



Supplemental Financial Information

QUARTER ENDED SEPTEMBER 30, 2012

3333 New Hyde Park Road
New Hyde Park, NY
1 • (866) 831 • 4297
www.kimcorealty.com



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Supplemental Financial Information
Quarter Ended September 30, 2012

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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, 2011. 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, 2011, 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 strong third quarter 2012 operating results;
Company's board approves a 10.5 percent dividend increase on common shares**

NEW HYDE PARK, N.Y., October 30, 2012 -- Kimco Realty Corp. (NYSE: KIM) today reported results for the quarter ended September 30, 2012.

Highlights for the Third Quarter and Subsequent Activity:

- Reported funds from operations as adjusted of \$0.31 per diluted share, an increase from \$0.30 for the third quarter of 2011;
- Announced a 10.5 percent increase in the quarterly common cash dividend to \$0.21 per share;
- Gross occupancy was 93.7 percent in both the combined and U.S. shopping center portfolios representing increases of 70 basis points and 80 basis points, respectively, from the third quarter of 2011 and the highest level since December 2008;
- Recognized U.S. cash-basis leasing spreads of 13 percent; new leases increased 40.2 percent and renewals/options increased 4.3 percent;
- Combined same-property net operating income (NOI) increased 2.6 percent before the impact of foreign currency changes from the third quarter 2011 representing the tenth consecutive quarter with a positive increase; and
- Executed a purchase and sale agreement for the disposition of InTown Suites for \$735 million.

Financial Results

Net income available to common shareholders for the third quarter of 2012 was \$27.1 million, or \$0.07 per diluted share, compared to \$40.1 million, or \$0.10 per diluted share, for the third quarter of 2011. Year to date, net income available to common shareholders was \$113.4 million, or \$0.28 per diluted share, compared to \$78.1 million, or \$0.19 per diluted share, through September 30, 2011.

Funds from operations (FFO), a widely accepted supplemental measure of REIT performance, was \$119 million, or \$0.29 per diluted share, for the third quarter of 2012 compared to \$134.3 million, or \$0.33 per diluted share, for the third quarter of 2011. The decrease in FFO in the third quarter of 2012 was the result of \$8.3 million in transactional expenses incurred mainly from a \$6.2 million non-cash redemption charge in connection with the company's \$175 million 6.65 percent Class F Cumulative Redeemable Preferred Stock that was redeemed in August 2012. This compares to \$10.6 million of transactional income earned in the third quarter of 2011 primarily from the monetization of several non-retail investments.

For the nine months ended September 30, 2012, FFO was \$383.2 million, or \$0.94 per diluted share, compared to \$382.3 million, or \$0.94 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 \$127.3 million, or \$0.31 per diluted share, for the third quarter of 2012 compared to \$123.7 million, or \$0.30 per diluted share, for the third quarter of 2011.

FFO as adjusted, for the nine months ended September 30, 2012 was \$379.4 million, or \$0.93 per diluted share, compared to \$366.3 million, or \$0.90 per diluted share, for the same period in 2011.

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

Shopping Center Operating Results

Third quarter 2012 shopping center portfolio operating results:

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

- Gross occupancy was 93.7 percent, an increase of 20 basis points sequentially and 70 basis points over the third quarter of 2011;
- Pro-rata occupancy was 93.4 percent, an increase of 10 basis points sequentially and 60 basis points over the third quarter of 2011;
- Combined same-property NOI increased 2.6 percent before the impact of foreign currency changes over the third quarter of 2011. NOI is reported on a cash-basis, excluding lease termination fees and including charges for bad debts; and
- Total leases executed in the combined portfolio: 690 new leases, renewals and options totaling 2.3 million square feet representing a 29 percent increase in pro-rata square footage over the third quarter of 2011.

In the combined shopping center portfolio, same-property NOI for the third quarter of 2012, including the impact of foreign currency, was 1.6 percent compared to the same period in 2011. For the nine months ended September 30, 2012, combined same-property NOI, including the impact of foreign currency, was 2 percent. In addition, the Mexico portfolio's combined gross occupancy for the third quarter of 2012 reached 86.9 percent, representing a 130 basis-point increase from the second quarter of 2012.

U.S. Shopping Center Portfolio

- Gross occupancy was 93.7 percent, an increase of 30 basis points sequentially and 80 basis points over the third quarter of 2011;
- Pro-rata occupancy was 93.4 percent, an increase of 10 basis points sequentially and 60 basis points over the third quarter of 2011;
- U.S. same-property NOI increased 2.5 percent during the third quarter of 2012 compared to the same period in 2011; and

- Pro-rata U.S. cash-basis leasing spreads increased 13 percent; new leases increased 40.2 percent, and renewals/options increased 4.3 percent.

In addition, the U.S. shopping center portfolio's pro-rata occupancy for small shop space (defined as space less than 10,000 square feet) was 83.9 percent, an increase of 60 basis points sequentially and 210 basis points from the third quarter of 2011.

Shopping Center Investment Activity

Acquisitions:

As previously announced, in the third quarter Kimco acquired three high-quality wholly-owned shopping centers, comprising 420,000 square feet and located in its primary core markets, for a total purchase price of \$84.3 million, including \$42.5 million of mortgage debt. Subsequently, the company acquired Savi Ranch, a 161,000-square-foot shopping center located in Yorba Linda, Calif., for \$34.5 million. Collectively, these properties have a pro-rata average occupancy of 94.5 percent and a median household income of \$126,000 within a three-mile radius.

Also during the quarter, Kimco acquired the remaining 50-percent interest in an 81,000-square-foot unencumbered shopping center located in Pompano Beach, Fla., for a gross purchase price of \$12.3 million. Subsequently in October of 2012, the company acquired the remaining 89-percent interest in Greeley Commons, a 139,000-square-foot unencumbered shopping center located in Greeley, Colo. for a gross price of \$23.4 million.

Since the company initiated its U.S. shopping center recycling program in September 2010 to improve the overall quality of its portfolio, Kimco has selectively acquired in its core markets 47 properties, comprising 6 million square feet, for a gross purchase price of \$984.8 million. These properties have, on a pro-rata basis, an average occupancy of 94.2 percent and are supported by excellent demographics, including an average household income of \$96,000 within a three-mile radius.

Dispositions:

In the third quarter of 2012, Kimco sold nine non-strategic properties totaling nearly 1 million square feet, for approximately \$94.7 million. Subsequently, the company sold a 13-property portfolio and one additional property comprising a total of 1.7 million square feet for \$70.3 million. Currently, Kimco has 15 additional non-strategic properties in contract negotiations for approximately \$130 million.

Since September 2010, the company has sold 86 non-strategic shopping centers, comprising 7.9 million square feet, for a gross amount of \$529.9 million generating proceeds of \$377.4 million. These properties had a pro-rata average occupancy of 83.4 percent and an annual base rent of \$8.35 per square foot, which is 32 percent below the portfolio average.

Non-Retail Investments

During the third quarter, Kimco recognized FFO of \$12 million from its non-retail investments, of which \$7.4 million was attributable to joint ventures, including InTown Suites, and \$2.3 million to non-retail preferred equity investments.

In the third quarter, the company further reduced its non-retail investments by \$30 million through the sale of two urban properties and the partial repayment of a mortgage receivable. As of September 30, 2012, the book value of the company's non-retail investment portfolio was \$429 million which is 3.6 percent of gross assets, compared to \$846 million, or 7.5 percent of gross assets, at September 30, 2010 in which the company reiterated its commitment to the non-retail disposition strategy.

In October, the company executed a purchase and sale agreement with an affiliate of Starwood Capital Group to sell InTown Suites for a gross sales price of \$735 million, including \$617 million of existing debt. InTown Suites is owned by InTown Hospitality Investors LP, a joint venture in which Kimco holds a 75 percent interest. The company expects this transaction to close in the first half of 2013.

Capital Structure

Kimco's board of directors increased the company's quarterly cash dividend 10.5 percent to \$0.21 per common share, payable on January 15, 2013 to shareholders of record on January 2, 2013, representing an ex-dividend date of December 28, 2012.

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 January 15, 2013 to shareholders of record on January 2, 2013, representing an ex-dividend date of December 28, 2012;
- 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 \$0.375 per preferred depositary share will be paid on January 15, 2013 to shareholders of record on January 2, 2013, representing an ex-dividend date of December 28, 2012.
- 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 January 15, 2013 to shareholders of record on January 2, 2013, representing an ex-dividend date of December 28, 2012.

During July 2012, Kimco issued \$225 million of 5.50 percent Class J Cumulative Redeemable Preferred Stock. Proceeds from this offering were used to fund the redemption of the company's \$175 million 6.65 percent Class F Cumulative Redeemable Preferred Stock in August 2012 as well as for general corporate purposes.

Subsequently in October 2012, Kimco completed the redemption of its \$460 million 7.75 percent Class G Cumulative Redeemable Preferred Stock. As a result of this redemption, the company anticipates it will incur a non-cash transaction charge to FFO of \$15.5 million during the quarter ending December 31, 2012.

At September 30, 2012, Kimco's consolidated net debt to EBITDA as adjusted was 5.3x compared to 6.0x from the prior year. In addition, the company maintains access to approximately \$1.5 billion of immediate liquidity.

2012 Guidance and 2013 Initial Guidance

The company maintains its 2012 full-year guidance range for FFO as adjusted, which does not include any estimate for transactional activities or non-operating impairments, of \$1.24 - \$1.26 per diluted share.

Estimated shopping center portfolio metrics remain as follows:

- Combined portfolio occupancy: +50 to +100 basis points
- Combined same-property NOI: +1.5 to +3.5 percent

2013 Initial Guidance:

The company's preliminary 2013 guidance for FFO as adjusted per diluted share: \$1.28 - \$1.33.

Conference Call and Supplemental Materials

Kimco will hold its quarterly conference call on Wednesday, October 31, 2012 at 10:00 a.m. EDT. The call will include a review of the company's third quarter performance as well as a discussion of the company's strategy and expectations for the future. To participate, dial 1-877-883-0383 (Passcode: 5911206).

A replay will be available through 9:00 a.m. EST November 30, 2012 by dialing 1-877-344-7529 (Passcode: 10017987). Access to the live call and replay will be available through the company's website at 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 September 30, 2012, the company owned interests in 922 shopping centers comprising 135 million square feet of leasable space across 44 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, the company's blog at blog.kimcorealty.com, or follow Kimco on Twitter at 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, (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, 2011. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

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CONTACT:

David F. Bujnicki

Vice President, Investor Relations and Corporate Communications

Kimco Realty Corporation

1-866-831-4297

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

	Three Months Ended		Nine Months Ended	
	September 30, 2012	2011	September 30, 2012	2011
Revenues				
Revenues from rental properties	\$ 222,961	\$ 204,297	\$ 660,502	\$ 620,440
Management and other fee income	8,917	8,728	27,053	26,827
Total revenues	<u>231,878</u>	<u>213,025</u>	<u>687,555</u>	<u>647,267</u>
Operating expenses				
Rent	3,270	3,455	9,457	10,545
Real estate taxes	29,917	27,827	87,606	83,985
Operating and maintenance	27,478	27,315	82,589	84,896
General and administrative expenses	29,957	30,846	95,317	90,188
Impairment charges	588	4,037	22,539	7,757
Depreciation and amortization	65,631	56,870	187,839	176,165
Total operating expenses	<u>156,841</u>	<u>150,350</u>	<u>485,347</u>	<u>453,536</u>
Operating income	75,037	62,675	202,208	193,731
Other income/(expense)				
Mortgage financing income	2,092	1,959	6,083	5,728
Interest, dividends and other investment income	598	375	1,110	14,173
Other expense, net	(3,085)	(2,655)	(6,169)	(2,153)
Interest expense	(57,116)	(56,120)	(171,632)	(166,535)
Income from other real estate investments	545	2,449	1,688	3,062
Income from continuing operations before income taxes, equity in income of joint ventures and equity in income from other real estate investments	<u>18,071</u>	<u>8,683</u>	<u>33,288</u>	<u>48,006</u>
Provision for income taxes, net	(5,183)	(4,443)	(4,822)	(14,332)
Equity in income of joint ventures, net	24,498	19,641	103,743	49,810
Equity in income of other real estate investments, net	10,239	24,788	35,340	35,123
Income from continuing operations	<u>47,625</u>	<u>48,669</u>	<u>167,549</u>	<u>118,607</u>
Discontinued operations				
Income/(loss) from discontinued operating properties, net of tax	734	5,678	(2,195)	13,521
Impairment/loss on operating properties sold, net of tax	(2,604)	(289)	(15,364)	(8,919)
Gain on disposition of operating properties, net of tax	11,329	4,535	34,571	8,722
Income from discontinued operations	<u>9,459</u>	<u>9,924</u>	<u>17,012</u>	<u>13,324</u>
Gain on sale of operating properties, net of tax (1)	<u>-</u>	<u>-</u>	<u>4,059</u>	<u>-</u>
Net income	<u>57,084</u>	<u>58,593</u>	<u>188,620</u>	<u>131,931</u>
Net income attributable to noncontrolling interests (3)	(2,143)	(3,612)	(10,928)	(9,277)
Net income attributable to the Company	<u>54,941</u>	<u>54,981</u>	<u>177,692</u>	<u>122,654</u>
Redemption costs	(6,213)	-	(6,213)	-
Preferred stock dividends	(21,622)	(14,841)	(58,037)	(44,522)
Net income available to the Company's common shareholders	<u>\$ 27,106</u>	<u>\$ 40,140</u>	<u>\$ 113,442</u>	<u>\$ 78,132</u>
Per common share:				
Income from continuing operations: (3)				
Basic	<u><u>\$ 0.04</u></u>	<u><u>\$ 0.07</u></u>	<u><u>\$ 0.24</u></u>	<u><u>\$ 0.16</u></u>
Diluted	<u><u>\$ 0.04</u></u> (2)	<u><u>\$ 0.07</u></u> (2)	<u><u>\$ 0.24</u></u> (2)	<u><u>\$ 0.16</u></u> (2)
Net income: (4)				
Basic	<u><u>\$ 0.07</u></u>	<u><u>\$ 0.10</u></u>	<u><u>\$ 0.28</u></u>	<u><u>\$ 0.19</u></u>
Diluted	<u><u>\$ 0.07</u></u> (2)	<u><u>\$ 0.10</u></u> (2)	<u><u>\$ 0.28</u></u> (2)	<u><u>\$ 0.19</u></u> (2)
Weighted average shares:				
Basic	<u><u>405,810</u></u>	<u><u>406,564</u></u>	<u><u>405,880</u></u>	<u><u>406,521</u></u>
Diluted	<u><u>406,747</u></u>	<u><u>407,292</u></u>	<u><u>406,650</u></u>	<u><u>407,386</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 (\$3,029) and (\$3,637) for the quarters ended September 30, 2012 and 2011, respectively. Additionally, the net income attributable to noncontrolling interests related to continued operations of (\$9,562) and (\$9,091) for the nine months ended September 30, 2012 and 2011, respectively.

(4) Includes earnings attributable to unvested restricted shares of 298 and \$150 for the quarters ended September 30, 2012 and 2011, respectively. Additionally the earnings attributable to unvested restricted shares of \$893 and \$450 for the nine months ended September 30, 2012 and 2011, respectively.

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

	September 30, 2012	December 31, 2011
Assets:		
Operating real estate, net of accumulated depreciation of \$1,745,992 and \$1,693,090, respectively	\$ 7,078,206	\$ 6,898,445
Investments and advances in real estate joint ventures	1,433,450	1,404,214
Real estate under development	132,113	179,722
Other real estate investments	326,268	344,131
Mortgages and other financing receivables	98,188	102,972
Cash and cash equivalents	429,529	112,882
Marketable securities	35,811	33,540
Accounts and notes receivable	138,558	149,807
Other assets	443,853	388,803
Total assets	<u>\$ 10,115,976</u>	<u>\$ 9,614,516</u>
Liabilities:		
Notes payable	\$ 3,159,943	\$ 2,983,886
Mortgages payable	1,015,313	1,085,371
Construction loans payable	42,935	45,128
Dividends payable	94,856	92,159
Other liabilities	464,691	432,755
Total liabilities	<u>4,777,738</u>	<u>4,639,299</u>
Redeemable noncontrolling interests	<u>95,059</u>	<u>95,074</u>
Stockholders' equity:		
Preferred stock, \$1.00 par value, authorized 5,791,200 shares and and 5,146,000 shares, respectively		
Class F preferred stock, \$1.00 par value, authorized zero shares and 700,000 shares, respectively issued and outstanding zero shares, 700,000 shares, respectively	-	700
Aggregate liquidation preference \$175,000		
Class G preferred stock, \$1.00 par value, authorized 184,000 shares issued and outstanding 184,000 shares	184	184
Aggregate liquidation preference \$460,000		
Class H preferred stock, \$1.00 par value, authorized 70,000 shares issued and outstanding 70,000 shares	70	70
Aggregate liquidation preference \$175,000		
Class I preferred stock, \$1.00 par value, authorized 18,400 shares and zero shares, respectively issued and outstanding 16,000 shares and zero shares, respectively	16	-
Aggregate liquidation preference \$400,000		
Class J preferred stock, \$1.00 par value, authorized 9,000 shares and zero shares, respectively issued and outstanding 9,000 shares and zero shares, respectively	9	-
Aggregate liquidation preference \$225,000		
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 407,608,794 and 406,937,830 shares, respectively	4,076	4,069
Paid-in capital	5,938,244	5,492,022
Cumulative distributions in excess of net income	(813,097)	(702,999)
	<u>5,129,502</u>	<u>4,794,046</u>
Accumulated other comprehensive income	(56,785)	(107,660)
Total stockholders' equity	<u>5,072,717</u>	<u>4,686,386</u>
Noncontrolling interests	170,462	193,757
Total equity	<u>5,243,179</u>	<u>4,880,143</u>
Total liabilities and equity	<u>\$ 10,115,976</u>	<u>\$ 9,614,516</u>

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2012	2011	2012	2011
Net income available to common shareholders	\$ 27,106	\$ 40,140	\$ 113,442	\$ 78,132
Gain on disposition of operating property, net of noncontrolling interests	(11,084)	(3,859)	(35,806)	(8,046)
Gain on disposition of joint venture operating properties	(641)	(2,551)	(23,013)	(3,231)
Depreciation and amortization - real estate related	65,496	59,408	194,032	186,185
Depr. and amort. - real estate jv's, net of noncontrolling interests	33,821	35,096	101,506	103,953
Remeasurement of derivative instrument	-	-	-	4,287
Impairments of operating properties, net of tax and noncontrolling interests	4,295	6,029	33,070	21,028
Funds from operations	118,993	134,263	383,231	382,308
Transactional charges / (income), net	8,309	(10,592)	(3,798)	(16,040)
Funds from operations as adjusted	\$ 127,302	\$ 123,671	\$ 379,433	\$ 366,268
Weighted average shares outstanding for FFO calculations:				
Basic	405,810	406,564	406,500	406,521
Units	1,526	1,526	1,097	1,529
Dilutive effect of equity awards	2,274	729	2,106	865
Diluted	409,610 ⁽¹⁾	408,819 ⁽¹⁾	409,703 ⁽¹⁾	408,915 ⁽¹⁾
FFO per common share - basic	\$ 0.29	\$ 0.33	\$ 0.94	\$ 0.94
FFO per common share - diluted	\$ 0.29 ⁽¹⁾	\$ 0.33 ⁽¹⁾	\$ 0.94	\$ 0.94
FFO as adjusted per common share - diluted	\$ 0.31 ⁽¹⁾	\$ 0.30 ⁽¹⁾	\$ 0.93 ⁽¹⁾	\$ 0.90 ⁽¹⁾

(1) 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 funds from operations and therefore have not been included. Funds from operations would be increased by \$523 and \$251 for the three months ended September 30, 2012 and 2011, respectively and \$1,555 and \$752 for the nine months ended September 30, 2012 and 2011, 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 Per Common Share**
(unaudited)

	Projected Range Full Year 2012		Projected Range Full Year 2013	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.31	\$ 0.33	\$ 0.37	\$ 0.42
Projected depreciation & amortization	0.62	0.64	0.63	0.65
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.32	0.34	0.30	0.32
Gain on disposition of operating properties	(0.07)	(0.09)	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.05)	(0.07)	(0.01)	(0.03)
Impairments of operating properties, net of tax and noncontrolling interests	0.08	0.08	-	-
Projected FFO per diluted common share	<u>\$ 1.21</u>	<u>\$ 1.23</u>	<u>\$ 1.28</u>	<u>\$ 1.33</u>
Transactional income, net	(0.02)	(0.02)	-	-
Preferred stock redemption charge	0.05	0.05	-	-
Non-operating impairments recognized, net of tax	-	-	-	-
Projected FFO, as adjusted per diluted common share	<u><u>\$ 1.24</u></u>	<u><u>\$ 1.26</u></u>	<u><u>\$ 1.28</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
(unaudited)
(in thousands, except share information)

	September 30, 2012	June 30, 2012	December 31, 2011
Assets:			
Operating real estate, net of accumulated depreciation of \$1,745,992, \$1,743,276 and \$1,693,090, respectively	\$ 7,078,206	\$ 7,087,796	\$ 6,898,445
Investments and advances in real estate joint ventures	1,433,450	1,436,038	1,404,214
Real estate under development	132,113	129,877	179,722
Other real estate investments	326,268	340,325	344,131
Mortgages and other financing receivables	98,188	96,150	102,972
Cash and cash equivalents	429,529	383,729	112,882
Marketable securities	35,811	34,439	33,540
Accounts and notes receivable	138,558	131,487	149,807
Other assets	443,853	390,230	388,803
Total assets	\$ 10,115,976	\$ 10,030,071	\$ 9,614,516
Liabilities:			
Notes payable	\$ 3,159,943	\$ 3,161,028	\$ 2,983,886
Mortgages payable	1,015,313	990,586	1,085,371
Construction loans payable	42,935	40,002	45,128
Dividends payable	94,856	98,883	92,159
Other liabilities	464,691	439,424	432,755
Total liabilities	4,777,738	4,729,923	4,639,299
Redeemable noncontrolling interests	95,059	95,059	95,074
Stockholders' equity:			
Preferred stock, \$1.00 par value, authorized 5,791,200 shares, 5,109,200 shares and 5,146,000 shares, respectively			
Class F preferred stock, \$1.00 par value, authorized zero shares, 700,000 shares and 700,000 shares, respectively issued and outstanding zero shares, 700,000 shares and 700,000 shares, respectively	-	700	700
Aggregate liquidation preference \$175,000			
Class G preferred stock, \$1.00 par value, authorized 184,000 shares issued and outstanding 184,000 shares	184	184	184
Aggregate liquidation preference \$460,000			
Class H preferred stock, \$1.00 par value, authorized 70,000 shares issued and outstanding 70,000 shares	70	70	70
Aggregate liquidation preference \$175,000			
Class I preferred stock, \$1.00 par value, authorized 18,400 shares, 18,400 shares and zero shares, respectively issued and outstanding 16,000 shares, 16,000 shares and zero shares, respectively	16	16	-
Aggregate liquidation preference \$400,000			
Class J preferred stock, \$1.00 par value, authorized 9,000 shares zero shares and zero shares, respectively issued and outstanding 9,000 shares, zero shares and zero shares, respectively	9	-	-
Aggregate liquidation preference \$225,000			
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 407,608,794, 406,891,427 and 406,937,830 shares, respectively	4,076	4,069	4,069
Paid-in capital	5,938,244	5,880,740	5,492,022
Cumulative distributions in excess of net income	(813,097)	(771,282)	(702,999)
	5,129,502	5,114,497	4,794,046
Accumulated other comprehensive income	(56,785)	(99,889)	(107,660)
Total stockholders' equity	5,072,717	5,014,608	4,686,386
Noncontrolling interests	170,462	190,481	193,757
Total equity	5,243,179	5,205,089	4,880,143
Total liabilities and equity	\$ 10,115,976	\$ 10,030,071	\$ 9,614,516

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2012	2011	2012	2011
Revenues				
Revenues from rental properties	\$ 222,961	\$ 204,297	\$ 660,502	\$ 620,440
Management and other fee income	8,917	8,728	27,053	26,827
Total revenues	<u>231,878</u>	<u>213,025</u>	<u>687,555</u>	<u>647,267</u>
Operating expenses				
Rent	3,270	3,455	9,457	10,545
Real estate taxes	29,917	27,827	87,606	83,985
Operating and maintenance	27,478	27,315	82,589	84,896
General and administrative expenses	29,957	30,846	95,317	90,188
Impairment charges	588	4,037	22,539	7,757
Depreciation and amortization	65,631	56,870	187,839	176,165
Total operating expenses	<u>156,841</u>	<u>150,350</u>	<u>485,347</u>	<u>453,536</u>
Operating income	75,037	62,675	202,208	193,731
Other income/(expense)				
Mortgage financing income	2,092	1,959	6,083	5,728
Interest, dividends and other investment income	598	375	1,110	14,173
Other expense, net	(3,085)	(2,655)	(6,169)	(2,153)
Interest expense	(57,116)	(56,120)	(171,632)	(166,535)
Income from other real estate investments	545	2,449	1,688	3,062
Income from continuing operations before income taxes, equity in income of joint ventures and equity in income from other real estate investments	<u>18,071</u>	<u>8,683</u>	<u>33,288</u>	<u>48,006</u>
Provision for income taxes, net	(5,183)	(4,443)	(4,822)	(14,332)
Equity in income of joint ventures, net	24,498	19,641	103,743	49,810
Equity in income of other real estate investments, net	10,239	24,788	35,340	35,123
Income from continuing operations	<u>47,625</u>	<u>48,669</u>	<u>167,549</u>	<u>118,607</u>
Discontinued operations				
Income/(loss) from discontinued operating properties, net of tax	734	5,678	(2,195)	13,521
Impairment/loss on operating properties sold, net of tax	(2,604)	(289)	(15,364)	(8,919)
Gain on disposition of operating properties, net of tax	11,329	4,535	34,571	8,722
Income from discontinued operations	<u>9,459</u>	<u>9,924</u>	<u>17,012</u>	<u>13,324</u>
Gain on sale of operating properties, net of tax (1)	<u>-</u>	<u>-</u>	<u>4,059</u>	<u>-</u>
Net income	<u>57,084</u>	<u>58,593</u>	<u>188,620</u>	<u>131,931</u>
Net income attributable to noncontrolling interests (3)	(2,143)	(3,612)	(10,928)	(9,277)
Net income attributable to the Company	<u>54,941</u>	<u>54,981</u>	<u>177,692</u>	<u>122,654</u>
Redemption costs	(6,213)	-	(6,213)	-
Preferred stock dividends	(21,622)	(14,841)	(58,037)	(44,522)
Net income available to the Company's common shareholders	<u><u>\$ 27,106</u></u>	<u><u>\$ 40,140</u></u>	<u><u>\$ 113,442</u></u>	<u><u>\$ 78,132</u></u>
Per common share:				
Income from continuing operations: (3)				
Basic	<u><u>\$ 0.04</u></u>	<u><u>\$ 0.07</u></u>	<u><u>\$ 0.24</u></u>	<u><u>\$ 0.16</u></u>
Diluted	<u><u>\$ 0.04</u></u> (2)	<u><u>\$ 0.07</u></u> (2)	<u><u>\$ 0.24</u></u> (2)	<u><u>\$ 0.16</u></u> (2)
Net income: (4)				
Basic	<u><u>\$ 0.07</u></u>	<u><u>\$ 0.10</u></u>	<u><u>\$ 0.28</u></u>	<u><u>\$ 0.19</u></u>
Diluted	<u><u>\$ 0.07</u></u> (2)	<u><u>\$ 0.10</u></u> (2)	<u><u>\$ 0.28</u></u> (2)	<u><u>\$ 0.19</u></u> (2)
Weighted average shares:				
Basic	<u><u>405,810</u></u>	<u><u>406,564</u></u>	<u><u>405,880</u></u>	<u><u>406,521</u></u>
Diluted	<u><u>406,747</u></u>	<u><u>407,292</u></u>	<u><u>406,650</u></u>	<u><u>407,386</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 (\$3,029) and (\$3,637) for the quarters ended September 30, 2012 and 2011, respectively. Additionally, the net income attributable to noncontrolling interests related to continued operations of (\$9,562) and (\$9,091) for the nine months ended September 30, 2012 and 2011, respectively.
- (4) Includes earnings attributable to unvested restricted shares of 298 and \$150 for the quarters ended September 30, 2012 and 2011, respectively. Additionally the earnings attributable to unvested restricted shares of \$893 and \$450 for the nine months ended September 30, 2012 and 2011, respectively.

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2012	2011	2012	2011
Net income available to common shareholders	\$ 27,106	\$ 40,140	\$ 113,442	\$ 78,132
Gain on disposition of operating property, net of noncontrolling interests	(11,084)	(3,859)	(35,806)	(8,046)
Gain on disposition of joint venture operating properties	(641)	(2,551)	(23,013)	(3,231)
Depreciation and amortization - real estate related	65,496	59,408	194,032	186,185
Depr. and amort. - real estate jv's, net of noncontrolling interests	33,821	35,096	101,506	103,953
Remeasurement of derivative instrument	-	-	-	4,287
Impairments of operating properties, net of tax and noncontrolling interests	4,295	6,029	33,070	21,028
Funds from operations	118,993	134,263	383,231	382,308
Transactional charges / (income), net	8,309	(10,592)	(3,798)	(16,040)
Funds from operations as adjusted	\$ 127,302	\$ 123,671	\$ 379,433	\$ 366,268
Weighted average shares outstanding for FFO calculations:				
Basic	405,810	406,564	405,880	406,521
Units	1,526	1,526	1,533	1,529
Dilutive effect of equity awards	2,274	729	2,106	865
Diluted	409,610 ⁽¹⁾	408,819 ⁽¹⁾	409,519 ⁽¹⁾	408,915 ⁽¹⁾
FFO per common share - basic	\$ 0.29	\$ 0.33	\$ 0.94	\$ 0.94
FFO per common share - diluted	\$ 0.29 ⁽¹⁾	\$ 0.33 ⁽¹⁾	\$ 0.94	\$ 0.94
FFO as adjusted per common share - diluted	\$ 0.31 ⁽¹⁾	\$ 0.30 ⁽¹⁾	\$ 0.93 ⁽¹⁾	\$ 0.90 ⁽¹⁾

(1) 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 funds from operations and therefore have not been included. Funds from operations would be increased by \$523 and \$251 for the three months ended September 30, 2012 and 2011, respectively and \$1,555 and \$752 for the nine months ended September 30, 2012 and 2011, 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		Nine Months Ended	
	September 30,		September 30,	
	2012	2011	2012	2011
Net Income attributable to the company	\$ 54,941	\$ 54,981	\$ 177,692	\$ 122,654
Interest	57,116	56,120	171,632	166,535
Interest - discontinued operations	199	404	588	1,356
Depreciation and amortization	65,631	56,870	187,839	176,165
Depreciation and amortization- discontinued operations	1,143	3,656	10,125	12,647
Gain on sale of operating properties, net of noncontrolling interests	(11,084)	(3,859)	(35,806)	(8,046)
Gain on sale of joint venture operating properties	(641)	(2,551)	(22,891)	(3,231)
Impairment/loss on operating properties held for sale/sold, net of noncontrolling interests	1,747	289	14,346	8,919
Impairment of:				
Property carrying values	588	1,428	22,539	2,025
Joint venture property carrying values, net	1,960	3,919	3,255	6,048
Other Real Estate Investments, Net of Noncontrolling Interest		609	-	609
Investment in Real Estate Joint Venture		2,000	-	5,123
Provision for income taxes, net of noncontrolling interests	5,183	4,443	4,822	14,332
Provision/(benefit) for income taxes-discontinued operations	22	(28)	(133)	(77)
Remeasurement adjustment of derivative instrument	-	-	-	4,287
Consolidated EBITDA	176,805	178,281	534,008	509,346
Transactional charges / (income), net	801	(19,539)	(16,468)	(24,420)
Consolidated EBITDA as adjusted	\$ 177,606	\$ 158,742	\$ 517,540	\$ 484,926
Consolidated EBITDA	176,805	178,281	534,008	509,346
Prorata share of interest expense - noncontrolling interests	(992)	(1,056)	(3,014)	(3,317)
Prorata share of interest expense - real estate jv's	32,880	34,320	99,526	101,879
Prorata share of interest expense - other investments	6,279	7,601	19,494	22,931
Prorata share of depreciation and amortization - real estate jv's	28,455	28,173	85,069	83,046
Prorata share of depreciation and amortization - other investments	5,366	6,923	16,437	20,907
EBITDA including prorata share - JV's	248,793	254,242	751,520	734,792
Transactional charges / (income), net	801	(19,539)	(16,468)	(24,420)
EBITDA as adjusted including prorata share - JV's	\$ 249,594	\$ 234,703	\$ 735,052	\$ 710,372

EBITDA is 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 excludes the effects of non-operating transactional income and charges.

Net Operating Income Disclosures

(in thousands)

(unaudited)

	Three Months Ended			Nine Months Ended		
	September 30, 2012	September 30, 2011	%	September 30, 2012	September 30, 2011	%
Revenue breakdown:						
Minimum rent	\$ 167,456	\$ 153,510		\$ 493,358	\$ 456,391	
Lease terminations	197	458		1,811	2,961	
Deferred rents (Straight-line)	2,401	1,530		6,251	8,265	
Above and below market rents	3,497	2,937		12,504	8,623	
Percentage rent	1,470	1,089		5,723	4,560	
Recovery income	42,930	40,138		124,213	125,912	
Other rental property income	5,010	4,635		16,642	13,727	
Revenues from rental property	<u>222,961</u>	<u>204,297</u>	9.1%	<u>660,502</u>	<u>620,439</u>	6.5%
Rental property expenses:						
Rent	3,270	3,455		9,457	10,545	
Real estate taxes	29,917	27,827		87,606	83,985	
Operating and maintenance	27,478	27,315		82,589	84,896	
	<u>60,665</u>	<u>58,597</u>		<u>179,652</u>	<u>179,426</u>	
Net operating income (NOI)	<u>162,296</u>	<u>145,700</u>	11.4%	<u>480,850</u>	<u>441,013</u>	9.0%
Noncontrolling interests share of NOI	(2,514)	(2,886)		(7,946)	(8,783)	
Net operating income from discontinued operations	2,133	8,404		8,267	25,550	
Consolidated NOI, net	<u>161,915</u>	<u>151,218</u>		<u>481,171</u>	<u>457,780</u>	
Prorata share of joint venture NOI:						
Prudential	6,137	5,748		18,713	17,046	
KIR	16,165	15,374		49,307	48,380	
UBS	3,709	3,810		11,050	11,413	
BIG	2,999	3,503		9,418	9,952	
CPP	4,342	4,473		12,561	13,521	
KIF I	862	936		3,030	2,689	
SEB Immobilien	904	717		2,670	2,290	
Other Institutional Programs	1,785	2,334		5,666	7,327	
Other US JV Properties	12,184	14,252		38,119	40,073	
Canada	24,998	22,254		73,029	64,138	
Latin America	6,780	6,847		20,332	19,337	
Mexico Industrial	5,734	5,383		17,356	15,465	
Other Investments	13,907	15,143		40,214	41,615	
Subtotal of prorata share of JV NOI	<u>100,506</u>	<u>100,774</u>		<u>301,465</u>	<u>293,246</u>	
Total NOI including prorata share - JV's	<u>\$ 262,421</u>	<u>\$ 251,992</u>	4.1%	<u>\$ 782,636</u>	<u>\$ 751,026</u>	4.2%
Consolidated NOI, net						
United States	\$ 152,060	\$ 142,686		\$ 453,050	\$ 433,853	
Latin America	9,412	8,325		27,156	23,481	
Non-Retail Investments	443	207		965	446	
Total consolidated NOI, net	<u>\$ 161,915</u>	<u>\$ 151,218</u>		<u>\$ 481,171</u>	<u>\$ 457,780</u>	
Same Property NOI (Prorata share)						
US same property NOI	\$ 185,535	\$ 180,974	2.5%	\$ 544,738	\$ 531,848	2.4%
Canada same property NOI	22,298	22,407	-0.5%	65,703	65,499	0.3%
Latin America same property NOI	11,667	12,658	-7.8%	36,098	36,267	-0.5%
Combined same property NOI	<u>\$ 219,500</u>	<u>\$ 216,039</u>	1.6% *	<u>\$ 646,539</u>	<u>\$ 633,614</u>	2.0% *
Non same property retail NOI	28,571	20,603	38.7%	94,917	75,351	26.0%
Total retail NOI	<u>248,071</u>	<u>236,642</u>	4.8%	<u>741,456</u>	<u>708,965</u>	4.6%
Non retail NOI	14,350	15,350	-6.5%	41,180	42,061	-2.1%
Total NOI including prorata share - JV's	<u>\$ 262,421</u>	<u>\$ 251,992</u>	4.1%	<u>\$ 782,636</u>	<u>\$ 751,026</u>	4.2%

* Combined same property NOI excluding currency impact for the three months and nine months ended 9/30/12 is 2.6% & 2.9%, respectively.

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

	Nine Months Ended September 30	
	2012	2011
Cash flow from operating activities:		
Net income	\$ 188,620	\$ 131,931
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	197,964	188,812
Impairment charges	37,740	16,676
Gain on sale of operating properties	(44,596)	(8,722)
Equity in income of joint ventures, net	(103,743)	(49,810)
Equity in income from other real estate investments, net	(35,340)	(35,123)
Distributions from joint ventures and other real estate investments	150,721	108,595
Cash retained from excess tax benefits	-	(69)
Change in accounts and notes receivable	11,249	(5,182)
Change in accounts payable and accrued expenses	34,915	32,826
Change in other operating assets and liabilities	(29,940)	(12,019)
Net cash flow provided by operating activities	<u>407,590</u>	<u>367,915</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(421,849)	(169,350)
Acquisition of and improvements to real estate under development	(2,423)	(26,939)
Proceeds from sale/repayments of marketable securities	156	178,290
Investments and advances to real estate joint ventures	(159,121)	(90,747)
Reimbursements of advances to real estate joint ventures	135,987	44,894
Other real estate investments	(4,215)	(5,225)
Reimbursements of advances to other real estate investments	26,637	50,536
Investment in mortgage loans receivable	(15,623)	-
Collection of mortgage loans receivable	24,613	14,732
Other investments	(924)	(730)
Reimbursements of other investments	9,538	11,122
Proceeds from sale of operating properties	277,174	65,593
Proceeds from sale of development properties	-	7,373
Net cash flow (used for) provided by investing activities	<u>(130,050)</u>	<u>79,549</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(212,105)	(24,393)
Principal payments on rental property debt	(17,585)	(17,130)
Principal payments on construction loan financings	(213)	(409)
Proceeds from mortgage/construction loan financings	6,276	13,685
(Repayments)/Borrowings under unsecured revolving credit facilities, net	(226,558)	13,326
(Repayments) from issuance of unsecured term loan/notes	(17,000)	(88,000)
Proceeds from issuance of unsecured term loan/notes	400,000	-
Financing origination costs	(1,904)	(855)
Redemption of noncontrolling interests	(25,868)	(23,890)
Dividends paid	(285,092)	(265,674)
Cash retained from excess tax benefits	-	69
Proceeds from issuance of stock	625,102	4,832
Redemption of preferred stock	(175,000)	-
Repurchase of common stock	(30,946)	(3,981)
Net cash flow provided by (used for) financing activities	<u>39,107</u>	<u>(392,420)</u>
Change in cash and cash equivalents	316,647	55,044
Cash and cash equivalents, beginning of period	112,882	125,154
Cash and cash equivalents, end of period	<u>\$ 429,529</u>	<u>\$ 180,198</u>
Interest paid during the year (net of capitalized interest of \$1,273, and \$6,142, respectively)	<u>\$ 149,976</u>	<u>\$ 145,378</u>
Income taxes paid during the year	<u>\$ 1,970</u>	<u>\$ 2,062</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 159,198</u>	<u>\$ 51,735</u>
Disposition of real estate interests by assignment of mortgage debt	<u>\$ 13,655</u>	<u>\$ -</u>
Disposition of real estate through the issuance of an unsecured obligation	<u>\$ 1,750</u>	<u>\$ -</u>
Issuance of restricted common stock	<u>\$ 18,066</u>	<u>\$ 4,940</u>
Surrender of restricted common stock	<u>\$ (2,073)</u>	<u>\$ (596)</u>
Declaration of dividends paid in succeeding period	<u>\$ 94,856</u>	<u>\$ 88,090</u>

SELECTED BALANCE SHEET ACCOUNT DETAIL
(in thousands)

	September 30, 2012	June 30, 2012	December 31, 2011
Operating real estate*			
Land	\$ 2,023,594	\$ 2,013,539	\$ 1,945,045
Building and improvements			
Buildings	4,604,617	4,625,657	4,513,339
Building improvements	1,070,705	1,065,798	1,024,514
Tenant improvements	717,264	723,095	715,951
Fixtures and leasehold improvements	61,284	58,796	56,826
Other rental property	346,734	344,187	335,859
	8,824,198	8,831,072	8,591,535
Accumulated depreciation & amortization	(1,745,992)	(1,743,276)	(1,693,090)
Total operating real estate	\$ 7,078,206	\$ 7,087,796	\$ 6,898,445
Investments and advances in real estate joint ventures			
Joint ventures - retail	\$ 1,331,071	\$ 1,331,976	\$ 1,292,565
Joint ventures - non-retail	86,742	88,397	99,497
Joint ventures - Mexico Land Fund	15,637	15,665	12,152
Total investment and advances in real estate joint ventures	\$ 1,433,450	\$ 1,436,038	\$ 1,404,214
Real estate under development			
Latin America- construction in progress	\$ 32,043	\$ 29,712	\$ 79,287
United States- construction in progress	100,070	100,165	100,435
Total real estate under development	\$ 132,113	\$ 129,877	\$ 179,722
Other real estate investments			
Preferred equity retail	\$ 92,551	\$ 108,923	\$ 114,607
Preferred equity non-retail	74,871	75,514	78,746
Net lease portfolio	129,960	127,142	122,653
Other retail investments	23,575	23,572	22,964
Other non-retail investments	5,311	5,174	5,161
Total other real estate investments	\$ 326,268	\$ 340,325	\$ 344,131
Mortgages and other financing receivables			
Latin America	\$ 6,756	\$ 13,542	\$ 16,158
Retail	41,180	26,214	31,058
Non-retail	50,252	56,394	55,756
Total mortgages and other financing receivables	\$ 98,188	\$ 96,150	\$ 102,972
Accounts and notes receivable			
Straightline rent receivable	\$ 95,766	\$ 94,075	\$ 93,108
Other	42,792	37,412	56,699
Total accounts and notes receivable	\$ 138,558	\$ 131,487	\$ 149,807
Other assets			
Deferred tax asset	\$ 120,114	\$ 122,256	\$ 122,464
Leasing commissions	106,520	106,273	105,323
Prepaid & deferred charges	67,946	67,097	56,650
Non-retail investments	30,624	29,967	37,666
Escrows & deposits	26,341	28,088	29,047
Real estate held for sale	59,051	2,832	3,757
Other	33,257	33,717	33,896
Total other assets	\$ 443,853	\$ 390,230	\$ 388,803
Other liabilities			
Accounts payable & accrued expenses	\$ 158,221	\$ 124,309	\$ 125,544
Below market rents	170,345	177,869	164,864
Other	136,125	137,246	142,347
Total other liabilities	\$ 464,691	\$ 439,424	\$ 432,755
Redeemable noncontrolling interests (Down REIT units)			
	\$ 95,059	\$ 95,059	\$ 95,074
Noncontrolling interests - stockholders equity			
Down REIT units **	\$ 62,170	\$ 61,720	\$ 62,592
Other	108,292	128,761	131,165
Total noncontrolling interests	\$ 170,462	\$ 190,481	\$ 193,757

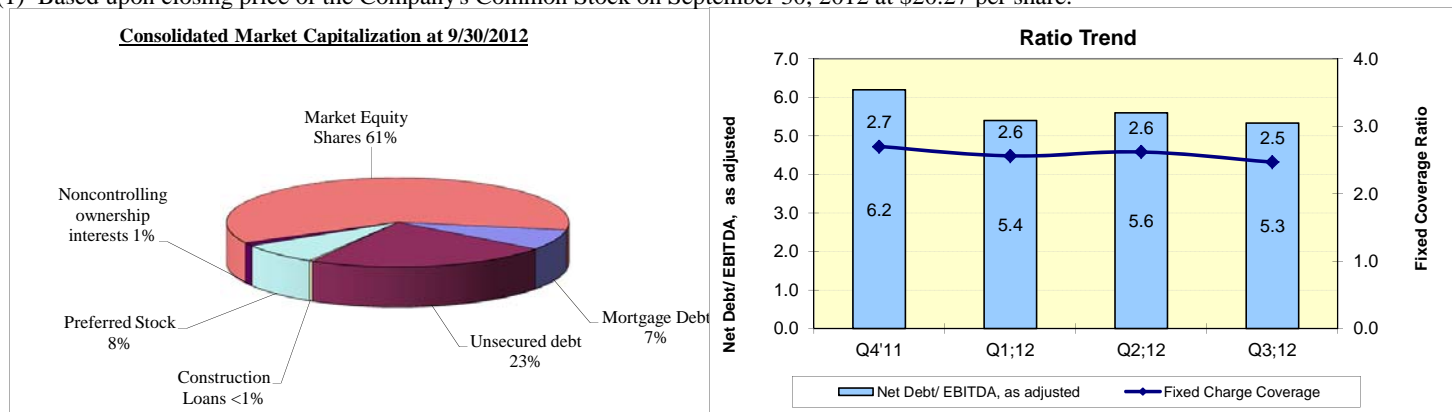
* Includes Blue Ridge, Redevelopments & Land Holdings

** 1,633,718 and 1,633,718, units outstanding, respectively.

Capitalization and Financial Ratios
September 30, 2012
(in 000's, except share information)

	Consolidated Only		Pro Rata Joint Ventures	Market Cap incl. JV's
	Book Value	Market Value		
Debt:				
Notes payable - LOC (416 unencumbered properties)	\$ 14,537	\$ 14,537	\$ -	\$ 14,537
Notes payable - Other	3,145,406	3,145,406	112,033	3,257,439
Non-recourse mortgages payable	1,015,313	1,015,313	2,702,412	3,717,725
Construction loans payable	42,935	42,935	12,599	55,534
	4,218,191	4,218,191	2,827,044	7,045,235
Equity:				
Stockholders' equity:				
Common Stock (407,608,794 shares outstanding)	3,812,717	8,262,230		8,262,230
Preferred Stock 7.75% Series G	460,000	460,000		460,000
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
Noncontrolling ownership interests	170,462	170,462		170,462
	5,243,179	9,692,692 ⁽¹⁾		9,692,692 ⁽¹⁾
Total Capitalization	\$ 9,461,370	\$ 13,910,883		\$ 16,736,927
Ratios:				
Debt to Total Capitalization	.45:1	.30:1		.42:1
Debt to Equity	.80:1	.44:1		.73:1
Debt Service Coverage	3.4x			2.2x
Fixed Charge Coverage	2.5x			1.8x
Net Debt to EBITDA	5.4x			6.6x
Net Debt to EBITDA, as adjusted	5.3x			6.5x
Net Debt and Preferred to EBITDA, as adjusted	7.1x			7.8x

(1) Based upon closing price of the Company's Common Stock on September 30, 2012 at \$20.27 per share.



Dividend Data				
	Q4 11	Q1 12	Q2 12	Q3 12
Common Dividend per share	\$0.19	\$0.19	\$0.19	\$0.19

Liquidity & Credit Facility As Of 10/17/12	
Cash On Hand	\$ 140,429
Marketable Equity Securities *	16,362
Available under Credit Facility	1,382,975
	\$ 1,539,766

* 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 \$3.4 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 9/30/2012
I. Consolidated Indebtedness Ratio		
Consolidated Indebtedness	< 60%	\$ 4,416,171
Total Assets		\$ 11,880,091
		<u>37%</u>
II. Consolidated Secured Indebtedness Ratio		
Consolidated Secured Indebtedness	< 40%	\$ 1,058,248
Total Assets		\$ 11,838,700 (1)
		<u>9%</u>
III. Maximum Annual Service Charge		
Consolidated Income Available for Debt Service	> 1.50	\$ 929,498
Maximum Annual Service Charge		\$ 223,272
		<u>4.2</u>
IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt		
Unencumbered Total Asset Value	> 1.50	\$ 9,891,091
Consolidated Unsecured Indebtedness		\$ 3,357,923
		<u>2.9</u>

Sensitivity Analysis:

Additional \$2.7 B debt capacity available and reduction of \$595 M 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 and the Fifth Supplemental Indenture dated as of September 24, 2009 filed in the Company's Current Report on Form 8-K dated September 24,

Line of Credit Covenant Disclosure
(in thousands)

	Must be	As of 9/30/12
I. Total Indebtedness Ratio		
Total Indebtedness	< 60%	\$ 3,852,382
GAV		\$ 9,478,477
		41%
II. Total Priority Indebtedness Ratio		
Total Priority Indebtedness	< 35%	\$ 738,838
GAV		\$ 9,559,352
		8%
III. Minimum Unsecured Interest Coverage Ratio		
Unencumbered Asset NOI	> 1.75	\$ 263,913
Total Unsecured Interest Expense		\$ 81,190
		3.25
IV. Fixed Charge Coverage Ratio		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 364,974
Total Debt Service (including Preferred Stock Dividends)		\$ 171,318
		2.13

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
September 30, 2012
(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2012	\$ 26,188	5.66%	\$ 198,875	6.00%	\$ 225,063	5.96%	\$ -	-	\$ 2,104	5.50%	\$ 2,104	5.50%
2013	104,931	6.02%	556,201 **	5.76%	661,132	5.80%	-	-	-	-	-	-
2014	192,755	6.47%	294,866	5.20%	487,621	5.70%	20,713	2.11%	-	-	20,713	2.11%
2015	122,262	5.45%	350,000	5.29%	472,262	5.33%	6,000	0.21%	-	-	6,000	0.21%
2016	235,516	6.80%	300,000	5.78%	535,516	6.23%	-	-	14,537 *	1.12%	14,537	1.12%
2017	176,496	6.30%	290,915	5.70%	467,411	5.92%	-	-	400,000	1.26%	400,000	1.26%
2018	20,409	6.45%	452,445 ***	4.87%	472,854	4.94%	21,599	3.10%	-	-	21,599	3.10%
2019	22,860	6.50%	300,000	6.88%	322,860	6.85%	-	-	-	-	-	-
2020	23,326	6.91%	-	-	23,326	6.91%	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-
Thereafter	44,222	6.70%	-	-	44,222	6.70%	40,971	5.72%	-	-	40,971	5.72%
	\$ 968,965	6.34%	\$ 2,743,302	5.63%	\$ 3,712,267	5.81%	\$ 89,283	3.88%	\$ 416,641	1.28%	\$ 505,924	1.73%

(1) Weighted average maturity of 3.4 years (40.9 months)

(2) Weighted average maturity of 6.1 years (72.8 months)

Year	Total Consolidated Debt (3)							% of Total Debt	CMBS % of Debt	Secured LTV% @ Cap Rate 7.0%
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total	Weighted Avg Rate	Total			
2012	\$ 26,188	5.66%	\$ 200,979	5.99%	\$ 227,167	5.96%	5%	11.5%	54.2%	
2013	104,931	6.02%	556,201 **	5.76%	661,132	5.80%	16%	14.7%	47.3%	
2014	213,468	6.05%	294,866	5.20%	508,334	5.56%	12%	20.3%	52.8%	
2015	128,262	5.20%	350,000	5.29%	478,262	5.27%	11%	14.3%	46.9%	
2016	235,516	6.80%	314,537 *	5.57%	550,053	6.09%	13%	4.7%	48.3%	
2017	176,496	6.30%	690,915	3.13%	867,411	3.77%	20%	20.3%	75.5%	
2018	42,008	4.72%	452,445 ***	4.87%	494,453	4.86%	12%	1.2%	52.1%	
2019	22,860	6.50%	300,000	6.88%	322,860	6.85%	8%	-	46.5%	
2020	23,326	6.91%	-	-	23,326	6.91%	1%	-	36.9%	
2021	-	-	-	-	-	-	0%	-	-	
Thereafter	85,193	6.22%	-	-	85,193	6.22%	2%	18.9%	40.1%	
	\$ 1,058,248	6.13%	\$ 3,159,943	5.06%	\$ 4,218,191	5.32%	100%	12.3%	51.7%	

(3) Weighted average maturity of 3.7 years (43.8 months)

* Includes \$14.5 million on the revolving credit facility

** Includes CAD \$200 million bond and \$77.8 million on the peso facility

*** Includes CAD \$150 million bond.

Note: • Above includes approximately \$10.3 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 \$68.2 million.

Schedule of Real Estate Joint Venture Debt
September 30, 2012
(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
2012	\$ 74,566	5.90%	\$ -	-	\$ 74,566	\$ 33,340	5.90%	\$ 106,928	2.88%	\$ 2,815	1.71%	\$ 109,743	\$ 75,628	2.85%
2013	660,981	5.58%	-	-	660,981	288,231	5.58%	-	-	-	-	-	-	-
2014	586,740	5.70%	-	-	586,740	200,224	5.70%	88,777	4.12%	-	-	88,777	37,821	4.12%
2015	826,851	5.59%	-	-	826,851	381,563	5.59%	50,000	2.15%	147,500	1.36%	197,500	138,125	1.56%
2016	1,964,333	5.54%	-	-	1,964,333	500,184	5.54%	18,000	2.61%	-	-	18,000	8,098	2.61%
2017	1,381,589	5.95%	-	-	1,381,589	578,640	5.95%	67,993	2.91%	-	-	67,993	20,048	2.91%
2018	156,340	6.54%	-	-	156,340	74,836	6.54%	-	-	-	-	-	-	-
2019	102,177	6.16%	-	-	102,177	55,274	6.16%	-	-	-	-	-	-	-
2020	122,025	5.61%	-	-	122,025	50,652	5.61%	-	-	-	-	-	-	-
2021	427,140	5.12%	-	-	427,140	191,764	5.12%	-	-	-	-	-	-	-
Thereafter	442,207	4.64%	-	-	442,207	192,615	4.64%	-	-	-	-	-	-	-
Total	\$ 6,744,949	5.60%	\$ -	-	\$ 6,744,949	\$ 2,547,323	5.60%	\$ 331,698	3.10%	\$ 150,315	1.37%	\$ 482,013	\$ 279,720	2.56%

(1) Weighted average maturity of 4.3 years (51.2 months)

(2) Weighted average maturity of 2.4 years (29.3 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
2012	\$ 181,494	4.12%	\$ 2,815	1.71%	\$ 184,309	4.09%	2.6%	6.5%	56.2%	\$ 107,559	\$ 1,407	\$ 108,966
2013	660,981	5.58%	-	-	660,981	5.58%	9.1%	23.3%	53.8%	288,232	-	288,232
2014	675,517	5.49%	-	-	675,517	5.49%	9.3%	34.2%	50.2%	238,045	-	238,045
2015	876,851	5.39%	147,500	1.36%	1,024,351	4.82%	14.2%	28.3%	59.2%	409,063	110,625	519,688
2016	1,982,333	5.51%	-	-	1,982,333	5.51%	27.4%	70.6%	73.2%	508,282	-	508,282
2017	1,449,582	5.80%	-	-	1,449,582	5.80%	20.1%	27.3%	61.8%	598,688	-	598,688
2018	156,340	6.54%	-	-	156,340	6.54%	2.2%	24.3%	49.0%	74,836	-	74,836
2019	102,177	6.16%	-	-	102,177	6.16%	1.4%	4.9%	52.7%	55,274	-	55,274
2020	122,025	5.61%	-	-	122,025	5.61%	1.7%	70.9%	45.9%	50,652	-	50,652
2021	427,140	5.12%	-	-	427,140	5.12%	5.9%	20.7%	60.6%	191,764	-	191,764
Thereafter	442,207	4.64%	-	-	442,207	4.64%	6.1%	9.0%	50.8%	192,617	-	192,617
Total	\$ 7,076,647	5.48%	\$ 150,315	1.37%	\$ 7,226,962	5.40%	100.0%	37.8%	60.0%	\$ 2,715,012	\$ 112,032	\$ 2,827,044

(3) Weighted average maturity of 4.2 years (49.8 months)

Note: Above includes approximately \$2.5 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
September 30, 2012
(in thousands)

<u>Portfolio</u>	<u>Kimco %</u>	<u>Year</u>									<u>There-After</u>	<u>Totals</u>	
		<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>			<u>2021</u>
Investment Management Programs													
Prudential Investment Program	15.0%	\$ -	\$ -	\$ 70,430	\$ 59,533	\$ 917,775	\$ 15,905	\$ -	\$ -	\$ -	\$ 39,402	\$ -	\$ 1,103,045
Kimco Income REIT	45.0%	-	156,822	-	146,127	46,544	71,620	95,449	11,273	69,623	155,454	163,788	916,700
UBS Programs	17.9%	-	63,907	75,695	156,320	221,872	131,607	-	3,571	12,043	25,211	4,890	695,116
BIG Shopping Centers	37.6%	-	34,605	11,176	12,730	352,821	-	-	-	32,642	-	-	443,974
Canada Pension Plan (CPP)	55.0%	-	-	25,517	50,000	66,754	-	-	-	-	-	-	142,271
Kimco Income Fund	15.2%	-	-	154,526	-	-	-	-	-	7,717	-	-	162,243
SEB Immobilien	15.0%	-	-	-	-	36,945	193,600	-	-	-	13,255	-	243,800
Other Institutional Programs	16.3%	11,957	58,636	17,989	75,653	58,127	132,879	-	-	-	-	-	355,241
Total Investment Management Programs		\$ 11,957	\$ 313,970	\$ 355,333	\$ 500,363	\$ 1,700,838	\$ 545,611	\$ 95,449	\$ 14,844	\$ 122,025	\$ 233,322	\$ 168,678	\$ 4,062,390
Other Joint Venture Properties													
Canada Properties	54.3%	\$ 84,298	\$ 308,370	\$ 172,524	\$ 107,779	\$ 178,715	\$ 104,186	\$ 11,285	\$ 49,692	\$ -	\$ 180,849	\$ 76,925	\$ 1,274,623
US Properties	45.6%	47,311	38,640	147,659	9,668	84,752	267,036	49,606	37,641	-	12,969	196,605	891,887
Mexico Properties	49.8%	-	-	-	34,426	-	346,748	-	-	-	-	-	381,174
Total Other Joint Venture Properties		\$ 131,609	\$ 347,010	\$ 320,183	\$ 151,873	\$ 263,467	\$ 717,970	\$ 60,891	\$ 87,333	\$ -	\$ 193,818	\$ 273,530	\$ 2,547,684
Other Investments													
Other Investments	63.4%	\$ 40,744	\$ -	\$ -	\$ 372,116	\$ 18,028	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 616,888
Total Other Investments		\$ 40,744	\$ -	\$ -	\$ 372,116	\$ 18,028	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 616,888
Totals		\$ 184,310	\$ 660,980	\$ 675,516	\$ 1,024,352	\$ 1,982,333	\$ 1,449,581	\$ 156,340	\$ 102,177	\$ 122,025	\$ 427,140	\$ 442,208	\$ 7,226,962
% of Debt per Year		2.6%	9.1%	9.3%	14.2%	27.4%	20.1%	2.2%	1.4%	1.7%	5.9%	6.1%	100.0%

Transaction Summary

2012 Shopping Center Transactions

(in thousands)

Acquisitions				Gross				
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Acquired	Purchase Price	Debt	GLA
Consolidated								
United States	Woodbridge S.C.	Sugarland, TX	Houston-Sugar Land- Baytown	100.0%	Jan-12	\$ 9,000	\$ -	97
United States	Bell Camino Center	Sun City, AZ	Phoenix-Mesa-Glendale	100.0%	Jan-12	8,395	4,210	63
United States	Olympia West (Outparcel)	Olympia, WA	Olympia	100.0%	Feb-12	1,200	-	6
United States	Prien Lake (Outparcel)	Lake Charles , LA	Lake Charles	100.0%	May-12	1,800	-	8
United States	Devon Village	Devon, PA	Philadelphia-Camden-Wilmington	100.0%	Jun-12	28,550	-	69
United States	Davidson Commons	Davidson, NC	Charlotte-Gastonia-Rock Hill	100.0%	Jun-12	15,850	-	89
United States	Forest Park	Greenville , SC	Greenville-Mauldin-Easley	100.0%	Jun-12	11,750	-	50
United States	Mountain Island Marketplace	Charlotte , NC	Charlotte-Gastonia-Rock Hill	100.0%	Jun-12	10,650	-	73
United States	Overlook Village	Ashville , NC	Asheville	100.0%	Jun-12	25,500	-	154
United States	Woodlawn Center	Charlotte, NC	Charlotte-Gastonia-Rock Hill	100.0%	Jul-12	7,050	-	137
United States	Columbia Crossing (Outparcels)	Columbia, MD	Baltimore-Towson	100.0%	various	11,060	-	71
United States	Wilton Campus Shops	Wilton, CT	Bridgeport-Stamford-Norwalk	100.0%	Aug-12	39,700	20,900	91
United States	Hawthorn Hills	Vernon Hills, IL	Chicago-Joliet-Naperville	100.0%	Aug-12	37,537	21,562	193
United States	Savi Ranch Phase II	Yorba Linda, CA	Los Angeles- Long Beach - Santa Ana	100.0%	Oct-12	34,500	-	161
Consolidated Acquisitions						\$ 242,542	\$ 46,672	1,261
Unconsolidated								
United States	Smoketown Station (Outparcel)	Woodbridge , VA	Washington-Arlington-Alexandria	45.0%	Jun-12	\$ 3,230	\$ -	3
Canada	Orleans Gardens	Ottawa, Ontario	N/A	50.0%	Mar-12	32,841	-	110
Canada	Millwoods Mainstreet S.C.	Edmonton, Alberta	N/A	90.0%	May-12	42,400	26,400	140
Unconsolidated Acquisitions						\$ 78,471	\$ 26,400	253
Total Acquisitions						\$ 321,013	\$ 73,072	1,514
Dispositions				Gross				
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Disposed	Sales Price	Debt Payoff	GLA
Consolidated								
United States	Castle Hill Plaza	Bronx, NY	New York-Northern New Jersey-Long Island	100.0%	Jan-12	\$ 1,000	\$ -	4
United States	Merrick Plaza	Laurelton, NY	New York-Northern New Jersey-Long Island	100.0%	Feb-12	850	-	7
United States	Reef Plaza	Lauderdale Lakes, FL	Miami-Fort Lauderdale-Pompano Beach	76.5%	Feb-12	9,700	-	108
United States	Reef Plaza (Outparcel)	Lauderdale Lakes, FL	Miami-Fort Lauderdale-Pompano Beach	100.0%	Feb-12	1,500	-	7
United States	Largo Plaza	Savannah, GA	Savannah	100.0%	Feb-12	9,450	-	85
United States	Waterman Plaza	Elk Grove, CA	Sacramento-Arden-Arcade-Roseville	100.0%	Feb-12	1,925	1,256	8
United States	Lakeside Plaza	Bradenton, FL	North Port-Bradenton-Sarasota	100.0%	Feb-12	1,725	-	31
United States	Ralph's Corner S.C.**	Landsdale , PA	Philadelphia-Camden-Wilmington	100.0%	Mar-12	-	-	84
United States	St. Paul Plaza	St. Paul, MN	Minneapolis-St. Paul-Bloomington	66.5%	Mar-12	1,700	-	18
United States	Troutdale Market	Troutdale, OR	Portland-Vancouver-Hillsboro	100.0%	Mar-12	4,500	-	90
United States	Hagerstown S.C.	Hagerstown, MD	Hagerstown-Martinsburg	100.0%	Mar-12	8,173	-	124
United States	Park Place	Vallejo, CA	Vallejo-Fairfield	100.0%	Mar-12	13,621	-	151
United States	Rivergate Station	Madison, TN	Nashville-Davidson-Murfreesboro-Franklin	100.0%	Mar-12	17,779	-	240
United States	Riverwalk Plaza	S. Charleston, WV	Charleston	100.0%	Mar-12	15,772	-	148
United States	The Center	Stockton, CA	Stockton	100.0%	Mar-12	9,654	-	174
United States	West Gates S.C.	Rochester , NY	Rochester	100.0%	May-12	1,325	-	80
United States	Poca Fiesta S.C.	Mesa , AZ	Phoenix-Mesa-Glendale	100.0%	May-12	8,750	-	152
United States	Highland Plaza	Cincinnati , OH	Cincinnati-Middletown	69.1%	May-12	1,200	-	16
United States	Elverta Crossing	Antelope , CA	Sacramento-Arden-Arcade-Roseville	100.0%	May-12	6,400	-	120
United States	Exton Plaza (Outparcel)	Exton, PA	Philadelphia-Camden-Wilmington	72.2%	May-12	2,000	-	22
United States	Shoppes at West Melbourne	Melbourne , FL	Palm Bay-Melbourne-Titusville	100.0%	Jun-12	12,750	-	144
United States	Vine Street Square	Kissimmee , FL	Orlando-Kissimmee-Sanford	100.0%	Jun-12	13,650	-	121
United States	Sand Lake Plaza	Orlando , FL	Orlando-Kissimmee-Sanford	100.0%	Jun-12	5,650	-	80
United States	Haverhill Plaza	Haverhill, MA	Boston-Cambridge-Quincy	100.0%	Jul-12	8,500	-	63
United States	Festival at Manassas	Manassas, VA	Washington-Arlington-Alexandria	100.0%	Aug-12	15,750	-	118
United States	North Rivers Market Place	North Charleston, SC	Charleston-North Charleston-Summerville	100.0%	Aug-12	12,396	1,600	265
United States	Albany Plaza	Albany, OR	Albany-Lebanon	100.0%	Sep-12	5,850	-	110
United States	Ohio/Indiana Portfolio	Ohio/Indiana	Various- 13 properties	100.0%	Oct-12	66,000	-	1,663
United States	Strauss Plaza	Linden, NJ	New York-Northern New Jersey-Long Island	100.0%	Oct-12	4,300	-	13
Consolidated Dispositions						\$ 261,871	\$ 2,856	4,248

**Represents a Ground Lease Expiration

2012 Shopping Center Transactions
(in thousands)

Dispositions (Continued)										
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Disposed	Gross				
						Sales Price	Debt Payoff	GLA		
United States	Pueblo S.C.	Pueblo, CO	Pueblo	50.0%	Feb-12	1,600	-	31		
United States	Streets of Woodfield	Schaumburg, IL	Chicago-Joliet-Naperville	45.0%	Mar-12	118,000	82,450	713		
United States	Franklin Ford	Franklin, NC	Macon	50.0%	Apr-12	1,900	-	26		
United States	New Town Village	Owings Mills, MD	Baltimore-Towson	11.0%	Jun-12	22,500	-	118		
United States	Lohmans Avenue Plaza	Las Cruces, NM	Las Cruces	50.0%	Jun-12	1,500	-	31		
United States	Northside Marketplace	Madison, TN	Nashville-Davidson--Murfreesboro--Franklin	44.9%	Jul-12	13,800	13,800	189		
United States	Laguna Park Village	Elk Grove, CA	Sacramento-Arden Arcade-Roseville	15.0%	Aug-12	6,475	-	34		
United States	Publix at Northridge	Sarasota, FL	North Port-Bradenton-Sarasota	15.0%	Aug-12	11,600	10,000	65		
United States	Arundel	Glen-Burnie, MD	Baltimore-Towson	7.3%	Aug-12	17,600	9,256	265		
United States	Victorian Walk	Fresno, CA	Fresno	50.1%	Sep-12	2,680	-	103		
Unconsolidated Dispositions						\$ 197,655	\$ 115,506	\$ 1,575		
Total Dispositions						\$ 459,526	\$ 118,362	\$ 5,822		

Summary of Transactions Between Kimco Entities

Country	Shopping Center	Location	Seller	Kimco's Interest	Purchaser	Kimco's Interest	Month	Gross		
								Sales Price	Debt	GLA
Canada	Riverpoint	Prince George, B.C.	Anthem	50.0%	Kimco	90.0%	Jan-12	\$ 17,018	\$ 12,393	70
Canada	Summit S.C.	Kamloops, B.C.	*	*	Kimco	90.0%	Jan-12	38,395	21,468	129
United States	Frontier Village	Lake Stevens, WA	Cisterra	15.0%	Kimco	100.0%	Mar-12	43,131	30,900	195
United States	Silverdale S.C.	Silverdale, WA	Cisterra	15.0%	Kimco	100.0%	Mar-12	32,335	24,000	170
United States	Towson Marketplace	Towson, MD	DRA	30.0%	Kimco	100.0%	Apr-12	127,000	57,625	680
United States	Montgomery Plaza	Fort Worth, TX	Kimco	100.0%	RioCan	20.0%	Jun-12	55,740	30,938	291
United States	Lake Jackson Marketplace	Lake Jackson, TX	*	*	Kimco	100.0%	Jul-12	5,473	-	35
United States	Pompano	Pompano Beach, FL	PK Capital	50.0%	Kimco	100.0%	Jul-12	12,324	-	81
United States	Greeley Commona	Greeley, CO	Lasalle	11.0%	Kimco	100.0%	Oct-12	23,400	-	139
Total Transfers								\$ 354,817	\$ 177,324	1,790

* Preferred equity investment converted to pari-passu JV

Real Estate Under Development
September 30, 2012
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Kimco Share 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		
<u>ACTIVE DEVELOPMENT</u>													
<u>United States</u>													
Miramar Town Center (UJV) ⁽¹⁾	50%	Miramar	FL	156	156	59	38%	\$ 23,700	\$ 58,100	\$ (12,300)	\$ 45,800	3Q 2014	24 Hour Fitness
<u>Peru (in Nuevo Sol)</u>													
Campoy		Lima	Peru	37	37	29	77%	7,100	7,100	6,200	13,300	Q2 2016	Economax Supermarket
						\$US Exchange Rate		2.60	2.60	2.60	2.60		
						\$US Equivalent		\$ 2,700	\$ 2,700	\$ 2,400	\$ 5,100		
TOTAL ACTIVE DEVELOPMENT			2	193	193	88	45%	\$ 26,400	\$ 60,800	\$ (9,900)	\$ 50,900		

PROJECTS HELD FOR FUTURE DEVELOPMENT /SALE

<u>United States</u>													
Avenues Walk		Jacksonville	FL	332	116			\$ 76,400	\$ 76,400				
TOTAL PROJECTS HELD FOR FUTURE DEV./SALE			1	332	116			\$ 76,400	\$ 76,400				

COMPLETED PENDING LEASE-UP

<u>Mexico (in Mexican Pesos)</u>													
Plaza Lago Real		Nuevo Vallarta	MX	267	267	215	80%	335,900	335,900	-	335,900	3Q 2013	Wal-Mart
						\$US Exchange Rate		12.85	12.85	12.85	12.85		
						\$US Equivalent		\$ 26,100	\$ 26,100	\$ -	\$ 26,100		
TOTAL COMPLETED PENDING LEASE-UP			1	267	267	215	80%	\$ 26,100	\$ 26,100	\$ -	\$ 26,100		

LAND HELD FOR FUTURE DEVELOPMENT /SALE - LATIN AMERICA

Mexico Land & Development Fund	19%			414	acres			\$ 15,700	\$ 78,800				
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Reconciliation to Real Estate Under Development per Balance Sheet	
	09/30/12
Active Development	\$ 26,400
Projects Held for Future Development/Future Sale	76,400
Completed Pending Lease-Up	26,100
Plus: Capitalized Interest (Latin America only) & Other	3,213
Total Real Estate Under Dev't per Balance Sheet	\$ 132,113

* Represents Kimco's interest in unconsolidated joint ventures.

(1) Remaining Costs above are net of reimbursements of \$12.3M. Development continues in phases over the next four years.

Completed Development Projects Transferred to Operating
September 30, 2012
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)			Prorata Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
				Total Project	Committed SF	%				
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)										
Mexico										
Galerias Rio Sonora		Hermosillo	MX	398	305	77%	526,800	526,800	1Q2013	Sears, Cinepolis
La Ciudadela		Guadalajara	MX	720	478	66%	1,255,600	1,255,600	3Q 2013	Wal-Mart, Cinepolis
Multiplaza Cancun		Cancun	MX	255	214	84%	215,000	215,000	4Q 2013	Chedraui Grocery Store
Plaza Bella Rio Bravo		Rio Bravo	MX	187	111	59%	184,500	184,500	4Q 2013	HEB
Los Atrios (UJV)	58%	Cuautla	MX	479	386	80%	227,100	391,500	4Q 2012	Sams, Wal-Mart, MM Cinemas
Paseo 2000 (UJV)	60%	Tijuana	MX	496	437	88%	310,500	517,500	4Q 2012	Wal-Mart, Cinepolis, Home Depot
				6	2,535	1,930	76%	2,719,500	3,090,900	
							\$US Exchange Rate	12.85	12.85	
							\$US Equivalent	\$ 211,600	\$ 240,500	
TOTAL PROJECTS PENDING STABILIZATION			6	2,535	1,930	76%	\$ 211,600	\$ 240,500		

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).

*Represents Kimco's interest in unconsolidated joint ventures.

Active Redevelopment / Expansion Projects
As of September 30, 2012

<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 & Strategy</u>
<u>Consolidated Projects</u>								
West Farm S.C	Farmington	CT	Consolidated	100%	4.1	3.4	4Q 2012	Redevelopment of vacant Linens box for Nordstrom Rack
Mesa Riverview	Mesa	AZ	Consolidated	100%	4.8	3.0	4Q 2012	Redevelopment / rebranding of existing movie theater district.
Elsmere Square	Elsmere	DE	Consolidated	100%	4.2	2.1	2Q 2013	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Metro Crossing	Council Bluffs	IA	Consolidated	100%	13.5	9.4	3Q 2013	Construction of TJX, proposed Charming Charlies and adjacent shops; Ulta deal; Multi-tenant building w/ Panera Bread, Multi-tenant building w/ Starbucks and Qdoba.
Springfield S.C.	Springfield	PA	Consolidated	100%	12.4	6.3	3Q 2013	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcels.
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%	3.9	0.3	3Q 2013	Redevelop existing Kmart 102K sf for new Target 142K sf & Miller's Ale House 8K sf.
Miller Road	Miami	FL	Consolidated	100%	2.7	0.3	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
Wilde Lake	Columbia	MD	Consolidated	100%	16.9	0.8	3Q 2014	Residential and retail redevelopment including vacant anchor.
Pompano Beach	Pompano Beach	FL	Consolidated	100%	10.9	1.5	4Q 2014	Demolish Kmart box to create new Whole Foods and Sports Authority
San Juan del Rio ⁽¹⁾	Queretaro	MX	Consolidated	100%	3.8	3.5	4Q 2012	Ground up development of 66K sf in cinema, subanchor and shop space adjacent to existing Walmart store.
Total Consolidated Projects		10		96%	\$ 77.2	\$ 30.6		
<u>Co-Investment Programs/Joint Ventures</u>								
Oakwood Plaza North	Hollywood	FL	CPP	55%	5.8	3.8	4Q 2012	Expansion of BJ's Wholesale 10K sf. Demo existing Barnes & Noble and replace w/ 35K sf Sports Authority
Maple Hill Mall	Kalamazoo	MI	Schottenstein	50%	3.3	-	2Q 2013	Multi-tenant building (Five Below, Maurices, CATO)
Forest Avenue S.C.	Staten Island	NY	KIR	45%	7.6	0.3	1Q 2014	Relocate existing Rainbow Apparel, demo former National Wholesale Liquidators 34K sf and two adjacent units 7K sf; construct a new Stop & Shop 55K sf.
Total Co-Investment Programs/Joint Ventures		3		40%	\$ 16.7	\$ 4.1		
Total Other Projects		6		40%	\$ 5.9	\$ 2.2		
Total Active Projects		19		73%	\$ 99.8	\$ 36.9		

⁽¹⁾ Reported in USD

RANGE OF REDEVELOPMENT YIELDS	8% - 16%
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Capital Expenditures
As of September 30, 2012
(in \$ millions)

	Quarter Ended <u>09/30/12</u>	Quarter Ended <u>06/30/12</u>	Quarter Ended <u>03/31/12</u>	Full Year Ended <u>12/31/11</u>
<u>Operating Properties</u>				
<u>Tenant Improvements and Allowances</u>				
Consolidated Projects	\$8.4	\$9.8	\$15.0	\$32.4
Co-Investment Programs/JV's *	2.9	2.1	2.7	13.9
Total TI's and Allowances	\$11.3	\$11.9	\$17.7	\$46.3
<u>Capitalized External Leasing Commissions</u>				
Consolidated Projects	\$1.6	\$0.7	\$1.5	\$7.8
Co-Investment Programs/JV's *	1.5	0.7	0.9	3.5
Total Cap. Leasing Commissions	\$3.1	\$1.4	\$2.4	\$11.3
<u>Building Improvements - Capitalized</u>				
Consolidated Projects	\$0.9	\$0.9	\$1.0	\$11.4
Co-Investment Programs/JV's *	0.9	0.8	1.3	2.4
Total Cap. Bldg. Improvements	\$1.8	\$1.7	\$2.3	\$13.8
<u>Redevelopment Projects</u>				
Consolidated Projects	\$8.2	\$7.2	\$4.9	\$22.1
Co-Investment Programs/JV's *	0.8	1.0	1.2	0.9
Total Redevelopment Expenditures	\$9.0	\$8.2	\$6.1	\$23.0
<u>Development Projects</u>				
Total Gross Development Spending	\$2.0	\$5.8	\$10.5	\$42.8
<u>Other Consolidated Capitalized Costs</u>				
Capitalized Interest Expense	\$0.3	\$0.3	\$0.6	\$7.0
Capitalized G&A**	\$5.3	\$5.7	\$5.8	\$25.0
Capitalized Carry Costs - Real Estate Taxes and CAM	\$0.3	\$0.4	\$0.0	\$1.0
<u>Building Improvements - Expensed to Operations</u>				
Consolidated Projects	\$5.8	\$5.5	\$4.2	\$25.8
Co-Investment Programs/JV's *	1.8	1.9	1.7	5.8
Total Exp. Bldg. Improvements	\$7.6	\$7.4	\$5.9	\$31.6

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

**Includes Internal Leasing Commissions of \$3.6M, \$3.8M, \$3.7M & 15.9M, respectively.

Shopping Center Portfolio Summary

Shopping Center Portfolio Overview and Detail

	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011
<u>SHOPPING CENTER PORTFOLIO SUMMARY</u>					
<u>Total Operating Properties</u>					
Number of Properties	912	915	918	930	922
Prorata Share of Gross Leasable Area	87,152	86,126	85,881	86,098	85,001
Percent Leased (Kimco Prorata Share)	93.4%	93.3%	92.9%	93.1%	92.8%
Total Gross Leasable Area @ 100%	131,584	132,522	132,781	133,630	132,837
Percent Leased	93.7%	93.5%	93.1%	93.3%	93.0%
<u>Operating Properties Pending Stabilization</u>					
Number of Properties	6	7	8	11	12
Prorata Share of Gross Leasable Area	2,033	2,142	2,283	2,690	3,065
Percent Leased	74.2%	72.0%	72.5%	73.5%	72.2%
Total Gross Leasable Area @ 100%	2,535	2,714	2,855	3,612	3,855
Percent Leased	76.2%	73.7%	73.9%	75.2%	72.6%
<u>Ground-Up Developments</u>					
Number of Development Projects	3	3	3	4	4
Prorata Share of Gross Leasable Area	229	229	229	486	741
Potential Gross Leasable Area	309	309	309	577	819
Completed/Pending Stabilization Projects	1	1	1	1	2
Prorata Share of Gross Leasable Area	267	256	256	256	486
Gross Leasable Area	267	267	267	267	486
<u>TOTAL SHOPPING CENTER PORTFOLIO</u>					
Number of Properties	922	926	930	946	940
Total Prorata Share of Gross Leasable Area	89,681	88,753	88,649	89,529	89,293
Total Gross Leasable Area @ 100%	134,694	135,812	136,212	138,086	137,997
<u>OPERATING PROPERTIES DETAIL</u>					
<u>United States</u>					
Number of Properties	784	788	793	811	807
Prorata Share of Gross Leasable Area	73,815	72,920	72,974	74,040	73,917
Percent Leased (Kimco Prorata Share)	93.4%	93.3%	92.8%	93.1%	92.8%
Average Rent per Leased Square Foot	\$ 12.22	\$ 12.02	\$ 11.96	\$ 11.91	\$ 11.79
Total Gross Leasable Area @ 100%	109,445	110,509	111,099	113,162	113,056
Percent Leased	93.7%	93.4%	93.0%	93.2%	92.9%
Average Rent per Leased Square Foot	\$ 12.90	\$ 12.76	\$ 12.71	\$ 12.68	\$ 12.58
<u>Canada</u>					
Number of Properties	66	66	65	63	62
Prorata Share of Gross Leasable Area	6,813	6,815	6,679	6,479	5,947
Percent Leased (Kimco Prorata Share)	96.6%	96.5%	96.4%	96.7%	97.0%
Average Rent per Leased Square Foot	\$ 15.89	\$ 15.68	\$ 15.58	\$ 15.02	\$ 15.46
Avg Rent per Leased Square Foot (in CAD)	15.83	15.83	15.61	15.37	15.12
Total Gross Leasable Area @ 100%	12,376	12,379	12,219	11,976	11,702
Percent Leased	96.8%	96.8%	96.6%	96.9%	97.1%
Average Rent per Leased Square Foot	\$ 15.88	\$ 15.67	\$ 15.61	\$ 15.10	\$ 15.57
Avg Rent per Leased Square Foot (in CAD)	15.81	15.81	15.64	15.46	15.23
Average Exchange Rate USD to CAD	1.00	1.01	1.00	1.02	0.98

Shopping Center Portfolio Detail

	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011
<u>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</u>					
<u>Mexico</u>					
Number of Properties	48	47	46	43	41
Prorata Share of Gross Leasable Area	5,945	5,809	5,654	5,269	4,848
Percent Leased (Kimco Prorata Share)	90.0%	89.9%	89.8%	89.2%	88.0%
Average Rent per Leased Square Foot	\$ 9.87	\$ 10.31	\$ 10.44	\$ 10.01	\$ 10.83
Avg Rent per Leased Square Foot (in Pesos)	129.76	139.37	135.52	136.46	132.77
Total Gross Leasable Area @ 100%	8,982	8,850	8,686	7,982	7,594
Percent Leased	90.1%	89.6%	89.3%	88.8%	87.6%
Average Rent per Leased Square Foot	\$ 10.10	\$ 10.61	\$ 10.51	\$ 10.12	\$ 10.84
Avg Rent per Leased Square Foot (in Pesos)	132.87	143.39	136.40	137.83	132.96
Average Exchange Rate USD to MXN	13.20	13.51	13.02	13.62	12.26
<i>Operating Properties Pending Stabilization</i>					
Number of Properties	6	7	8	11	11
Prorata Share of Gross Leasable Area	2,033	2,142	2,283	2,690	3,038
Total Gross Leasable Area @ 100%	2,535	2,714	2,855	3,612	3,828
<u>Chile</u>					
Number of Properties	11	11	11	10	9
Prorata Share of Gross Leasable Area	429	432	424	159	139
Percent Leased (Kimco Prorata Share)	95.2%	95.3%	95.3%	95.8%	96.2%
Average Rent per Leased Square Foot	\$ 20.33	\$ 18.58	\$ 19.15	\$ 13.52	\$ 14.79
Avg Rent per Leased Square Foot (in CLP)	9,819.74	9,223.11	9,373.53	6,911.00	6,965.00
Total Gross Leasable Area @ 100%	571	574	566	301	274
Percent Leased	95.5%	95.5%	95.5%	96.0%	96.3%
Average Rent per Leased Square Foot	\$ 18.98	\$ 17.56	\$ 18.01	\$ 13.64	\$ 14.84
Avg Rent per Leased Square Foot (in CLP)	9,165.46	8,714.87	8,816.05	6,968.00	6,987.00
Average Exchange Rate USD to CLP	482.97	496.40	489.53	512.47	471.07
<i>Operating Properties Pending Stabilization</i>					
Number of Properties	-	-	-	-	1
Prorata Share of Gross Leasable Area	-	-	-	-	27
Total Gross Leasable Area @ 100%	-	-	-	-	27
<u>Peru</u>					
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95
Avg Rent per Leased Square Foot (in PEN)	59.01	60.41	60.74	61.43	60.14
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95
Avg Rent per Leased Square Foot (in PEN)	59.01	60.41	60.74	61.43	60.14
Average Exchange Rate USD to PEN	2.62	2.67	2.68	2.71	2.74
<u>Brazil</u>					
Number of Properties	2	2	2	2	2
Prorata Share of Gross Leasable Area	138	138	138	138	138
Percent Leased (Kimco Prorata Share)	93.5%	93.5%	93.7%	94.8%	95.0%
Average Rent per Leased Square Foot	\$ 14.13	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45
Avg Rent per Leased Square Foot (in BRL)	28.59	27.74	27.75	28.20	28.35
Total Gross Leasable Area @ 100%	197	197	197	197	197
Percent Leased	93.5%	93.5%	93.7%	94.8%	95.0%
Average Rent per Leased Square Foot	\$ 14.13	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45
Avg Rent per Leased Square Foot (in BRL)	28.59	27.74	27.75	28.20	28.35
Average Exchange Rate USD to BRL	2.03	1.96	1.77	1.80	1.63

Consolidated & Joint Venture Shopping Center Detail

	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011
UNITED STATES					
<u>Consolidated Properties</u>					
Number of Properties	441	439	441	452	449
Total Gross Leasable Area	57,984	57,984	57,828	58,554	58,385
Percent Leased	93.1%	92.9%	92.5%	92.7%	92.3%
Average Rent per Leased Square Foot	\$ 11.78	\$ 11.65	\$ 11.57	\$ 11.48	\$ 11.35
<u>Investment Management Properties</u>					
Kimco/ Prudential Investment Program					
Number of Properties	61	62	62	63	63
Total Gross Leasable Area	10,685	10,743	10,747	10,906	10,871
Percent Leased	91.2%	90.7%	90.6%	90.5%	91.0%
Average Rent per Leased Square Foot	\$ 15.80	\$ 15.78	\$ 15.80	\$ 15.68	\$ 15.63
Kimco Income REIT Properties					
Number of Properties	58	59	59	59	59
Total Gross Leasable Area	12,417	12,607	12,606	12,611	12,613
Percent Leased	96.1%	95.9%	95.5%	95.6%	95.5%
Average Rent per Leased Square Foot	\$ 13.34	\$ 13.30	\$ 13.30	\$ 13.25	\$ 13.06
Kimco / UBS Programs					
Number of Properties	40	41	41	42	43
Total Gross Leasable Area	5,742	5,807	5,807	5,882	6,247
Percent Leased	95.7%	96.0%	94.6%	94.8%	92.7%
Average Rent per Leased Square Foot	\$ 15.29	\$ 15.27	\$ 15.27	\$ 15.13	\$ 14.89
SEB Immobilien					
Number of Properties	13	13	13	13	11
Total Gross Leasable Area	1,800	1,800	1,803	1,798	1,473
Percent Leased	96.2%	95.8%	95.6%	95.2%	91.5%
Average Rent per Leased Square Foot	\$ 15.27	\$ 15.18	\$ 15.30	\$ 15.06	\$ 15.22
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,521	1,521	1,521	1,527	1,531
Percent Leased	95.9%	96.6%	93.2%	93.2%	91.6%
Average Rent per Leased Square Foot	\$ 17.37	\$ 17.33	\$ 17.51	\$ 17.49	\$ 17.47
Canada Pension Plan					
Number of Properties	6	6	6	6	6
Total Gross Leasable Area	2,340	2,380	2,381	2,381	2,381
Percent Leased	98.4%	94.7%	94.4%	96.9%	96.9%
Average Rent per Leased Square Foot	\$ 13.00	\$ 13.09	\$ 13.05	\$ 12.60	\$ 12.47
BIG Shopping Centers					
Number of Properties	22	23	23	23	23
Total Gross Leasable Area	3,630	3,750	3,750	3,748	3,748
Percent Leased	91.0%	89.3%	89.5%	89.5%	88.6%
Average Rent per Leased Square Foot	\$ 14.02	\$ 13.96	\$ 14.29	\$ 14.40	\$ 14.67
Other Institutional Programs					
Number of Properties	61	62	65	67	68
Total Gross Leasable Area	3,084	3,348	4,350	4,717	4,854
Percent Leased	95.5%	95.8%	95.5%	95.5%	94.4%
Average Rent per Leased Square Foot	\$ 14.61	\$ 13.82	\$ 13.39	\$ 13.38	\$ 13.65
<u>Other Joint Venture Properties</u>					
Number of Properties	70	71	71	74	73
Total Gross Leasable Area	10,242	10,570	10,306	11,037	10,953
Percent Leased	94.0%	93.9%	94.2%	94.7%	95.2%
Average Rent per Leased Square Foot	\$ 12.32	\$ 11.79	\$ 11.66	\$ 12.19	\$ 12.04

Consolidated & Joint Venture Shopping Center Detail

	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011
CANADA					
<u>Other Joint Venture Properties</u>					
Number of Properties	66	66	65	63	62
Total Gross Leasable Area	12,376	12,379	12,219	11,976	11,702
Percent Leased	96.8%	96.8%	96.6%	96.9%	97.1%
Average Rent per Leased Square Foot	\$ 15.88	\$ 15.67	\$ 15.61	\$ 15.10	\$ 15.57
<u>MEXICO</u>					
<u>Consolidated Properties</u>					
Number of Properties	27	26	25	24	23
Total Gross Leasable Area	3,197	3,055	2,915	2,685	2,345
Percent Leased	88.6%	89.4%	90.1%	89.3%	88.4%
Average Rent per Leased Square Foot	\$ 9.01	\$ 9.10	\$ 9.85	\$ 9.66	\$ 10.49
<u>Other Joint Venture Properties</u>					
Number of Properties	21	21	21	19	18
Total Gross Leasable Area	5,785	5,795	5,771	5,297	5,249
Percent Leased	90.9%	89.6%	88.9%	88.6%	87.2%
Average Rent per Leased Square Foot	\$ 10.69	\$ 11.40	\$ 10.84	\$ 10.35	\$ 11.00
<u>CHILE</u>					
<u>Consolidated Properties</u>					
Number of Properties	3	3	3	2	1
Total Gross Leasable Area	305	307	299	35	8
Percent Leased	95.0%	94.9%	95.2%	91.5%	93.7%
Average Rent per Leased Square Foot	\$ 22.41	\$ 20.12	\$ 20.88	\$ 11.47	\$ 11.39
<u>Other Joint Venture Properties</u>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	266	266	266	266	266
Percent Leased	96.0%	96.2%	95.8%	96.6%	96.3%
Average Rent per Leased Square Foot	\$ 15.10	\$ 14.64	\$ 14.81	\$ 13.90	\$ 14.94
<u>PERU</u>					
<u>Consolidated Properties</u>					
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95
<u>BRAZIL</u>					
<u>Consolidated Properties</u>					
Number of Properties	2	2	2	2	2
Total Gross Leasable Area	197	197	197	197	197
Percent Leased	93.5%	93.5%	93.7%	94.8%	95.0%
Average Rent per Leased Square Foot	\$ 14.13	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45
<u>Subtotal of Shopping Center Portfolio</u>					
<u>Consolidated Properties</u>					
Number of Properties	474	471	472	481	476
Total Gross Leasable Area	61,696	61,556	61,253	61,483	60,947
Percent Leased	92.9%	92.8%	92.4%	92.5%	92.2%
<u>Investment Management Programs</u>					
Number of Properties	273	278	281	285	285
Total Gross Leasable Area	41,219	41,955	42,965	43,571	43,718
Percent Leased	94.4%	93.9%	93.5%	93.6%	93.1%
<u>Other Joint Venture Properties</u>					
Number of Properties	165	166	165	164	161
Total Gross Leasable Area	28,669	29,010	28,563	28,577	28,172
Percent Leased	94.6%	94.3%	94.2%	94.5%	94.5%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	912	915	918	930	922
Total Gross Leasable Area	131,584	132,522	132,781	133,630	132,837
Percent Leased	93.7%	93.5%	93.1%	93.3%	93.0%

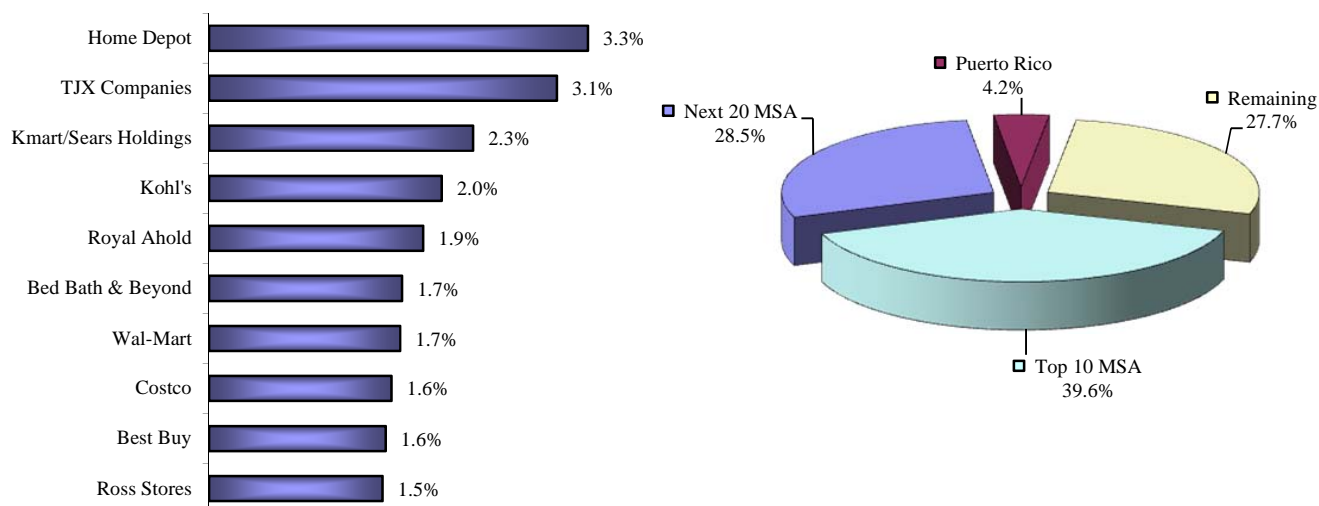
Shopping Center Portfolio U.S. Strategic & Non-Strategic Assets

The U.S. Shopping Center Portfolio is separated into Strategic and Non-Strategic Assets. The Strategic Asset Portfolio is characterized as grocery or big-box anchored centers located in the company's 30 core markets which are generally Top 20 Metropolitan Statistical Areas (MSA) and other desirable markets with a three-mile demographic profile generally above the surrounding MSA averages. The Non-Strategic Assets are targeted to be sold.

	As of September 30, 2012		
	<u>Strategic</u> <u>Assets *</u>	<u>Non-Strategic</u> <u>Assets</u>	<u>Total</u> <u>Assets</u>
Number of Properties	681	103	784
Prorata Share of Gross Leasable Area	66,934	6,881	73,815
Percent Leased (Kimco Prorata Share)	94.1%	86.3%	93.4%
Average Rent per Leased Square Foot	\$ 12.48	\$ 9.53	\$ 12.22
Total Gross Leasable Area @ 100%	99,754	9,690	109,445
Percent Leased	94.3%	87.5%	93.7%
Average Rent per Leased Square Foot	\$ 13.16	\$ 10.09	\$ 12.90
% of Annual Base Rent (ABR)	93.5%	6.5%	100.0%
Demographics (weighted by ABR)			
Total Population	109,138	76,955	106,889
Household Density	1,443	1,048	1,415
Median Household Income	70,163	58,999	69,383
Average Household Income	86,181	71,549	85,158

* Excludes two properties not included in occupancy

Strategic Assets - Top Tenants and Top MSA's by ABR



Combined Major Tenant Profile
(Top 50 tenants ranked by annualized base rent)
September 30, 2012

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	Annualized Base Rent (000's)	% of Annualized Base Rent	Leased GLA (000's)	% of Leased GLA
TJX Companies ¹	A/A3	144	\$ 29,934	3.0%	2,842	3.5%
Home Depot	A-/A3	45	29,868	3.0%	3,829	4.7%
Wal-Mart ²	AA/Aa2	60	25,370	2.5%	4,046	5.0%
Kmart/Sears Holdings ³	CCC+/B3	54	20,258	2.0%	3,540	4.3%
Kohl's	BBB+/Baa1	37	16,094	1.6%	2,355	2.9%
Royal Ahold ⁴	BBB/Baa3	35	15,576	1.5%	1,179	1.4%
Best Buy	BB+/Baa2	46	15,568	1.5%	1,121	1.4%
Bed Bath & Beyond ⁵	BBB+/NR	72	14,772	1.5%	1,297	1.6%
Petsmart	BB+/NR	71	14,209	1.4%	972	1.2%
Costco	A+/A1	15	12,613	1.2%	1,519	1.9%
Ross Stores	BBB+/NR	74	12,432	1.2%	1,245	1.5%
Safeway ⁶	BBB/Baa3	43	11,998	1.2%	1,099	1.3%
Michaels	B/B2	77	11,543	1.1%	915	1.1%
Dollar Tree	NR/NR	124	10,924	1.1%	982	1.2%
Sports Authority	B-/B3	25	10,167	1.0%	759	0.9%
Burlington Coat Factory	B-/B3	21	9,822	1.0%	1,564	1.9%
Staples	BBB/Baa2	57	9,540	0.9%	746	0.9%
Toys R Us ⁷	B/B1	33	8,096	0.8%	941	1.2%
Target	A+/A2	19	7,625	0.8%	1,334	1.6%
Petco	B/B2	49	7,940	0.8%	460	0.6%
Office Depot	B-/B2	39	7,478	0.7%	742	0.9%
Whole Foods	BBB-/NR	12	7,328	0.7%	350	0.4%
Hobby Lobby	NR/NR	21	7,085	0.7%	1,111	1.4%
Lowe's Home Center	A-/A3	11	6,621	0.7%	1,046	1.3%
OfficeMax	B-/B1	38	6,511	0.6%	599	0.7%
Top 25 Tenants		1,222	\$ 329,371	32.6%	36,590	44.9%
The Gap ⁸	BB+/Baa3	39	6,328	0.6%	376	0.5%
SuperValu ⁹	B/B3	28	6,177	0.6%	841	1.0%
Party City	NR/NR	50	6,001	0.6%	343	0.4%
Walgreen	BBB/Baa1	21	5,957	0.6%	262	0.3%
Great Atlantic & Pacific ¹⁰	B-/Caa1	9	5,612	0.6%	394	0.5%
Jo-Ann Stores, Inc.	B/B2	35	5,111	0.5%	544	0.7%
Cinopolis	NR/NR	14	4,941	0.5%	533	0.7%
DSW	NR/NR	17	4,915	0.5%	280	0.3%
Riteaid	B-/Caa1	38	4,786	0.5%	405	0.5%
Pier 1 Imports	NR/NR	47	4,614	0.5%	237	0.3%
CVS	BBB+/Baa2	43	4,540	0.4%	287	0.4%
Kroger	BBB/Baa2	19	4,349	0.4%	744	0.9%
HEB Grocery	NR/NR	9	4,119	0.4%	562	0.7%
Canadian Tire	BBB+/NR	25	4,043	0.4%	275	0.3%
Payless Shoesource	B/B1	91	3,944	0.4%	173	0.2%
Yum Brands ¹¹	BBB/Baa3	80	3,887	0.4%	135	0.2%
24 Hour Fitness Worldwide, Inc.	B/B3	7	3,805	0.4%	200	0.2%
Dick Sporting Goods	NR/NR	12	3,803	0.4%	317	0.4%
Publix Supermarkets	NR/NR	20	3,796	0.4%	458	0.6%
Barnes N Noble	NR/NR	17	3,601	0.4%	226	0.3%
King Kullen	NR/NR	4	3,592	0.4%	182	0.2%
Bank of America Corp.	A-/Baa2	39	3,448	0.3%	100	0.1%
JP Morgan Chase	A/A2	38	3,354	0.3%	99	0.1%
GameStop Corporation	NR/NR	106	3,292	0.3%	115	0.1%
Ulta Salon, Cosmetics & Fragra	NR/NR	26	3,257	0.3%	146	0.2%
Tenants 26 - 50		834	\$ 111,272	11.0%	8,234	10.1%
Top 50 Tenants			\$ 440,642	43.6%	44,824	55.0%

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 14,900 leases to 8,400 tenants totaling approximately \$1.6 billion of annual base rent.

⁽¹⁾ TJMaxx (60) / Marshalls (49) / Winners (14) / HomeGoods (13) / HomeSense (7) / Winners HomeSense (1)

⁽²⁾ Wal-Mart (47) / Sam's Club (6) / Bodega Aurrera (7)

⁽³⁾ Sears (13)* / Kmart (36) / Other (5)**

⁽⁴⁾ Giant Food (23) / Stop & Shop (9) / Other (3)

⁽⁵⁾ Bed Bath & Beyond (62) / Buy Buy Baby (6) / Christmas Tree Shop

⁽⁶⁾ Safeway (36) / Vons (5) / Other (2)

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

⁽⁷⁾ Toys R Us (15) / Babies R Us (16) / Other (2)

⁽⁸⁾ The Gap (2) / Gap Kids (1) / Old Navy (33) / Banana Republic (3)

⁽⁹⁾ Albetsons (11) / Shaw's (3) / Shoppers Food (3) / Save-A-Lot (3) / Shop n' Save (3) / Acme (2) / Jewel/Osco (1) / Biggs (1) / Twin Valu (1)

⁽¹⁰⁾ A&P (1) / Pathmark (5) / Walbaums (1) / Super Fresh (2)

⁽¹¹⁾ Taco Bell (38) / KFC (16) / Pizza Hut (17) / A&W (7) / Long John Silver

**U.S. Shopping Center Portfolio
(MSA Profile ranked by Population)**

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	5,812	95.9%	\$ 102,586	10.2%	\$ 18.41
Los Angeles-Long Beach-Santa Ana	2	30	2,564	92.6%	40,635	4.0%	17.12
Chicago-Joliet-Naperville	3	31	3,145	98.3%	28,200	2.8%	9.12
Dallas-Fort Worth-Arlington	4	19	1,885	89.6%	18,348	1.8%	10.86
Houston-Sugar Land-Baytown	5	13	1,217	96.3%	12,170	1.2%	10.39
Philadelphia-Camden-Wilmington	6	39	3,366	91.2%	43,135	4.3%	14.05
Washington-Arlington-Alexandria	7	66	2,202	91.4%	29,652	2.9%	14.74
Miami-Fort Lauderdale-Pompano Beach	8	34	3,317	93.5%	41,341	4.1%	13.34
Atlanta-Sandy Springs-Marietta	9	5	516	91.2%	5,106	0.5%	10.85
Boston-Cambridge-Quincy	10	3	395	97.9%	4,334	0.4%	11.20
San Francisco-Oakland-Fremont	11	16	1,189	95.2%	26,059	2.6%	23.03
Riverside-San Bernardino-Ontario	12	11	1,316	95.8%	14,899	1.5%	11.82
Detroit-Warren-Livonia	13	9	649	81.9%	5,256	0.5%	9.88
Phoenix-Mesa-Glendale	14	15	2,963	93.1%	27,594	2.7%	10.00
Seattle-Tacoma-Bellevue	15	10	1,020	93.7%	14,756	1.5%	15.44
Minneapolis-St. Paul-Bloomington	16	5	777	98.5%	10,576	1.0%	13.82
San Diego-Carlsbad-San Marcos	17	20	1,408	97.3%	19,010	1.9%	13.88
Tampa-St. Petersburg-Clearwater	18	9	1,281	95.4%	13,105	1.3%	10.72
St. Louis	19	16	2,025	97.8%	14,350	1.4%	7.25
Baltimore-Towson	20	32	1,771	93.8%	26,865	2.7%	16.17
Denver-Aurora-Broomfield	21	10	976	87.6%	10,604	1.0%	12.39
Pittsburgh	22	8	701	96.8%	5,937	0.6%	8.75
Portland-Vancouver-Hillsboro	23	9	671	93.6%	7,670	0.8%	12.23
San Antonio-New Braunfels	24	1	58	100.0%	288	0.0%	4.97
Orlando-Kissimmee-Sanford	25	13	1,440	86.8%	15,351	1.5%	12.28
Sacramento--Arden-Arcade--Roseville	26	11	548	93.2%	6,740	0.7%	13.20
Cincinnati-Middletown	27	9	782	94.5%	5,345	0.5%	7.24
Cleveland-Elyria-Mentor	28	4	479	88.1%	2,164	0.2%	5.12
Kansas City	29	3	455	98.7%	3,475	0.3%	7.73
Las Vegas-Paradise	30	7	539	84.5%	5,620	0.6%	12.33
Columbus	31	5	679	93.7%	5,005	0.5%	7.88
San Jose-Sunnyvale-Santa Clara	32	3	187	92.5%	4,611	0.5%	26.65
Charlotte-Gastonia-Rock Hill	33	7	765	88.8%	6,636	0.7%	9.77
Indianapolis-Carmel	34	2	174	99.3%	1,426	0.1%	8.25
Austin-Round Rock-San Marcos	35	10	776	92.1%	8,459	0.8%	11.83
Nashville-Davidson--Murfreesboro--Franklin	37	3	459	89.8%	3,512	0.3%	8.52
Providence-New Bedford-Fall River	38	2	174	95.8%	2,073	0.2%	12.46
Jacksonville	40	7	635	89.3%	6,225	0.6%	10.97
Top 40 MSA's by Population		566	49,315	93.6%	\$ 599,120	59.3%	\$ 12.98
Puerto Rico		7	2,172	96.7%	32,869	3.3%	\$ 15.65
Remaining MSA's Ranked by Population		192	20,908	92.7%	195,399	19.3%	10.08
MSA's Not Ranked		19	1,420	93.4%	15,392	1.5%	11.61
Grand Total		784	73,815	93.4%	\$ 842,780	83.4%	\$ 12.22
Canada		66	6,813	96.6%	\$ 104,646	10.4%	\$ 15.89
Mexico		48	5,945	90.0%	52,805	5.2%	9.87
Chile		11	429	95.2%	8,308	0.8%	20.33
Peru		1	12	100.0%	275	0.0%	22.96
Brazil		2	138	93.5%	1,822	0.2%	14.13
Subtotal		128	13,337	93.6%	\$ 167,856	16.6%	
Grand Total		912	87,152	93.4%	\$ 1,010,636	100.0%	

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 September 30, 2012
(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>
<u>United States and Puerto Rico</u>												
New Leases	91	21%	362	\$ 18.11	\$ 6,559	\$ 13.00	\$ 4,677	\$ 1,881	40.2%	12.9	\$ 14,547	\$ 40.17
Renewals/Options	240	64%	1,125	13.46	15,141	12.90	14,519	622	4.3%	4.9	-	-
U.S. Same Space Total	331	85%	1,487	\$ 14.59	\$ 21,700	\$ 12.91	\$ 19,196	\$ 2,503	13.0%	6.9	\$ 14,547	
Non-comparable new leases	99	15%	265	\$ 17.71	\$ 4,685					8.5	\$ 5,720	\$ 21.63
U.S. Total	430	100%	1,752	\$ 15.06	\$ 26,385					7.1	\$ 20,267	
<u>Canada</u>												
New Leases	21	27%	61	\$ 17.05	\$ 1,042	\$ 18.07	\$ 1,105	\$ (63)	-5.7%	8.1	\$ 1,253	\$ 20.50
Renewals/Options	49	63%	143	16.01	2,295	14.78	2,118	176	8.3%	5.3	-	-
Canada Same Space Total	70	90%	204	\$ 16.32	\$ 3,337	\$ 15.76	\$ 3,223	\$ 114	3.5%	6.1	\$ 1,253	
Non-comparable new leases	11	10%	22	\$ 17.80	\$ 396					5.5	\$ 327	\$ 14.70
Canada Total	81	100%	227	\$ 16.47	\$ 3,733					6.1	\$ 1,580	
<u>Latin America</u>												
New Leases	33	6%	18	\$ 22.14	\$ 391	\$ 21.74	\$ 383	\$ 7	1.9%	2.3	\$ -	\$ -
Renewals/Options	64	61%	186	13.37	2,483	15.30	2,840	(357)	-12.6%	5.4	-	-
Latin America Same Space Total	97	67%	203	\$ 14.13	\$ 2,873	\$ 15.85	\$ 3,223	\$ (350)	-10.8%	5.2	\$ -	
Non-comparable new leases	82	33%	100	\$ 12.68	\$ 1,266					4.3	\$ -	\$ -
Latin America Total	179	100%	303	\$ 13.65	\$ 4,140					4.9	\$ -	
Grand Total	690	100%	2,282									
Total New Leases (Same Space)	145	19%	441									
Total Renewals/Options	353	63%	1,454									
Total Non-comparable new leases	192	17%	387									
Grand Total	690	100%	2,282									

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 September 30, 2012
(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>
<u>United States and Puerto Rico</u>												
New Leases ⁽¹⁾	382	20%	1,694	\$ 15.59	\$ 26,397	\$ 13.16	\$ 21,656	\$ 4,741	21.9%	12.5	\$ 36,832	\$ 21.75
Renewals/Options	1,020	69%	5,888	11.69	68,812	11.22	66,088	2,724	4.1%	5.1	-	-
U.S. Same Space Total ⁽¹⁾	1,402	89%	7,581	\$ 12.56	\$ 95,208	\$ 11.57	\$ 87,744	\$ 7,465	8.5%	6.7	\$ 36,832	
Non-comparable new leases	369	11%	895	\$ 16.66	\$ 14,904					8.0	\$ 22,345	\$ 24.97
U.S. Total	1,771	100%	8,476	\$ 12.99	\$ 110,113					6.9	\$ 59,177	
<u>Canada</u>												
New Leases	63	18%	133	\$ 18.51	\$ 2,463	\$ 17.74	\$ 2,361	\$ 102	4.3%	8.0	\$ 3,039	\$ 22.84
Renewals/Options	173	72%	533	18.49	9,847	16.10	8,577	1,270	14.8%	6.4	-	-
Canada Same Space Total	236	90%	666	\$ 18.49	\$ 12,310	\$ 16.43	\$ 10,937	\$ 1,372	12.5%	6.7	\$ 3,039	
Non-comparable new leases	41	10%	78	\$ 19.16	\$ 1,492					7.6	\$ 1,408	\$ 18.07
Canada Total	277	100%	744	\$ 18.56	\$ 13,802					6.8	\$ 4,447	
<u>Latin America</u>												
New Leases	129	9%	67	\$ 20.49	\$ 1,368	\$ 22.66	\$ 1,513	\$ (145)	-9.6%	2.4	\$ -	\$ -
Renewals/Options	171	36%	261	14.61	3,812	16.16	4,215	(404)	-9.6%	4.7	-	-
Latin America Same Space Total	300	46%	328	\$ 15.81	\$ 5,180	\$ 17.48	\$ 5,728	\$ (549)	-9.6%	4.2	\$ -	
Non-comparable new leases	295	54%	389	\$ 13.46	\$ 5,240					4.7	\$ -	\$ -
Latin America Total	595	100%	717	\$ 14.54	\$ 10,419					4.5	\$ -	
Grand Total	2,643	100%	9,937									
Total New Leases (Same Space)	574	19%	1,893									
Total Renewals/Options	1,364	67%	6,681									
Total Non-comparable new leases	705	14%	1,362									
Grand Total	2,643	100%	9,937									

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.

⁽¹⁾ If calculated using 24 months, U.S. new lease rental spreads are 14.9% and U.S. comparable total is 7.2%

**US Lease Expiration Schedule
Operating Shopping Centers
September 30, 2012**

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)	16	224,217	0.4%	\$15.41	394	568,579	3.9%	\$20.43	410	792,796	1.1%	\$19.01	
2012	18	289,754	0.5%	\$8.45	266	395,586	2.7%	\$20.76	284	685,341	1.0%	\$15.56	
2013	172	3,548,229	6.5%	\$9.87	1,358	2,220,678	15.2%	\$20.60	1,530	5,768,907	8.4%	\$14.00	
2014	270	6,071,871	11.2%	\$9.12	1,298	2,164,269	14.8%	\$20.14	1,568	8,236,140	11.9%	\$12.02	
2015	250	5,027,729	9.2%	\$9.46	1,218	1,891,743	13.0%	\$22.20	1,468	6,919,472	10.0%	\$12.94	
2016	264	5,281,487	9.7%	\$9.66	1,037	1,756,577	12.0%	\$22.03	1,301	7,038,064	10.2%	\$12.75	
2017	296	6,928,156	12.7%	\$9.19	1,079	1,964,232	13.5%	\$23.22	1,375	8,892,388	12.9%	\$12.29	
2018	179	4,675,093	8.6%	\$9.44	396	861,036	5.9%	\$21.46	575	5,536,129	8.0%	\$11.31	
2019	111	3,299,074	6.1%	\$9.32	255	510,250	3.5%	\$26.71	366	3,809,324	5.5%	\$11.65	
2020	104	2,740,312	5.0%	\$9.92	221	508,614	3.5%	\$25.29	325	3,248,926	4.7%	\$12.33	
2021	112	2,317,764	4.3%	\$9.38	234	506,282	3.5%	\$24.37	346	2,824,046	4.1%	\$12.07	
2022	108	2,516,984	4.6%	\$9.98	250	557,072	3.8%	\$24.76	358	3,074,056	4.5%	\$12.66	
2023	75	1,427,864	2.6%	\$11.18	100	262,166	1.8%	\$25.12	175	1,690,030	2.5%	\$13.35	
Thereafter	200	10,019,973	18.4%	\$9.39	147	417,082	2.9%	\$29.03	347	10,437,055	15.1%	\$10.17	
Grand Totals (3)	2,175	54,368,508	100%	\$9.52		14,584,167	100%	\$22.30	10,428	68,952,675	100%	\$12.22	

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)	14	183,988	0.3%	\$15.46	387	544,130	3.7%	\$20.56	401	728,118	1.1%	\$19.27	
2012	12	171,839	0.3%	\$7.53	247	348,342	2.4%	\$20.69	259	520,181	0.8%	\$16.34	
2013	51	995,745	1.8%	\$7.92	1,026	1,550,558	10.6%	\$20.13	1,077	2,546,303	3.7%	\$15.36	
2014	59	1,173,680	2.2%	\$7.95	757	1,118,437	7.7%	\$20.16	816	2,292,117	3.3%	\$13.90	
2015	41	735,486	1.4%	\$8.66	703	954,277	6.5%	\$22.27	744	1,689,762	2.5%	\$16.35	
2016	52	652,262	1.2%	\$8.74	555	808,141	5.5%	\$21.38	607	1,460,403	2.1%	\$15.73	
2017	44	836,306	1.5%	\$8.91	584	905,669	6.2%	\$24.30	628	1,741,975	2.5%	\$16.91	
2018	57	969,197	1.8%	\$9.88	359	633,150	4.3%	\$21.67	416	1,602,348	2.3%	\$14.54	
2019	58	938,401	1.7%	\$10.91	385	699,090	4.8%	\$22.08	443	1,637,491	2.4%	\$15.68	
2020	49	651,197	1.2%	\$9.28	383	653,539	4.5%	\$22.99	432	1,304,736	1.9%	\$16.15	
2021	54	876,622	1.6%	\$9.14	430	682,422	4.7%	\$23.04	484	1,559,044	2.3%	\$15.23	
2022	71	1,298,073	2.4%	\$10.00	477	840,492	5.8%	\$22.17	548	2,138,565	3.1%	\$14.78	
2023	60	1,140,504	2.1%	\$9.25	262	541,165	3.7%	\$22.36	322	1,681,669	2.4%	\$13.47	
Thereafter	1553	43,745,207	80.5%	\$9.58	1,698	4,304,756	29.5%	\$23.68	3,251	48,049,963	69.7%	\$10.85	
Grand Totals (3)	2,175	54,368,508	100%	\$9.52	8,253	14,584,167	100%	\$22.30	10,428	68,952,675	100%	\$12.22	

	Anchor Tenants (2)	Non-Anchor Tenants
Total Rentable GLA	56,433,986	17,381,126
Percentage of Occupancy	96.3%	83.9%
Percentage of Vacancy	3.7%	16.1%
Total Leaseable Area	100%	100%

(1) Leases currently under month to month lease or in process of renewal.

(2) Anchor is defined as a tenant leasing 10,000 square feet or more.

(3) Represents occupied square footage as of September 30, 2012 for US shopping center properties in occupancy.

Note: Represents only Kimco's pro-rata interest.

Joint Venture Summary

Operating Joint Venture Summary
Three Months Ended September 30, 2012
(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) (1)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 55,032	\$ 14,055	\$ 40,977	\$ 15,693	\$ (1,730)	\$ 3,284	\$ -	\$ 14,611	\$ (100)	\$ 5,559	\$ 1,492	\$ 3,963
Kimco Income REIT	45.0%	48,438	12,641	35,797	14,166	(219)	147	-	10,234	412	11,443	5,323	10,349
UBS Programs	17.9% *	26,874	7,022	19,852	9,418	(766)	7,403	-	7,296	(293)	(5,324)	(669)	2,065
BIG Shopping Centers	37.6% *	12,575	4,623	7,952	6,559	(124)	-	477	4,765	-	(3,019)	(646)	899
Canada Pension Plan	55.0%	10,078	2,182	7,896	1,321	(250)	-	-	4,130	-	2,195	1,474	3,739
Kimco Income Fund	15.1%	7,872	2,179	5,693	2,261	(375)	-	-	1,469	-	1,588	325	548
SEB Immobilien	15.0%	7,929	1,903	6,026	3,260	(98)	-	-	2,153	-	515	233	449
Other Institutional Programs	14.7% *	14,450	3,310	11,140	4,896	(133)	35	-	3,816	(97)	2,163	395	965
Total Investment Management Programs		\$ 183,248	\$ 47,915	\$ 135,333	\$ 57,574	\$ (3,695)	\$ 10,869	\$ 477	\$ 48,474	\$ (78)	\$ 15,120	\$ 7,927	\$ 22,977
Other Joint Venture Properties													
Canada Properties	44.8% *	\$ 70,695	\$ 25,834	\$ 44,861	\$ 17,011	\$ 893	\$ -	\$ -	\$ 13,322	\$ -	\$ 15,421	\$ 8,395	\$ 15,921
US Properties	55.6% *	39,057	13,591	25,466	13,321	(381)	-	772	10,236	-	2,300	1,475	4,966
Latin America	48.4% *	19,817	6,224	13,593	2,466	1,443	-	-	3,982	-	8,588	4,052	6,056
Mexico Industrial	50.6%	12,745	1,277	11,468	5,113	25	-	-	5,425	-	955	478	3,189
Total Other JV Properties		\$ 142,314	\$ 46,926	\$ 95,388	\$ 37,911	\$ 1,980	\$ -	\$ 772	\$ 32,965	\$ -	\$ 27,264	\$ 14,400	\$ 30,132
Other Investments	75.0% *	\$ 43,225	\$ 22,409	\$ 20,816	\$ 10,434	\$ 677	\$ -	\$ -	\$ 8,259	\$ -	\$ 2,800	\$ 2,036	\$ 7,401
		\$ 368,787	\$ 117,250	\$ 251,537	\$ 105,919	\$ (1,038)	\$ 10,869	\$ 1,249	\$ 89,698	\$ (78)	\$ 45,184	\$ 24,363	\$ 60,510

Income Miscellaneous

Equity in Income of Joint Ventures, Net

135
\$ 24,498

* Ownership % is a blended rate

(1) 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:

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	\$ 5,559	\$ 834	\$ -	\$ 370	\$ 288	\$ 1,492	\$ 3,963
Kimco Income REIT	11,443	5,147	-	(324)	501	5,323	10,349
UBS Programs	(5,324)	(978)	-	-	309	(669)	2,065
BIG Shopping Centers	(3,019)	(904)	-	-	257	(646)	899
Canada Pension Plan	2,195	1,207	-	9	259	1,475	3,739
Kimco Income Fund	1,588	240	-	-	85	325	548
SEB Immobilien	515	77	-	107	49	233	449
Other Institutional Programs	2,163	367	6	-	23	396	965
Total Investment Management Programs	\$ 15,120	\$ 5,990	\$ 6	\$ 162	\$ 1,771	\$ 7,929	\$ 22,977

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
Nine Months Ended September 30, 2012
(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) (1)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 167,569	\$ 42,632	\$ 124,937	\$ 47,277	\$ (3,753)	\$ 4,133	\$ -	\$ 43,808	\$ (197)	\$ 25,769	\$ 5,569	\$ 12,117
Kimco Income REIT	45.0%	146,786	37,994	108,792	41,327	(1,055)	147	-	30,781	81	35,563	17,226	31,682
UBS Programs	17.9% *	79,903	21,057	58,846	28,484	(2,258)	12,725	-	22,813	(682)	(8,116)	(282)	6,107
BIG Shopping Centers	37.6% *	38,211	13,019	25,192	19,443	(548)	-	477	14,814	-	(9,136)	(2,087)	3,206
Canada Pension Plan	55.0%	29,458	6,619	22,839	3,980	(753)	-	-	12,333	-	5,773	4,003	10,771
Kimco Income Fund	15.1%	26,501	6,491	20,010	6,795	(1,180)	-	-	4,931	-	7,104	1,353	2,099
SEB Immobilien	15.0%	23,604	5,805	17,799	9,920	(305)	-	-	6,719	-	855	501	1,295
Other Institutional Programs	14.7% *	44,433	10,719	33,714	15,301	(491)	1,174	59,115	14,374	949	62,438	18,747	7,020
Total Investment Management Programs		\$ 556,465	\$ 144,336	\$ 412,129	\$ 172,527	\$ (10,343)	\$ 18,179	\$ 59,592	\$ 150,573	\$ 151	\$ 120,250	\$ 45,030	\$ 74,297
Other Joint Venture Properties													
Canada Properties	44.8% *	\$ 209,999	\$ 78,737	\$ 131,262	\$ 51,520	\$ 14,455	\$ -	\$ -	\$ 38,500	\$ -	\$ 55,697	\$ 29,899	\$ 51,615
US Properties	55.6% *	116,362	37,440	78,922	41,042	(2,397)	557	19,475	32,145	(51)	22,205	14,255	17,203
Latin America	48.4% *	58,724	18,164	40,560	7,491	651	-	-	12,341	-	21,379	10,019	16,227
Mexico Industrial	50.6%	39,284	4,572	34,712	15,598	(771)	-	-	16,333	-	2,010	1,005	9,171
Total Other JV Properties		\$ 424,369	\$ 138,913	\$ 285,456	\$ 115,651	\$ 11,938	\$ 557	\$ 19,475	\$ 99,319	\$ (51)	\$ 101,291	\$ 55,178	\$ 94,216
Other Investments	75.0% *	\$ 129,466	\$ 68,516	\$ 60,950	\$ 29,522	\$ 2,427	\$ -	\$ -	\$ 25,528	\$ -	\$ 8,327	\$ 3,301	\$ 19,922
		\$ 1,110,300	\$ 351,765	\$ 758,535	\$ 317,700	\$ 4,022	\$ 18,736	\$ 79,067	\$ 275,420	\$ 100	\$ 229,868	\$ 103,509	\$ 188,435

Income Miscellaneous

Equity in Income of Joint Ventures, Net

234
\$ 103,743

* Ownership % is a blended rate

(1) 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:

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	\$ 25,769	\$ 3,866	\$ -	\$ 800	\$ 904	\$ 5,569	\$ 12,117
Kimco Income REIT	35,563	16,001	-	(324)	1,549	17,226	31,682
UBS Programs	(8,116)	(1,238)	-	-	956	(282)	6,107
BIG Shopping Centers	(9,136)	(2,939)	-	-	852	(2,087)	3,206
Canada Pension Plan	5,773	3,175	-	17	811	4,003	10,771
Kimco Income Fund	7,104	1,076	-	-	277	1,353	2,099
SEB Immobilien	855	128	-	214	159	501	1,295
Other Institutional Programs	62,438	17,429	1,219	8	91	18,747	7,020
Total Investment Management Programs	\$ 120,250	\$ 37,498	\$ 1,219	\$ 715	\$ 5,599	\$ 45,030	\$ 74,297

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
September 30, 2012
(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
Investment Management Programs										
Prudential Investment Program	15.0%	61	10,685	\$ 2,741,074	\$ 1,103,047	\$ 33,823	5.53%	47.2	100.0%	0.0%
Kimco Income REIT	45.0%	58	12,417	1,541,872	916,700	54,480	5.44%	68.1	98.0%	2.0%
UBS Programs	17.9%	* 40	5,742	1,258,234	695,116	69,664	5.40%	42.1	93.5%	6.5%
BIG Shopping Centers	37.6%	* 22	3,630	555,880	443,973	12,602	5.52%	48.5	100.0%	0.0%
Canada Pension Plan	55.0%	6	2,380	434,171	142,272	15,349	5.21%	34.0	64.9%	35.1%
Kimco Income Fund	15.2%	12	1,521	284,691	162,243	15,572	5.45%	23.7	100.0%	0.0%
SEB Immobilien	15.0%	13	1,800	361,200	243,800	12,067	5.11%	58.3	100.0%	0.0%
Other Institutional Programs	14.7%	* 61	3,084	556,219	355,241	42,068	5.26%	37.2	94.9%	5.1%
Total Investment Management Programs		273	41,259	\$ 7,733,341	\$ 4,062,392	\$ 255,625				
Other Joint Venture Properties										
US Properties	44.8%	* 70	10,242	\$ 1,322,602	\$ 891,886	\$ 14,567	5.5%	60.8	89.2%	10.8%
Canada Properties	55.6%	* 66	12,376	1,912,074	1,274,624	85,408	5.3%	46.7	96.6%	3.4%
Latin America (1)	48.4%	* 44	7,284	616,909	75,661	41,355	9.9%	52.1	100.0%	0.0%
Mexico Industrial	50.6%	87	10,818	567,858	305,513	67,455	6.2%	51.0	92.5%	7.5%
Total Other JV Properties		267	40,720	\$ 4,419,443	\$ 2,547,684	\$ 208,785				
Other Investments	75.0%	* N/A	N/A	\$ 839,251	\$ 616,886	\$ 39,148	4.4%	40.9	69.5%	30.5%
		540	81,979	\$ 12,992,035	\$ 7,226,962	\$ 503,558				
Kimco's Share of Mortgages & Notes Payable					\$ 2,827,044					

* Ownership % is a blended rate

** Average Remaining term includes extensions

(1) Includes 13 land fund properties

Guidance and Other Disclosures

2012 Funds From Operations (FFO) Matrix
(in millions)

	2011 Actual	3Q12		YTD		Retail		Non-Retail	
		Actual	Actual	Actual	Actual	3Q12	YTD	3Q12	YTD
						Actual	Actual	Actual	Actual
RECURRING INCOME ⁽¹⁾									
Net Operating Income ⁽²⁾	\$ 617	\$ 162	\$ 490	\$ 161	\$ 489	\$ 1	\$ 1		
Income from Other Real Estate Investments	2	1	2	1	2	-	-		
Mortgage Financing Income	7	2	5	1	3	1	2		
Management and Other Fee Income	34	9	27	9	27	-	-		
Interest, Dividends & Other Investment Income	10	1	1	-	(1)	1	2		
Other (Expense)/Income, Net	(5)	(1)	(4)	(1)	(4)	-	-		
Equity In Income from JV's ⁽³⁾	211	60	175	53	156	7	19		
Equity in Income of Other Real Estate Investments, Net	26	8	22	6	16	2	6		
Noncontrolling Interests in Income	(12)	(3)	(9)	(3)	(9)	-	-		
Income from Discontinued Operating Properties	4	1	(1)	1	(1)	-	-		
	\$ 894	\$ 240	\$ 708	\$ 228	\$ 678	\$ 12	\$ 30		
TRANSACTIONAL INCOME									
Income from Other Real Estate Investments	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Mortgage Financing Income	-	-	1	-	1	-	-		
Management and Other Fee Income	1	-	-	-	-	-	-		
Interest, Dividends & Other Investment Income ⁽⁴⁾	11	-	-	-	-	-	-		
Other (Expense)/Income, Net	-	(2)	(2)	(2)	(2)	-	-		
Equity In Income from JV's	3	-	10	-	10	-	-		
Equity in Income of Other Real Estate Investments, Net	26	2	13	-	1	2	12		
Noncontrolling Interests in Income	(1)	-	-	-	-	-	-		
Gain on Sale of Development Properties	9	-	-	-	-	-	-		
DISCOP - Inc./Loss on operating property HFS/sold	(1)	(1)	(4)	(1)	(4)	-	-		
General & Administrative Expenses	-	-	(2)	-	(2)	-	-		
Preferred Stock Redemption Charge	-	(6)	(6)	(6)	(6)	-	-		
Transactional (Provision)/Benefit for Income Taxes	(17)	(1)	(6)	-	(2)	(1)	(4)		
	\$ 33	\$ (8)	\$ 4	\$ (9)	\$ (4)	\$ 1	\$ 8		
Non-Operating Impairments Recognized, Net of Tax	\$ (5)	\$ -	\$ -						
Recurring (Provision)/Benefit for Income Taxes	\$ (1)	\$ (4)	\$ (6)						
General & Administrative Expenses	(119)	(30)	(93)						
Interest Expense	(225)	(57)	(172)						
Preferred Dividends	(59)	(22)	(58)						
	\$ (404)	\$ (113)	\$ (329)						
FFO Basic	\$ 518	\$ 119	\$ 383						
Add back Noncontrolling Interest/Div for Stock Units	1	1	2						
FFO Diluted	\$ 519	\$ 120	\$ 385						
Diluted Average Shares	409	409	410						
FFO Diluted Per Common Share	\$ 1.27	\$ 0.29	\$ 0.94						

	2011	3Q12	YTD
	Actual	Actual	Actual
Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share			
Net Income/(Loss) Available to Common Stockholders	\$ 0.27	\$ 0.07	\$ 0.28
Gain on Disposition of Operating Properties	(0.05)	(0.03)	(0.09)
Gain on Disposition of JV Operating Properties	(0.01)	-	(0.06)
Depreciation & Amortization	0.61	0.16	0.48
Depreciation & Amortization Real Estate JV's	0.34	0.08	0.25
Remeasurement of Derivative Instrument	0.01	-	-
Impairments of Operating Properties, Net of Taxes and Noncontrolling Interests	0.10	0.01	0.08
FFO per Diluted Common Share	\$ 1.27	\$ 0.29	\$ 0.94
Non-Operating Impairments Recognized, Net of Tax	0.01	-	-
Transactional Income, Net	(0.08)	0.02	(0.01)
Funds From Operations, as Adjusted	\$ 1.20	\$ 0.31	\$ 0.93

(1) Income excluding Transactions and Impairments

(2) Includes depreciation adjustment in FFO Reconciliation

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

(4) Includes Remeasurement of Derivative Instrument from FFO Reconciliation

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

2012 Forecasted and 2013 Preliminary FFO Guidance

	FFO (\$ in millions)			FFO \$/ Diluted Share		
	2011	2012F	2013F	2011	2012F	2013F
Recurring:						
Retail	\$ 860	\$ 909 — \$ 919	\$ 942 — \$ 969	\$ 2.10	\$ 2.22 — \$ 2.24	\$ 2.29 — \$ 2.36
Non-Retail	41	37 — 41	12 — 18	0.10	0.09 — 0.10	0.03 — 0.04
Corporate Financing	(285)	(301) — (304)	(288) — (293)	(0.69)	(0.73) — (0.74)	(0.70) — (0.71)
G&A	(119)	(121) — (124)	(125) — (129)	(0.29)	(0.30) — (0.30)	(0.30) — (0.31)
Other	(7)	(15) — (17)	(16) — (19)	(0.02)	(0.04) — (0.04)	(0.04) — (0.05)
Total FFO, as Adjusted	\$ 490	\$ 509 — \$ 515	\$ 525 — \$ 546	\$ 1.20	\$ 1.24 — \$ 1.26	\$ 1.28 — \$ 1.33
Transactional Income, Net ⁽¹⁾	33	9 — 9	- — -	0.08	0.02 — 0.02	- — -
	<u>\$ 523</u>	<u>\$ 518 — \$ 524</u>	<u>\$ 525 — \$ 546</u>	<u>\$ 1.28</u>	<u>\$ 1.26 — \$ 1.28</u>	<u>\$ 1.28 — \$ 1.33</u>
Preferred Stock Redemption Charge ⁽²⁾	-	(21) — (21)	- — -	-	(0.05) — (0.05)	- — -
<i>FFO Before Impairments</i>	<u>\$ 523</u>	<u>\$ 497 — \$ 503</u>	<u>\$ 525 — \$ 546</u>	<u>\$ 1.28</u>	<u>\$ 1.21 — \$ 1.23</u>	<u>\$ 1.28 — \$ 1.33</u>
Impairments	(5)	- — -	- — -	(0.01)	- — -	- — -
<i>FFO ⁽³⁾</i>	<u><u>\$ 518</u></u>	<u><u>\$ 497 — \$ 503</u></u>	<u><u>\$ 525 — \$ 546</u></u>	<u><u>\$ 1.27</u></u>	<u><u>\$ 1.21 — \$ 1.23</u></u>	<u><u>\$ 1.28 — \$ 1.33</u></u>
Reconciliation of FFO to Net Income Available to Common Shareholders:						
(\$ in millions, except per share data)	2011	2012F	2013F	2011 ⁽⁴⁾	2012F ⁽⁴⁾	2013F ⁽⁴⁾
FFO	\$ 518	\$ 497 — \$ 503	\$ 525 — \$ 546	\$ 1.27	\$ 1.21 — \$ 1.23	\$ 1.28 — \$ 1.33
Depreciation & amortization	(247)	(249) — (257)	(254) — (262)	(0.61)	(0.62) — (0.64)	(0.63) — (0.65)
Depreciation & amortization real estate joint ventures, net of noncontrolling interests	(139)	(136) — (144)	(128) — (136)	(0.34)	(0.32) — (0.34)	(0.30) — (0.32)
Gain on disposition of operating properties	19	32 — 40	4 — 12	0.05	0.07 — 0.09	0.01 — 0.03
Gain on disposition of joint venture operating properties, net of noncontrolling interests	4	20 — 28	4 — 12	0.01	0.05 — 0.07	0.01 — 0.03
Remeasurement of derivative instrument	(4)	- — -	- — -	(0.01)	- — -	- — -
Impairments of operating properties, net of tax and noncontrolling interests	(41)	(32) — (32)	- — -	(0.10)	(0.08) — (0.08)	- — -
Net income available to common shareholders	<u><u>\$ 110</u></u>	<u><u>\$ 132 — \$ 138</u></u>	<u><u>\$ 151 — \$ 172</u></u>	<u><u>\$ 0.27</u></u>	<u><u>\$ 0.31 — \$ 0.33</u></u>	<u><u>\$ 0.37 — \$ 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 September 30, 2012
(\$ shown in millions and USD denomination)

	Net Operating Income	Description / Notes
Operating Real Estate - Consolidated and JV's		
NOI Including Pro-rata JV NOI, 3Q 2012:	\$ 262	Per supplemental NOI disclosures
Add: Negative NOI	1	
Less: GAAP Adjustments	(6)	Above and Below Market / Straight-line Rents
LTA's and Disc. Ops NOI	(2)	
Real Estate Under Development (REUD) NOI	-	See Real Estate Under Development (p.18)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	(14)	
	\$ 241	
Adj. 3Q'12 NOI for new acquisitions to reflect full quarter	1	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 19)	3	Currently yielding approx. 4% and expected to reach 10%
	\$ 245	

	Book Value	Description / Notes
Other Retail Investments included in Operating Real Estate		
Blue Ridge	\$ 38	Income included in Income from Other Real Estate Inv.
Land Holdings	96	
	\$ 134	
Investments & Advances in Real Estate JVs		
Mexican Land Fund	\$ 16	
Real Estate Under Development (REUD)		
US Construction In Progress (CIP)	\$ 100	
Latin America CIP	32	
	\$ 132	
Other Real Estate Investments		
Preferred Equity Retail Investments	\$ 93	
Net Lease Portfolio	130	
Misc	24	Includes Retail Store and Leveraged Leases
	\$ 247	
Mortgage and Other Receivables		
Retail-Based Mortgage Receivables		
Shopping Center Mortgage Receivables	\$ 20	
Winn Dixie	12	
Latin America Mortgage Receivables	7	
Other	9	
	\$ 48	
Other Assets		
Miscellaneous Other Assets	\$ 354	See separate Balance Sheet Detail Schedule (p. 8)
Real Estate Held for Sale	59	
	\$ 413	

Additional Value Consideration:

Kimco Share of Joint Venture Other Assets/(Liabilities)	\$ 194	See Investments in Real Estate Joint Ventures schedule (p. 36)
Investment Management Business (recurring fees)	220	Annualized Fees - \$36M x 12 multiple x 50% margin

Non-Retail Investments Summary
As of September 30 2012
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
Operating Real Estate - Consolidated				
Urban Properties / Other Consolidated ⁽¹⁾				Mixed Retail and Apartment / Office
Philadelphia, PA	\$ 70		\$ 70	
New York, NY	64		64	
Chicago, IL	10		10	
Other	3		3	
	147		147	
Investments & Advances in Real Estate JVs				
Westmont Portfolio				
InTown Suites	87	463	550	
	87	463	550	
Other Real Estate Investments				
Preferred Equity Investments - Non-Retail	75		75	
Miscellaneous Other Investments	5		5	
	80		80	
Mortgage and Other Receivables				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	11		11	
Sandalwood - Nuns Island	16		16	9 Properties
King & Benton	17		17	Secured Convertible Bridge Loan
Other	6		6	
	50		50	
Marketable Securities				
Bonds	3		3	
Plazacorp Retail Properties (Common Stock)	33		33	
	36		36	Reflects \$18M in unrealized gains
Other Assets				
Miscellaneous Other Assets	29		29	
Total Non-Retail Investments	\$ 429	\$ 463	\$ 892	

(1) \$27M of debt associated with these properties is included in consolidated debt.

Reconciliation from 2Q 2012	
2Q 2012 Total Non-Retail Investments	\$ 459
Sale of urban properties	(23)
Paydown of non-retail receivable	(7)
3Q 2012 Total Non-Retail Investments	\$ 429

Miscellaneous

Research Coverage:

Argus	John Eade	(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
	Michael Gorman	(646) 562-1381
Deutsche Bank Securities Inc.	John Perry	(212) 250-4912
DISCERN, Inc.	David Wigginton	(646) 863-4177
Edward D. Jones & Company	John Sheehan	(314) 515-3031
Goldman Sachs	Andrew Rosivach	(212) 902-2796
Green Street Advisors	Cedrik La Chance	(949) 640-8780
	Jason White	(949) 640-8780
Imperial Capital Group, LLC	David Harris	(212) 351-9429
ISI Group	Steve Sakwa	(212) 446-9462
	Samit Parikh	(212) 888-3796
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
	Joe Dazio	(212) 622-6416
Morgan Stanley	Paul Morgan	(415) 576-2627
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
	James Milam	(212) 466-8066
Standard & Poors	Robert McMillan	(212) 438-9522
Stifel Nicolaus & Company Inc.	Nathan Isbee	(443) 224-1346
	Jennifer Hummert	(443) 224-1288
UBS Investment Research	Ross Nussbaum	(212) 713-2484
	Christy McElroy	(203) 719-7831
Wells Fargo Securities, LLC	Jeffrey J. Donnelly	(617) 603-4262
	Tammi Fique	(443) 263-6568

Rating Agency Coverage:

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

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).