diluted share, compared to \$264.2 million, or \$0.65 per diluted share, for the same period last year.

FFO as adjusted, which excludes the effects of non-operating impairments and transactional income and expenses, was \$142.1 million, or \$0.35 per diluted share, for the second quarter of 2013, compared to \$126.2 million, or \$0.31 per diluted share, for the second quarter of 2012. FFO as adjusted for the six months ended June 30, 2013, was \$274.3 million, or \$0.67 per diluted share, compared to \$252.1 million, or \$0.62 per diluted share, for the same period in 2012.

A reconciliation of net income to FFO and FFO as adjusted is provided in the tables accompanying this press release.

### **Shopping Center Operating Results**

Second quarter 2013 shopping center portfolio operating results:

#### **Combined Shopping Center Portfolio (includes U.S., Canada and Latin America)**

- Pro-rata occupancy was 93.7 percent, an increase of 40 basis points over the second quarter of 2012;
- Combined same-property NOI increased 4.0 percent over the second quarter of 2012, representing the thirteenth consecutive quarter with a positive increase; and
- Total leases executed in the combined portfolio: 580 new leases, renewals and options totaling 1.8 million square feet.

For the six months ended June 30, 2013, combined same-property NOI was 4.0 percent. Kimco reports same-property NOI on a cash-basis, excluding lease termination fees, and including charges for bad debts.

#### **U.S. Shopping Center Portfolio**

- Pro-rata occupancy was 93.9 percent, an increase of 60 basis points over the second quarter of 2012;
- U.S. same-property NOI increased 4.2 percent during the second quarter of 2013, compared to the same period in 2012;
- Pro-rata U.S. cash-basis leasing spreads increased 16.7 percent; new leases increased 28.0 percent, and renewals/options increased 13.7 percent; and

- For the trailing four quarters, the company's pro-rata U.S. leasing spreads rose 10.2 percent, which represents the highest level since the third quarter of 2008.

In addition, the U.S. shopping center portfolio's pro-rata occupancy for small shop space (defined as space of less than 10,000 square feet) was 84.3 percent, an increase of 100 basis points from the second quarter of 2012.

### **Investment Activity**

#### ***Acquisitions:***

As previously announced, Kimco acquired from existing joint venture partners, two retail properties totaling 607,000 square feet for a gross purchase price of approximately \$146.6 million.

Also in the second quarter of 2013, the company increased its ownership interest in the Kimco-UBS joint venture from 18 percent to 33 percent. Simultaneously, affiliates of Blackstone Real Estate Partners VII acquired the remaining 67 percent ownership interest from affiliates of UBS Wealth Management North American Property Fund. Both of these transactions were based on a gross purchase price of \$1.1 billion, including \$631 million of debt.

Year to date, Kimco has acquired the full or majority interest in seven U.S. shopping centers and two parcels totaling 1.5 million square feet for \$367.5 million. These properties had a gross occupancy of approximately 95.1 percent and were supported by an average household income of \$105,000 within a three-mile radius.

Additionally during the quarter, Kimco increased its ownership interest in the Kimco Income REIT (KIR) joint venture from 45.0 percent to 48.6 percent as well as the Kimco Income Fund (KIF) joint venture from 29.8 percent to 39.5 percent through the acquisition of an institutional partner's interest for \$48.4 million and \$18.4 million, respectively.

#### ***Dispositions:***

As previously announced, Kimco sold 11 U.S. shopping centers, totaling 735,000 square feet, for a gross sales price of \$71.6 million during the second quarter. Currently, the company has 16 U.S. retail properties in contract negotiations for approximately \$128.5 million. Year to date, Kimco has disposed of 13 U.S. properties, comprising 1.0 million square feet, for \$82.0 million. The properties sold had a combined gross occupancy of 84.6 percent with an average household income of \$80,000 within a three-mile radius. The company's share of the proceeds from these sales was \$47.2 million.

Since the start of the company's U.S. asset recycling program in September 2010, Kimco has disposed of 121 properties, comprising 11.9 million square feet, for \$907.2 million, including \$220.3 million of mortgage debt. The company's share of the proceeds from these sales was \$551.3 million.

Also during the second quarter, the company:

- Sold a nine-property Mexican retail shopping center portfolio, in which Kimco held a 47.6 percent ownership interest, for a gross sales price of \$274 million;

- Together with its joint venture partner, American Industries, agreed to sell their beneficial interests in certain trusts that hold a portfolio of Mexican industrial properties to Terrafina (BMV: TERRA13) based on a gross value in the underlying properties of approximately \$600 million;
- Completed the sale of the InTown Suites portfolio for a gross price of \$735 million, including the assignment of \$609 million of debt, as well as four non-retail urban properties for an aggregate \$67 million.

### **Capital Structure**

In May, the company issued \$350 million of 10-year senior unsecured notes due in 2023 at a coupon of 3.125 percent per annum. The net proceeds were used to (i) partially reduce borrowings under Kimco's revolving credit facility maturing in October 2015, (ii) replace \$100 million of 6.125 percent senior unsecured notes that were repaid in January 2013, (iii) pay off \$75 million of 4.70 percent senior notes that matured in June 2013, and (iv) pre-fund \$100 million of 5.19 percent senior unsecured notes due in October 2013 and \$67 million of mortgage debt maturing during 2013 at a weighted average interest rate of 5.93 percent.

Subsequent to the end of the second quarter of 2013, a wholly-owned entity of Kimco issued \$200 million of 7-year unsecured Canadian-denominated notes that are due in 2020 with a coupon of 3.855 percent. The net proceeds will be used to repay a \$200 million 5.180 percent Canadian-denominated unsecured note that matures in August 2013.

At June 30, 2013, Kimco's consolidated net debt to EBITDA as adjusted was 5.8x. In addition, the company maintains access to approximately \$1.6 billion of immediate liquidity under the company's \$1.75 billion unsecured revolving credit facility.

### **Dividend Declarations**

Kimco's board of directors declared a cash dividend of \$0.21 per common share for the fourth quarter of 2013, which represents a 10.5 percent increase from the quarterly cash dividend in the fourth quarter of 2012. The dividend on common shares is payable on October 15, 2013, to shareholders of record on October 3, 2013, representing an ex-dividend date of October 1, 2013.

The board of directors also declared quarterly dividends for the company's preferred shares as follows:

- For the Class H depositary shares, each representing 1/100 of a share of 6.90 percent Class H cumulative redeemable preferred shares, a quarterly dividend of \$0.43125 per preferred depositary share will be paid on October 15, 2013, to shareholders of record on October 2, 2013, representing an ex-dividend date of September 30, 2013;
- For the Class I depositary shares, each representing 1/1000 of a share of 6.00 percent Class I cumulative redeemable preferred shares, a quarterly dividend of \$0.37500 per preferred depositary share will be paid on October 15, 2013, to shareholders of record on October 2, 2013, representing an ex-dividend date of September 30, 2013.

- For the Class J depositary shares, each representing 1/1000 of a share of 5.50 percent Class J cumulative redeemable preferred shares, a quarterly dividend of \$0.34375 per preferred depositary share will be paid on October 15, 2013, to shareholders of record on October 2, 2013, representing an ex-dividend date of September 30, 2013.
- For the Class K depositary shares, each representing 1/1000 of a share of 5.625 percent Class K cumulative redeemable preferred shares, a quarterly dividend of \$0.35156 per preferred depositary share will be paid on October 15, 2013, to shareholders of record on October 2, 2013, representing an ex-dividend date of September 30, 2013.

**2013 Revised Guidance**

The company's 2013 full-year guidance range for FFO as adjusted, which does not include any estimate for transactional activities or non-operating impairments, has been increased. In addition, Kimco has increased its 2013 guidance range for combined same-property NOI. Kimco's 2013 revised guidance is as follows:

	<u>Revised Guidance</u>	<u>Previous Guidance</u>
FFO as adjusted per diluted share:	\$1.31 - \$1.33	\$1.29 - \$1.33
Combined portfolio occupancy:	+50 to +75 basis points	+50 to +75 basis points
Combined same-property NOI:	+3.00 to +4.00 percent	+2.75 to +3.75 percent

**Conference Call and Supplemental Materials**

Kimco will hold its quarterly conference call on Wednesday, July 31, 2013, at 10:00 a.m. EDT. The call will include a review of the company's second quarter 2013 results as well as a discussion of the company's strategy and expectations for the future. To participate, dial 1-888-317-6003 (Passcode: 5894250).

A replay will be available through 9:00 a.m. EDT on September 3, 2013 by dialing 1-877-344-7529 (Passcode: 10029767). Access to the live call and replay will be available on the company's website at [investors.kimcorealty.com](http://investors.kimcorealty.com).

**About Kimco**

Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that owns and operates North America's largest portfolio of neighborhood and community shopping centers. As of June 30, 2013, the company owned interests in 874 shopping centers comprising 128 million square feet of leasable space across 43 states, Puerto Rico, Canada, Mexico and South America. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for more than 50 years. For further information, please visit [www.kimcorealty.com](http://www.kimcorealty.com), the company's blog at [blog.kimcorealty.com](http://blog.kimcorealty.com), or follow Kimco on Twitter at [www.twitter.com/kimcorealty](http://www.twitter.com/kimcorealty).

**Safe Harbor Statement**

The statements in this news release state the company's and management's intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to (i) general adverse economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the company, (iv) the company's ability to raise capital by selling its assets, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates and foreign currency exchange rates, (vii) risks related to our international operations, (viii) the availability of suitable acquisition and disposition opportunities, and risks related to acquisitions not performing in accordance with our expectations, (ix) valuation and risks related to our joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the company's common stock, (xiii) the reduction in the company's income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges and (xv) unanticipated changes in the company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company's Securities and Exchange Commission (SEC) filings, including but not limited to the company's Annual Report on Form 10-K for the year ended December 31, 2012. Copies of each filing may be obtained from the company or the SEC.

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**CONTACT:**

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Vice President, Investor Relations and Corporate Communications

Kimco Realty Corporation

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**CONDENSED CONSOLIDATED STATEMENTS OF INCOME**  
(in thousands, except share information)  
(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Revenues				
Revenues from rental properties	\$ 237,079	\$ 217,809	\$ 467,371	\$ 429,892
Management and other fee income	9,049	8,710	17,442	18,136
Total revenues	<u>246,128</u>	<u>226,519</u>	<u>484,813</u>	<u>448,028</u>
Operating expenses				
Rent	3,380	2,924	6,705	6,187
Real estate taxes	28,858	27,985	58,306	55,592
Operating and maintenance	31,445	26,756	59,567	52,413
General and administrative expenses	31,420	30,908	65,535	65,314
Provision for doubtful accounts	3,266	2,551	5,199	5,624
Impairment charges	35,366	92	35,764	325
Depreciation and amortization	63,409	59,731	125,136	118,299
Total operating expenses	<u>197,144</u>	<u>150,947</u>	<u>356,212</u>	<u>303,754</u>
Operating income	48,984	75,572	128,601	144,274
Other income/(expense)				
Mortgage financing income	1,430	1,985	2,416	3,991
Interest, dividends and other investment income	6,500	350	9,163	512
Other (expense)/income, net	(2,526)	538	(6,002)	(3,058)
Interest expense	(55,423)	(56,776)	(108,970)	(113,757)
Income from other real estate investments	555	416	958	1,143
<b>Income/(loss) from continuing operations before income taxes, equity in income of joint ventures, gain/(loss) on change in control of interests and equity in income from other real estate investments</b>	(480)	22,085	26,166	33,105
Benefit/(provision) for income taxes, net	11,830	(3,302)	(3,937)	(8,089)
Equity in income of joint ventures, net	59,504	30,352	83,616	65,090
Gain/(loss) on change in control of interests, net	(1,459)	12,147	21,711	14,156
Equity in income of other real estate investments, net	8,200	14,074	19,363	25,101
<b>Income from continuing operations</b>	<u><b>77,595</b></u>	<u><b>75,356</b></u>	<u><b>146,919</b></u>	<u><b>129,363</b></u>
<b>Discontinued operations</b>				
Income/(loss) from discontinued operating properties, net of tax	1,652	(180)	2,631	1,906
Impairment/loss on operating properties sold, net of tax	(27,844)	(18,111)	(30,675)	(27,035)
Gain on disposition of operating properties	1,869	11,263	4,365	23,242
<b>Loss from discontinued operations</b>	<u><b>(24,323)</b></u>	<u><b>(7,028)</b></u>	<u><b>(23,679)</b></u>	<u><b>(1,887)</b></u>
<b>Gain on sale of operating properties, net of tax (1)</b>	<u><b>-</b></u>	<u><b>4,059</b></u>	<u><b>540</b></u>	<u><b>4,059</b></u>
<b>Net income</b>	<u><b>53,272</b></u>	<u><b>72,387</b></u>	<u><b>123,780</b></u>	<u><b>131,535</b></u>
Net income attributable to noncontrolling interests (3)	(2,133)	(3,275)	(4,871)	(8,785)
<b>Net income attributable to the Company</b>	<u><b>51,139</b></u>	<u><b>69,112</b></u>	<u><b>118,909</b></u>	<u><b>122,750</b></u>
Preferred stock dividends	(14,573)	(20,841)	(29,147)	(36,415)
<b>Net income available to the Company's common shareholders</b>	<u><b>\$ 36,566</b></u>	<u><b>\$ 48,271</b></u>	<u><b>\$ 89,762</b></u>	<u><b>\$ 86,335</b></u>
Per common share:				
Income from continuing operations: (3)				
Basic	<u><b>\$ 0.15</b></u>	<u><b>\$ 0.14</b></u>	<u><b>\$ 0.28</b></u>	<u><b>\$ 0.22</b></u>
Diluted	<u><b>\$ 0.15</b></u> (2)	<u><b>\$ 0.14</b></u> (2)	<u><b>\$ 0.28</b></u> (2)	<u><b>\$ 0.22</b></u> (2)
Net income: (4)				
Basic	<u><b>\$ 0.09</b></u>	<u><b>\$ 0.12</b></u>	<u><b>\$ 0.22</b></u>	<u><b>\$ 0.21</b></u>
Diluted	<u><b>\$ 0.09</b></u> (2)	<u><b>\$ 0.12</b></u> (2)	<u><b>\$ 0.22</b></u> (2)	<u><b>\$ 0.21</b></u> (2)
Weighted average shares:				
Basic	<u><b>407,640</b></u>	<u><b>405,560</b></u>	<u><b>407,154</b></u>	<u><b>405,916</b></u>
Diluted	<u><b>408,831</b></u>	<u><b>406,476</b></u>	<u><b>408,163</b></u>	<u><b>406,827</b></u>

(1) Included in the calculation of income from continuing operations per common share in accordance with SEC guidelines.

(2) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. The impact of the conversion would have an anti-dilutive effect on net income and therefore have not been included.

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,133) and (\$3,180) for the quarters ended June 30, 2013 and 2012, and (\$4,854) and (\$6,392) for the six months ended June 30, 2013 and 2012, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$352 and \$313 for the quarters ended June 30, 2013 and 2012, and \$705 and \$627 for the six months ended June 30, 2013 and 2012, respectively.

**CONDENSED CONSOLIDATED BALANCE SHEETS**  
**(in thousands, except share information)**  
**(unaudited)**

	<b>June 30, 2013</b>	<b>December 31, 2012</b>
<b>Assets:</b>		
Operating real estate, net of accumulated depreciation of \$1,835,280 and \$1,745,462, respectively	\$ 7,284,151	\$ 7,104,562
Investments and advances in real estate joint ventures	1,392,418	1,428,155
Real estate under development	96,950	97,263
Other real estate investments	316,043	317,557
Mortgages and other financing receivables	74,088	70,704
Cash and cash equivalents	156,450	141,875
Marketable securities	71,009	36,541
Accounts and notes receivable	160,398	171,540
Other assets	436,964	383,037
<b>Total assets</b>	<b>\$ 9,988,471</b>	<b>\$ 9,751,234</b>
<b>Liabilities:</b>		
Notes payable	\$ 3,284,014	\$ 3,192,127
Mortgages payable	1,180,760	1,003,190
Dividends payable	98,326	96,518
Other liabilities	473,604	445,843
<b>Total liabilities</b>	<b>5,036,704</b>	<b>4,737,678</b>
Redeemable noncontrolling interests	85,486	81,076
<b>Stockholders' equity:</b>		
Preferred stock, \$1.00 par value, authorized 5,961,200 shares 102,000 shares issued and outstanding (in series)		
Aggregate liquidation preference \$975,000	102	102
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 409,616,877 and 407,782,102 shares, respectively	4,096	4,078
Paid-in capital	5,685,943	5,651,170
Cumulative distributions in excess of net income	(906,070)	(824,008)
Accumulated other comprehensive income	(61,798)	(66,182)
<b>Total stockholders' equity</b>	<b>4,722,273</b>	<b>4,765,160</b>
Noncontrolling interests	144,008	167,320
<b>Total equity</b>	<b>4,866,281</b>	<b>4,932,480</b>
<b>Total liabilities and equity</b>	<b>\$ 9,988,471</b>	<b>\$ 9,751,234</b>

**RECONCILIATION OF NET INCOME AVAILABLE TO COMMON SHAREHOLDERS  
TO FUNDS FROM OPERATIONS - "FFO"  
(in thousands, except per share data)  
(unaudited)**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Net income available to common shareholders	\$ 36,566	\$ 48,271	\$ 89,762	\$ 86,335
Gain on disposition of operating property, net of noncontrolling interests	(1,869)	(15,332)	(4,904)	(24,722)
Gain on disposition of joint venture operating properties	(37,454)	(11,948)	(50,756)	(22,372)
Depreciation and amortization - real estate related	62,514	64,873	123,297	128,537
Depr. and amort. - real estate jv's, net of noncontrolling interests	32,089	33,643	65,050	67,685
Impairments of operating properties, net of tax and noncontrolling interests	49,796	18,482	54,073	28,775
<b>Funds from operations</b>	<b>141,642</b>	<b>137,989</b>	<b>276,522</b>	<b>264,238</b>
Transactional charges / (income), net	480	(11,746)	(2,219)	(12,107)
<b>Funds from operations as adjusted</b>	<b>\$ 142,122</b>	<b>\$ 126,243</b>	<b>\$ 274,303</b>	<b>\$ 252,131</b>
Weighted average shares outstanding for FFO calculations:				
Basic	407,640	405,560	407,154	405,916
Units	1,519	1,524	1,524	1,532
Dilutive effect of equity awards	2,780	2,260	2,598	2,255
Diluted	411,939 <sup>(1)</sup>	409,344 <sup>(1)</sup>	411,276 <sup>(1)</sup>	409,703 <sup>(1)</sup>
<b>FFO per common share - basic</b>	<b>\$ 0.35</b>	<b>\$ 0.34</b>	<b>\$ 0.68</b>	<b>\$ 0.65</b>
<b>FFO per common share - diluted</b>	<b>\$ 0.35 <sup>(1)</sup></b>	<b>\$ 0.34 <sup>(1)</sup></b>	<b>\$ 0.68</b>	<b>\$ 0.65</b>
<b>FFO as adjusted per common share - diluted</b>	<b>\$ 0.35 <sup>(1)</sup></b>	<b>\$ 0.31 <sup>(1)</sup></b>	<b>\$ 0.67 <sup>(1)</sup></b>	<b>\$ 0.62 <sup>(1)</sup></b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$625 and \$520 for the three months ended June 30, 2013 and 2012, and \$1,249 and \$1,039 for the six months ended June 30, 2013 and 2012, respectively.

FFO is a widely accepted supplemental measure of REIT performance with the standards established by the National Association of Real Estate Investment Trusts (NAREIT). Given the company's business as a real estate owner and operator, Kimco believes that FFO and FFO as adjusted is helpful to investors as a measure of its operating performance. NAREIT defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles, excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments. Included in these items are also the company's share of unconsolidated real estate joint ventures and partnerships. FFO as adjusted excludes the effects of non-operating impairments, transactional income and expenses.

**Reconciliation of Projected Diluted Net Income per Common Share  
to Projected Diluted Funds From Operations ("FFO") per Common Share  
(unaudited)**

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	<b>Projected Range Full Year 2013</b>	
	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.40	\$ 0.42
Projected depreciation & amortization	0.61	0.63
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.30	0.32
Gain on disposition of operating properties	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.12)	(0.14)
Impairments of operating properties, net of tax and noncontrolling interests	0.13	0.13
Projected FFO per diluted common share	<u>\$ 1.31</u>	<u>\$ 1.33</u>
Transactional income, net	-	-
Projected FFO, as adjusted per diluted common share	<u><u>\$ 1.31</u></u>	<u><u>\$ 1.33</u></u>

Projections involve numerous assumptions such as rental income (including assumptions on percentage rent), interest rates, tenant defaults, occupancy rates, foreign currency exchange rates (such as the US-Canadian rate), selling prices of properties held for disposition, expenses (including salaries and employee costs), insurance costs and numerous other factors. Not all of these factors are determinable at this time and actual results may vary from the projected results, and may be above or below the range indicated. The above range represents management's estimate of results based upon these assumptions as of the date of this press release.

# **Financial Summary**

**CONDENSED CONSOLIDATED BALANCE SHEETS**  
**(in thousands, except share information)**  
**(unaudited)**

	<b>June 30, 2013</b>	<b>March 31, 2013</b>	<b>December 31, 2012</b>
<b>Assets:</b>			
Operating real estate, net of accumulated depreciation of \$1,835,280, \$1,801,679 and \$1,745,462, respectively	\$ 7,284,151	\$ 7,307,210	\$ 7,104,562
Investments and advances in real estate joint ventures	1,392,418	1,442,240	1,428,155
Real estate under development	96,950	97,260	97,263
Other real estate investments	316,043	334,082	317,557
Mortgages and other financing receivables	74,088	72,361	70,704
Cash and cash equivalents	156,450	166,894	141,875
Marketable securities	71,009	76,786	36,541
Accounts and notes receivable	160,398	164,510	171,540
Other assets	436,964	400,492	383,037
<b>Total assets</b>	<b>\$ 9,988,471</b>	<b>\$ 10,061,835</b>	<b>\$ 9,751,234</b>
<b>Liabilities:</b>			
Notes payable	\$ 3,284,014	\$ 3,337,420	\$ 3,192,127
Mortgages payable	1,180,760	1,113,653	1,003,190
Dividends payable	98,326	99,156	96,518
Other liabilities	473,604	469,494	445,843
<b>Total liabilities</b>	<b>5,036,704</b>	<b>5,019,723</b>	<b>4,737,678</b>
Redeemable noncontrolling interests	85,486	86,324	81,076
<b>Stockholders' equity:</b>			
Preferred stock, \$1.00 par value, authorized 5,961,200 shares 102,000 shares issued and outstanding (in series) Aggregate liquidation preference \$975,000	102	102	102
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 409,616,877, 408,622,972 and 407,782,102 shares, respectively	4,096	4,086	4,078
Paid-in capital	5,685,943	5,667,845	5,651,170
Cumulative distributions in excess of net income	(906,070)	(856,620)	(824,008)
Accumulated other comprehensive income	(61,798)	(27,678)	(66,182)
<b>Total stockholders' equity</b>	<b>4,722,273</b>	<b>4,787,735</b>	<b>4,765,160</b>
Noncontrolling interests	144,008	168,053	167,320
<b>Total equity</b>	<b>4,866,281</b>	<b>4,955,788</b>	<b>4,932,480</b>
<b>Total liabilities and equity</b>	<b>\$ 9,988,471</b>	<b>\$ 10,061,835</b>	<b>\$ 9,751,234</b>

**CONDENSED CONSOLIDATED STATEMENTS OF INCOME**  
(in thousands, except share information)  
(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Revenues				
Revenues from rental properties	\$ 237,079	\$ 217,809	\$ 467,371	\$ 429,892
Management and other fee income	9,049	8,710	17,442	18,136
Total revenues	<u>246,128</u>	<u>226,519</u>	<u>484,813</u>	<u>448,028</u>
Operating expenses				
Rent	3,380	2,924	6,705	6,187
Real estate taxes	28,858	27,985	58,306	55,592
Operating and maintenance	31,445	26,756	59,567	52,413
General and administrative expenses	31,420	30,908	65,535	65,314
Provision for doubtful accounts	3,266	2,551	5,199	5,624
Impairment charges	35,366	92	35,764	325
Depreciation and amortization	63,409	59,731	125,136	118,299
Total operating expenses	<u>197,144</u>	<u>150,947</u>	<u>356,212</u>	<u>303,754</u>
Operating income	48,984	75,572	128,601	144,274
Other income/(expense)				
Mortgage financing income	1,430	1,985	2,416	3,991
Interest, dividends and other investment income	6,500	350	9,163	512
Other (expense)/income, net	(2,526)	538	(6,002)	(3,058)
Interest expense	(55,423)	(56,776)	(108,970)	(113,757)
Income from other real estate investments	555	416	958	1,143
<b>Income/(loss) from continuing operations before income taxes, equity in income of joint ventures, gain/(loss) on change in control of interests and equity in income from other real estate investments</b>	<u>(480)</u>	<u>22,085</u>	<u>26,166</u>	<u>33,105</u>
Benefit/(provision) for income taxes, net	11,830	(3,302)	(3,937)	(8,089)
Equity in income of joint ventures, net	59,504	30,352	83,616	65,090
Gain/(loss) on change in control of interests, net	(1,459)	12,147	21,711	14,156
Equity in income of other real estate investments, net	8,200	14,074	19,363	25,101
<b>Income from continuing operations</b>	<u><b>77,595</b></u>	<u><b>75,356</b></u>	<u><b>146,919</b></u>	<u><b>129,363</b></u>
<b>Discontinued operations</b>				
Income/(loss) from discontinued operating properties, net of tax	1,652	(180)	2,631	1,906
Impairment/loss on operating properties sold, net of tax	(27,844)	(18,111)	(30,675)	(27,035)
Gain on disposition of operating properties	1,869	11,263	4,365	23,242
<b>Loss from discontinued operations</b>	<u><b>(24,323)</b></u>	<u><b>(7,028)</b></u>	<u><b>(23,679)</b></u>	<u><b>(1,887)</b></u>
<b>Gain on sale of operating properties, net of tax (1)</b>	<u><b>-</b></u>	<u><b>4,059</b></u>	<u><b>540</b></u>	<u><b>4,059</b></u>
<b>Net income</b>	<u><b>53,272</b></u>	<u><b>72,387</b></u>	<u><b>123,780</b></u>	<u><b>131,535</b></u>
Net income attributable to noncontrolling interests (3)	(2,133)	(3,275)	(4,871)	(8,785)
<b>Net income attributable to the Company</b>	<u><b>51,139</b></u>	<u><b>69,112</b></u>	<u><b>118,909</b></u>	<u><b>122,750</b></u>
Preferred stock dividends	(14,573)	(20,841)	(29,147)	(36,415)
<b>Net income available to the Company's common shareholders</b>	<u><b>\$ 36,566</b></u>	<u><b>\$ 48,271</b></u>	<u><b>\$ 89,762</b></u>	<u><b>\$ 86,335</b></u>
Per common share:				
Income from continuing operations: (3)				
Basic	<u><u>\$ 0.15</u></u>	<u><u>\$ 0.14</u></u>	<u><u>\$ 0.28</u></u>	<u><u>\$ 0.22</u></u>
Diluted	<u><u>\$ 0.15</u></u> (2)	<u><u>\$ 0.14</u></u> (2)	<u><u>\$ 0.28</u></u> (2)	<u><u>\$ 0.22</u></u> (2)
Net income: (4)				
Basic	<u><u>\$ 0.09</u></u>	<u><u>\$ 0.12</u></u>	<u><u>\$ 0.22</u></u>	<u><u>\$ 0.21</u></u>
Diluted	<u><u>\$ 0.09</u></u> (2)	<u><u>\$ 0.12</u></u> (2)	<u><u>\$ 0.22</u></u> (2)	<u><u>\$ 0.21</u></u> (2)
Weighted average shares:				
Basic	<u><u>407,640</u></u>	<u><u>405,560</u></u>	<u><u>407,154</u></u>	<u><u>405,916</u></u>
Diluted	<u><u>408,831</u></u>	<u><u>406,476</u></u>	<u><u>408,163</u></u>	<u><u>406,827</u></u>

(1) Included in the calculation of income from continuing operations per common share in accordance with SEC guidelines.

(2) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. The impact of the conversion would have an anti-dilutive effect on net income and therefore have not been included.

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,133) and (\$3,180) for the quarters ended June 30, 2013 and 2012, and (\$4,854) and (\$6,392) for the six months ended June 30, 2013 and 2012, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$352 and \$313 for the quarters ended June 30, 2013 and 2012, and \$705 and \$627 for the six months ended June 30, 2013 and 2012, respectively.

**RECONCILIATION OF NET INCOME AVAILABLE TO COMMON SHAREHOLDERS  
TO FUNDS FROM OPERATIONS - "FFO"  
(in thousands, except per share data)  
(unaudited)**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Net income available to common shareholders	\$ 36,566	\$ 48,271	\$ 89,762	\$ 86,335
Gain on disposition of operating property, net of noncontrolling interests	(1,869)	(15,332)	(4,904)	(24,722)
Gain on disposition of joint venture operating properties	(37,454)	(11,948)	(50,756)	(22,372)
Depreciation and amortization - real estate related	62,514	64,873	123,297	128,537
Depr. and amort. - real estate jv's, net of noncontrolling interests	32,089	33,643	65,050	67,685
Impairments of operating properties, net of tax and noncontrolling interests	49,796	18,482	54,073	28,775
<b>Funds from operations</b>	<b>141,642</b>	<b>137,989</b>	<b>276,522</b>	<b>264,238</b>
Transactional charges / (income), net	480	(11,746)	(2,219)	(12,107)
<b>Funds from operations as adjusted</b>	<b>\$ 142,122</b>	<b>\$ 126,243</b>	<b>\$ 274,303</b>	<b>\$ 252,131</b>
Weighted average shares outstanding for FFO calculations:				
Basic	407,640	405,560	407,154	405,916
Units	1,519	1,524	1,524	1,532
Dilutive effect of equity awards	2,780	2,260	2,598	2,255
Diluted	411,939 <sup>(1)</sup>	409,344 <sup>(1)</sup>	411,276 <sup>(1)</sup>	409,703 <sup>(1)</sup>
<b>FFO per common share - basic</b>	<b>\$ 0.35</b>	<b>\$ 0.34</b>	<b>\$ 0.68</b>	<b>\$ 0.65</b>
<b>FFO per common share - diluted</b>	<b>\$ 0.35</b> <sup>(1)</sup>	<b>\$ 0.34</b> <sup>(1)</sup>	<b>\$ 0.68</b> <sup>(1)</sup>	<b>\$ 0.65</b> <sup>(1)</sup>
<b>FFO as adjusted per common share - diluted</b>	<b>\$ 0.35</b> <sup>(1)</sup>	<b>\$ 0.31</b> <sup>(1)</sup>	<b>\$ 0.67</b> <sup>(1)</sup>	<b>\$ 0.62</b> <sup>(1)</sup>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$625 and \$520 for the three months ended June 30, 2013 and 2012, and \$1,249 and \$1,039 for the six months ended June 30, 2013 and 2012, respectively.

FFO is a widely accepted supplemental measure of REIT performance with the standards established by the National Association of Real Estate Investment Trusts (NAREIT). Given the company's business as a real estate owner and operator, Kimco believes that FFO and FFO as adjusted is helpful to investors as a measure of its operating performance. NAREIT defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles, excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments. Included in these items are also the company's share of unconsolidated real estate joint ventures and partnerships. FFO as adjusted excludes the effects of non-operating impairments, transactional income and expenses.



**Reconciliation of Net Income to EBITDA**  
**(in thousands, except per share data)**  
**(unaudited)**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Net Income	\$ 53,272	\$ 72,387	\$ 123,780	\$ 131,535
Interest	55,423	56,776	108,970	113,757
Interest - discontinued operations	(744)	636	(667)	1,148
Depreciation and amortization	63,409	59,731	125,136	118,299
Depreciation and amortization- discontinued operations	861	6,575	1,906	12,892
Gain on sale of operating properties	(1,869)	(15,332)	(4,905)	(24,722)
Gain on sale of joint venture operating properties, net of income taxes	(37,953)	(11,826)	(60,328)	(22,250)
Impairment/loss on operating properties held for sale/sold	42,951	24,956	45,782	34,364
Impairment charges	35,366	92	35,764	325
Impairment of joint venture property carrying values	9,675	237	11,076	1,295
Provision/(benefit) for income taxes	(11,830)	3,302	3,936	8,089
Provision/(benefit) for income taxes-discontinued operations	(15,260)	(7,474)	(15,942)	(8,745)
<b>Consolidated EBITDA</b>	<b>193,301</b>	<b>190,060</b>	<b>374,508</b>	<b>365,987</b>
Transactional charges / (income), net	(6,473)	(16,908)	(10,602)	(17,269)
<b>Consolidated EBITDA as adjusted</b>	<b>\$ 186,828</b>	<b>\$ 173,152</b>	<b>\$ 363,905</b>	<b>\$ 348,718</b>
<b>Consolidated EBITDA</b>	193,301	190,060	374,508	365,987
Prorata share of interest expense - real estate jv's	29,883	34,018	60,199	69,739
Prorata share of interest expense - other investments	5,414	6,396	11,090	13,215
Prorata share of depreciation and amortization - real estate jv's	27,525	28,389	54,955	56,614
Prorata share of depreciation and amortization - other investments	5,475	5,254	11,006	11,071
<b>EBITDA including prorata share - JV's</b>	<b>261,598</b>	<b>264,117</b>	<b>511,758</b>	<b>516,626</b>
Transactional charges / (income), net	(6,473)	(16,908)	(10,602)	(17,269)
<b>EBITDA as adjusted including prorata share - JV's</b>	<b>\$ 255,125</b>	<b>\$ 247,209</b>	<b>\$ 501,156</b>	<b>\$ 499,357</b>

EBITDA is net income/(loss) before interest, depreciation and amortization, gains/losses on sale of operating properties, impairment charges, income taxes and unrealized remeasurement adjustment of derivative instrument. EBITDA as adjusted excludes the effects of non-operating transactional income and expenses.

**Net Operating Income Disclosures**  
(in thousands)  
(unaudited)

	Three Months Ended			Six Months Ended		
	June 30, 2013	2012	%	June 30, 2013	2012	%
			Change			Change
Revenue breakdown:						
Minimum rent	\$ 178,253	\$ 161,592		\$ 351,352	\$ 318,222	
Lease terminations	370	1,032		902	1,615	
Deferred rents (Straight-line)	1,752	1,263		2,823	3,540	
Above and below market rents	2,625	3,687		5,909	8,986	
Percentage rent	2,054	1,609		5,414	4,273	
Recovery income	44,691	40,822		89,333	81,393	
Other rental property income	7,334	7,804		11,638	11,863	
Revenues from rental property	<u>237,079</u>	<u>217,809</u>	8.8%	<u>467,371</u>	<u>429,892</u>	8.7%
Bad debt expense	<u>(3,266)</u>	<u>(2,551)</u>		<u>(5,199)</u>	<u>(5,624)</u>	
Net revenues from rental property	<u>233,813</u>	<u>215,258</u>	8.6%	<u>462,172</u>	<u>424,268</u>	8.9%
Rental property expenses:						
Rent	3,380	2,924		6,705	6,187	
Real estate taxes	28,858	27,985		58,306	55,592	
Operating and maintenance	31,445	26,756		59,567	52,413	
	<u>63,683</u>	<u>57,665</u>		<u>124,578</u>	<u>114,192</u>	
<b>Net operating income (NOI)</b>	<b><u>170,130</u></b>	<b><u>157,593</u></b>	8.0%	<b><u>337,594</u></b>	<b><u>310,076</u></b>	8.9%
Net operating income from discontinued operations	1,613	6,458		3,048	14,612	
Consolidated NOI, net	<u>171,743</u>	<u>164,051</u>		<u>340,642</u>	<u>324,688</u>	
<b>Prorata share of joint venture NOI:</b>						
Prudential	6,140	6,196		12,222	12,576	
KIR	17,413	16,350		34,311	33,142	
UBS	3,131	3,649		6,702	7,341	
Kimstone <sup>(1)</sup>	746	-		746	-	
BIG	3,275	3,185		6,552	6,419	
CPP	4,464	4,135		8,792	8,219	
KIF I	2,200	785		4,006	2,168	
SEB Immobilien	933	891		1,862	1,766	
Other Institutional Programs	1,230	1,460		2,704	3,881	
Other US JV Properties	11,864	12,089		23,461	25,935	
Canada	25,243	24,428		50,181	48,031	
Latin America	6,362	6,933		13,961	13,552	
Mexico Industrial	6,026	5,938		11,859	11,622	
Other Investments	12,847	12,676		25,172	26,308	
<b>Subtotal of prorata share of JV NOI</b>	<b><u>101,874</u></b>	<b><u>98,715</u></b>		<b><u>202,531</u></b>	<b><u>200,960</u></b>	
<b>Total NOI including prorata share - JV's</b>	<b><u>\$ 273,617</u></b>	<b><u>\$ 262,766</u></b>	4.1%	<b><u>\$ 543,173</u></b>	<b><u>\$ 525,648</u></b>	3.3%
<b>Consolidated NOI, net</b>						
United States	\$ 159,476	\$ 153,266		\$ 318,298	\$ 305,144	
Latin America	10,749	10,208		20,890	19,022	
Non-Retail Investments	1,518	577		1,454	522	
<b>Total consolidated NOI, net</b>	<b><u>\$ 171,743</u></b>	<b><u>\$ 164,051</u></b>		<b><u>\$ 340,642</u></b>	<b><u>\$ 324,688</u></b>	
<b>Same Property NOI (Prorata share)</b>						
US same property NOI	\$ 201,587	\$ 193,382	4.2%	\$ 401,011	\$ 385,557	4.0%
Canada same property NOI	23,430	23,782	-1.5%	46,616	47,150	-1.1%
Latin America same property NOI	13,561	12,277	10.5%	26,415	23,222	13.7%
<b>Combined same property NOI</b>	<b><u>\$ 238,578</u></b>	<b><u>\$ 229,441</u></b>	<b>4.0%*</b>	<b><u>\$ 474,042</u></b>	<b><u>\$ 455,929</u></b>	<b>4.0%*</b>
Non same property retail NOI	20,674	20,072	3.0%	42,505	42,889	-0.9%
<b>Total retail NOI</b>	<b><u>259,252</u></b>	<b><u>249,513</u></b>	<b>3.9%</b>	<b><u>516,547</u></b>	<b><u>498,818</u></b>	<b>3.6%</b>
Non-Retail NOI	14,365	13,253	8.4%	26,626	26,830	-0.8%
<b>Total NOI including prorata share - JV's</b>	<b><u>\$ 273,617</u></b>	<b><u>\$ 262,766</u></b>	<b>4.1%</b>	<b><u>\$ 543,173</u></b>	<b><u>\$ 525,648</u></b>	<b>3.3%</b>

<sup>(1)</sup> Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

\* Combined same property NOI excluding currency impact for the three months and six months ended 6/30/13 is 4.0% and 3.9%, respectively.

**Condensed Consolidated Statements of Cash Flows**  
(in thousands)  
(unaudited)

	<b>Six Months Ended June 30</b>	
	2013	2012
Cash flow from operating activities:		
Net income	\$ 123,780	\$ 131,535
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	127,042	131,191
Impairment charges	81,546	34,570
Gain on sale of operating properties	(5,446)	(31,318)
Equity in income of joint ventures, net	(83,616)	(65,090)
Gains on change in control of interests	(21,711)	(14,156)
Equity in income from other real estate investments, net	(19,363)	(25,103)
Distributions from joint ventures and other real estate investments	82,245	115,627
Change in accounts and notes receivable	11,142	18,320
Change in accounts payable and accrued expenses	6,755	114
Change in other operating assets and liabilities	(36,846)	(20,258)
Net cash flow provided by operating activities	<u>265,528</u>	<u>275,432</u>
Cash flow from investing activities:		
Acquisition of operating real estate	(145,303)	(267,427)
Improvements to operating real estate	(49,497)	(61,593)
Acquisition of and improvements to real estate under development	(326)	(1,749)
Investment in marketable securities	(33,588)	-
Proceeds from sale/repayments of marketable securities	10,758	118
Investments and advances to real estate joint ventures	(239,903)	(121,242)
Reimbursements of advances to real estate joint ventures	295,186	80,023
Investment in other real estate investments	(23,227)	(4,123)
Reimbursements of advances to other real estate investments	1,200	6,906
Investment in mortgage loans receivable	(11,017)	(25)
Collection of mortgage loans receivable	8,779	9,733
Investment in other investments	(21,366)	(762)
Reimbursements of other investments	463	9,151
Proceeds from sale of operating properties	110,389	206,107
Net cash flow used for investing activities	<u>(97,452)</u>	<u>(144,883)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(66,206)	(200,312)
Principal payments on rental property debt	(12,094)	(11,651)
Proceeds from mortgage/construction loan financings	17,374	6,276
Repayments under unsecured revolving credit facility, net	(62,966)	(226,220)
Borrowings under unsecured term loan/notes	428,118	400,000
Repayments under unsecured term loan/notes	(253,225)	-
Financing origination costs	(6,096)	(1,391)
Redemption of/distributions to noncontrolling interests	(27,184)	(7,548)
Dividends paid	(199,164)	(184,307)
Proceeds from issuance of stock	27,942	394,409
Repurchase of common stock	-	(28,958)
Net cash flow (used for) provided by financing activities	<u>(153,501)</u>	<u>140,298</u>
Change in cash and cash equivalents	14,575	270,847
Cash and cash equivalents, beginning of period	141,875	112,882
Cash and cash equivalents, end of period	<u>\$ 156,450</u>	<u>\$ 383,729</u>
Interest paid during the period (net of capitalized interest of \$579, and \$926, respectively)	<u>\$ 108,906</u>	<u>\$ 113,411</u>
Income taxes paid during the period	<u>\$ 798</u>	<u>\$ 1,584</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	<u>\$ 36,716</u>	<u>\$ 116,735</u>
Acquisition of real estate by issuance of redeemable units	<u>\$ 3,985</u>	<u>-</u>
Disposition of real estate interests by assignment of mortgage debt	<u>-</u>	<u>\$ 13,655</u>
Disposition of real estate through the issuance of unsecured obligation	<u>\$ 3,513</u>	<u>\$ 1,750</u>
Issuance of restricted common stock	<u>\$ 9,213</u>	<u>\$ 18,066</u>
Surrender of restricted common stock	<u>\$ (3,176)</u>	<u>\$ (1,555)</u>
Consolidation of Joint Ventures:		
Increase in real estate and other assets	<u>\$ 228,200</u>	<u>-</u>
Increase in mortgage payables	<u>\$ 206,489</u>	<u>-</u>
Declaration of dividends paid in succeeding period	<u>\$ 98,326</u>	<u>\$ 98,883</u>

**SELECTED BALANCE SHEET ACCOUNT DETAIL**  
(in thousands)

	June 30, 2013	March 31, 2013	December 31, 2012
<b>Operating real estate*</b>			
Land	\$ 2,105,431	\$ 2,102,542	\$ 2,024,300
Building and improvements			
Buildings	4,696,458	4,726,516	4,607,932
Building improvements	1,123,509	1,119,375	1,091,749
Tenant improvements	744,812	723,866	708,626
Fixtures and leasehold improvements	60,887	60,559	59,750
Other rental property	388,334	376,032	357,667
	<u>9,119,431</u>	<u>9,108,890</u>	<u>8,850,024</u>
Accumulated depreciation & amortization	(1,835,280)	(1,801,680)	(1,745,462)
<b>Total operating real estate</b>	<b>\$ 7,284,151</b>	<b>\$ 7,307,210</b>	<b>\$ 7,104,562</b>
<b>Investments and advances in real estate joint ventures</b>			
Joint ventures - retail	\$ 1,398,479	\$ 1,343,521	\$ 1,325,535
Joint ventures - non-retail	(21,725)	83,079	86,951
Joint ventures - Mexico Land Fund	15,664	15,640	15,669
<b>Total investment and advances in real estate joint ventures</b>	<b>\$ 1,392,418</b>	<b>\$ 1,442,240</b>	<b>\$ 1,428,155</b>
<b>Real estate under development</b>			
Latin America- construction in progress	\$ 3,004	\$ 3,052	\$ 2,954
United States- construction in progress	93,946	94,208	94,309
<b>Total real estate under development</b>	<b>\$ 96,950</b>	<b>\$ 97,260</b>	<b>\$ 97,263</b>
<b>Other real estate investments</b>			
Preferred equity retail	\$ 78,275	\$ 76,438	\$ 84,218
Preferred equity non-retail	49,380	72,408	72,999
Net lease portfolio	135,577	132,940	130,627
Other retail investments	47,932	47,125	24,519
Other non-retail investments	4,879	5,171	5,194
<b>Total other real estate investments</b>	<b>\$ 316,043</b>	<b>\$ 334,082</b>	<b>\$ 317,557</b>
<b>Mortgages and other financing receivables</b>			
Latin America	\$ 6,282	\$ 6,402	\$ 6,561
Retail	27,691	29,283	25,202
Non-retail	40,115	36,676	38,941
<b>Total mortgages and other financing receivables</b>	<b>\$ 74,088</b>	<b>\$ 72,361</b>	<b>\$ 70,704</b>
<b>Marketable securities</b>			
Retail - SuperValu	\$ 50,838	\$ 41,194	\$ -
Non-retail	20,171	35,592	36,541
<b>Total marketable securities</b>	<b>\$ 71,009</b>	<b>\$ 76,786</b>	<b>\$ 36,541</b>
<b>Accounts and notes receivable</b>			
Straightline rent receivable	\$ 93,520	\$ 95,002	\$ 95,196
Other	66,878	69,508	76,344
<b>Total accounts and notes receivable</b>	<b>\$ 160,398</b>	<b>\$ 164,510</b>	<b>\$ 171,540</b>
<b>Other assets</b>			
Deferred tax asset	\$ 138,755	\$ 112,906	\$ 113,421
Leasing commissions	106,792	105,754	104,548
Prepaid & deferred charges	71,561	76,933	66,825
Non-retail investments	21,031	27,940	28,550
Escrows & deposits	17,930	17,820	23,442
Real estate held for sale	21,436	209	3,352
Other	59,459	58,930	42,899
<b>Total other assets</b>	<b>\$ 436,964</b>	<b>\$ 400,492</b>	<b>\$ 383,037</b>
<b>Other liabilities</b>			
Accounts payable & accrued expenses	\$ 118,342	\$ 129,438	\$ 111,881
Below market rents	167,384	167,234	167,235
Other	187,878	172,822	166,727
<b>Total other liabilities</b>	<b>\$ 473,604</b>	<b>\$ 469,494</b>	<b>\$ 445,843</b>
<b>Redeemable noncontrolling interests (Down REIT units)</b>			
	<b>\$ 85,486</b>	<b>\$ 86,324</b>	<b>\$ 81,076</b>
<b>Noncontrolling interests - stockholders equity</b>			
Down REIT units **	\$ 61,806	\$ 63,346	\$ 62,846
Other	82,202	104,707	104,474
<b>Total noncontrolling interests</b>	<b>\$ 144,008</b>	<b>\$ 168,053</b>	<b>\$ 167,320</b>

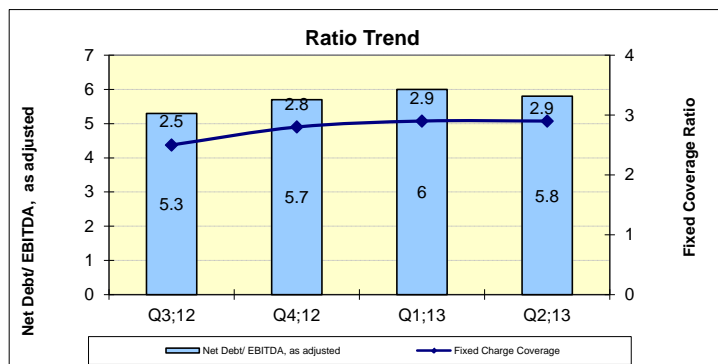
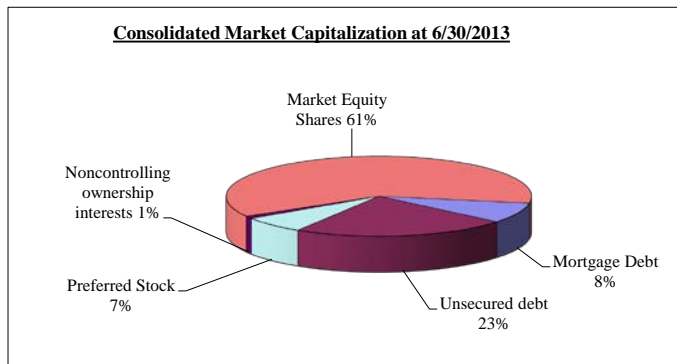
\* Includes Blue Ridge, Redevelopments & Land Holdings

\*\* 1,626,845, 1,626,846 and 1,633,718 units outstanding, respectively.

**Capitalization and Financial Ratios**  
**June 30, 2013**  
(in 000's, except share information)

	Consolidated Only		Pro Rata Joint Ventures	Market Cap incl. JV's
	Book Value	Market Value		
<b>Debt:</b>				
Notes payable - LOC (395 unencumbered properties)	\$ 186,646	\$ 186,646	\$ -	\$ 186,646
Notes payable - Other	3,097,368	3,097,368	1,408	3,098,776
Non-recourse mortgages payable	1,180,760	1,180,760	2,365,091	3,545,851
	<u>4,464,774</u>	<u>4,464,774</u>	<u>2,366,499</u>	<u>6,831,273</u>
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (409,616,877 shares outstanding)	3,747,273	8,778,090		8,778,090
Preferred Stock 6.90% Series H	175,000	175,000		175,000
Preferred Stock 6.00% Series I	400,000	400,000		400,000
Preferred Stock 5.50% Series J	225,000	225,000		225,000
Preferred Stock 5.625% Series K	175,000	175,000		175,000
Noncontrolling ownership interests	144,008	144,008		144,008
	<u>4,866,281</u>	<u>9,897,098</u> <sup>(1)</sup>		<u>9,897,098</u> <sup>(1)</sup>
<b>Total Capitalization</b>	<u>\$ 9,331,055</u>	<u>\$ 14,361,872</u>		<u>\$ 16,728,371</u>
<b>Ratios:</b>				
Debt to Total Capitalization	<u>.48:1</u>	<u>.31:1</u>		<u>.41:1</u>
Debt to Equity	<u>.92:1</u>	<u>.45:1</u>		<u>.69:1</u>
Debt Service Coverage	<u>3.7x</u>			<u>2.4x</u>
Fixed Charge Coverage	<u>2.9x</u>			<u>2.1x</u>
Net Debt to EBITDA	<u>5.6x</u>			<u>6.3x</u>
Net Debt to EBITDA, as adjusted	<u>5.8x</u>			<u>6.5x</u>
Net Debt and Preferred to EBITDA, as adjusted	<u>7.1x</u>			<u>7.4x</u>

(1) Based upon closing price of the Company's Common Stock on June 30, 2013 at \$21.43 per share.



Dividend Data				
	Q3 12	Q4 12	Q1 13	Q2 13
Common Dividend per share	\$0.19	\$0.21	\$0.21	\$0.21

Liquidity & Credit Facility As Of 7/17/13	
Cash On Hand	\$ 62,759
Marketable Equity Securities *	33,989
Available under Credit Facility	1,487,694
	<u>\$ 1,584,442</u>

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$3.0 million.

Note: The Company has a \$1.75 billion revolving credit facility, which matures October 27, 2016.

**Bond Indebtedness Covenant Disclosure**  
(in thousands)

	Must be	Actual 6/30/2013
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	< 60%	\$ 4,651,027
Total Assets		\$ 11,806,039
		39%
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	< 40%	\$ 1,180,760
Total Assets		\$ 11,801,980 (1)
		10%
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	> 1.50	\$ 997,089
Maximum Annual Service Charge		\$ 233,008
		4.3
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	> 1.50	\$ 9,570,039
Consolidated Unsecured Indebtedness		\$ 3,470,267
		2.8

**Sensitivity Analysis:**

Additional \$2.4 B debt capacity available and reduction of \$648M of Consolidated Cash Flows before covenant violation.

**Definitions for Bond Indenture Covenants:**

**Consolidated Indebtedness:** Total Indebtedness including letters of credit & guarantee obligations.

**Total Assets:** Undepreciated Real Estate assets and all other assets of the Company less goodwill and deferred financing costs.

**Consolidated Secured Indebtedness:** Indebtedness which is secured by any mortgage, lien, charge, pledge, encumbrance or security interest.

**Consolidated Income Available for Debt Service:** Rolling 12 month Consolidated Net Income plus interest, income taxes, and depreciation & amortization.

**Maximum Annual Service Charge:** Interest, including capitalized interest, and principal amortization on a forward looking 12 months.

**Unencumbered Total Asset Value:** Total Assets less encumbered assets value.

**Consolidated Unsecured Indebtedness:** Notes Payable, Letters of Credit plus guaranteed obligations.

(1) Does not include guarantee obligation reimbursements.

**Please Note** - For full detailed descriptions on the Bond Indenture Covenant calculations please refer to the Indenture dated September 1, 1993 filed as Exhibit 4(a) to the Registration Statement, First Supplemental Indenture, dated as of August 4, 1994 filed in the Company's 12/31/95 Form 10-K, the Second Supplemental Indenture, dated as of April 7, 1995 filed in the Company's Current Report on Form 8-K dated April 7, 1995, the Third Supplemental Indenture dated as of June 2, 2006 filed in the Company's Current Report on Form 8-K dated June 5, 2006, the Fifth Supplemental Indenture dated as of September 24, 2009 filed in the Company's Current Report on Form 8-K dated September 24, 2009, and the Sixth Supplemental Indenture dated as of May 23, 2013 filed in the Company's Current Report on Form 8-K dated May 23, 2013.

**Line of Credit Covenant Disclosure**  
(in thousands)

	Must be	As of 6/30/13
<b>I. Total Indebtedness Ratio</b>		
Total Indebtedness	< 60%	\$ 4,375,358
GAV		\$ 9,798,503
		45%
<b>II. Total Priority Indebtedness Ratio</b>		
Total Priority Indebtedness	< 35%	\$ 1,057,170
GAV		\$ 9,798,503
		11%
<b>III. Minimum Unsecured Interest Coverage Ratio</b>		
Unencumbered Asset NOI	> 1.75	\$ 262,992
Total Unsecured Interest Expense		\$ 73,767
		3.57
<b>IV. Fixed Charge Coverage Ratio</b>		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 367,236
Total Debt Service (including Preferred Stock Dividends)		\$ 153,033
		2.40

**Definitions for Line of Credit Covenants:**

**Total Indebtedness:** Total Indebtedness of Kimco, its wholly owned subsidiaries and any other consolidated entities less fair market value (FMV) adjustments plus letters of credit and certain Guarantee Obligations; adjusted for applicable debt exclusion.

**GAV (Gross Asset Value):** Total adjusted EBITDA less replacement reserve (\$.15 per square foot) less straight line rent less EBITDA of Unconsolidated entities less income from mezzanine and mortgage loan receivables less dividend & interest income from marketable securities less EBITDA of Properties acquired within the last 24 months for the two most recent consecutive fiscal quarters annualized and capped at 7.5%, plus unrestricted cash & cash equivalents, land & development projects at cost, mezzanine and mortgage loan receivables at lower of cost or market, marketable securities as reflected on Kimco's financial statements, 100% of the purchase price of properties acquired within the last 24 months & investment and advances in unconsolidated entities at book value within certain limitations.

**Total Priority Indebtedness:** Total Mortgages & Construction Loans less FMV adjustments; adjusted for applicable debt exclusion.

**Unencumbered Asset NOI:** Consolidated NOI (including discontinued operations) for unencumbered properties less Minority Interest share less 3% management fee reserve less replacement reserve (\$.15 per square foot) plus 75% of management fee revenues plus dividend & interest on marketable securities plus income from mezzanine and mortgage loan receivables for the two most recent consecutive fiscal quarters within certain limitations.

**Total Unsecured Interest Expense :** Interest on Unsecured Debt.

**Fixed Charge Adjusted EBITDA :** Total adjusted EBITDA plus income from mezzanine & mortgage loan receivables plus dividend & interest income on marketable securities plus EBITDA for properties acquired within the last 24 months plus applicable distributions from unconsolidated entities.

**Debt Service :** Interest Expense per Kimco's financials plus principal payments plus preferred stock dividends.

**Please Note -** For full detailed descriptions on the Line of Credit Covenant calculations please refer to the Credit Agreement dated as of October 27, 2011 filed in the Company's Current Report on form 8-K dated November 2, 2011.

**Schedule of Consolidated Debt**  
**June 30, 2013**  
(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)						
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Weighted Avg Rate	Total	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	
2013	\$ 66,869	5.92%	\$ 290,070	**	5.18%	\$ 356,939	5.32%	\$ -	-	\$ 2,308	5.50%	\$ 2,308	5.50%
2014	239,291	6.30%	294,739		5.20%	534,030	5.69%	-	-	-	-	-	-
2015	163,118	5.28%	350,000		5.29%	513,118	5.29%	6,000	0.16%	-	-	6,000	0.16%
2016	294,745	6.50%	300,000		5.78%	594,745	6.14%	-	-	186,646	*	186,646	1.27%
2017	180,957	6.14%	290,915		5.70%	471,872	5.87%	2,007	4.00%	400,000		402,007	1.26%
2018	19,549	6.43%	442,552	***	4.84%	462,101	4.91%	21,218	3.05%	76,784	***	98,002	5.10%
2019	13,248	6.50%	300,000		6.88%	313,248	6.86%	-	-	-	-	-	-
2020	22,283	6.85%	-		-	22,283	6.85%	-	-	-	-	-	-
2021	-	-	-		-	-	0.00%	-	-	-	-	-	-
2022	57,035	3.67%	-		-	57,035	3.67%	-	-	-	-	-	-
Thereafter	51,193	5.92%	350,000		3.13%	401,193	3.48%	43,247	5.66%	-	-	43,247	5.66%
	\$ 1,108,288	6.02%	\$ 2,618,276		5.19%	\$ 3,726,564	5.43%	\$ 72,472	4.40%	\$ 665,738	1.77%	\$ 738,210	2.03%

(1) Weighted average maturity of 3.8 years (45.2 months)

(2) Weighted average maturity of 4.7 years (56.3 months)

Year	Total Consolidated Debt (3)							% of Total Debt	CMBS % of Debt	Secured LTV% @ 7.0% Cap Rate
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	Total			
2013	\$ 66,869	5.92%	\$ 292,378	**	5.19%	\$ 359,247	5.32%	8%	18.6%	48.9%
2014	239,291	6.30%	294,739		5.20%	534,030	5.69%	12%	19.0%	50.0%
2015	169,118	5.10%	350,000		5.29%	519,118	5.23%	12%	13.0%	53.6%
2016	294,745	6.50%	486,646	*	4.05%	781,391	4.97%	18%	9.3%	49.6%
2017	182,964	6.12%	690,915		3.12%	873,879	3.75%	19%	19.9%	71.4%
2018	40,767	4.67%	519,336	***	4.97%	560,103	4.94%	13%	1.0%	44.2%
2019	13,248	6.50%	300,000		6.88%	313,248	6.86%	7%	-	47.1%
2020	22,283	6.85%	-		-	22,283	6.85%	-	-	33.9%
2021	-	-	-		-	-	-	-	-	-
2022	57,035	3.67%	-		-	57,035	3.67%	1%	-	42.8%
Thereafter	94,440	5.80%	350,000		3.13%	444,440	3.69%	10%	2.7%	39.2%
	\$ 1,180,760	5.92%	\$ 3,284,014		4.50%	\$ 4,464,774	4.87%	100%	11.2%	51.3%

(3) Weighted average maturity of 3.9 years (47.0 months)

\* Includes \$186.6 million on the revolving credit facility.

\*\* Includes CAD \$200 million bond.

\*\*\* Includes CAD \$150 million bond in fixed rate debt and includes \$76.8 million on the peso facility, in floating rate debt.

Note: Above includes approximately \$11.6 million net premium related to unamortized fair market value adjustment.

In situations where the company has options to extend the maturity of a loan, the maturity of the extension period(s) has been assumed for this schedule.

Minority interest share of debt is approximately \$63.9 million.



**Schedule of Real Estate Joint Venture Debt**  
**June 30, 2013**  
(in thousands)

Year	Fixed Rate Debt (1)							Floating Debt (2)						
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
2013	\$ 112,135	5.59%	\$ -	-	\$ 112,135	\$ 60,040	5.59%	\$ 16,396	1.10%	\$ 2,815	1.24%	\$ 19,211	\$ 9,606	1.12%
2014	510,127	5.64%	-	-	510,127	212,127	5.64%	23,262	3.88%	-	-	23,262	5,131	3.88%
2015	541,966	5.75%	-	-	541,966	216,499	5.75%	50,000	2.09%	-	-	50,000	27,500	2.09%
2016	1,761,583	5.55%	-	-	1,761,583	473,655	5.55%	78,000	2.29%	-	-	78,000	28,741	2.29%
2017	1,244,523	5.68%	-	-	1,244,523	482,672	5.68%	107,503	3.52%	-	-	107,503	37,619	3.52%
2018	269,844	5.52%	-	-	269,844	134,988	5.52%	38,439	2.81%	-	-	38,439	15,802	2.81%
2019	151,944	5.32%	-	-	151,944	80,703	5.32%	-	-	-	-	-	-	-
2020	169,068	5.08%	-	-	169,068	80,620	5.08%	-	-	-	-	-	-	-
2021	433,155	5.15%	-	-	433,155	204,387	5.15%	-	-	-	-	-	-	-
2022	411,528	4.34%	-	-	411,528	186,551	4.34%	-	-	-	-	-	-	-
Thereafter	191,485	4.68%	-	-	191,485	109,858	4.68%	-	-	-	-	-	-	-
Total	\$ 5,797,358	5.44%	\$ -	-	\$ 5,797,358	\$ 2,242,100	5.44%	\$ 313,600	2.80%	\$ 2,815	1.24%	\$ 316,415	\$ 124,399	2.79%

(1) Weighted average maturity of 4.3 years (51.4 months)

(2) Weighted average maturity of 3.0 years (36.5 months)

Year	Total Real Estate Joint Venture Debt (3)											
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % @ 7% cap rate	Kimco Share Secured Debt	Unsecured Debt	Total Debt
2013	\$ 128,531	5.02%	\$ 2,815	1.24%	\$ 131,346	4.94%	2.1%	25.3%	54.3%	\$ 68,238	\$ 1,408	\$ 69,646
2014	533,389	5.56%	-	-	533,389	5.56%	8.7%	42.8%	51.9%	217,258	-	217,258
2015	591,966	5.44%	-	-	591,966	5.44%	9.7%	49.0%	56.9%	243,999	-	243,999
2016	1,839,583	5.41%	-	-	1,839,583	5.41%	30.1%	73.9%	71.6%	502,396	-	502,396
2017	1,352,026	5.51%	-	-	1,352,026	5.51%	22.1%	29.6%	62.3%	520,291	-	520,291
2018	308,283	5.18%	-	-	308,283	5.18%	5.0%	18.8%	53.9%	150,790	-	150,790
2019	151,944	5.32%	-	-	151,944	5.32%	2.5%	3.0%	53.0%	80,703	-	80,703
2020	169,068	5.08%	-	-	169,068	5.08%	2.8%	64.2%	49.1%	80,620	-	80,620
2021	433,155	5.15%	-	-	433,155	5.15%	7.1%	20.2%	57.7%	204,387	-	204,387
2022	411,528	4.34%	-	-	411,528	4.34%	6.7%	15.8%	46.7%	186,551	-	186,551
Thereafter	191,485	4.68%	-	-	191,485	4.68%	3.2%	17.4%	54.3%	109,858	-	109,858
Total	\$ 6,110,958	5.30%	\$ 2,815	1.24%	\$ 6,113,773	5.30%	100.0%	43.6%	59.7%	\$ 2,365,091	\$ 1,408	\$ 2,366,499

(3) Weighted average maturity of 4.2 years (50.7 months)

Note: Above includes approximately \$27.8 million net premium related to unamortized fair market value adjustment.

In situations where the company has options to extend the maturity of a loan, the maturity of the extension period(s) has been assumed for this schedule.

**Real Estate Joint Venture Debt by Portfolio**  
**June 30, 2013**  
(in thousands)

Portfolio	Kimco %											Thereafter	Totals	
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
<b>Investment Management Programs</b>														
Prudential Investment Program	15.0%	\$ -	\$ 69,522	\$ 58,931	\$ 810,808	\$ 15,680	\$ -	\$ -	\$ -	\$ 39,474	\$ -	\$ -	\$ 994,415	
Kimco Income REIT	48.6%	-	-	121,160	46,122	70,819	94,145	10,945	68,685	153,731	240,832	90,570	897,009	
Kimstone <sup>(1)</sup>	33.3%	-	76,162	159,340	258,117	168,420	20,500	3,702	12,974	26,832	-	5,338	731,385	
BIG Shopping Centers	37.9%	33,173	11,033	12,604	316,975	-	-	-	32,294	-	-	-	406,079	
Canada Pension Plan (CPP)	55.0%	-	24,832	50,000	65,215	-	-	-	-	-	-	-	140,047	
Kimco Income Fund	39.5%	-	152,063	-	-	-	-	-	7,649	-	-	-	159,712	
SEB Immobilien	15.0%	-	-	-	36,945	193,600	-	-	-	13,255	-	-	243,800	
Other Institutional Programs	14.6%	-	17,762	65,556	57,918	132,696	-	-	-	-	-	-	273,932	
<b>Total Investment Management Programs</b>		<b>\$ 33,173</b>	<b>\$ 351,374</b>	<b>\$ 467,591</b>	<b>\$ 1,592,100</b>	<b>\$ 581,215</b>	<b>\$ 114,645</b>	<b>\$ 14,647</b>	<b>\$ 121,602</b>	<b>\$ 233,292</b>	<b>\$ 240,832</b>	<b>\$ 95,908</b>	<b>\$3,846,379</b>	
<b>Other Joint Venture Properties</b>														
US Properties	43.9%	\$ 37,729	\$ 49,274	\$ 9,502	\$ 83,510	\$ 273,036	\$ 66,931	\$ 36,730	\$ 47,468	\$ 12,765	\$ 139,034	\$ 7,208	\$ 763,187	
Canada Properties	55.4%	60,444	132,741	75,279	163,974	189,698	126,707	100,568	-	187,097	31,662	88,367	1,156,537	
Latin America	54.0%	-	-	39,592	-	-	-	-	-	-	-	-	39,592	
Mexico Industrial	50.6%	-	-	-	-	308,078	-	-	-	-	-	-	308,078	
<b>Total Other Joint Venture Properties</b>		<b>\$ 98,173</b>	<b>\$ 182,015</b>	<b>\$ 124,373</b>	<b>\$ 247,484</b>	<b>\$ 770,812</b>	<b>\$ 193,638</b>	<b>\$ 137,298</b>	<b>\$ 47,468</b>	<b>\$ 199,862</b>	<b>\$ 170,696</b>	<b>\$ 95,575</b>	<b>\$2,267,394</b>	
<b>Totals</b>		<b>\$ 131,346</b>	<b>\$ 533,389</b>	<b>\$ 591,964</b>	<b>\$ 1,839,584</b>	<b>\$ 1,352,027</b>	<b>\$ 308,283</b>	<b>\$ 151,945</b>	<b>\$ 169,070</b>	<b>\$ 433,154</b>	<b>\$ 411,528</b>	<b>\$ 191,483</b>	<b>\$6,113,773</b>	
<b>% of Debt per Year</b>		2.1%	8.7%	9.7%	30.1%	22.1%	5.0%	2.5%	2.8%	7.1%	6.7%	3.2%	100.0%	

<sup>(1)</sup> Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

# Transaction Summary

**2013 Shopping Center Transactions**  
**June 30, 2013**  
(in thousands)

<b>Acquisitions</b>							<b>Gross</b>		
<b>Country</b>	<b>Shopping Center</b>	<b>Location</b>	<b>MSA</b>	<b>Kimco's Interest</b>	<b>Month Acquired</b>	<b>Purchase Price</b>	<b>Debt</b>	<b>GLA</b>	
<b>Consolidated</b>									
United States	Village Commons (Parcel)	Tallahassee, FL	Tallahassee	100.0%	Jan-13	7,100	-	125	
United States	Columbia Crossing II	Columbia, MD	Baltimore-Towson	100.0%	Jan-13	21,800	-	101	
United States	Roseville Plaza (Parcel)	Roseville, MN	Minneapolis-St.Paul-Bloomington	82.7%	Jan-13	5,142	-	80	
United States	Wilton Campus	Wilton, CT	Bridgeport-Stamford-Norwalk	100.0%	Mar-13	42,000	36,000	187	
<b>Total Consolidated Acquisitions</b>						<b>\$ 76,042</b>	<b>\$ 36,000</b>	<b>493</b>	

<b>Dispositions</b>							<b>Gross</b>		
<b>Country</b>	<b>Shopping Center</b>	<b>Location</b>	<b>MSA</b>	<b>Kimco's Interest</b>	<b>Month Disposed</b>	<b>Sales Price</b>	<b>Debt Payoff</b>	<b>GLA</b>	
<b>Consolidated</b>									
United States	The Promenade	Bridgewater, NJ	New York-North Jersey-Long Island	100.0%	Feb-13	7,511	-	137	
United States	Oak Creek Plaza	Dayton, OH	Dayton	100.0%	Mar-13	2,810	-	163	
United States	Gettysburg Plaza	Gettysburg, PA	Gettysburg	100.0%	Apr-13	2,333	-	15	
United States	Washington Plaza	Philadelphia, PA	Philadelphia-Camden-Wilmington	100.0%	Apr-13	1,600	-	9	
United States	Bridgewater Plaza	Bridgewater, NJ	New York-North Jersey-Long Island	100.0%	May-13	6,900	-	22	
United States	Pearl Arts S.C.	Altamonte Springs, FL	Orlando-Kissimmee-Sanford	100.0%	Jun-13	1,800	-	60	
United States	Montgomery Plaza	Cincinnati, OH	Cincinnati-Middletown	100.0%	Jun-13	3,262	-	11	
United States	Marketplace at Rivergate	Nashville, TN	Nashville-Davidson-Murfreesboro-Franklin	100.0%	Jun-13	7,735	-	111	
United States	Manchester S.C.	Manchester, VT	Benington	100.0%	Jun-13	6,886	-	54	
<b>Consolidated Dispositions</b>						<b>\$ 40,837</b>	<b>\$ -</b>	<b>583</b>	

<b>Unconsolidated</b>									
United States	Potamkin Toyota 2	Miami, FL	Miami-Fort Lauderdale-Pompano Beach	50.0%	Apr-13	2,250	-	17	
United States	Mobile Festival	Mobile, AL	Mobile-Daphne-Fairhope	18.0%	May-13	27,625	26,239	349	
United States	Deptford Plaza	Deptford, NJ	Philadelphia-Camden-Wilmington	50.0%	May-13	8,260	-	58	
Mexico	9 Properties	Various	N/A	47.6%	May-13	274,000	47,000	2,614	
United States	Potamkin Toyota 1	Miami, FL	Miami-Fort Lauderdale-Pompano Beach	50.0%	Jun-13	2,990	-	29	
<b>Unconsolidated Dispositions</b>						<b>\$ 315,125</b>	<b>\$ 73,239</b>	<b>3,066</b>	
<b>Total Dispositions</b>						<b>\$ 354,013</b>	<b>\$ 26,286</b>	<b>1,127</b>	

**Summary of Transactions Between Kimco Entities**

<b>Country</b>	<b>Shopping Center</b>	<b>Location</b>	<b>Seller</b>	<b>Kimco's Interest</b>	<b>Purchaser</b>	<b>Kimco's Interest</b>	<b>Month</b>	<b>Gross</b>		
								<b>Sales Price</b>	<b>Debt</b>	<b>GLA</b>
United States	Shops at Kildeer	Kildeer, IL	UBS	19.0%	Kimco	100.0%	Jan-13	32,724	32,724	168
Canada	The Village Centre	St. John's, NL	*	*	Kimco	55.5%	Jan-13	34,952	21,510	429
United States	Santee Trolley Square	Santee, CA	VESTAR	45.0%	Kimco	100.0%	Jan-13	98,000	48,500	311
United States	Putty Hill Plaza	Baltimore, MD	KROP	10.6%	Kimco	100.0%	Jan-13	14,196	9,115	91
United States	Canyon Square Plaza	Santa Clarita, CA	PKIII	15.0%	Kimco	100.0%	Apr-13	15,750	13,800	97
United States	The Marketplace at Factoria	Bellevue, WA	KIMSCHOTT	50.0%	Kimco	99.0%	May-13	130,750	56,000	510
<b>Total Transfers</b>								<b>\$ 326,372</b>	<b>\$ 181,649</b>	<b>1,606</b>

\* Preferred equity investment converted to pari-passu JV/non-cash transaction

**Acquisition of Partner's Interest**

<b>Country</b>	<b>Joint Venture</b>	<b>Location</b>	<b># of Properties</b>	<b>Interest Acquired</b>	<b>Kimco's Interest</b>		<b>Month</b>	<b>Kimco Price Paid</b>
					<b>Before</b>	<b>After</b>		
United States	Kimco Income Fund I	Various	12	14.6%	15.2%	29.8%	Jan-13	19,893
United States	Kimco Income REIT	Various	58	3.6%	45.0%	48.6%	Jun-13	48,400
United States	Kimco Income Fund I	Various	12	9.7%	29.8%	39.5%	Jun-13	18,400
United States	Kimstone **	Various	39	15.3%	18.0%	33.3%	Jun-13	66,303
<b>Total Partner's Interest Acquired</b>								<b>\$ 152,996</b>

\*\*Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

**Real Estate Under Development**  
**June 30, 2013**  
**Amounts Shown in Local Currency (000's)**

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Prorata Costs To Date	Gross Project			Estimated Stabilized Date	Anchor Tenants
				Total Project	Kimco Owned	Kimco Committed SF	%		Costs To Date	Remaining Costs	Total Est. Project Costs		
<b><u>ACTIVE DEVELOPMENT</u></b>													
<b><u>United States</u></b>													
Miramar Town Center (UJV)	50%	Miramar	FL	156	156	70	45%	\$ 17,536	\$ 46,200	\$ -	\$ 46,200	3Q 2014	24 Hour Fitness
<b><u>Peru (in Nuevo Sol)</u></b>													
Campoy		Lima	Peru	37	37	29	77%	7,431	7,431	5,869	13,300	Q2 2016	Economax Supermarket
								\$US Exchange Rate	2.78	2.78	2.78		
								\$US Equivalent	\$ 2,673	\$ 2,673	\$ 2,111	\$ 4,784	
<b>TOTAL ACTIVE DEVELOPMENT</b>			<b>2</b>	<b>193</b>	<b>193</b>	<b>99</b>	<b>51%</b>	<b>\$ 20,209</b>	<b>\$ 48,873</b>	<b>\$ 2,111</b>	<b>\$ 50,984</b>		

<b><u>PROJECTS HELD FOR FUTURE DEVELOPMENT /SALE</u></b>													
<b><u>United States</u></b>													
Avenues Walk		Jacksonville	FL	332	116			\$ 76,410	\$ 76,410				
<b>TOTAL PROJECTS HELD FOR FUTURE DEV./SALE</b>			<b>1</b>	<b>332</b>	<b>116</b>	<b>-</b>	<b>-</b>	<b>\$ 76,410</b>	<b>\$ 76,410</b>	<b>\$ -</b>	<b>\$ -</b>		

<b><u>LAND HELD FOR FUTURE DEVELOPMENT /SALE - LATIN AMERICA</u></b>													
Mexico Land & Development Fund	19%			414	acres			\$ 15,664	\$ 78,842				

<b>Reconciliation to Real Estate Under Development per Balance Sheet</b>	
	<u>06/30/13</u>
Active Development	\$ 20,209
Projects Held for Future Development/Future Sale	76,410
Plus: Capitalized Interest (Latin America only) & Other	331
Total Real Estate Under Dev't per Balance Sheet	\$ 96,950

\* Represents Kimco's interest in unconsolidated joint ventures.

**Completed Development Projects Transferred to Operating**  
**June 30, 2013**  
**Amounts Shown in Local Currency (000's)**

Project	City	State/ Country	Total Project	GLA (000's sf)		Prorata Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
				Committed SF	%				
<b>DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)</b>									
<b>Mexico</b>									
La Ciudadela	Guadalajara	MX	737	538	73%	1,274,151	1,274,151	3Q 2013	Wal-Mart, Cinopolis
Plaza Bella Rio Bravo	Rio Bravo	MX	185	115	62%	196,102	196,102	4Q 2013	HEB
Multiplaza Cancun	Cancun	MX	255	216	85%	214,426	214,426	4Q 2013	Chedraui Grocery Store
Plaza Lago Real	Nuevo Vallarta	MX	271	225	83%	337,468	337,468	4Q 2014	Wal-Mart
			4	1,447	1,094	76%	2,022,147	2,022,147	
						\$US Exchange Rate	13.02	13.02	
						\$US Equivalent	\$ 155,269	\$ 155,269	
<b>TOTAL PROJECTS PENDING STABILIZATION</b>		<b>4</b>	<b>1,447</b>	<b>1,094</b>	<b>76%</b>	<b>\$ 155,269</b>	<b>\$ 155,269</b>		

**DEVELOPMENT POLICY:**

- Projects that are significantly completed and are ready for their intended use are reclassified as operating real estate on the balance sheet.
- Projects will be included in occupancy at the earlier of: (a) reaching 90% leased or (b) 1 year after the project was reclassified to operating real estate (2 years for Latin America).

**Active Redevelopment / Expansion Projects**  
As of June 30, 2013

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Net Costs to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
<b><u>Consolidated Projects</u></b>								
Elsmere Square	Elsmere	DE	Consolidated	100%	\$ 4.2	\$ 2.8	4Q 2013	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island.
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%	4.6	2.7	4Q 2013	Redevelop existing 102K sf Kmart for new 142K sf Target & 8K sf Miller's Ale House.
Glenn Square	Anchorage	AL	Consolidated	100%	7.5	7.5	1Q 2014	Redevelop anchor boxes and expand SF with Bass Pro
Lake Prairie Town Crossing	Grand Prairie	TX	Consolidated	100%	2.9	-	1Q 2014	25K sf new construction for Party City & Five Below.
Southpark S.C.	Colonial Heights	VA	Consolidated	100%	3.2	0.3	1Q 2014	Improve access from a state road and create 10K sf of in-line retail and one outparcel.
Miller Road	Miami	FL	Consolidated	100%	3.2	1.3	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
Shady Oaks	Ocala	FL	Consolidated	100%	3.2	0.9	1Q 2014	Backfill vacant Kmart with Burlington Coat Factory (65K sf) plus future retail
Springfield S.C.	Springfield	PA	Consolidated	100%	12.8	7.5	2Q 2014	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcels.
Greenridge Plaza	Staten Island	NY	Consolidated	100%	4.6	0.2	2Q 2014	Façade renovation of in-line retail as part of signed LA Fitness deal.
Fairview City Centre	Fairview Heights	IL	Consolidated	100%	19.0	0.8	4Q 2014	Demo former Kmart, relocate and downsize Office Max with new Fresh Thyme Farmers Market, Sports Authority and Home Goods.
Pompano Beach	Pompano Beach	FL	Consolidated	100%	10.9	1.7	4Q 2014	Demolish Kmart box to create new Whole Foods and Sports Authority.
Cupertino Village	Cupertino	CA	Consolidated	100%	16.0	0.1	4Q 2014	Entitlements to build additional 25K sf.
Wilde Lake	Columbia	MD	Consolidated	100%	17.9	2.0	2Q 2015	Residential and retail redevelopment including vacant anchor.
North Brunswick	North Brunswick	NJ	Consolidated	100%	6.7	-	3Q 2015	Downsize Office Depot & Burlington Coat Factory for Wal-Mart expansion.
<b>Total Consolidated Projects</b>		<b>14</b>		<b>100%</b>	<b>\$ 116.7</b>	<b>\$ 27.8</b>		
<b><u>Co-Investment Programs/Joint Ventures</u></b>								
Maple Hill Mall	Kalamazoo	MI	Schottenstein	50%	\$ 2.8	\$ 1.9	4Q 2013	23K SF Multi-tenant building (Five Below, Maurices, CATO)
<sup>(1)</sup> Multiplaza Tuxtepec	Oaxaco	MX	KLA	50%	6.3	6.1	3Q 2013	Phase III 75K sf expansion Wal-Mart, Sam's Club, & McDonald's
<sup>(1)</sup> Faubourg Boisbriand	Quebec	CA	CAN	45%	4.6	-	Q2 2014	Construct three new buildings (two restaurant uses and a Bulk Barn)
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>3</b>		<b>48%</b>	<b>\$ 13.7</b>	<b>\$ 8.0</b>		
<b>Total Other Projects</b>		<b>21</b>		<b>85%</b>	<b>\$ 24.6</b>	<b>\$ 5.7</b>		
<b>Total Active Projects</b>		<b>38</b>		<b>91%</b>	<b>\$ 155.0</b>	<b>\$ 41.5</b>		

<sup>(1)</sup> Reported in USD

RANGE OF REDEVELOPMENT YIELDS	8% - 16%
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**Capital Expenditures**  
**June 30, 2013**  
(in millions)

	<b>Quarter Ended <u>06/30/13</u></b>	<b>Quarter Ended <u>03/31/13</u></b>	<b>Full Year Ended <u>12/31/12</u></b>
<b><u>Operating Properties</u></b>			
<u>Tenant Improvements and Allowances</u>			
Consolidated Projects	\$21.3	\$9.3	\$44.5
Co-Investment Programs/JV's *	2.6	3.0	10.7
Total TI's and Allowances	\$23.9	\$12.3	\$55.2
<u>Capitalized External Leasing Commissions</u>			
Consolidated Projects	\$1.2	\$0.8	\$5.1
Co-Investment Programs/JV's *	0.8	0.8	3.8
Total Cap. Leasing Commissions	\$2.0	\$1.6	\$8.9
<u>Building Improvements - Capitalized</u>			
Consolidated Projects	\$2.7	\$0.9	\$7.8
Co-Investment Programs/JV's *	1.1	0.6	5.9
Total Cap. Bldg. Improvements	\$3.8	\$1.5	\$13.7
<b><u>Redevelopment Projects</u></b>			
Consolidated Projects	\$5.0	\$2.4	\$42.9
Co-Investment Programs/JV's *	1.8	1.1	4.3
Total Redevelopment Expenditures	\$6.8	\$3.5	\$47.2
<b><u>Development Projects</u></b>			
Gross Development Spending	\$0.5	\$0.8	\$3.2
<b><u>Other Consolidated Capitalized Costs</u></b>			
Capitalized Interest Expense	\$0.4	\$0.2	\$1.5
Capitalized G&A**	\$5.6	\$4.6	\$23.5
Capitalized Carry Costs - Real Estate Taxes and CAM	\$0.2	\$0.3	\$1.1
<u>Building Improvements - Expensed to Operations</u>			
Consolidated Projects	\$5.9	\$4.4	\$26.4
Co-Investment Programs/JV's *	2.4	1.8	8.7
Total Exp. Bldg. Improvements	\$8.3	\$6.2	\$35.1

\* Kimco's pro-rata share of Unconsolidated Joint Ventures

\*\*Includes Internal Leasing Commissions of \$3.7M, \$3.2M & \$16.0M, respectively.



# **Shopping Center Portfolio Summary**

## Shopping Center Portfolio Overview and Detail

	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012
<b><u>SHOPPING CENTER PORTFOLIO SUMMARY</u></b>					
<b><u>Total Operating Properties</u></b>					
Number of Properties	867	888	888	912	915
Prorata Share of Gross Leasable Area	86,263	86,006	84,912	87,152	86,126
Percent Leased (Kimco Prorata Share)	93.7%	93.6%	93.8%	93.4%	93.3%
Total Gross Leasable Area @ 100%	126,288	129,711	129,194	131,584	132,522
Percent Leased	93.9%	93.8%	94.0%	93.7%	93.5%
<b><u>Operating Properties Pending Stabilization</u></b>					
Number of Properties	4	4	5	6	7
Prorata Share of Gross Leasable Area	1,346	1,339	1,710	2,033	2,142
Percent Leased	74.8%	74.6%	71.5%	74.2%	72.0%
Total Gross Leasable Area @ 100%	1,448	1,441	1,812	2,535	2,714
Percent Leased	75.5%	75.2%	72.2%	76.2%	73.7%
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	3	3	3	3	3
Prorata Share of Gross Leasable Area	229	229	229	229	229
Potential Gross Leasable Area	309	309	309	309	309
Completed/Pending Stabilization Projects	-	-	-	1	1
Prorata Share of Gross Leasable Area	-	-	-	267	256
Gross Leasable Area	-	-	-	267	267
<b><u>TOTAL SHOPPING CENTER PORTFOLIO</u></b>					
Number of Properties	874	895	896	922	926
Total Prorata Share of Gross Leasable Area	87,838	87,575	86,851	89,681	88,753
Total Gross Leasable Area @ 100%	128,045	131,461	131,314	134,694	135,812
<b><u>OPERATING PROPERTIES DETAIL</u></b>					
<b><u>United States</u></b>					
Number of Properties	743	755	757	784	788
Prorata Share of Gross Leasable Area	72,765	71,335	70,862	73,815	72,920
Percent Leased (Kimco Prorata Share)	93.9%	93.7%	93.9%	93.4%	93.3%
Average Rent per Leased Square Foot	\$ 12.73	\$ 12.66	\$ 12.58	\$ 12.22	\$ 12.02
Total Gross Leasable Area @ 100%	104,839	105,652	105,945	109,445	110,509
Percent Leased	94.1%	93.9%	94.1%	93.7%	93.4%
Average Rent per Leased Square Foot	\$ 13.23	\$ 13.22	\$ 13.18	\$ 12.90	\$ 12.76
<b><u>Canada</u></b>					
Number of Properties	67	67	66	66	66
Prorata Share of Gross Leasable Area	7,007	7,008	6,824	6,813	6,815
Percent Leased (Kimco Prorata Share)	95.0%	96.1%	96.5%	96.6%	96.5%
Average Rent per Leased Square Foot	\$ 15.80	\$ 15.86	\$ 15.99	\$ 15.89	\$ 15.68
Avg Rent per Leased Square Foot (in CAD)	16.17	15.98	15.85	15.83	15.83
Total Gross Leasable Area @ 100%	12,717	12,718	12,386	12,376	12,379
Percent Leased	95.5%	96.3%	96.7%	96.8%	96.8%
Average Rent per Leased Square Foot	\$ 15.77	\$ 15.86	\$ 15.98	\$ 15.88	\$ 15.67
Avg Rent per Leased Square Foot (in CAD)	16.14	15.98	15.85	15.81	15.81
Average Exchange Rate USD to CAD	1.02	1.01	0.99	1.00	1.01

## Shopping Center Portfolio Detail

	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012
<b><u>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</u></b>					
<b><u>Mexico</u></b>					
Number of Properties	43	52	51	48	47
Prorata Share of Gross Leasable Area	5,912	7,085	6,648	5,945	5,809
Percent Leased (Kimco Prorata Share)	88.7%	89.4%	89.8%	90.0%	89.9%
Average Rent per Leased Square Foot	\$ 10.24	\$ 10.33	\$ 9.80	\$ 9.87	\$ 10.31
Avg Rent per Leased Square Foot (in Pesos)	127.66	130.75	126.88	129.76	139.37
Total Gross Leasable Area @ 100%	7,951	10,560	10,083	8,982	8,850
Percent Leased	88.5%	89.5%	89.7%	90.1%	89.6%
Average Rent per Leased Square Foot	\$ 10.14	\$ 10.47	\$ 9.97	\$ 10.10	\$ 10.61
Avg Rent per Leased Square Foot (in Pesos)	126.46	132.50	129.12	132.87	143.39
Average Exchange Rate USD to MXN	12.47	12.66	12.95	13.20	13.51
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	4	4	5	6	7
Prorata Share of Gross Leasable Area	1,346	1,339	1,710	2,033	2,142
Total Gross Leasable Area @ 100%	1,448	1,441	1,812	2,535	2,714
<b><u>Chile</u></b>					
Number of Properties	11	11	11	11	11
Prorata Share of Gross Leasable Area	429	429	429	429	432
Percent Leased (Kimco Prorata Share)	95.6%	95.9%	95.9%	95.2%	95.3%
Average Rent per Leased Square Foot	\$ 20.43	\$ 20.85	\$ 20.54	\$ 20.33	\$ 18.58
Avg Rent per Leased Square Foot (in CLP)	9,898.25	9,850.36	9,809.90	9,819.74	9,223.11
Total Gross Leasable Area @ 100%	570	570	570	571	574
Percent Leased	96.0%	96.3%	96.4%	95.5%	95.5%
Average Rent per Leased Square Foot	\$ 19.08	\$ 19.39	\$ 19.17	\$ 18.98	\$ 17.56
Avg Rent per Leased Square Foot (in CLP)	9,243.06	9,163.20	9,155.51	9,165.46	8,714.87
Average Exchange Rate USD to CLP	484.38	472.50	477.62	482.97	496.40
<b><u>Peru</u></b>					
Number of Properties	1	1	1	1	1
Prorata Share of Gross Leasable Area	12	12	12	12	12
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66
Avg Rent per Leased Square Foot (in PEN)	61.07	59.05	59.33	59.01	60.41
Total Gross Leasable Area @ 100%	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66
Avg Rent per Leased Square Foot (in PEN)	61.07	59.05	59.33	59.01	60.41
Average Exchange Rate USD to PEN	2.66	2.57	2.58	2.62	2.67
<b><u>Brazil</u></b>					
Number of Properties	2	2	2	2	2
Prorata Share of Gross Leasable Area	138	138	138	138	138
Percent Leased (Kimco Prorata Share)	89.7%	89.7%	89.7%	93.5%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13
Avg Rent per Leased Square Foot (in BRL)	39.27	29.24	29.00	28.59	27.74
Total Gross Leasable Area @ 100%	197	197	197	197	197
Percent Leased	89.7%	89.7%	89.7%	93.5%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13
Avg Rent per Leased Square Foot (in BRL)	39.27	29.24	29.00	28.59	27.74
Average Exchange Rate USD to BRL	2.07	2.00	2.06	2.03	1.96

## Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012
<b><u>UNITED STATES</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	418	424	421	441	439
Total Gross Leasable Area	55,957	55,657	55,111	57,984	57,984
Percent Leased	93.6%	93.6%	93.7%	93.1%	92.9%
Average Rent per Leased Square Foot	\$ 12.36	\$ 12.31	\$ 12.18	\$ 11.78	\$ 11.65
<b><u>Investment Management Properties</u></b>					
<b>Kimco/ Prudential Investment Program</b>					
Number of Properties	60	61	61	61	62
Total Gross Leasable Area	10,582	10,693	10,694	10,685	10,743
Percent Leased	91.9%	91.7%	92.1%	91.2%	90.7%
Average Rent per Leased Square Foot	\$ 16.01	\$ 15.94	\$ 15.85	\$ 15.80	\$ 15.78
<b>Kimco Income REIT Properties</b>					
Number of Properties	58	58	58	58	59
Total Gross Leasable Area	12,414	12,420	12,417	12,417	12,607
Percent Leased	96.2%	95.8%	96.1%	96.1%	95.9%
Average Rent per Leased Square Foot	\$ 13.40	\$ 13.41	\$ 13.37	\$ 13.34	\$ 13.30
<b>Kimco / UBS Programs</b>					
Number of Properties	-	39	40	40	41
Total Gross Leasable Area	-	5,572	5,741	5,742	5,807
Percent Leased	-	96.0%	96.1%	95.7%	96.0%
Average Rent per Leased Square Foot	-	\$ 15.51	\$ 15.39	\$ 15.29	\$ 15.27
<b>Kimstone*</b>					
Number of Properties	39				
Total Gross Leasable Area	5,573				
Percent Leased	95.7%				
Average Rent per Leased Square Foot	\$ 15.50				
<b>SEB Immobilien</b>					
Number of Properties	13	13	13	13	13
Total Gross Leasable Area	1,802	1,800	1,800	1,800	1,800
Percent Leased	97.0%	95.8%	96.2%	96.2%	95.8%
Average Rent per Leased Square Foot	\$ 15.42	\$ 15.40	\$ 15.30	\$ 15.27	\$ 15.18
<b>Kimco Income Fund I</b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,524	1,523	1,521	1,521	1,521
Percent Leased	96.4%	96.5%	96.8%	95.9%	96.6%
Average Rent per Leased Square Foot	\$ 17.32	\$ 17.67	\$ 17.37	\$ 17.37	\$ 17.33
<b>Canada Pension Plan</b>					
Number of Properties	6	6	6	6	6
Total Gross Leasable Area	2,425	2,425	2,424	2,340	2,380
Percent Leased	99.1%	98.3%	98.4%	98.4%	94.7%
Average Rent per Leased Square Foot	\$ 13.01	\$ 13.05	\$ 13.04	\$ 13.00	\$ 13.09
<b>BIG Shopping Centers</b>					
Number of Properties	21	21	22	22	23
Total Gross Leasable Area	3,408	3,405	3,627	3,630	3,750
Percent Leased	90.1%	90.1%	90.1%	91.0%	89.3%
Average Rent per Leased Square Foot	\$ 14.40	\$ 14.35	\$ 14.11	\$ 14.02	\$ 13.96
<b>Other Institutional Programs</b>					
Number of Properties	56	57	58	61	62
Total Gross Leasable Area	2,141	2,488	2,580	3,084	3,348
Percent Leased	95.8%	95.2%	95.0%	95.5%	95.8%
Average Rent per Leased Square Foot	\$ 16.05	\$ 15.04	\$ 15.02	\$ 14.61	\$ 13.82
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	60	64	66	70	71
Total Gross Leasable Area	9,013	9,669	10,029	10,242	10,570
Percent Leased	94.4%	93.5%	93.8%	94.0%	93.9%
Average Rent per Leased Square Foot	\$ 11.63	\$ 11.88	\$ 12.51	\$ 12.32	\$ 11.79

\*Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

## Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012
<b><u>CANADA</u></b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	67	67	66	66	66
Total Gross Leasable Area	12,717	12,718	12,386	12,376	12,379
Percent Leased	95.5%	96.3%	96.7%	96.8%	96.8%
Average Rent per Leased Square Foot	\$ 15.77	\$ 15.86	\$ 15.98	\$ 15.88	\$ 15.67
<b><u>MEXICO</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	29	29	28	27	26
Total Gross Leasable Area	3,731	3,725	3,326	3,197	3,055
Percent Leased	88.7%	88.5%	89.2%	88.6%	89.4%
Average Rent per Leased Square Foot	\$ 10.13	\$ 9.93	\$ 9.22	\$ 9.01	\$ 9.10
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	14	23	23	21	21
Total Gross Leasable Area	4,220	6,835	6,757	5,785	5,795
Percent Leased	88.4%	90.1%	89.9%	90.9%	89.6%
Average Rent per Leased Square Foot	\$ 10.16	\$ 10.76	\$ 10.34	\$ 10.69	\$ 11.40
<b><u>CHILE</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	3	3	3	3	3
Total Gross Leasable Area	305	305	305	305	307
Percent Leased	95.0%	95.3%	95.3%	95.0%	94.9%
Average Rent per Leased Square Foot	\$ 22.56	\$ 23.12	\$ 22.67	\$ 22.41	\$ 20.12
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	266	266	266	266	266
Percent Leased	97.3%	97.5%	97.6%	96.0%	96.2%
Average Rent per Leased Square Foot	\$ 15.20	\$ 15.22	\$ 15.25	\$ 15.10	\$ 14.64
<b><u>PERU</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	1	1	1	1	1
Total Gross Leasable Area	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66
<b><u>BRAZIL</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	2	2	2	2	2
Total Gross Leasable Area	197	197	197	197	197
Percent Leased	89.7%	89.7%	89.7%	93.5%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13
<b><u>Subtotal of Shopping Center Portfolio</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	453	459	455	474	471
Total Gross Leasable Area	60,203	59,897	58,952	61,696	61,556
Percent Leased	93.3%	93.2%	93.4%	92.9%	92.8%
<b><u>Investment Management Programs</u></b>					
Number of Properties	265	267	270	273	278
Total Gross Leasable Area	39,869	40,326	40,804	41,219	41,955
Percent Leased	94.6%	94.4%	94.6%	94.4%	93.9%
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	149	162	163	165	166
Total Gross Leasable Area	26,216	29,488	29,438	28,669	29,010
Percent Leased	94.0%	93.9%	94.2%	94.6%	94.3%
<b>GRAND TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	867	888	888	912	915
Total Gross Leasable Area	126,288	129,711	129,194	131,584	132,522
Percent Leased	93.9%	93.8%	94.0%	93.7%	93.5%

**Combined Major Tenant Profile**  
**Top 50 tenants ranked by annualized base rent ("ABR")**  
**June 30, 2013**

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	ABR		Leased GLA	
			(000's)	%	(000's)	%
TJX Companies <sup>(a)</sup>	A/A3	137	\$ 30,996	3.0%	2,793	3.5%
Home Depot	A-/A3	43	30,224	2.9%	3,682	4.5%
Wal-Mart <sup>(b)</sup>	AA/Aa2	56	26,079	2.5%	4,072	5.0%
Kmart/Sears Holdings <sup>(c)</sup>	CCC+/B3	50	19,170	1.8%	3,240	4.0%
Bed Bath & Beyond <sup>(d)</sup>	BBB+/NR	86	19,117	1.8%	1,566	1.9%
Royal Ahold <sup>(e)</sup>	BBB/Baa3	35	17,517	1.7%	1,333	1.6%
Kohl's	BBB+/Baa1	36	16,965	1.6%	2,314	2.9%
Best Buy	BB/Baa2	43	15,711	1.5%	1,056	1.3%
Petsmart	BB+/NR	72	15,190	1.5%	1,022	1.3%
Safeway <sup>(f)</sup>	BBB/Baa3	42	13,046	1.3%	1,206	1.5%
Ross Stores	A-/NR	72	12,685	1.2%	1,247	1.5%
Michaels	B/B2	73	12,484	1.2%	986	1.2%
Costco	A+/A1	14	11,815	1.1%	1,388	1.7%
Dollar Tree	NR/NR	125	11,126	1.1%	1,013	1.3%
Sports Authority	B-/B3	25	10,333	1.0%	800	1.0%
Staples	BBB/Baa2	55	9,838	0.9%	741	0.9%
Toys R Us <sup>(g)</sup>	B/B1	33	9,683	0.9%	1,025	1.3%
Burlington Coat Factory	B-/Caa1	19	9,121	0.9%	1,382	1.7%
Petco	B/B2	47	8,615	0.8%	477	0.6%
Target	A+/A2	19	7,850	0.8%	1,383	1.7%
Whole Foods	BBB-/NR	12	7,789	0.7%	366	0.5%
The Gap <sup>(h)</sup>	BBB-/Baa3	39	7,508	0.7%	405	0.5%
Office Depot	B-/B2	38	7,394	0.7%	715	0.9%
Hobby Lobby	NR/NR	21	7,301	0.7%	1,125	1.4%
Party City	B/B2	51	6,768	0.6%	376	0.5%
<b>Top 25 Tenants</b>		<b>1,243</b>	<b>\$ 344,325</b>	<b>33.0%</b>	<b>35,714</b>	<b>44.1%</b>
Walgreen	BBB/Baa1	22	6,432	0.6%	276	0.3%
DSW	NR/NR	18	6,207	0.6%	309	0.4%
OfficeMax	NR/B1	34	6,189	0.6%	549	0.7%
Lowe's Home Center	A-/A3	10	5,941	0.6%	936	1.2%
Great Atlantic & Pacific <sup>(i)</sup>	CCC/Caa2	9	5,792	0.6%	396	0.5%
Cinopolis	NR/NR	14	5,466	0.5%	533	0.7%
Nordstrom, Inc.	A-/Baa1	11	5,323	0.5%	295	0.4%
Jo-Ann Stores, Inc.	B/B2	33	5,092	0.5%	525	0.6%
Pier 1 Imports	NR/NR	47	5,032	0.5%	256	0.3%
Dick Sporting Goods	NR/NR	13	4,915	0.5%	391	0.5%
Riteaid	B-/B3	37	4,901	0.5%	412	0.5%
Publix Supermarkets	NR/NR	20	4,670	0.4%	529	0.7%
CVS	BBB+/Baa2	41	4,656	0.4%	289	0.4%
24 Hour Fitness Worldwide, Inc.	B/B3	7	4,632	0.4%	229	0.3%
LA Fitness International	NR/NR	8	4,488	0.4%	224	0.3%
Kroger	BBB/Baa2	18	4,207	0.4%	671	0.8%
Bank of America Corp.	A-/Baa2	37	4,135	0.4%	108	0.1%
Yum Brands <sup>(j)</sup>	BBB/Baa3	79	4,004	0.4%	134	0.2%
Canadian Tire	BBB+/NR	22	4,000	0.4%	281	0.3%
Ulta Salon, Cosmetics & Fragra	NR/NR	27	3,986	0.4%	175	0.2%
Barnes N Noble	NR/NR	16	3,849	0.4%	237	0.3%
King Kullen	NR/NR	4	3,848	0.4%	186	0.2%
Payless Shoesource	B/B2	85	3,650	0.4%	163	0.2%
JP Morgan Chase	A/A2	36	3,518	0.3%	104	0.1%
GameStop Corporation	NR/NR	102	3,324	0.3%	117	0.1%
<b>Tenants 26 - 50</b>		<b>750</b>	<b>\$ 118,257</b>	<b>11.3%</b>	<b>8,324</b>	<b>10.3%</b>
<b>Top 50 Tenants</b>		<b>1,993</b>	<b>\$ 462,582</b>	<b>44.4%</b>	<b>44,037</b>	<b>54.4%</b>

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,800 leases to 7,300 tenants totaling approximately \$1.6 billion of annual base rent.

<sup>(a)</sup> TJMaxx (57) / Marshalls (48) / Winners (14) / HomeGoods (10) / Winners HomeSense (1)

<sup>(b)</sup> Wal-Mart (44) / Sam's Club (6) / Bodega Aurrera (6)

<sup>(c)</sup> Sears (13)\* / Kmart (33) / Other (4)\*\*

<sup>(d)</sup> Bed Bath & Beyond (61) / Buy Buy Baby (6) / Christmas Tree Shops (4) / Cost Plus (13) / World Market (2)

<sup>(e)</sup> Giant Food (23) / Stop & Shop (9) / Other (3)

<sup>(f)</sup> Safeway (35) / Vons (5) / Other (2)

<sup>(g)</sup> Toys R Us (15) / Babies R Us (15) / Other (3)

<sup>(h)</sup> The Gap (3) / Gap Kids (1) / Old Navy (32) / Banana Republic (3)

<sup>(i)</sup> A&P (1) / Pathmark (5) / Walbaums (1) / Super Fresh (2)

<sup>(j)</sup> Taco Bell (36) / KFC (16) / Pizza Hut (18) / A&W (7) / Long John Silver (2)

\*Sears includes 6 Canadian Sears locations.

\*\*Sears "Other" includes Sears Home Appliance and Hardware Stores under 10K sqft.

**U.S. Shopping Center Portfolio**  
**MSA Profile ranked by Population**  
**June 30, 2013**

Metropolitan Statistical Area (MSA)	MSA		GLA (in 000's)	% Leased	ABR	% of ABR	ABR/ SQ. FT.
	Ranked by Population	# of Properties					
New York-Northern New Jersey-Long Island	1	69	5,757	97.3%	\$ 104,850	10.1%	\$ 18.73
Los Angeles-Long Beach-Santa Ana	2	31	2,837	93.1%	45,037	4.3%	17.04
Chicago-Joliet-Naperville	3	30	3,139	98.5%	29,631	2.8%	9.58
Dallas-Fort Worth-Arlington	4	19	1,913	92.0%	19,213	1.8%	10.91
Houston-Sugar Land-Baytown	5	13	1,298	96.4%	13,400	1.3%	10.71
Philadelphia-Camden-Wilmington	6	36	3,399	91.0%	43,935	4.2%	14.20
Washington-Arlington-Alexandria	7	66	2,443	96.4%	34,097	3.3%	14.49
Miami-Fort Lauderdale-Pompano Beach	8	30	3,283	94.8%	40,221	3.9%	12.92
Atlanta-Sandy Springs-Marietta	9	5	497	89.8%	5,320	0.5%	11.91
Boston-Cambridge-Quincy	10	3	395	100.0%	5,507	0.5%	13.92
San Francisco-Oakland-Fremont	11	16	1,264	95.5%	28,360	2.7%	23.51
Riverside-San Bernardino-Ontario	12	11	1,324	95.0%	14,812	1.4%	11.77
Phoenix-Mesa-Glendale	13	15	2,968	91.8%	27,791	2.7%	10.19
Detroit-Warren-Livonia	14	7	614	79.9%	4,999	0.5%	10.19
Seattle-Tacoma-Bellevue	15	10	1,294	93.0%	19,034	1.8%	15.81
Minneapolis-St. Paul-Bloomington	16	5	886	99.0%	11,670	1.1%	13.29
San Diego-Carlsbad-San Marcos	17	21	1,732	97.9%	25,472	2.4%	15.02
St. Louis	18	16	1,934	98.1%	14,298	1.4%	7.54
Tampa-St. Petersburg-Clearwater	19	9	1,298	93.7%	13,191	1.3%	10.85
Baltimore-Towson	20	32	2,148	96.3%	33,754	3.2%	16.32
Denver-Aurora-Broomfield	21	10	976	86.9%	10,510	1.0%	12.39
Pittsburgh	22	8	721	96.0%	6,098	0.6%	8.82
Portland-Vancouver-Hillsboro	23	9	671	92.5%	7,639	0.7%	12.32
San Antonio-New Braunfels	24	1	58	100.0%	288	0.0%	4.97
Sacramento--Arden-Arcade--Roseville	25	10	559	91.0%	6,470	0.6%	12.71
Orlando-Kissimmee-Sanford	26	11	1,310	88.7%	14,972	1.4%	12.89
Cincinnati-Middletown	27	5	421	93.8%	2,836	0.3%	7.19
Kansas City	28	3	455	98.7%	3,477	0.3%	7.73
Cleveland-Elyria-Mentor	29	1	100	100.0%	510	0.0%	5.11
Las Vegas-Paradise	30	6	463	80.2%	4,672	0.4%	12.58
San Jose-Sunnyvale-Santa Clara	31	3	187	91.8%	4,387	0.4%	25.60
Columbus	32	3	315	93.7%	2,348	0.2%	7.96
Charlotte-Gastonia-Rock Hill	33	7	765	91.7%	6,808	0.7%	9.71
Austin-Round Rock-San Marcos	34	10	783	89.7%	8,106	0.8%	11.54
Indianapolis-Carmel	35	2	174	99.3%	1,431	0.1%	8.27
Nashville-Davidson--Murfreesboro--Franklin	37	2	348	89.6%	2,540	0.2%	8.15
Providence-New Bedford-Fall River	38	2	166	92.5%	1,895	0.2%	12.36
Jacksonville	40	5	421	84.6%	4,964	0.5%	13.92
<b>Top 40 MSA's by Population</b>		<b>542</b>	<b>49,315</b>	<b>94.2%</b>	<b>\$ 624,544</b>	<b>60.1%</b>	<b>\$ 13.44</b>
Puerto Rico		7	2,172	96.1%	\$ 32,999	3.2%	\$ 15.81
Remaining MSA's Ranked by Population		179	20,120	93.0%	199,906	19.2%	10.68
MSA's Not Ranked		15	1,158	94.1%	12,513	1.2%	11.49
<b>Grand Total</b>		<b>743</b>	<b>72,765</b>	<b>93.9%</b>	<b>\$ 869,962</b>	<b>83.7%</b>	<b>\$ 12.73</b>
Canada		67	7,007	95.0%	\$ 105,151	10.1%	\$ 15.80
Mexico		43	5,912	88.7%	53,715	5.2%	10.24
Chile		11	429	95.6%	8,379	0.8%	20.43
Peru		1	12	100.0%	275	0.0%	22.96
Brazil		2	138	89.7%	2,348	0.2%	19.00
<b>Subtotal</b>		<b>124</b>	<b>13,498</b>	<b>92.2%</b>	<b>\$ 169,868</b>	<b>16.3%</b>	<b>\$ 13.65</b>
<b>Grand Total</b>		<b>867</b>	<b>86,263</b>	<b>93.7%</b>	<b>\$ 1,039,830</b>	<b>100.0%</b>	<b>\$ 12.87</b>

Note: Above amounts represent only Kimco's prorata interest where the company owns less than 100% interest.

No properties at MSA rank 36 (Virginia Beach-Norfolk-Newport News) and rank 39 (Milwaukee-Waukesha-West Allis).

**All Operating Real Estate Leasing Summary**  
**For the Quarter Ended June 30, 2013**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	90	16%	240	\$ 21.96	\$ 5,260	\$ 17.16	\$ 4,109	\$ 1,151	28.0%	9.1	\$ 7,556	\$ 31.54
Renewals/Options	243	67%	1,036	16.78	17,385	14.76	15,289	2,095	13.7%	6.4	-	-
<b>U.S. Same Space Total</b>	<b>333</b>	<b>83%</b>	<b>1,276</b>	<b>\$ 17.75</b>	<b>\$ 22,645</b>	<b>\$ 15.21</b>	<b>\$ 19,399</b>	<b>\$ 3,246</b>	<b>16.7%</b>	<b>6.9</b>	<b>\$ 7,556</b>	-
Non-comparable new leases	95	17%	268	\$ 15.54	\$ 4,158					8.2	\$ 9,671	\$ 36.14
<b>U.S. Total</b>	<b>428</b>	<b>100%</b>	<b>1,543</b>	<b>\$ 17.37</b>	<b>\$ 26,803</b>					<b>7.1</b>	<b>\$ 17,227</b>	
<b><u>Canada</u></b>												
New Leases	16	10%	19	\$ 22.72	\$ 439	\$ 20.73	\$ 397	\$ 42	10.5%	8.8	\$ 639	\$ 33.08
Renewals/Options	55	82%	159	17.85	2,844	16.62	2,649	195	7.4%	5.8	-	-
<b>Canada Same Space Total</b>	<b>71</b>	<b>92%</b>	<b>179</b>	<b>\$ 18.37</b>	<b>\$ 3,283</b>	<b>\$ 17.05</b>	<b>\$ 3,046</b>	<b>\$ 237</b>	<b>7.8%</b>	<b>6.1</b>	<b>\$ 639</b>	-
Non-comparable new leases	12	8%	16	\$ 14.31	\$ 226					8.1	\$ 173	\$ 10.96
<b>Canada Total</b>	<b>83</b>	<b>100%</b>	<b>194</b>	<b>\$ 18.04</b>	<b>\$ 3,508</b>					<b>6.3</b>	<b>\$ 811</b>	
<b><u>Latin America</u></b>												
New Leases	23	34%	20	\$ 15.50	\$ 310	\$ 15.75	\$ 315	\$ (5)	-1.6%	2.8	\$ -	\$ -
Renewals/Options	13	19%	11	17.16	189	17.46	192	(3)	-1.7%	1.7	-	-
<b>Latin America Same Space Total</b>	<b>36</b>	<b>53%</b>	<b>31</b>	<b>\$ 16.09</b>	<b>\$ 500</b>	<b>\$ 16.36</b>	<b>\$ 508</b>	<b>\$ (8)</b>	<b>-1.6%</b>	<b>2.4</b>	<b>\$ -</b>	-
Non-comparable new leases	33	47%	28	\$ 17.32	\$ 483					2.7	\$ -	\$ -
<b>Latin America Total</b>	<b>69</b>	<b>100%</b>	<b>59</b>	<b>\$ 16.67</b>	<b>\$ 982</b>					<b>2.6</b>	<b>\$ -</b>	-
<b>Grand Total</b>	<b>580</b>	<b>100%</b>	<b>1,797</b>									
Total New Leases (Same Space)	129	16%	279									
Total Renewals/Options	311	67%	1,206									
Total Non-comparable new leases	140	17%	311									
<b>Grand Total</b>	<b>580</b>	<b>100%</b>	<b>1,797</b>									

All lease information is included on a prorata basis where less than 100% of the property is owned by Kimco.

Note: Same Space rental spreads shown for leases executed over the last 4 quarters.



**All Operating Real Estate Leasing Summary**  
**Trailing Four Quarters as of June 30, 2013**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases <sup>(1)</sup>	341	15%	1,214	\$ 18.14	\$ 22,028	\$ 14.23	\$ 17,251	\$ 4,777	27.7%	10.3	\$ 41,848	\$34.46
Renewals/Options	1,046	72%	5,812	13.02	75,699	12.29	71,439	4,261	6.0%	5.3	-	-
<b>U.S. Same Space Total <sup>(1)</sup></b>	<b>1,387</b>	<b>88%</b>	<b>7,027</b>	<b>\$ 13.91</b>	<b>\$ 97,728</b>	<b>\$ 12.62</b>	<b>\$ 88,690</b>	<b>\$ 9,038</b>	<b>10.2%</b>	<b>6.1</b>	<b>\$ 41,848</b>	
Non-comparable new leases	349	12%	1,002	\$ 15.27	\$ 15,299					9.1	\$ 37,886	\$37.81
<b>U.S. Total</b>	<b>1,736</b>	<b>100%</b>	<b>8,029</b>	<b>\$ 14.08</b>	<b>\$ 113,027</b>					<b>6.5</b>	<b>\$ 79,734</b>	
<b><u>Canada</u></b>												
New Leases	68	13%	115	\$ 20.56	\$ 2,363	\$ 20.61	\$ 2,369	\$ (6)	-0.3%	8.2	\$ 2,693	\$23.43
Renewals/Options	228	80%	714	17.33	12,382	15.90	11,362	1,019	9.0%	5.3	-	-
<b>Canada Same Space Total</b>	<b>296</b>	<b>93%</b>	<b>829</b>	<b>\$ 17.78</b>	<b>\$ 14,745</b>	<b>\$ 16.56</b>	<b>\$ 13,732</b>	<b>\$ 1,013</b>	<b>7.4%</b>	<b>5.7</b>	<b>\$ 2,693</b>	
Non-comparable new leases	37	7%	66	\$ 17.41	\$ 1,149					7.7	\$ 2,178	\$32.99
<b>Canada Total</b>	<b>333</b>	<b>100%</b>	<b>895</b>	<b>\$ 17.75</b>	<b>\$ 15,894</b>					<b>5.8</b>	<b>\$ 4,871</b>	
<b><u>Latin America</u></b>												
New Leases	113	19%	143	\$ 11.80	\$ 1,686	\$ 12.52	\$ 1,788	\$ (102)	-5.7%	8.7	\$ -	\$ -
Renewals/Options	136	30%	230	14.17	3,253	15.82	3,631	(378)	-10.4%	4.8	-	-
<b>Latin America Same Space Total</b>	<b>249</b>	<b>49%</b>	<b>372</b>	<b>\$ 13.26</b>	<b>\$ 4,939</b>	<b>\$ 14.55</b>	<b>\$ 5,419</b>	<b>\$ (480)</b>	<b>-8.9%</b>	<b>6.3</b>	<b>\$ -</b>	
Non-comparable new leases	250	51%	381	\$ 11.70	\$ 4,457					5.1	\$ 5,022	\$13.19
<b>Latin America Total</b>	<b>499</b>	<b>100%</b>	<b>753</b>	<b>\$ 12.47</b>	<b>\$ 9,396</b>					<b>5.7</b>	<b>\$ 5,022</b>	
<b>Grand Total</b>	<b>2,568</b>	<b>100%</b>	<b>9,677</b>									
Total New Leases (Same Space)	522	15%	1,472									
Total Renewals/Options	1,410	70%	6,756									
Total Non-comparable new leases	636	15%	1,449									
<b>Grand Total</b>	<b>2,568</b>	<b>100%</b>	<b>9,677</b>									

All lease information is included on a prorata basis where less than 100% of the property is owned by Kimco.

Note: Same Space rental spreads shown for leases executed over the last 4 quarters.

<sup>(1)</sup> If calculated using 24 months, U.S. new lease rental spreads are 18.7% and U.S. comparable total is 8.9%

**US Lease Expiration Schedule  
Operating Shopping Centers  
June 30, 2013**

Leases Expiring Assuming Available Options (if any) Are NOT Exercised													
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants				
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	
(1)	20	364,970	0.7%	\$9.11	439	643,479	4.4%	\$20.46	459	1,008,449	1.5%	\$16.35	
2013	44	721,760	1.3%	\$10.39	496	749,447	5.1%	\$21.59	540	1,471,207	2.2%	\$16.09	
2014	221	4,833,276	9.0%	\$9.77	1,244	2,113,754	14.4%	\$20.71	1,465	6,947,030	10.2%	\$13.10	
2015	246	4,882,730	9.1%	\$9.97	1,259	1,980,678	13.5%	\$22.79	1,505	6,863,407	10.0%	\$13.67	
2016	256	5,242,821	9.8%	\$9.95	1,126	1,903,958	12.9%	\$22.34	1,382	7,146,780	10.5%	\$13.25	
2017	291	7,072,467	13.2%	\$9.84	1,166	2,166,768	14.7%	\$23.75	1,457	9,239,235	13.5%	\$13.11	
2018	227	5,690,800	10.6%	\$10.24	880	1,710,838	11.6%	\$21.70	1,107	7,401,637	10.8%	\$12.89	
2019	141	4,069,945	7.6%	\$9.61	313	701,056	4.8%	\$25.49	454	4,771,001	7.0%	\$11.94	
2020	104	2,828,588	5.3%	\$10.14	237	551,658	3.7%	\$25.29	341	3,380,246	4.9%	\$12.61	
2021	111	2,619,147	4.9%	\$9.29	236	559,576	3.8%	\$24.45	347	3,178,723	4.7%	\$11.96	
2022	103	2,456,303	4.6%	\$10.24	262	579,816	3.9%	\$25.94	365	3,036,119	4.4%	\$13.24	
2023	102	2,177,154	4.1%	\$11.11	215	514,786	3.5%	\$23.51	317	2,691,939	3.9%	\$13.48	
2024	57	2,587,129	4.8%	\$8.97	48	161,757	1.1%	\$21.57	105	2,748,886	4.0%	\$9.71	
Thereafter	168	8,093,920	15.1%	\$10.03	123	373,940	2.5%	\$31.66	291	8,467,860	12.4%	\$10.99	
<b>Grand Totals (3)</b>	<b>2,091</b>	<b>53,641,010</b>	<b>100%</b>	<b>\$9.93</b>	<b>8,044</b>	<b>14,711,512</b>	<b>100%</b>	<b>\$22.93</b>	<b>10,135</b>	<b>68,352,522</b>	<b>100%</b>	<b>\$12.73</b>	

Leases Expiring Assuming Available Options (if any) Are Exercised													
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants				
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	
(1)	17	238,427	0.4%	\$11.40	430	623,331	4.2%	\$20.45	447	861,758	1.3%	\$17.94	
2013	16	168,441	0.3%	\$11.69	432	612,329	4.2%	\$21.87	448	780,770	1.1%	\$19.67	
2014	54	1,166,003	2.2%	\$8.77	822	1,243,482	8.5%	\$20.84	876	2,409,485	3.5%	\$15.00	
2015	39	618,402	1.2%	\$9.98	757	1,030,751	7.0%	\$22.96	796	1,649,153	2.4%	\$18.09	
2016	43	656,037	1.2%	\$8.32	620	914,013	6.2%	\$21.73	663	1,570,050	2.3%	\$16.13	
2017	42	750,250	1.4%	\$11.15	645	1,047,726	7.1%	\$24.73	687	1,797,976	2.6%	\$19.06	
2018	41	535,573	1.0%	\$12.59	468	805,951	5.5%	\$22.48	509	1,341,524	2.0%	\$18.53	
2019	58	1,009,841	1.9%	\$11.46	347	653,326	4.4%	\$22.57	405	1,663,166	2.4%	\$15.83	
2020	45	625,948	1.2%	\$9.88	378	679,678	4.6%	\$22.97	423	1,305,627	1.9%	\$16.69	
2021	49	769,393	1.4%	\$9.75	409	672,567	4.6%	\$23.72	458	1,441,960	2.1%	\$16.27	
2022	60	1,091,280	2.0%	\$11.04	478	856,556	5.8%	\$23.45	538	1,947,835	2.8%	\$16.50	
2023	59	1,138,456	2.1%	\$9.27	426	773,942	5.3%	\$22.27	485	1,912,398	2.8%	\$14.53	
2024	68	1,543,826	2.9%	\$9.43	197	391,203	2.7%	\$22.68	265	1,935,029	2.8%	\$12.11	
Thereafter	1500	43,329,133	80.8%	\$9.89	1,635	4,406,658	30.0%	\$23.88	3,135	47,735,791	69.8%	\$11.18	
<b>Grand Totals (3)</b>	<b>2,091</b>	<b>53,641,010</b>	<b>100%</b>	<b>\$9.93</b>	<b>8,044</b>	<b>14,711,512</b>	<b>100%</b>	<b>\$22.93</b>	<b>10,135</b>	<b>68,352,522</b>	<b>100%</b>	<b>\$12.73</b>	

	Anchor Tenants (2)	Non-Anchor Tenants
Total Rentable GLA	55,320,419	17,444,430
Percentage of Occupancy	97.0%	84.3%
Percentage of Vacancy	3.0%	15.7%
Total Leaseable Area	100%	100%

- (1) Leases currently under month to month lease or in process of renewal.  
(2) Anchor defined as a tenant leasing 10,000 square feet or more.  
(3) Represents occupied square footage for Kimco's pro-rata interest.

# **Joint Venture Summary**

**Operating Joint Venture Summary**  
**Three Months Ended June 30, 2013**  
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) <sup>(1)</sup>	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 55,525	\$ 14,584	\$ 40,941	\$ 14,038	\$ (673)	\$ 263	\$ (19)	\$ 14,341	\$ 97	\$ 11,704	\$ 2,289	\$ 4,232
Kimco Income REIT	48.6%	50,370	13,438	36,932	11,997	(248)	-	-	9,853	436	15,270	7,418	12,278
UBS Programs	17.9% *	24,442	7,248	17,194	8,777	(8)	-	(196)	7,297	19	935	672	1,826
Kimstone <sup>(2)</sup>	33.3%	2,680	441	2,239	1,384	(421)	-	-	600	-	(166)	(17)	183
BIG Shopping Centers	37.9% *	12,763	4,301	8,462	5,904	(278)	-	-	4,295	(614)	(2,629)	(491)	1,110
Canada Pension Plan	55.0%	10,595	2,479	8,116	1,344	(258)	-	-	4,137	-	2,377	1,588	3,855
Kimco Income Fund	39.5%	8,673	2,272	6,401	2,218	(371)	-	-	1,622	-	2,190	861	1,417
SEB Immobilien	15.0%	8,372	2,149	6,223	3,189	(112)	-	-	2,202	-	720	271	494
Other Institutional Programs	14.6% *	10,354	2,492	7,862	3,729	(55)	1,170	-	2,434	(237)	237	535	671
<b>Total Investment Management Programs</b>		<b>\$ 183,774</b>	<b>\$ 49,404</b>	<b>\$ 134,370</b>	<b>\$ 52,580</b>	<b>\$ (2,424)</b>	<b>\$ 1,433</b>	<b>\$ (215)</b>	<b>\$ 46,781</b>	<b>\$ (299)</b>	<b>\$ 30,638</b>	<b>\$ 13,126</b>	<b>\$ 26,066</b>
<b>Other Joint Venture Properties</b>													
US Properties	43.9% *	\$ 36,482	\$ 12,400	\$ 24,082	\$ 12,156	\$ (476)	\$ -	\$ 6,238	\$ 8,805	\$ -	\$ 8,883	\$ 4,912	\$ (3,298)
Canada Properties	55.4% *	72,490	27,590	44,900	14,713	(699)	-	-	13,145	-	16,343	9,108	16,565
Latin America	54.0% *	17,213	4,996	12,217	2,031	(376)	-	54,154	3,299	-	60,665	30,197	5,269
Mexico Industrial	50.6% *	13,522	1,470	12,052	4,946	126	-	-	5,615	-	1,617	809	3,659
<b>Total Other JV Properties</b>		<b>\$ 139,707</b>	<b>\$ 46,456</b>	<b>\$ 93,251</b>	<b>\$ 33,846</b>	<b>\$ (1,425)</b>	<b>\$ -</b>	<b>\$ 60,392</b>	<b>\$ 30,864</b>	<b>\$ -</b>	<b>\$ 87,508</b>	<b>\$ 45,026</b>	<b>\$ 22,195</b>
<b>Other Investments</b>	75.0% *	<b>\$ 40,103</b>	<b>\$ 22,965</b>	<b>\$ 17,138</b>	<b>\$ 7,218</b>	<b>\$ (507)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,301</b>	<b>\$ -</b>	<b>\$ 2,112</b>	<b>\$ 1,748</b>	<b>\$ 7,223</b>
		<b>\$ 363,584</b>	<b>\$ 118,825</b>	<b>\$ 244,759</b>	<b>\$ 93,644</b>	<b>\$ (4,356)</b>	<b>\$ 1,433</b>	<b>\$ 60,177</b>	<b>\$ 84,946</b>	<b>\$ (299)</b>	<b>\$ 120,258</b>	<b>\$ 59,900</b>	<b>\$ 55,484</b>

Income Miscellaneous

Equity in Income of Joint Ventures, Net

(396)  
\$ 59,504

\* Ownership % is a blended rate

<sup>(1)</sup> The company's share of Net Income/ (Loss) and FFO reflect certain GAAP adjustments related to management fees, promote income and gain deferrals. The following table summarizes these adjustments:

<sup>(2)</sup> Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

Venture	Before		Investment Adjustments (1)			After	
	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/ (Loss)	Kimco of FFO
Prudential Investment Program	\$ 11,704	\$ 1,756	\$ -	\$ 247	\$ 286	\$ 2,289	\$ 4,232
Kimco Income REIT	15,270	7,070	-	(191)	539	7,418	12,278
UBS Programs	935	2,674	-	(2,310)	308	672	1,826
KimStone	(166)	(55)	-	-	38	(17)	183
BIG Shopping Centers	(2,629)	(720)	-	3	226	(491)	1,110
Canada Pension Plan	2,377	1,307	-	8	273	1,588	3,855
Kimco Income Fund	2,190	747	-	(73)	187	861	1,417
SEB Immobilien	720	108	-	107	56	271	494
Other Institutional Programs	237	(43)	-	561	17	535	671
<b>Total Investment Management Programs</b>	<b>\$ 30,638</b>	<b>\$ 12,844</b>	<b>\$ -</b>	<b>\$ (1,648)</b>	<b>\$ 1,930</b>	<b>\$ 13,126</b>	<b>\$ 26,066</b>

Note: Does not include depreciation adjustment for Kimco's share of minority interests depreciation and incidental operations on various development projects shown on balance sheet in Real Estate Under Development.

**Operating Joint Venture Summary**  
**Six Months Ended June 30, 2013**  
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Discontinued Operations	Net Income/(Loss)	Kimco Share of Net Income/(Loss) <sup>(1)</sup>	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 109,902	\$ 28,404	\$ 81,498	\$ 28,148	\$ (1,340)	\$ 4,173	\$ (19)	\$ 28,221	\$ 794	\$ 20,391	\$ 4,243	\$ 8,506
Kimco Income REIT	48.6%	100,150	26,387	73,763	24,260	(418)	-	-	19,948	951	30,088	14,479	24,081
UBS Programs	17.9% *	51,643	14,573	37,070	17,677	(878)	184	(196)	14,662	(284)	3,189	1,584	3,935
Kimstone <sup>(2)</sup>	33.3%	2,680	441	2,239	1,384	(421)	-	-	600	-	(166)	(17)	183
BIG Shopping Centers	37.9% *	25,335	8,315	17,020	11,753	(431)	-	-	8,529	12,227 <sup>(3)</sup>	8,534	1,470	2,328
Canada Pension Plan	55.0%	20,859	4,874	15,985	2,676	(486)	-	-	8,352	-	4,471	3,048	7,625
Kimco Income Fund	39.5%	17,128	4,660	12,468	4,454	(733)	-	-	3,261	-	4,020	1,528	2,623
SEB Immobilien	15.0%	16,655	4,241	12,414	6,334	(206)	-	-	4,377	-	1,497	545	987
Other Institutional Programs	14.6% *	21,680	4,848	16,832	7,449	(172)	764	2,233	5,261	(338)	5,081	860	1,494
<b>Total Investment Management Programs</b>		<b>\$ 366,032</b>	<b>\$ 96,743</b>	<b>\$ 269,289</b>	<b>\$ 104,135</b>	<b>\$ (5,085)</b>	<b>\$ 5,121</b>	<b>\$ 2,018</b>	<b>\$ 93,211</b>	<b>\$ 13,350</b>	<b>\$ 77,105</b>	<b>\$ 27,740</b>	<b>\$ 51,762</b>
<b>Other Joint Venture Properties</b>													
US Properties	43.9% *	\$ 74,032	\$ 26,601	\$ 47,431	\$ 24,404	\$ (1,153)	\$ 1,820	\$ 6,238	\$ 18,195	\$ (2)	\$ 8,095	\$ 5,472	\$ 1,074
Canada Properties	55.4% *	146,958	57,162	89,796	30,803	(1,390)	-	-	26,620	-	30,983	16,966	32,045
Latin America	54.0% *	38,762	11,585	27,177	4,622	(1,326)	4,546	54,154	7,474	-	63,363	31,273	10,784
Mexico Industrial	50.6% *	27,565	3,847	23,718	10,090	260	-	-	11,198	-	2,690	1,345	6,987
<b>Total Other JV Properties</b>		<b>\$ 287,317</b>	<b>\$ 99,195</b>	<b>\$ 188,122</b>	<b>\$ 69,919</b>	<b>\$ (3,609)</b>	<b>\$ 6,366</b>	<b>\$ 60,392</b>	<b>\$ 63,487</b>	<b>\$ (2)</b>	<b>\$ 105,131</b>	<b>\$ 55,056</b>	<b>\$ 50,890</b>
<b>Other Investments</b>	75.0% *	<b>\$ 79,697</b>	<b>\$ 46,134</b>	<b>\$ 33,563</b>	<b>\$ 14,787</b>	<b>\$ (1,196)</b>	<b>\$ -</b>	<b>\$ (1,050)</b>	<b>\$ 14,675</b>	<b>\$ -</b>	<b>\$ 1,855</b>	<b>\$ 1,555</b>	<b>\$ 13,349</b>
		<b>\$ 733,046</b>	<b>\$ 242,072</b>	<b>\$ 490,974</b>	<b>\$ 188,841</b>	<b>\$ (9,890)</b>	<b>\$ 11,487</b>	<b>\$ 61,360</b>	<b>\$ 171,373</b>	<b>\$ 13,348</b>	<b>\$ 184,091</b>	<b>\$ 84,351</b>	<b>\$ 116,001</b>

Income Miscellaneous

**Equity in Income of Joint Ventures, Net**

(735)  
**\$ 83,616**

\* Ownership % is a blended rate

<sup>(1)</sup> The company's share of Net Income/ (Loss) and FFO reflect certain GAAP adjustments related to management fees, promote income and gain deferrals. The following table summarizes these adjustments:

<sup>(2)</sup> Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

<sup>(3)</sup> Includes additional income of approximately \$13.7M from gain on extinguishment of debt.

Venture	Before		Investment Adjustments (1)			After	
	Net Income/(Loss)	Kimco Share of Net Income/(Loss)	Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/(Loss)	Kimco of FFO
Prudential Investment Program	\$ 20,391	\$ 3,057	\$ -	\$ 597	\$ 589	\$ 4,243	\$ 8,506
Kimco Income REIT	30,088	13,735	-	(292)	1,036	14,479	24,081
UBS Programs	3,189	3,152	-	(2,194)	626	1,584	3,935
KimStone	(166)	(55)	-	-	38	(17)	183
BIG Shopping Centers	8,534	3,104	-	(2,117)	483	1,470	2,328
Canada Pension Plan	4,471	2,459	-	17	572	3,048	7,625
Kimco Income Fund	4,020	1,291	-	(124)	361	1,528	2,623
SEB Immobilien	1,497	225	-	214	106	545	987
Other Institutional Programs	5,081	761	-	75	24	860	1,494
<b>Total Investment Management Programs</b>	<b>\$ 77,105</b>	<b>\$ 27,729</b>	<b>\$ -</b>	<b>\$ (3,824)</b>	<b>\$ 3,835</b>	<b>\$ 27,740</b>	<b>\$ 51,762</b>

Note: Does not include depreciation adjustment for Kimco's share of minority interests depreciation and incidental operations on various development projects shown on balance sheet in Real Estate Under Development.

**Investments in Real Estate Joint Ventures**

June 30, 2013

(in thousands)

Venture	Average Ownership Interest	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate
<b>Investment Management Programs</b>										
Prudential Investment Program	15.0%	60	10,582	\$ 2,716,429	\$ 994,415	\$ 34,813	5.5%	38.6	100.0%	-
Kimco Income REIT	48.6%	58	12,414	1,514,019	897,009	85,686	5.1%	81.2	98.0%	2.0%
Kimstone <sup>(1)</sup>	33.3%	39	5,573	1,085,559	731,385	27,537	5.0%	37.4	78.3%	21.7%
BIG Shopping Centers	37.9%	* 21	3,408	518,968	406,079	14,448	5.5%	39.6	100.0%	-
Canada Pension Plan	55.0%	6	2,425	435,963	140,047	20,169	5.2%	25.0	64.3%	35.7%
Kimco Income Fund	39.5%	12	1,524	288,102	159,712	14,967	5.5%	14.8	100.0%	-
SEB Immobilien	15.0%	13	1,802	361,334	243,800	12,281	5.1%	49.3	100.0%	-
Other Institutional Programs	14.6%	* 56	2,141	452,842	273,932	19,671	5.3%	37.1	93.5%	6.5%
<b>Total Investment Management Programs</b>		<b>265</b>	<b>39,869</b>	<b>\$ 7,373,216</b>	<b>\$ 3,846,379</b>	<b>\$ 229,572</b>				
<b>Other Joint Venture Properties</b>										
US Properties	43.9%	* 60	9,013	\$ 1,088,159	\$ 763,187	\$ 26,853	5.6%	59.2	93.5%	6.5%
Canada Properties	55.4%	* 67	12,717	1,864,388	1,156,537	55,450	4.8%	58.6	100.0%	-
Latin America <sup>(2)</sup>	54.0%	* 35	4,619	424,435	39,592	(39,493)	10.4%	29.5	100.0%	-
Mexico Industrial	50.6%	* 89	10,832	586,016	308,078	6,256	6.2%	42.2	92.7%	7.3%
<b>Total Other JV Properties</b>		<b>251</b>	<b>37,181</b>	<b>\$ 3,962,998</b>	<b>\$ 2,267,394</b>	<b>\$ 49,066</b>				
		<b>516</b>	<b>77,050</b>	<b>\$ 11,336,214</b>	<b>\$ 6,113,773</b>	<b>\$ 278,638</b>				
<b>Kimco's Share of Mortgages &amp; Notes Payable</b>					<b>\$ 2,366,499</b>					

\* Ownership % is a blended rate

\*\* Average Remaining term includes extensions

<sup>(1)</sup> Kimstone portfolio represents the JV between Kimco and Blackstone Real Estate Partners VII

<sup>(2)</sup> Includes 13 land fund properties

# **Guidance and Valuation Summary**

**2013 Funds From Operations (FFO) Matrix**  
(in millions)

	2012		2Q13		Retail		Non-Retail							
	Actual		Actual	Actual	2Q13	YTD	2Q13	YTD						
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual						
<b>RECURRING INCOME <sup>(1)</sup></b>														
Net Operating Income <sup>(2)</sup>	\$	638	\$	169	\$	336	\$	168	\$	335	\$	1	\$	1
Income from Other Real Estate Investments		3		1		1		1		1		-		-
Mortgage Financing Income		7		1		2		1		1		-		1
Management and Other Fee Income		36		8		17		8		17		-		-
Interest, Dividends & Other Investment Income		2		-		1		-		-		-		1
Other (Expense)/Income, Net		(5)		(2)		(3)		(2)		(3)		-		-
Equity In Income from JV's <sup>(3)</sup>		235		62		121		55		109		7		12
Equity in Income of Other Real Estate Investments, Net		29		8		15		8		14		-		1
Noncontrolling Interests in Income		(12)		(3)		(6)		(3)		(6)		-		-
Income from Discontinued Operating Properties		11		2		2		2		2		-		-
		<b>\$ 944</b>		<b>\$ 246</b>		<b>\$ 486</b>		<b>\$ 238</b>		<b>\$ 470</b>		<b>\$ 8</b>		<b>\$ 16</b>
<b>TRANSACTIONAL INCOME</b>														
Mortgage Financing Income	\$	1	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management and Other Fee Income		1		1		1		1		1		-		-
Interest, Dividends & Other Investment Income		1		6		8		-		-		6		8
Other (Expense)/Income, Net		(3)		(1)		(3)		(1)		(3)		-		-
Equity In Income from JV's		10		-		-		-		-		-		-
Equity in Income of Other Real Estate Investments, Net		24		-		4		-		-		-		4
DISCOP - Inc./Loss on Operating Property HFS/sold		(7)		-		-		-		-		-		-
General & Administrative Expenses		(2)		-		-		-		-		-		-
Preferred Stock Redemption Charge		(22)		-		-		-		-		-		-
Transactional (Provision)/Benefit for Income Taxes		(7)		9		8		9		9		-		(1)
		<b>\$ (4)</b>		<b>\$ 15</b>		<b>\$ 18</b>		<b>\$ 9</b>		<b>\$ 7</b>		<b>\$ 6</b>		<b>\$ 11</b>
Non-Operating Impairments Recognized, Net of Tax		<b>\$ -</b>		<b>\$ (15)</b>		<b>\$ (16)</b>								
Recurring (Provision)/Benefit for Income Taxes	\$	(9)	\$	(3)	\$	(8)								
General & Administrative Expenses		(122)		(31)		(65)								
Interest Expense		(227)		(55)		(109)								
Preferred Dividends		(72)		(15)		(29)								
		<b>\$ (430)</b>		<b>\$ (104)</b>		<b>\$ (211)</b>								
<b>FFO Basic</b>		<b>\$ 510</b>		<b>\$ 142</b>		<b>\$ 277</b>								
Add back Noncontrolling Interest/Div for Stock Units		2		1		1								
<b>FFO Diluted</b>	\$	512	\$	143	\$	278								
Diluted Average Shares		410		412		412								
<b>FFO Diluted Per Common Share</b>		<b>\$ 1.25</b>		<b>\$ 0.35</b>		<b>\$ 0.67</b>								

	2012	2Q13	YTD
	Actual	Actual	Actual
<b>Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share</b>			
Net Income/(Loss) Available to Common Stockholders	0.42	\$ 0.09	\$ 0.22
Gain on Disposition of Operating Properties	(0.21)	-	(0.01)
Gain on Disposition of JV Operating Properties	(0.07)	(0.09)	(0.12)
Depreciation & Amortization	0.63	0.15	0.30
Depreciation & Amortization Real Estate JV's	0.33	0.08	0.16
Remeasurement of Derivative Instrument	-	-	-
Impairments of Operating Properties, Net of Taxes and Noncontrolling Interests	0.15	0.12	0.13
<b>FFO per Diluted Common Share</b>	<b>1.25</b>	<b>\$ 0.35</b>	<b>\$ 0.68</b>
Transactional Income / (Charges), Net	0.01	-	(0.01)
<b>Funds From Operations, as Adjusted</b>	<b>1.26</b>	<b>\$ 0.35</b>	<b>\$ 0.67</b>

(1) Income excluding Transactions and Impairments

(2) Includes depreciation adjustment in FFO Reconciliation

(3) Amounts represent FFO attributable to Kimco's Joint Venture Investments

Certain reclassifications of prior year amounts have been made to conform with the current year presentation.



## 2013 FFO Guidance

	2011A	2012A	2013F	2011A <sup>(4)</sup>	2012A <sup>(4)</sup>	2013F <sup>(4)</sup>
<b>Recurring:</b>						
Retail	\$ 860	\$ 914	\$ 938 — \$ 956	\$ 2.10	\$ 2.23	\$ 2.28 — \$ 2.32
Non-Retail	41	40	18 — 21	0.10	0.10	0.04 — 0.05
Corporate Financing	( 285)	( 299)	( 275) — ( 279)	( 0.69)	( 0.73)	( 0.67) — ( 0.68)
G&A	( 119)	( 122)	( 124) — ( 128)	( 0.29)	( 0.30)	( 0.30) — ( 0.31)
Other	( 7)	( 19)	( 18) — ( 21)	( 0.02)	( 0.04)	( 0.04) — ( 0.05)
<b>Total FFO, as Adjusted</b>	<u>\$ 490</u>	<u>\$ 514</u>	<u>\$ 539 — \$ 549</u>	<u>\$ 1.20</u>	<u>\$ 1.26</u>	<u>\$ 1.31 — \$ 1.33</u>
Transactional Income, Net <sup>(1)</sup>	33	18	18 — 18	0.08	0.04	0.04 — 0.04
	<u>\$ 523</u>	<u>\$ 532</u>	<u>\$ 557 — \$ 567</u>	<u>\$ 1.28</u>	<u>\$ 1.30</u>	<u>\$ 1.35 — \$ 1.37</u>
Preferred Stock Redemption Charge <sup>(2)</sup>	-	( 22)	- — -	-	( 0.05)	- — -
<i>FFO Before Impairments</i>	<u>\$ 523</u>	<u>\$ 510</u>	<u>\$ 557 — \$ 567</u>	<u>\$ 1.28</u>	<u>\$ 1.25</u>	<u>\$ 1.35 — \$ 1.37</u>
Impairments	( 5)	-	( 16) — ( 16)	( 0.01)	-	( 0.04) — ( 0.04)
<i>FFO</i> <sup>(3)</sup>	<u><u>\$ 518</u></u>	<u><u>\$ 510</u></u>	<u><u>\$ 541 — \$ 551</u></u>	<u><u>\$ 1.27</u></u>	<u><u>\$ 1.25</u></u>	<u><u>\$ 1.31 — \$ 1.33</u></u>
<b>Reconciliation of FFO to Net Income Available to Common Shareholders:</b>						
(\$ in millions, except per share data)	<u>2011A</u>	<u>2012A</u>	<u>2013F</u>	<u>2011A<sup>(4)</sup></u>	<u>2012A<sup>(4)</sup></u>	<u>2013F<sup>(4)</sup></u>
FFO	\$ 518	\$ 510	\$ 541 — \$ 551	\$ 1.27	\$ 1.25	\$ 1.31 — \$ 1.33
Depreciation & amortization	( 247)	( 257)	( 252) — ( 260)	( 0.61)	( 0.63)	( 0.61) — ( 0.63)
Depreciation & amortization real estate joint ventures, net of noncontrolling interests	( 139)	( 134)	( 122) — ( 130)	( 0.34)	( 0.33)	( 0.30) — ( 0.32)
Gain on disposition of operating properties	19	85	4 — 12	0.05	0.21	0.01 — 0.03
Gain on disposition of joint venture operating properties, net of noncontrolling interests	4	28	48 — 56	0.01	0.07	0.12 — 0.14
Remeasurement of derivative instrument	( 4)	-	- — -	( 0.01)	-	- — -
Impairments of operating properties, net of tax and noncontrolling interests	( 41)	( 59)	( 52) — ( 52)	( 0.10)	( 0.15)	( 0.13) — ( 0.13)
<b>Net income available to common shareholders</b>	<u><u>\$ 110</u></u>	<u><u>\$ 173</u></u>	<u><u>\$ 167 — \$ 177</u></u>	<u><u>\$ 0.27</u></u>	<u><u>\$ 0.42</u></u>	<u><u>\$ 0.40 — \$ 0.42</u></u>
<p>(1) Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events</p> <p>(2) Non-cash charge to FFO associated with the redemption of preferred stock issues F (6.65%) and G (7.75%)</p> <p>(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.</p> <p>(4) Reflects diluted per share basis</p> <p>Certain reclassifications of prior year amounts have been made to conform with the current year presentation.</p>						

**Retail Investments Summary (Additional Valuation Information)**

**As of June 30, 2013**

(\$ shown in millions and USD denomination)

	<b>Net</b>		
	<b>Operating</b>		<b>Description / Notes</b>
	<b>Income</b>		
<b>Operating Real Estate - Consolidated and JV's</b>			
NOI Including Pro-rata JV NOI, 2Q 2013:	\$ 274		Per supplemental NOI disclosures (p. 6)
Add: Negative NOI	1		
Less: LTA's, Straight-line, Disc. Ops NOI	(4)		
Above and Below Market Rents	(3)		
Real Estate Under Development (REUD) NOI	-		
Non-Retail Investments Consolidated NOI	(2)		
Non-Retail Investments JV NOI	(13)		
	<u>\$ 253</u>		
Adj. 2Q'13 NOI for new acquisitions to reflect full quarter	4		
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 18)	2		Currently yielding approx. 6% and expected to reach 10%
	<u>\$ 259</u>		

	<b>Book</b>		
	<b>Value</b>		<b>Description / Notes</b>
<b>Other Retail Investments included in Operating Real Estate</b>			
Blue Ridge	\$ 33		Income included in Income from Other Real Estate Inv.
Land Holdings	92		
	<u>\$ 125</u>		
<b>Investments &amp; Advances in Real Estate JVs</b>			
Mexican Land Fund	\$ 16		
<b>Real Estate Under Development (REUD)</b>			
US Construction In Progress (CIP)	\$ 94		
Latin America CIP	3		
	<u>\$ 97</u>		
<b>Other Real Estate Investments</b>			
Net Lease Portfolio	\$ 136		
Preferred Equity Retail Investments	78		
Investment in SuperValu *	22		
Misc	26		Includes Retail Store and Leveraged Leases
	<u>\$ 262</u>		
<b>Mortgage and Other Receivables</b>			
Retail-Based Mortgage Receivables			
Winn Dixie	\$ 11		
Shopping Center Mortgage Receivables	9		
Latin America Mortgage Receivables	6		
Other	8		
	<u>\$ 34</u>		
<b>Marketable Securities</b>			
SUPERVALU, Inc. (SVU) *	\$ 51		Includes unrealized gain of \$8M
<b>Other Assets</b>			
Miscellaneous Other Assets	\$ 373		See separate Balance Sheet Detail Schedule (p. 8)
Investment in SuperValu *	21		
	<u>\$ 394</u>		

\* Note: Total SuperValue investment of \$94M reflects unrealized gain in SuperValu stock

<b>Additional Value Consideration:</b>			
Kimco Share of Joint Venture Other Assets/(Liabilities)	\$ 102		See Investments in Real Estate Joint Ventures schedule (p. 34)
Investment Management Business (recurring fees)	190		Annualized Fees - \$33M x 12 multiple x 50% margin

**Non-Retail Investments Summary**  
**As of June 30, 2013**  
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
<b>Operating Real Estate - Consolidated</b>				
Urban Properties / Other Consolidated				Mixed Retail and Apartment / Office
JTS Office Portfolio (Various)	\$ 55		\$ 55	
Philadelphia, PA	10		10	
Chicago, IL	9		9	
Other	3		3	
	77		77	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	50		50	
Miscellaneous Other Investments	5		5	
	55		55	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
King & Benton	23		23	Secured Convertible Bridge Loan
Other	17		17	
	40		40	
<b>Marketable Securities</b>				
Plazacorp Retail Properties (Common Stock)	17		17	
Bonds	3		3	
	20		20	Reflects \$8M in unrealized gains
<b>Other Assets</b>				
Miscellaneous Other Assets	21		21	
<b>Total Non-Retail Investments</b>	<b>\$ 213</b>	<b>\$ -</b>	<b>\$ 213</b>	

<b>Reconciliation from 1Q 2013</b>		
1Q 2013 Total Non-Retail Investments	\$	383
Sale and writedown of urban properties		(99)
Sale of Intown Suites		(83)
Sale of marketable securities		(11)
Consolidation of JTS Office from preferred equity		34
Other misc and currency		(11)
2Q 2013 Total Non-Retail Investments	\$	213

Note: Kimco will remove and consolidate this disclosure with the Retail Investments Summary (page 38) beginning in 3Q13.

# Miscellaneous

***Research Coverage:***

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Argus	Michael Burke	(212) 425-7500
Bank of America / Merrill Lynch	Jeff Spector	(646) 855-1363
	Craig Schmidt	(646) 855-3640
Barclays Capital	Ross Smotrich	(212) 526-2306
Citi Investment Research	Michael Bilerman	(212) 816-1383
	Quentin Velleley	(212) 816-6981
Cowen and Company	Jim Sullivan	(646) 562-1380
Deutsche Bank Securities Inc.	Vincent Chao	(212) 250-6799
DISCERN, Inc.	David Wigginton	(646) 863-4177
Edward D. Jones & Company	James Shanahan	(314) 515-5292
Goldman Sachs	Andrew Rosivach	(212) 902-2796
Green Street Advisors	Cedrik La Chance	(949) 640-8780
	Jason White	(949) 640-8780
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ISI Group	Steve Sakwa	(212) 446-9462
	Samit Parikh	(212) 888-3796
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
	Yasmine Kamaruddin	(212) 622-1041
Morgan Stanley	Haendel St. Juste	(212) 761-0071
Morningstar	Todd Lukasik	(303) 688-7418
	Philip Martin	(312) 384-3920
Raymond James & Associates	Paul D. Puryear	(727) 567-2253
	R.J. Milligan	(727) 567-2660
RBC Capital Markets	Rich Moore	(440) 715-2646
	Wes Golladay	(440) 715-2650
Sandler O' Neill & Partners, L.P.	Alexander D. Goldfarb	(212) 466-7937
	Andrew Schaffer	(212) 466-8062
Standard & Poors	Robert McMillan	(212) 438-9522
Stifel Nicolaus & Company Inc.	Nathan Isbee	(443) 224-1346
	Jennifer Hummert	(443) 224-1288
Suntrust Robinson Humphrey	Ki Bin Kim	(212) 303-4124
UBS Investment Research	Ross Nussbaum	(212) 713-2484
	Christy McElroy	(203) 719-7831
Wells Fargo Securities, LLC	Jeffrey J. Donnelly	(617) 603-4262
	Tammi Figue	(443) 263-6568

***Rating Agency Coverage:***

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Moody's Investors Service	Merrie Frankel	(212) 553-3652
	Alice Chung	(212) 553-2949
Standard & Poors	Elizabeth Campbell	(212) 438-2415
Fitch Ratings	Britton Costa	(212) 908-0524
	George Hoglund	(212) 908-9149

## **Reconciliation of Non-GAAP Financial Measures**

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### **Important note regarding Non-GAAP financial measures**

It is important to note that throughout this presentation management makes references to non-GAAP financial measures, an example of which is Funds From Operations (“FFO”).

Funds From Operations (“FFO”) is a supplemental non-GAAP measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts (“NAREIT”) defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles (“GAAP”), excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments and (v) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect funds from operations on the same basis.

Given the nature of the company's business as a real estate owner and operator, the company believes that FFO is helpful to investors as a measure of its operational performance and FFO is a widely recognized measure in the company's industry. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net cash flows from operating activities (determined in accordance with GAAP), as a measure of our liquidity, or as an indicator of our ability to make cash distributions. In addition, the comparability of the company's FFO with the FFO reported by other REITs may be affected by the differences that exist regarding certain accounting policies relating to expenditures for repairs and other recurring items.

FFO does not represent cash generated from operating activities in accordance with generally accepted accounting principles and therefore should not be considered an alternative for net income as a measure of liquidity. In addition, comparability of the Company's FFO with the FFO reported by other REITs may be affected by the differences that exist regarding certain accounting policies relating to expenditures for repairs and other recurring items. The Company also believes net operating income, EBITDA, funds available for distribution, and income from operating real estate are additional measures to consider when viewing the Company's performance.

Reconciliations for these non-GAAP financial measures are provided within this document.

## Glossary of Terms

<u>Term</u>	<u>Definition</u>
Annualized Base Rent (ABR)	Calculated as monthly base rent (cash basis), as of a certain date, multiplied by 12.
Assets Under Management (AUM)	The company's estimate of the carrying value of the real estate it manages through its consolidated and unconsolidated co-investment ventures or for clients of the Company.
EBITDA	Net income/(loss) attributable to the company before interest, depreciation and amortization, gains/losses on sale of operating properties, impairment charges, income taxes and unrealized remeasurement adjustment of derivative instrument.
EBITDA as adjusted	Net income/(loss) attributable to the company before interest, depreciation and amortization as adjusted excludes the effects of non-operating transactional income and expenses.
Funds From Operations (FFO)	<p>Funds From Operations ("FFO") is a supplemental non-GAAP measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles ("GAAP"), excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments and (v) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect funds from operations on the same basis.</p> <p>Given the nature of the company's business as a real estate owner and operator, the company believes that FFO is helpful to investors as a measure of its operational performance and FFO is a widely recognized measure in the company's industry. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net cash flows from operating activities (determined in accordance with GAAP), as a measure of our liquidity, or as an indicator of our ability to make cash distributions. In addition, the comparability of the company's FFO with the FFO reported by other REITs may be affected by the differences that exist regarding certain accounting policies relating to expenditures for repairs and other recurring items.</p>
FFO as adjusted	Fund From Operations as adjusted excludes the effects of non-operating impairments and transactional income and expenses. The Company believes FFO as adjusted provides investors and analysis an additional measure in comparing the Company's performance across reporting periods on a consistent basis by excluding items that we do not believe are indicative of our core operating performance.
FFO Payout Ratio	A measure used to determine a companies ability to pay its common dividend. Computed by dividing Kimco's common dividend per share by its basic funds from operations per share.
Gross Leaseable Area (GLA)	Measure of the total amount of leasable space in a commercial property.
Joint Venture (JV)	A co-investment in real estate, usually in the form of a partnership.
Net Operating Income	Revenues from all rental property less operating and maintenance, real estate taxes and rent expense including the Company's prorata share of real estate joint ventures.
Same Property NOI	The change in the NOI (excluding straight-line rents, lease termination fees, above/below market rents, and includes charges for bad debts) of the same property pool from the prior year reporting period to the current year reporting period. Same Property NOI includes all properties that are owned as of the end of both the current and prior year reporting periods and excludes properties under development and pending stabilization properties.
Stabilization	Generally defined as 90% occupancy. The company policy is to include projects in occupancy at the earlier of (i) reaching 90 percent leased or (ii) one year following the projects inclusion in operating real estate (two years for Latin America).