



**Supplemental Financial Information**  
**Quarter Ended December 31, 2010**

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**Forward-Looking Statements**

The statements in this 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 that could 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) the availability of suitable acquisition opportunities, (viii) valuation of joint venture investments, (ix) valuation of marketable securities and other investments, (x) increases in operating costs, (xi) changes in the dividend policy for our common stock, (xii) the reduction in our income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, and (xiii) impairment charges. 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, 2009. 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, 2009, 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.

# **Financial Summary**

**Condensed Consolidated Balance Sheets**  
**(in thousands, except share information)**  
**(unaudited)**

	<u>December 31,</u> <u>2010</u>	<u>September 30,</u> <u>2010</u>	<u>December 31,</u> <u>2009</u>
<b>Assets:</b>			
Operating Real Estate, Net of Accumulated Depreciation of \$1,549,380, \$1,495,052 and \$1,343,148, Respectively	\$ 6,708,373	\$ 6,628,972	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,382,749	1,341,432	1,103,625
Real Estate Under Development	335,007	394,486	465,785
Other Real Estate Investments	418,564	447,771	553,244
Mortgages and Other Financing Receivables	108,493	110,791	131,332
Cash and Cash Equivalents	125,154	158,116	122,058
Marketable Securities	223,991	236,930	209,593
Accounts and Notes Receivable	130,536	126,542	113,610
Other Assets	401,008	390,341	410,424
<b>Total Assets</b>	<u>\$ 9,833,875</u>	<u>\$ 9,835,381</u>	<u>\$ 10,183,079</u>
<b>Liabilities:</b>			
Notes Payable	\$ 2,982,421	\$ 2,992,051	\$ 3,000,303
Mortgages Payable	1,046,313	1,015,917	1,388,259
Construction Loans Payable	30,253	29,509	45,821
Dividends Payable	89,037	77,812	76,707
Other Liabilities	429,505	459,445	453,707
<b>Total Liabilities</b>	<u>4,577,529</u>	<u>4,574,734</u>	<u>4,964,797</u>
Redeemable Noncontrolling Interests	<u>95,060</u>	<u>95,029</u>	<u>100,304</u>
<b>Stockholders' Equity:</b>			
Preferred Stock, \$1.00 Par Value, Authorized 3,092,000, 3,092,000 and 3,232,000 Shares, Respectively			
Class F Preferred Stock, \$1.00 Par Value, Authorized 700,000 Shares Issued and Outstanding 700,000 Shares	700	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	-
Aggregate Liquidation Preference \$175,000			
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares Issued and outstanding 406,423,514, 405,940,556 and 405,532,566 Shares, Respectively	4,064	4,059	4,055
Paid-In Capital	5,469,841	5,460,974	5,283,204
Cumulative Distributions in Excess of Net Income	(515,164)	(464,256)	(338,738)
	4,959,695	5,001,731	4,949,405
Accumulated Other Comprehensive Income	(23,853)	(59,403)	(96,432)
<b>Total Stockholders' Equity</b>	<u>4,935,842</u>	<u>4,942,328</u>	<u>4,852,973</u>
Noncontrolling Interests	225,444	223,290	265,005
<b>Total Equity</b>	<u>5,161,286</u>	<u>5,165,618</u>	<u>5,117,978</u>
<b>Total Liabilities and Equity</b>	<u>\$ 9,833,875</u>	<u>\$ 9,835,381</u>	<u>\$ 10,183,079</u>

Reclassifications: Certain amounts in the prior periods have been reclassified in order to conform with the current period's presentation.

**Condensed Consolidated Statements of Operations**  
(in thousands, except share information)  
(unaudited)

	Three Months Ended December 31,		Year Ended December 31,	
	2010	2009	2010	2009
Revenues from Rental Properties	\$ 215,206	\$ 203,465	\$ 849,549	\$ 773,423
Rental Property Expenses:				
Rent	3,309	3,722	14,076	13,874
Real Estate Taxes	26,844	30,497	116,288	110,432
Operating and Maintenance	34,555	28,468	122,584	108,518
	<u>64,708</u>	<u>62,687</u>	<u>252,948</u>	<u>232,824</u>
<b>Net Operating Income</b>	<b>150,498</b>	<b>140,778</b>	<b>596,601</b>	<b>540,599</b>
Income from Other Real Estate Investments	10,748	9,275	43,345	36,180
Mortgage Financing Income	1,879	3,337	9,405	14,956
Management and Other Fee Income	9,579	12,090	39,922	42,452
Depreciation and Amortization	(62,547)	(59,455)	(238,474)	(226,608)
	<u>110,157</u>	<u>106,025</u>	<u>450,799</u>	<u>407,579</u>
Interest, Dividends and Other Investment Income	5,423	10,728	21,256	33,098
Other (Expense) / Income, Net	(2,088)	1,004	(4,277)	5,577
Interest Expense	(54,920)	(56,230)	(226,388)	(208,018)
General and Administrative Expenses	(26,176)	(24,699)	(109,201)	(108,043)
Early Extinguishment of Debt	-	-	(10,811)	-
	<u>32,396</u>	<u>36,828</u>	<u>121,378</u>	<u>130,193</u>
Gain on Sale of Development Properties	-	2,275	2,130	5,751
Impairments:				
Property Carrying Values	(13,302)	-	(15,202)	(38,800)
Investments in Other Real Estate Investments	(7,448)	(8,677)	(13,442)	(49,279)
Marketable Equity Securities & Other Investments	(4,104)	(478)	(5,266)	(30,050)
Investments in Real Estate Joint Ventures	-	(16,762)	-	(43,658)
Benefit / (Provision) for Income Taxes	355	32,023	(3,415)	30,144
Equity in Income of Joint Ventures, Net	21,008	2,992	55,705	6,309
	<u>28,905</u>	<u>48,201</u>	<u>141,888</u>	<u>10,610</u>
<b>Income from Continuing Operations</b>	<b>28,905</b>	<b>48,201</b>	<b>141,888</b>	<b>10,610</b>
<b>Discontinued Operations:</b>				
Income from Discontinued Operating Properties, Net of Tax	19,028	2,556	20,379	4,604
Loss on Operating Properties Held for Sale/Sold, Net of Tax	(1,486)	(61)	(4,925)	(13,441)
Gain on Disposition of Operating Properties, Net of Tax	228	-	1,932	421
	<u>17,770</u>	<u>2,495</u>	<u>17,386</u>	<u>(8,416)</u>
<b>Income / (Loss) from Discontinued Operations, Net of Tax</b>	<b>17,770</b>	<b>2,495</b>	<b>17,386</b>	<b>(8,416)</b>
Gain/Loss On Transfer Of Operating Properties (1)	-	-	(57)	26
Gain on Sale of Operating Properties, Net of Tax (1)	-	1,796	2,434	3,841
	<u>-</u>	<u>1,796</u>	<u>2,377</u>	<u>3,867</u>
	<u>46,675</u>	<u>52,492</u>	<u>161,651</u>	<u>6,061</u>
<b>Net Income</b>	<b>46,675</b>	<b>52,492</b>	<b>161,651</b>	<b>6,061</b>
Net Income attributable to noncontrolling interests (3)	(9,587)	(315)	(18,783)	(10,003)
	<u>37,088</u>	<u>52,177</u>	<u>142,868</u>	<u>(3,942)</u>
<b>Net Income / (Loss) Attributable to the Company</b>	<b>37,088</b>	<b>52,177</b>	<b>142,868</b>	<b>(3,942)</b>
Preferred Dividends	(14,841)	(11,822)	(51,346)	(47,288)
	<u>(14,841)</u>	<u>(11,822)</u>	<u>(51,346)</u>	<u>(47,288)</u>
<b>Net Income / (Loss) Available to Common Shareholders</b>	<b>\$ 22,247</b>	<b>\$ 40,355</b>	<b>\$ 91,522</b>	<b>\$ (51,230)</b>
Per Common Share:				
Income from Continuing Operations: (3)				
Basic	<u>\$ 0.02</u>	<u>\$ 0.10</u>	<u>\$ 0.19</u>	<u>\$ (0.12)</u>
Diluted	<u>\$ 0.02</u> (2)	<u>\$ 0.10</u> (2)	<u>\$ 0.19</u> (2)	<u>\$ (0.12)</u> (2)
Net Income / (Loss): (4)				
Basic	<u>\$ 0.05</u>	<u>\$ 0.11</u>	<u>\$ 0.22</u>	<u>\$ (0.15)</u>
Diluted	<u>\$ 0.05</u> (2)	<u>\$ 0.11</u> (2)	<u>\$ 0.22</u> (2)	<u>\$ (0.15)</u> (2)
Weighted Average Shares Outstanding for Net Income / (Loss) Calculations:				
Basic	<u>406,177</u>	<u>382,894</u>	<u>405,827</u>	<u>350,077</u>
Diluted	<u>406,858</u>	<u>383,000</u>	<u>406,201</u>	<u>350,077</u>

Reclassifications: Certain amounts in the prior periods have been reclassified in order to conform with the current period's presentation.

- (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 (\$4,711) and (\$259) for the quarters ended December 31, 2010 and December 31, 2009, respectively. Additionally the net income attributable to noncontrolling interests related to continued operations of (\$13,848) and (\$9,844) for the year ended December 31, 2010 and December 31, 2009, respectively.
- (4) Includes earnings attributable to unvested restricted shares of \$102 and \$57 for the quarters ended December 31, 2010 and December 31, 2009, respectively. Additionally the earnings attributable to unvested restricted shares of \$375 and \$258 for the years ended December 31, 2010 and December 31, 2009, respectively.

**Reconciliation of Net Income to Funds From Operations - "FFO"**  
**(in thousands, except per share data)**  
**(unaudited)**

	Three Months Ended December 31,		Year Ended December 31,	
	2010	2009	2010	2009
Net Income	\$ 46,675	\$ 52,492	\$ 161,651	\$ 6,061
Net Income Attributable to Noncontrolling Interests	(9,587)	(315)	(18,783)	(10,003)
Gain on Disposition of Operating Prop., Net of Tax	(228)	(1,796)	(4,373)	(4,399)
Gain on Disposition of Joint Venture Operating Properties	-	(7,572)	(4,674)	(7,572)
Depreciation and Amortization	61,736	57,244	244,836	222,996
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	35,908	31,931	136,892	132,596
Unrealized Remeasurement of Derivative Instrument	(1,305)	(706)	(3,723)	(5,297)
Preferred Stock Dividends	(14,841)	(11,822)	(51,346)	(47,288)
<b>Funds From Operations</b>	<b>118,358</b>	<b>119,456</b>	<b>460,480</b>	<b>287,094</b>
Non-Recurring Income, Net of Tax	(22,749)	(11,937)	(58,107)	(22,562)
Early Extinguishment of Debt	-	-	10,811	-
Non-Cash Impairments Recognized, Net of Tax	24,062	737	52,250	179,235
<b>Recurring Funds From Operations</b>	<b>\$ 119,671</b>	<b>\$ 108,256</b>	<b>\$ 465,434</b>	<b>\$ 443,767</b>
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	406,177	382,894	405,827	350,077
Units	1,533	1,542	1,544	1,483
Dilutive Effect of Options	681	106	374	11
Diluted	408,391 (1)	384,542 (1)	407,745 (1)	351,571 (1)
<b>FFO Per Common Share - Basic</b>	<b>\$ 0.29</b>	<b>\$ 0.31</b>	<b>\$ 1.13</b>	<b>\$ 0.82</b>
<b>FFO Per Common Share - Diluted</b>	<b>\$ 0.29 (1)</b>	<b>\$ 0.31 (1)</b>	<b>\$ 1.13 (1)</b>	<b>\$ 0.82 (1)</b>
<b>Recurring FFO Per Common Share - Diluted</b>	<b>\$ 0.29 (1)</b>	<b>\$ 0.28 (1)</b>	<b>\$ 1.14 (1)</b>	<b>\$ 1.26 (1)</b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$251 and \$224 for the three months ended December 31, 2010 and 2009, respectively. Funds from operations would be increased by \$923 and \$964 for the years ended December 31, 2010 and 2009, respectively.

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

	Three Months Ended December 31,		Year Ended December 31,	
	2010	2009	2010	2009
Net Income	\$ 46,675	\$ 52,492	\$ 161,651	\$ 6,061
Net Income Attributable to Noncontrolling Interests	(9,587)	(315)	(18,783)	(10,003)
Interest	54,920	56,230	226,388	208,019
Interest - Discontinued Operations	42	1,625	6,075	1,860
Early Extinuguishment of Debt	-	-	10,811	-
Depreciation and Amortization	62,547	59,455	238,474	226,608
Depreciation and Amortization- Discontinued Operations	56	268	9,163	1,169
Gain on Sale of Operating Properties, Net of Noncontrolling Interests	(228)	(1,796)	(4,374)	(4,640)
Gain on Sale of Joint Venture Operating Properties	-	(7,572)	(4,674)	(7,572)
Impairment/Loss on Operating Properties Held for Sale/Sold	1,486	61	4,934	280
Impairment of:				
Property Carrying Values	13,302	-	15,202	52,100
Joint Venture Property Carrying Values	4,971	9,463	23,757	38,790
Other Real Estate Investments, Net of Noncontrolling Interest	6,967	6,929	12,921	47,531
Marketable Securities & Other Inv., Net of Noncontrolling Interests	4,104	253	5,267	29,825
Investment in Real Estate Joint Venture	-	16,762	-	43,658
Provision/(Benefit) for Income Taxes, Net of Noncontrolling Interests	109	(32,317)	3,323	(31,765)
Provision/(Benefit) for Income Taxes-Discontinued Operations	(19)	(3)	65	137
Unrealized Remeasurement Adjustment of Derivative Instrument	(1,305)	(706)	(3,723)	(5,297)
<b>CONSOLIDATED EBITDA</b>	<b>184,040</b>	<b>160,829</b>	<b>686,477</b>	<b>596,761</b>
Non-Recurring Income	(28,980)	(15,617)	(69,098)	(27,508)
<b>RECURRING CONSOLIDATED EBITDA</b>	<b>\$ 155,060</b>	<b>\$ 145,212</b>	<b>\$ 617,379</b>	<b>\$ 569,253</b>
<b>CONSOLIDATED EBITDA</b>	<b>184,040</b>	<b>160,829</b>	<b>686,477</b>	<b>596,761</b>
Prorata Share of Interest Expense - Noncontrolling Interests	(1,066)	(1,124)	(4,435)	(4,953)
Prorata Share of Interest Expense - Real Estate JV's	36,920	34,197	140,706	134,407
Prorata Share of Interest Expense - Other Investments	7,938	8,440	32,207	34,192
Prorata Share of Depreciation and Amortization - Real Estate JV's	28,638	24,268	106,321	102,384
Prorata Share of Depreciation and Amortization - Other Investments	7,270	7,663	30,571	30,212
<b>EBITDA INCLUDING PRORATA SHARE - JV's</b>	<b>263,740</b>	<b>234,273</b>	<b>991,847</b>	<b>893,003</b>
Non-Recurring Income	(28,980)	(15,617)	(69,098)	(27,508)
<b>RECURRING EBITDA INCLUDING PRORATA SHARE - JV's</b>	<b>\$ 234,760</b>	<b>\$ 218,656</b>	<b>\$ 922,749</b>	<b>\$ 865,495</b>

## Net Operating Income Disclosures

(in thousands)

(unaudited)

	Three Months Ended		%	Year Ended		%
	December 31,			December 31,		
	2010	2009	Change	2010	2009	Change
<b>Net Operating Income (NOI)</b>						
<b>Real Estate Operations:</b>						
Revenue Breakdown:						
Minimum Rent	\$ 159,539	\$ 149,985		\$ 626,955	\$ 569,450	
Lease Terminations	676	482		2,652	2,560	
Deferred Rents (Straight-line)	2,675	3,465		12,018	8,803	
Above and Below Market Rents	2,922	3,267		12,816	18,405	
Percentage Rent	685	639		5,601	4,978	
Recovery Income	44,432	43,116		174,487	161,203	
Other Rental Property Income	4,277	2,511		15,020	8,024	
Revenues from Rental Property	<u>215,206</u>	<u>203,465</u>	5.8%	<u>849,549</u>	<u>773,423</u>	9.8%
Rental Property Expenses:						
Rent	3,309	3,722		14,076	13,874	
Real Estate Taxes	26,844	30,497		116,288	110,432	
Operating and Maintenance	34,555	28,468		122,584	108,518	
	<u>64,708</u>	<u>62,687</u>		<u>252,948</u>	<u>232,824</u>	
<b>Net Operating Income</b>	<b>150,498</b>	<b>140,778</b>	6.9%	<b>596,601</b>	<b>540,599</b>	10.4%
Noncontrolling Interests Share of NOI	(3,583)	(2,613)		(12,455)	(11,297)	
Net Operating Income from Discontinued Operations	(19)	6,440		15,978	9,746	
	<u>146,896</u>	<u>144,605</u>		<u>600,124</u>	<u>539,046</u>	
<b>Kimco's Prorata Share of Joint Venture NOI:</b>						
Prudential	6,053	8,673		27,819	37,991	
KIR	15,225	15,641		62,766	64,463	
UBS	3,853	4,018		15,483	15,861	
BIG	3,049	-		6,344	-	
CPP	4,116	-		10,856	-	
KIF I	893	891		3,426	3,577	
SEB Immobilien	700	702		2,868	2,931	
PL Retail	-	478		-	7,745	
Other Institutional Programs	2,229	2,116		9,375	8,534	
Other US JV Properties	13,759	12,299		51,889	52,569	
Canada	20,366	15,527		71,514	57,479	
Latin America	5,548	5,611		21,118	18,859	
Mexico Industrial	4,716	5,253		21,426	22,014	
Other Investments	14,197	11,483		51,437	49,671	
<b>Subtotal of Kimco's Share of JV NOI</b>	<u>94,704</u>	<u>82,692</u>		<u>356,321</u>	<u>341,694</u>	
<b>Net Operating Income including Joint Ventures</b>	<b>\$ 241,600</b>	<b>\$ 227,297</b>	6.3%	<b>\$ 956,445</b>	<b>\$ 880,741</b>	8.6%
<b>Kimco Share of Consolidated NOI</b>						
United States	\$ 140,170	\$ 140,039		\$ 575,334	\$ 521,829	
Latin America	6,508	4,309		23,874	14,841	
Non-Retail Investments	218	257		916	2,376	
<b>Total Kimco Share of Consolidated NOI</b>	<b>\$ 146,896</b>	<b>\$ 144,605</b>		<b>\$ 600,124</b>	<b>\$ 539,046</b>	



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

	Year Ended December 31,	
	2010	2009
Cash flow from operating activities:		
Net income	\$ 161,651	\$ 6,061
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	247,637	227,776
Loss on operating properties held for sale/sold/transferred	57	285
Impairment charges	39,121	175,087
Gain on sale of development properties	(2,130)	(5,751)
Gain on sale of operating properties	(4,366)	(4,666)
Equity in income of joint ventures, net	(55,705)	(6,309)
Income from other real estate investments	(39,642)	(30,039)
Distributions from joint ventures	162,860	136,697
Cash retained from excess tax benefits	(103)	-
Change in accounts and notes receivable	(17,388)	(19,878)
Change in accounts payable and accrued expenses	15,811	4,101
Change in other operating assets and liabilities	(27,868)	(79,782)
Net cash flow provided by operating activities	<u>479,935</u>	<u>403,582</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(182,482)	(374,501)
Acquisition of and improvements to real estate under development	(41,975)	(143,283)
Investment in marketable securities	(9,041)	-
Proceeds from sale of marketable securities	30,455	80,586
Investments and advances to real estate joint ventures	(138,796)	(109,941)
Reimbursements of advances to real estate joint ventures	85,205	99,573
Other real estate investments	(12,528)	(12,447)
Reimbursements of advances to other real estate investments	30,861	18,232
Investment in mortgage loans receivable	(2,745)	(7,657)
Collection of mortgage loans receivable	27,587	48,403
Other investments	(4,004)	(4,247)
Reimbursements of other investments	8,792	4,935
Proceeds from sale of operating properties	238,746	34,825
Proceeds from sale of development properties	7,829	22,286
Net cash flow provided by (used for) investing activities	<u>37,904</u>	<u>(343,236)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding		
normal amortization of rental property debt	(226,155)	(437,710)
Principal payments on rental property debt	(23,645)	(16,978)
Principal payments on construction loan financings	(30,383)	(255,512)
Proceeds from mortgage/construction loan financings	13,960	433,221
Borrowings under unsecured revolving credit facilities	42,390	351,880
Repayment of borrowings under unsecured revolving credit facilities	(53,699)	(928,572)
Proceeds from issuance of unsecured term loan/notes	449,720	520,000
Repayment of unsecured term loan/notes	(471,725)	(428,701)
Financing origination costs	(5,330)	(13,730)
Redemption of non-controlling interests	(80,852)	(31,783)
Dividends paid	(306,964)	(331,024)
Cash retained from excess tax benefits	103	-
Proceeds from issuance of stock	177,837	1,064,444
Net cash flow (used for) financing activities	<u>(514,743)</u>	<u>(74,465)</u>
Change in cash and cash equivalents	3,096	(14,119)
Cash and cash equivalents, beginning of year	122,058	136,177
Cash and cash equivalents, end of year	<u>\$ 125,154</u>	<u>\$ 122,058</u>
Interest paid during the period (net of capitalized interest of \$14,730, and \$21,465, respectively)	<u>\$ 242,033</u>	<u>\$ 204,672</u>
Income taxes paid during the period	<u>\$ 2,596</u>	<u>\$ 4,773</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>\$ 670</u>	<u>\$ 577,604</u>
Disposition of real estate interests by assignment of mortgage debt	<u>\$ 81,000</u>	<u>\$ -</u>
Disposition of real estate through the issuance of unsecured obligations	<u>\$ 975</u>	<u>\$ 1,366</u>
Issuance of Restricted Common Stock	<u>\$ 5,070</u>	<u>\$ 3,415</u>
Investment in real estate joint venture by contribution of properties and assignment of debt	<u>\$ 149,034</u>	<u>\$ -</u>
Consolidation of Joint Venture		
Increase in real estate and other assets	<u>\$ 174,327</u>	<u>\$ 47,368</u>
Increase in mortgage payables	<u>\$ 144,803</u>	<u>\$ 35,104</u>
Declaration of dividends paid in succeeding period	<u>\$ 89,037</u>	<u>\$ 76,707</u>

**Selected Balance Sheet Account Detail**  
**December 31, 2010**  
(in thousands)

	December 31, 2010	September 30, 2010	December 31, 2009
<b>Real Estate*</b>			
Land	\$ 1,837,348	\$ 1,811,325	\$ 1,937,428
Building and Improvements			
Buildings	4,387,144	4,339,847	4,411,565
Building Improvements	972,086	942,035	1,103,798
Tenant Improvements	699,242	680,629	669,540
Fixtures and Leasehold Improvements	55,611	52,252	48,008
Other Rental Property	306,322	297,936	246,217
	<u>8,257,753</u>	<u>8,124,024</u>	<u>8,416,556</u>
Accumulated Depreciation & Amortization	(1,549,380)	(1,495,052)	(1,343,148)
<b>Total Real Estate</b>	<b>\$ 6,708,373</b>	<b>\$ 6,628,972</b>	<b>\$ 7,073,408</b>
<b>Investments and Advances in Real Estate Joint Ventures</b>			
Joint Ventures - Retail	\$ 1,245,465	\$ 1,173,039	\$ 931,395
Joint Ventures - Non-Retail	126,071	157,130	160,851
Joint Ventures - Mexico Land Fund	11,213	11,263	11,379
<b>Total Investment and Advances in R.E. Joint Ventures</b>	<b>\$ 1,382,749</b>	<b>\$ 1,341,432</b>	<b>\$ 1,103,625</b>
<b>Real Estate Under Development</b>			
United States- Construction In Progress	\$ 72,144	\$ 83,709	\$ 82,030
Latin America- Construction In Progress	235,591	283,505	356,483
United States- Land Holdings	27,272	27,272	27,272
<b>Total Real Estate Under Development</b>	<b>\$ 335,007</b>	<b>\$ 394,486</b>	<b>\$ 465,785</b>
<b>Other Real Estate Investments</b>			
Preferred Equity Retail	\$ 157,627	\$ 192,105	\$ 297,392
Preferred Equity Non-Retail	117,773	115,147	121,041
Net Lease Portfolio	112,311	109,770	102,400
Other - Retail Investments	25,585	25,713	27,586
Other Non-Retail Investments	5,268	5,036	4,825
<b>Total Other Real Estate Investments</b>	<b>\$ 418,564</b>	<b>\$ 447,771</b>	<b>\$ 553,244</b>
<b>Mortgages and Other Financing Receivables</b>			
Latin America	\$ 29,155	\$ 29,265	\$ 29,728
Retail	22,202	25,497	27,610
Non-Retail	57,136	56,029	73,994
<b>Total Mortgages and Other Financing Receivables</b>	<b>\$ 108,493</b>	<b>\$ 110,791</b>	<b>\$ 131,332</b>
<b>Accounts &amp; Notes Receivable</b>			
Straightline Rent Receivable	\$ 86,413	\$ 83,755	\$ 72,916
Other	44,123	42,787	40,694
<b>Total Accounts &amp; Notes Receivable</b>	<b>\$ 130,536</b>	<b>\$ 126,542</b>	<b>\$ 113,610</b>
<b>Other Assets</b>			
Deferred Tax Asset	\$ 128,347	\$ 120,583	\$ 121,046
Leasing Commissions	91,926	86,984	80,589
Prepaid & Deferred Charges	55,121	50,755	80,406
Non-Retail Investments	50,218	50,418	60,168
Escrows & Deposits	37,362	37,518	44,040
Real Estate Held for Sale	4,445	14,926	-
Other	33,589	29,157	24,175
<b>Total Other Assets</b>	<b>\$ 401,008</b>	<b>\$ 390,341</b>	<b>\$ 410,424</b>
<b>Other Liabilities</b>			
Accounts Payable & Accrued Expenses	\$ 154,482	\$ 195,128	\$ 142,671
Below Market Rents	164,852	164,615	196,150
Other	110,171	99,702	114,886
<b>Total Other Liabilities</b>	<b>\$ 429,505</b>	<b>\$ 459,445</b>	<b>\$ 453,707</b>
<b>Redeemable Noncontrolling Interests (Down REIT Units)</b>			
	<b>\$ 95,060</b>	<b>\$ 95,029</b>	<b>\$ 100,304</b>
<b>Noncontrolling Interests - Stockholders Equity</b>			
Down REIT Units **	\$ 62,485	\$ 58,573	\$ 59,792
Other	162,959	164,717	205,213
<b>Total Noncontrolling Interests</b>	<b>\$ 225,444</b>	<b>\$ 223,290</b>	<b>\$ 265,005</b>

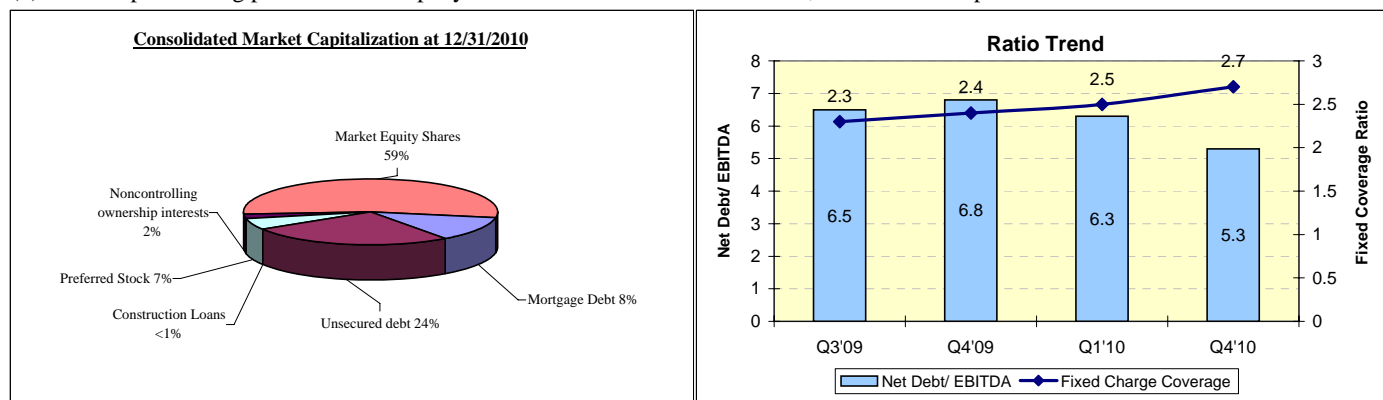
\* Includes Blue Ridge, Redevelopments & Land Holdings

\*\* 1,634,027, 1,638,824 and 1,643,344 units outstanding, respectively.

**Capitalization and Financial Ratios**  
**December 31, 2010**  
(in 000's, except share information)

	Consolidated Only			Market Cap incl. JV's
	Book Value	Market Value	Pro Rata Joint Ventures	
<b>Debt:</b>				
Notes payable - LOC (432 unencumbered properties)	\$ 123,193	\$ 123,193	\$ -	\$ 123,193
Notes payable - Other	2,859,228	2,859,228	140,088	2,999,316
Non-recourse mortgages payable	1,046,313	1,046,313	2,788,688	3,835,001
Construction loans payable	30,253	30,253	37,801	68,054
	<u>4,058,987</u>	<u>4,058,987</u>	<u>2,966,577</u>	<u>7,025,564</u>
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (406,423,514 shares outstanding)	4,125,842	7,331,880		7,331,880
Preferred Stock 6.65% Series F	175,000	175,000		175,000
Preferred Stock 7.75% Series G	460,000	460,000		460,000
Preferred Stock 6.90% Series H	175,000	175,000		175,000
Noncontrolling ownership interests	225,444	225,444		225,444
	<u>5,161,286</u> (1)	<u>8,367,324</u>		<u>8,367,324</u> (1)
<b>Total Capitalization</b>	<b>\$ 9,220,273</b>	<b>\$ 12,426,311</b>		<b>\$ 15,392,888</b>
<b>Ratios:</b>				
Debt to Total Capitalization	.44:1	.33:1		.46:1
Debt to Equity	.79:1	.49:1		.84:1
Debt Service Coverage	3.5x			2.3x
Fixed Charge Coverage	2.8x			2.0x
Net Debt to EBITDA	5.3x			6.5x
Net Debt to Recurring EBITDA	6.3x			7.3x
Net Debt and Preferred to EBITDA	6.4x			7.2x

(1) Based upon closing price of the Company's Common Stock on December 31, 2010 at \$18.04 per share.



Debt Analysis							
	Consolidated Debt		Joint Ventures Debt		Total Debt @ 100%		
Fixed Rate	\$ 3,779,289	93.1%	\$ 7,074,869	88.8%	\$ 2,577,692 (2)	\$ 10,854,158	90.3%
Floating Rate	279,698	6.9%	887,861	11.2%	388,885	1,167,559	9.7%
	<u>\$ 4,058,987</u>	<u>100%</u>	<u>\$ 7,962,730</u>	<u>100%</u>	<u>\$ 2,966,577</u>	<u>\$ 12,021,717</u>	<u>100%</u>

(2) Prorata share of Joint Venture debt

Dividend Data				
	Q4 10	Q3 10	Q2 10	Q1 10
Common Dividend per share	\$0.18	\$0.16	\$0.16	\$0.16

Liquidity & Credit Facility As Of 1/21/11	
Cash On Hand	\$ 66,000
Marketable Equity Securities *	15,500
Available under US Line of Credit	1,272,918
Available under CAD Line of Credit	248,560
	<u>\$ 1,602,978</u>

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$223 million.

Note: The Company has a \$1.5 billion revolving credit facility, which matures October 25, 2012, and a CAD \$250 million revolving credit facility which matures on March 31, 2012.

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

	Must be	As of 12/31/2010
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	< 60%	4,391,245
Total Assets		11,473,333
		38%
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	< 40%	1,076,566
Total Assets		11,363,336 (1)
		9%
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	> 1.50	828,150
Maximum Annual Service Charge		247,096
		3.4
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	> 1.50	9,526,643
Consolidated Unsecured Indebtedness		3,314,679
		2.9

**Sensitivity Analysis:**

Additional \$2.5 billion debt capacity available and reduction of \$458 million 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, 2009.

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

	Must be	As of 12/31/10
<b>I. Total Indebtedness Ratio</b>		
Total Indebtedness	< 60%	\$ 4,089,773
GAV		\$ 9,366,936
		44%
<b>II. Total Priority Indebtedness Ratio</b>		
Total Priority Indebtedness	< 35%	\$ 1,074,771
GAV		\$ 9,366,936
		11%
<b>III. Minimum Unsecured Interest Coverage Ratio</b>		
Unencumbered Asset NOI	> 1.75	\$ 246,990
Total Unsecured Interest Expense		\$ 82,981
		2.98
<b>IV. Fixed Charge Coverage Ratio</b>		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 349,595
Total Debt Service (including Preferred Stock Dividends)		\$ 160,627
		2.18
<b>V. Limitation on Investments, Loans &amp; Advances</b>		
Investment and Advances to Noncontrolled Entities limited to 30% of Gross Asset Value for the two most recent consecutive fiscal quarters.		

**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.

**GAV (Gross Asset Value):** Total adjusted EBITDA excluding joint ventures and non-controlled entities less replacement reserve (\$.15 per square foot) less straight line rent less EBITDA of non-controlled entities less income from mezzanine and mortgage loan receivables less dividend & interest income from marketable securities 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 & investment and advances in non-controlled entities at book value within certain limitations.

**Total Priority Indebtedness:** Total Mortgages & Construction Loans less FMV adjustments.

**Unencumbered Asset NOI:** Consolidated NOI (including discontinued operations) for unencumbered properties less Minority Interest share less 3% management fee reserve less .15 replacement reserve 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 distributions from non-controlled entities for the two most recent consecutive fiscal quarters.

**Debt Service:** Interest Expense per Kimco's financials plus principle 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 25, 2007 filed in the Company's Current Report on form 8-K dated October 25, 2007.

**Schedule of Consolidated Debt**  
**Estimated 12/31/2010**  
(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
2011	\$ 8,284	6.56%	\$ 88,000	4.82%	\$ 96,284	4.97%	\$ 13,615	4.50%	\$ 2,600	5.25%	\$ 16,215	4.62%
2012	125,184	6.21%	215,875	6.00%	341,059	6.07%	39,298	2.80%	132,416 *	1.02%	171,714	1.43%
2013	79,864	6.08%	557,153 **	5.78%	637,017	5.82%	2,929	5.00%	-	-	2,929	5.00%
2014	198,968	6.46%	295,162	5.20%	494,130	5.71%	70,378	3.68%	-	-	70,378	3.68%
2015	62,413	5.97%	350,000	5.29%	412,413	5.39%	6,000	0.26%	-	-	6,000	0.26%
2016	177,333	7.19%	300,000	5.78%	477,333	6.31%	-	-	-	-	-	-
2017	175,334	6.31%	290,915	5.70%	466,249	5.93%	-	-	-	-	-	-
2018	24,299	6.59%	450,300 ***	4.86%	474,599	4.95%	-	-	-	-	-	-
2019	23,471	6.50%	300,000	6.88%	323,471	6.85%	-	-	-	-	-	-
2020	10,104	9.75%	-	-	10,104	9.75%	-	-	-	-	-	-
Thereafter	46,630	6.94%	-	-	46,630	6.94%	12,462	5.79%	-	-	12,462	5.79%
	\$ 931,884	6.53%	\$ 2,847,405	5.61%	\$ 3,779,289	5.84%	\$ 144,682	3.58%	\$ 135,016	1.10%	\$ 279,698	2.38%

(1) Average maturity of 5.6 years (66.7 months)

(2) Average maturity of 3.4 years (41.4 months)

Year	Total Consolidated Debt (3)								
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	
2011	\$ 21,899	5.28%	\$ 90,600	4.83%	\$ 112,499	4.92%	3%	1.1%	
2012	164,482	5.39%	348,291 *	4.11%	512,773	4.52%	13%	11.0%	
2013	82,793	6.04%	557,153 **	5.78%	639,946	5.81%	16%	10.0%	
2014	269,346	5.73%	295,162	5.20%	564,508	5.46%	14%	17.7%	
2015	68,413	5.46%	350,000	5.29%	418,413	5.32%	10%	6.1%	
2016	177,333	7.19%	300,000	5.78%	477,333	6.31%	12%	6.8%	
2017	175,334	6.31%	290,915	5.70%	466,249	5.93%	11%	32.6%	
2018	24,299	6.59%	450,300 ***	4.86%	474,599	4.95%	12%	1.9%	
2019	23,471	6.50%	300,000	6.88%	323,471	6.85%	8%	0.0%	
2020	10,104	9.75%	-	0.00%	10,104	9.75%	0%	0.0%	
Thereafter	59,092	6.70%	-	0.00%	59,092	6.70%	1%	42.0%	
	\$ 1,076,566	6.13%	\$ 2,982,421	5.41%	\$ 4,058,987	5.60%	99%	11.5%	

(3) Average maturity of 5.2 years (62.8 months)

\* Includes \$123 million on the U.S. revolving credit facility.

\*\* Includes CAD \$200 million bond and \$81 million on the peso facility.

\*\*\* Includes CAD \$150 million bond.

Note: Above includes approximately \$3.2 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 \$75.0 million.

**Schedule of Real Estate Joint Venture Debt**  
**December 31, 2010**  
(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
2011	\$ 369,469	6.60%	\$ -	-	\$ 369,469	\$ 137,681	6.60%	\$ 304,764	2.26%	\$ 11,000	3.01%	\$ 315,764	\$ 115,219	2.29%
2012	575,659	6.16%	128,000	5.37%	703,659	310,357	6.02%	310,360	2.08%	50,275	2.63%	360,635	195,023	2.15%
2013	623,646	5.67%	-	-	623,646	269,970	5.67%	30,274	1.86%	-	-	30,274	8,663	1.86%
2014	613,978	5.95%	-	-	613,978	210,128	5.95%	135,931	3.75%	-	-	135,931	58,902	3.75%
2015	905,708	5.65%	-	-	905,708	400,245	5.65%	33,000	6.01%	-	-	33,000	4,951	6.01%
2016	2,027,174	5.61%	-	-	2,027,174	485,772	5.61%	-	-	-	-	-	-	-
2017	1,250,876	6.18%	-	-	1,250,876	521,084	6.18%	7,236	4.93%	-	-	7,236	3,617	4.93%
2018	126,893	6.56%	-	-	126,893	59,955	6.56%	-	-	-	-	-	-	-
2019	76,467	6.37%	-	-	76,467	36,258	6.37%	5,021	5.76%	-	-	5,021	2,510	5.76%
2020	101,398	6.02%	-	-	101,398	41,185	6.02%	-	-	-	-	-	-	-
Thereafter	275,601	6.07%	-	-	275,601	105,057	6.07%	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 6,946,869</b>	<b>5.90%</b>	<b>\$ 128,000</b>	<b>5.37%</b>	<b>\$ 7,074,869</b>	<b>\$ 2,577,692</b>	<b>5.89%</b>	<b>\$ 826,586</b>	<b>2.62%</b>	<b>\$ 61,275</b>	<b>2.70%</b>	<b>\$ 887,861</b>	<b>\$ 388,885</b>	<b>2.62%</b>

(1) Average maturity of 5.1 years (61.15 months)

(2) Average maturity of 1.7 years (20.04 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 % (@ 7.5% cap rate)	Secured Debt	Unsecured Debt	Total Debt
2011	\$ 674,233	4.64%	\$ 11,000	3.01%	\$ 685,233	4.61%	9%	36.3%	65.5%	\$ 247,400	\$ 5,500	\$ 252,900
2012	886,019	4.73%	178,275	4.60%	1,064,294	4.71%	13%	25.4%	57.8%	370,792	134,588	505,380
2013	653,920	5.49%	-	-	653,920	5.49%	8%	19.1%	58.0%	278,633	-	278,633
2014	749,909	5.55%	-	-	749,909	5.55%	9%	31.1%	56.4%	269,030	-	269,030
2015	938,708	5.66%	-	-	938,708	5.66%	12%	32.6%	68.5%	405,196	-	405,196
2016	2,027,174	5.61%	-	-	2,027,174	5.61%	25%	79.4%	78.4%	485,772	-	485,772
2017	1,258,112	6.18%	-	-	1,258,112	6.18%	16%	34.4%	70.8%	524,701	-	524,701
2018	126,893	6.56%	-	-	126,893	6.56%	2%	0.0%	53.7%	59,955	-	59,955
2019	81,488	6.33%	-	-	81,488	6.33%	1%	7.1%	56.5%	38,768	-	38,768
2020	101,398	6.02%	-	-	101,398	6.02%	1%	37.0%	55.8%	41,185	-	41,185
Thereafter	275,601	6.07%	-	-	275,601	6.07%	3%	-	61.1%	105,057	-	105,057
<b>Total</b>	<b>\$ 7,773,455</b>	<b>5.55%</b>	<b>\$ 189,275</b>	<b>4.51%</b>	<b>\$ 7,962,730</b>	<b>5.53%</b>	<b>100%</b>	<b>15.9%</b>	<b>65.9%</b>	<b>\$ 2,826,489</b>	<b>\$ 140,088</b>	<b>\$ 2,966,577</b>

(3) Average maturity of 4.7 years (56.57 months)

Note: Above includes approximately \$3.5 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**  
**December 31, 2010**  
(in thousands)

Portfolio	Kimco %	Year										There-After	Totals
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 87,863	\$ 89,986	\$ -	\$ 72,409	\$ 121,692	\$ 976,811	\$ -	\$ -	\$ -	\$ -	\$ 39,230	\$ 1,387,991
Kimco Income REIT	45.0%	200,989	140,306	183,810	41,964	150,319	-	54,379	69,687	11,979	47,495	53,809	954,737
UBS Programs	17.9%	23,652	50,835	66,602	85,451	163,408	234,753	87,004	-	3,927	12,657	5,351	733,640
BIG Shopping Centers	36.5%	-	-	-	11,486	12,730	349,593	-	-	-	33,384	-	407,193
Canada Pension Plan (CPP)	55.0%	-	72,013	-	27,038	-	69,656	-	-	-	-	-	168,707
Kimco Income Fund	15.2%	-	-	-	159,950	-	-	-	-	-	7,862	-	167,812
SEB Immobilien	15.0%	-	22,500	-	-	-	-	171,000	-	-	-	-	193,500
Other Institutional Programs	16.3%	20,000	39,598	31,768	58,621	87,557	179,978	133,284	-	-	-	-	550,806
<b>Total Investment Management Programs</b>		<b>\$ 332,504</b>	<b>\$ 415,238</b>	<b>\$ 282,180</b>	<b>\$ 456,919</b>	<b>\$ 535,706</b>	<b>\$ 1,810,791</b>	<b>\$ 445,667</b>	<b>\$ 69,687</b>	<b>\$ 15,906</b>	<b>\$ 101,398</b>	<b>\$ 98,390</b>	<b>\$ 4,564,386</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 122,546	\$ 184,665	\$ 309,510	\$ 140,475	\$ 128,320	\$ 172,612	\$ 39,563	\$ 13,908	\$ 35,622	\$ -	\$ 42,183	1,189,404
US Properties	46.3%	41,601	251,660	43,730	74,433	-	24,989	266,843	43,298	5,776	-	135,015	\$ 884,145
Mexico Properties	49.1%	-	-	-	-	39,743	-	303,039	-	24,184	-	-	366,966
<b>Total Other Joint Venture Properties</b>		<b>\$ 164,147</b>	<b>\$ 436,325</b>	<b>\$ 353,240</b>	<b>\$ 214,908</b>	<b>\$ 168,063</b>	<b>\$ 197,601</b>	<b>\$ 609,445</b>	<b>\$ 57,206</b>	<b>\$ 65,582</b>	<b>\$ -</b>	<b>\$ 177,198</b>	<b>\$ 2,440,515</b>
<b>Other Investments</b>													
Other Investments	62.8%	\$ 188,582	\$ 212,744	\$ 18,500	\$ 78,082	\$ 234,939	\$ 18,782	\$ 203,000	\$ -	\$ -	\$ -	\$ -	\$ 954,629
<b>Total Other Investments</b>		<b>\$ 188,582</b>	<b>\$ 212,744</b>	<b>\$ 18,500</b>	<b>\$ 78,082</b>	<b>\$ 234,939</b>	<b>\$ 18,782</b>	<b>\$ 203,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 957,829</b>
<b>Totals</b>		<b>\$ 685,233</b>	<b>\$ 1,064,307</b>	<b>\$ 653,920</b>	<b>\$ 749,909</b>	<b>\$ 938,708</b>	<b>\$ 2,027,174</b>	<b>\$ 1,258,112</b>	<b>\$ 126,893</b>	<b>\$ 81,488</b>	<b>\$ 101,398</b>	<b>\$ 275,588</b>	<b>\$ 7,962,730</b>
<b>% of Debt per Year</b>		8.6%	13.4%	8.2%	9.4%	11.8%	25.4%	15.8%	1.6%	1.0%	1.3%	3.5%	100.0%



# **Transaction Summary**

**Investments and Property Transactions**  
(in thousands)

**Acquisitions**

Country	Location	Shopping Center	Co- Inv. Partner	Kimco's Interest	Month Acquired	Gross			GLA
						Cash	Debt	Total	
<b>Consolidated</b>									
United States	Jacksonville, FL	Riverplace S.C.	Kimco	100.0%	Aug-10	\$ 35,600	\$ -	\$ 35,600	257
United States	Greenville, SC	Woodruff S.C.	Kimco	100.0%	Nov-10	18,380	-	18,380	116
United States	Knightdale, NC	Midtown Commons	Kimco	100.0%	Dec-10	23,840	-	23,840	137
United States	Miami, FL	Grove Gate S.C. Outparcel	Kimco	100.0%	Dec-10	1,700	-	1,700	2
United States	Columbia Crossing, MD	Columbia Crossing Outparcel	Kimco	100.0%	Jan-11	4,100	-	4,100	31
United States	Huntington, NY	Turnpike Plaza	Kimco	100.0%	Feb-11	7,920	-	7,920	53
			Consolidated Acquisitions	100.0%		\$ 91,540	\$ -	\$ 91,540	596
<b>Unconsolidated</b>									
Canada	Ontario	1000 Islands Mall	Strathallen	50.0%	Sep-10	\$ 5,432	\$ 11,398	\$ 16,830	275
United States	El Paso, TX	Las Palmas Marketplace	Riocan&Dunhill	33.0%	Oct-10	33,950	50,850	84,800	638
United States	District Heights, MD	District Heights S.C.	SEB	15.0%	Dec-10	24,100	-	24,100	91
United States	Quakertown, PA	Richland Marketplace	CPP	55.0%	Jan-11	52,000	-	52,000	266
			Unconsolidated Acquisitions	38.6%		\$ 115,482	\$ 62,248	\$ 177,730	1,270
			<b>Total Acquisitions</b>	<b>59.5%</b>		<b>\$ 207,022</b>	<b>\$ 62,248</b>	<b>\$ 269,270</b>	<b>1,866</b>

**Dispositions**

Country	Location	Shopping Center	Co- Inv. Partner	Kimco's Interest	Month Disposed	Gross			GLA
						Cash	Debt Payoff	Total	
<b>Consolidated</b>									
United States	Huntington, WV	Huntington Plaza	Kimco	100.0%	May-10	\$ 1,250	\$ -	\$ 1,250	2
United States	Miami, FL	Kendale Lakes (partial sale)	Kimco	100.0%	Jun-10	3,250	13,300	16,550	110
United States	Columbus, OH	Morse Plaza	Kimco	100.0%	Jul-10	3,000	-	3,000	191
United States	Columbus, OH	South Hamilton	Kimco	100.0%	Jul-10	2,000	-	2,000	143
United States	Columbus, OH	West Broad Plaza	Kimco	100.0%	Jul-10	2,000	-	2,000	136
United States	Tucson, AZ	Foothills Mall	Kimco	100.0%	Aug-10	8,800	81,000	89,800	515
United States	Dearborn, MI	Dearborn Heights Plaza	FNC	56.6%	Sep-10	1,100	-	1,100	5
United States	New York, NY	Utica & Liberty Avenue	Kimco	100.0%	Oct-10	2,575	-	2,575	9
United States	Farmington, CT	Farmington Plaza	FNC	56.6%	Nov-10	1,381	319	1,700	24
United States	Merrillville, IN	Merrillville Plaza	FNC	56.6%	Nov-10	325	975	1,300	19
United States	Cincinnati, OH	Glenway Plaza	Kimco	100.0%	Dec-10	1,130	-	1,130	121
United States	Crestwood, IL	Crestwood Center	Kimco	100.0%	Feb-11			Ground lease termination	80
			Consolidated Dispositions	98.5%		\$ 26,811	\$ 95,594	\$ 122,405	1,355
<b>Unconsolidated</b>									
United States	Elko, NV	Elko Junction S.C.	Prudential	15.0%	Jan-10	\$ 8,450	\$ -	\$ 8,450	171
Canada	Scarborough, ON	Agincourt Nissan Ltd	Carskim	50.0%	Mar-10	4,700	-	4,700	21
Canada	Scarborough, ON	Morningside Nissan Ltd	Carskim	50.0%	Mar-10	2,480	-	2,480	13
United States	Oxnard, CA	Target Plaza	KIR	45.0%	Mar-10	14,900	-	14,900	172
United States	Carson City, NV	Eagle Station	Prudential	15.0%	Apr-10	9,000	-	9,000	114
United States	Miami Lakes, FL	Miami Lakes Chevrolet	Autofund	50.0%	Sep-10	-	9,600	9,600	87
United States	Visalia, CA	Mineral King	Prudential	15.0%	Sep-10	1,850	-	1,850	39
United States	Glendale, AZ	Glendale Mkt Sq (partial sale)	KIR	45.0%	Oct-10	5,000	-	5,000	132
United States	Rancho Cucamonga, CA	Foothills Marketplace	Prudential	15.0%	Nov-10	21,000	-	21,000	287
United States	Lutherville, MD	Orchard Square Office	KROP	45.0%	Nov-10	573	2,177	2,750	28
United States	Austin, TX	Teakwood Plaza	Prudential	15.0%	Dec-10	220	4,480	4,700	46
United States	Derby, CT	Derby Shopping Center	Ripco	50.0%	Feb-11	13,700	-	13,700	141
			Unconsolidated Dispositions	32.8%		\$ 81,873	\$ 16,257	\$ 98,130	1,251
			<b>Total Dispositions</b>	<b>69.3%</b>		<b>\$ 108,684</b>	<b>\$ 111,851</b>	<b>\$ 220,535</b>	<b>2,606</b>

**Summary of Transactions Between Kimco Entities**

Country	Location	Shopping Center	Seller	Kimco's Interest	Purchaser	Kimco's Interest	Month	Gross			GLA
								Cash	Assumed Debt	Purchase/Sales Price	
United States	Tucson, AZ	Foothills Mall	Feldman Mall	*	Kimco	100.0%	Jan-10	\$ 9,254	\$ 81,000	\$ 90,254	515
United States	Hacienda Heights, CA	Bixby Hacienda Plaza	Prudential	15%	Cisterra	15.0%	Mar-10	1,150	30,800	31,950	135
United States	Lake Stevens, WA	Frontier Village S.C.	Prudential	15%	Cisterra	15.0%	Mar-10	2,400	30,900	33,300	196
United States	Mill Creek, CA	Gateway S.C.	Prudential	15%	Cisterra	15.0%	Mar-10	2,000	18,500	20,500	114
United States	Los Angeles, CA	Kenneth Hahn S.C.	Prudential	15%	Kimco	75.0%	Mar-10	5,418	6,000	11,418	165
United States	Silverdale, WA	Silverdale Plaza	Prudential	15%	Cisterra	15.0%	Apr-10	1,957	24,000	25,957	170
United States	Various: 5 properties		Kimco	100%	CPPIB**	55.0%	Apr-10	209,393	159,862	369,255	2,062
United States	(2) California	Stanford Ranch/Town Ctr East	Kimco	100%	BIG	50.1%	May-10	68,823	-	68,823	343
United States	Various: 13 properties		Prudential	15%	BIG	33.3%	Jun-10	33,856	360,440	394,296	2,444
Canada	Various: 12 properties		Anthem	*	Kimco	67.0%	Jul-10	55,027	87,139	142,166	1,158
United States	Various: 5 properties		Prudential	15%	BIG	50.1%	Jul-10	29,875	-	29,875	508
Canada	Boisbrant, Quebec	Faubourg Boisbriand	Kimco *	90%	Sunlife	45.0%	Sep-10	65,355	97,282	162,637	687
United States	Various: 2 properties		Prudential	15%	BIG	33.3%	Oct-10	3,460	24,243	27,703	138
United States	Haverhill, MA	Haverhill Plaza	I Barkan	*	Kimco	100.0%	Oct-10	3,399	7,116	10,515	63
United States	Various: 4 Louisiana Properties		Dunhill	*	Kimco	100.0%	Dec-10	9,011	42,615	51,626	328
			<b>Total Transactions Between Kimco Entities</b>			<b>50.3%</b>		<b>\$ 500,378</b>	<b>\$ 969,897</b>	<b>\$ 1,470,275</b>	<b>9,026</b>

\* Preferred equity investment

\*\*CPPIB - Canada Pension Plan

**Real Estate Under Development**  
**December 31, 2010**  
**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			Costs To Date	Remaining Costs	Total Est. Project Costs		
<b>UNDER DEVELOPMENT</b>													
<b>United States</b>													
Avenues Walk**		Jacksonville	FL	332	116	88	76%	\$ 49,500	\$ 49,500	\$ 5,500	\$ 55,000	2Q 2011	Wal-Mart, Haverly's, HH Gregg
Miramar Town Center (UJV)***(1)	50%	Miramar	FL	156	156	49	31%	22,500 (1)	56,300 (1)	(10,200)	46,100	3Q 2014	24 Hour Fitness
<b>Subtotal US - Under Development</b>				<b>2</b>	<b>488</b>	<b>272</b>	<b>50%</b>	<b>\$ 72,000</b>	<b>\$ 105,800</b>	<b>\$ (4,700)</b>	<b>\$ 101,100</b>		
<b>Mexico (in Mexican Pesos)</b>													
Plaza Bella Rio Bravo		Rio Bravo	MX	226	226	94	42%	190,800	190,800	15,800	206,500	3Q 2013	HEB
Plaza Lago Real		Nuevo Vallarta	MX	269	269	194	72%	233,000	233,000	80,100	313,100	3Q 2013	Wal-Mart
<b>Subtotal Mexico - Under Development</b>				<b>2</b>	<b>495</b>	<b>495</b>	<b>58%</b>	<b>423,800</b>	<b>423,800</b>	<b>95,900</b>	<b>519,600</b>		
								<b>\$US Exchange Rate</b>	12.40	12.40	12.40	12.40	
								<b>\$US Equivalent</b>	<b>\$ 34,200</b>	<b>\$ 34,200</b>	<b>\$ 7,700</b>	<b>\$ 41,900</b>	
<b>Chile (in Chilean Pesos)</b>													
Vina del Mar(2)		Vina del Mar	CH	268	268	209	78%	11,700,300	11,700,300	19,079,800	30,780,100	4Q 2012	Lider, Sodimac
<b>Subtotal Chile - Under Development</b>				<b>1</b>	<b>268</b>	<b>268</b>	<b>78%</b>	<b>11,700,300</b>	<b>11,700,300</b>	<b>19,079,800</b>	<b>30,780,100</b>		
								<b>\$US Exchange Rate</b>	491.76	491.76	491.76	491.76	
								<b>\$US Equivalent</b>	<b>\$ 23,800</b>	<b>\$ 23,800</b>	<b>\$ 38,800</b>	<b>\$ 62,600</b>	
<b>Brazil (in Brazilian Real)</b>													
Hortolandia		Hortolandia	BR	166	166	78	47%	7,200	7,200	41,600	48,800	3Q 2013	Wal-Mart, Magazine Luiza
<b>Subtotal Brazil - Under Development</b>				<b>1</b>	<b>166</b>	<b>166</b>	<b>47%</b>	<b>7,200</b>	<b>7,200</b>	<b>41,600</b>	<b>48,800</b>		
								<b>\$US Exchange Rate</b>	1.70	1.70	1.70	1.70	
								<b>\$US Equivalent</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 24,500</b>	<b>\$ 28,700</b>	
<b>TOTAL ACTIVE DEVELOPMENT</b>				<b>6</b>	<b>1,417</b>	<b>1,201</b>	<b>59%</b>	<b>\$ 134,200</b>	<b>\$ 168,000</b>	<b>\$ 66,300</b>	<b>\$ 234,300</b>		
<b>LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US</b>													
Avenues Walk		Jacksonville	FL	106.8	acres			<b>\$ 27,300</b>	<b>\$ 27,300</b>				

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

\*\* Remaining Costs above are net of reimbursements of \$1.1M for Avenues Walk and \$12.5M for Miramar Town Center.

(1) Gross costs to date and Kimco's share include an impairment of \$11.7M. Development continues in phases over the next four years. Net costs for future phases not currently in process are \$29.6M (net of reimbursements of \$5.2M).

(2) Vina del Mar has a construction loan balance of 6.1B CLP (\$12.5M USD).

**Real Estate Under Development**  
**December 31, 2010**  
**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		
<b>COMPLETED PENDING LEASE-UP</b>													
<b>Mexico (in Mexican Pesos)</b>													
Multiplaza Cancun		Cancun	MX	263	263	198	75%	200,100	200,100	16,200	216,300	3Q 2012	Chedraui Grocery Store
La Ciudadela		Guadalajara	MX	755	755	481	64%	1,234,500	1,234,500	31,400	1,265,900	4Q 2012	Wal-Mart, Cinopolis
Galerias Rio Sonora		Hermosillo	MX	415	415	276	67%	520,000	520,000	55,500	575,500	4Q 2012	Sears, Cinopolis
<b>Subtotal Mexico - Completed Pending Lease-up</b>				<b>3</b>	<b>1,433</b>	<b>1,433</b>	<b>67%</b>	<b>1,954,600</b>	<b>1,954,600</b>	<b>103,100</b>	<b>2,057,700</b>		
<b>\$US Exchange Rate</b>								12.40	12.40	12.40	12.40		
<b>\$US Equivalent</b>								<b>\$ 157,600</b>	<b>\$ 157,600</b>	<b>\$ 8,300</b>	<b>\$ 165,900</b>		
<b>TOTAL COMPLETED PENDING LEASE-UP</b>				<b>3</b>	<b>1,433</b>	<b>1,433</b>	<b>67%</b>	<b>\$ 157,600</b>	<b>\$ 157,600</b>	<b>\$ 8,300</b>	<b>\$ 165,900</b>		

<b>LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA</b>													
Mexico Land and Development Fund	15%			398	acres			\$ 11,200	\$ 73,400				

<b>Reconciliation to Real Estate Under Development per Balance Sheet</b>	
	<u>12/31/10</u>
Kimco Share Costs to Date - Development	\$ 134,200
Kimco Share Costs to Date - Completed Pending Lease-Up	157,600
Add: US Land Held for Future Development/Future Sale	27,300
Plus: Capitalized Interest (Latin America only)	17,200
Misc Adj.	(1,293)
<b>Total Real Estate Under Dev't per Balance Sheet</b>	<b>\$ 335,007</b>

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

**Completed Development Projects Transferred to Operating**  
**December 31, 2010**  
**Amounts Shown in Local Currency (000's)**

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
				Total Project	Kimco Owned	Kimco Committed SF	%				
<b>DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING 4Q 2010</b>											
<b>Mexico - Pending Stabilization (not included in occupancy)</b>											
Centro Comercial Palmira (UJV)	50%	Ciudad del Carmen	MX	297	297	248	84%	224,900	449,800	4Q 2012	Chedraui Grocery Store
Los Atrios (UJV)	43%	Cuautla	MX	595	595	353	59%	166,400	387,000	4Q 2012	Sams, Wal-Mart, MM Cinemas
Paseo 2000 (UJV)	60%	Tijuana	MX	518	518	355	69%	304,400	507,400	4Q 2012	Wal-Mart, Cinepolis, Home Depot
				3	1,410	1,410	956	68%	695,700	1,344,200	
									12.40	12.40	
								\$ 56,100	\$ 108,400		
<b>TOTAL TRANSFERRED TO OPERATING 4Q 2010</b>			<b>3</b>	<b>1,410</b>	<b>1,410</b>	<b>956</b>	<b>68%</b>	<b>\$ 56,100</b>	<b>\$ 108,400</b>		
<b>DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)</b>											
<b>Mexico</b>											
Plaza Nogalera Saltillo		Saltillo	MX	443	443	380	86%	320,600	320,600	1Q 2011	HEB, Cinepolis, Home Depot
Plaza Universidad Hidalgo		Pachuca	MX	196	196	151	77%	112,200	112,200	1Q 2011	Wal-Mart
Lindavista Miguel Aleman		Monterrey	MX	381	381	293	77%	544,200	544,200	2Q 2011	HEB, MM Cinemas
Paseo Reforma		Nuevo Laredo	MX	442	442	360	81%	374,300	374,300	3Q 2011	Wal-Mart, Cinepolis, HD
Multiplaza Ojo de Agua		Mexico City	MX	230	230	193	84%	197,200	197,200	1Q 2012	Chedraui Grocery Store
Plaza Centenario		Los Mochis	MX	152	152	108	71%	91,800	91,800	2Q 2012	Wal-Mart
Plaza Bella Huinala		Monterrey	MX	183	183	80	44%	153,000	153,000	3Q 2012	HEB
Galerias Tapachula		Tapachula	MX	365	365	286	78%	388,700	388,700	3Q 2012	Wal-Mart
Centro Sur (UJV)	33%	Guadalajara	MX	654	654	517	79%	233,200	706,600	1Q 2011	Wal-Mart, Cinepolis, Suburbia
Multiplaza Lincoln (UJV)	50%	Lincoln	MX	347	347	245	71%	204,600	409,100	1Q 2011	HEB, MM Cinemas, Suburbia
Plaza Mexiquense (Tecamac II) (UJV)	50%	Tecamac	MX	198	198	156	79%	87,600	175,200	2Q 2011	Bodega Aurrera (Wal-Mart)
Pabellon Rosarito Grand (UJV)	50%	Rosarito	MX	496	496	383	77%	205,800	411,500	3Q 2011	Home Depot, Cinepolis, Wal-Mart
Plaza Monumental (UJV)	50%	Juarez	MX	175	175	148	85%	97,900	195,800	3Q 2011	Wal-Mart
Plaza Puerta de Hierro (UJV)	50%	Pachuca	MX	202	202	146	72%	39,300	78,600	3Q 2011	Home Depot
Multiplaza Tuxtepec II (UJV)	50%	Tuxtepec	MX	137	137	91	66%	75,900	151,800	4Q 2011	MM Cinemas
Plaza Las Fuentes (UJV)	50%	Tijuana	MX	185	185	149	81%	100,200	200,300	1Q 2012	Comercial Mexicana
				16	4,786	4,786	3,686	77%	3,226,500	4,510,900	
									12.40	12.40	
								\$ 260,200	\$ 363,700		
<b>Chile</b>											
Vicuna McKenna		Santiago	CH	27	27	18	67%	1,954,900	1,954,900	2Q 2012	Chilectra
				1	27	27	18	67%	1,954,900	1,954,900	
									491.76	491.76	
								\$ 4,000	\$ 4,000		
<b>TOTAL PREVIOUSLY TRANSFERRED-PENDING STABILIZATION</b>			<b>17</b>	<b>4,813</b>	<b>4,813</b>	<b>3,704</b>	<b>77%</b>	<b>\$ 264,200</b>	<b>\$ 367,700</b>		
<b>TOTAL PROJECTS PENDING STABILIZATION</b>			<b>20</b>	<b>6,223</b>	<b>6,223</b>	<b>4,660</b>	<b>75%</b>	<b>\$ 320,300</b>	<b>\$ 476,100</b>		

**DEVELOPMENT POLICY:**

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

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

**Active Redevelopment / Expansion Projects**

**As of December 31, 2010**

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Gross Cost</u>	<u>Net Expenditures</u>	<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
					<u>(\$M)</u>	<u>to Date (\$M)</u>		
<b>Consolidated Projects</b>								
Bridgewater Plaza	Bridgewater	NJ	FNC	57%	\$ 6.3	\$ 6.0	1Q 2011	Demo 45K sf and build Crème de la Crème Day Care Center
Bridgehampton Commons	Bridgehampton	NJ	Consolidated	100%	1.2	0.9	2Q 2011	Combination of three stores (Ann Taylor, The Retreat & Gap Kids) for new Staples
Ridge Pike	Eagleville	PA	Consolidated	100%	2.8	1.0	2Q 2011	Convert retail to 83K sf self storage w/ 20k sf retail to remain
West Gates	Rochester	NY	Consolidated	100%	2.3	1.7	2Q 2011	Convert vacant 105K sf to 80K sf mini storage w/ 25Ksf retail to remain.
Merchants Walk	Largo	FL	Consolidated	100%	3.9	0.1	3Q 2011	Demolish existing theater & construct new Hobby Lobby
Crossroads	Richboro	PA	Consolidated	100%	1.2	0.3	4Q 2011	Demolish Pizza Hut and rebuild Wachovia Bank
Elsmere Square	Elsmere	DE	Consolidated	100%	4.2	1.1	1Q 2012	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Springfield Shopping Center	Springfield	PA	Consolidated	100%	12.4	8.2	1Q 2012	Demo existing Value City for a new 55K sf Giant Food and additional outparcel
Westmont	Westmont	NJ	Consolidated	100%	2.3	1.4	2Q 2012	Demolish 23,000 sf, replace w/ Wachovia Bank.
Wexford Plaza	Pittsburgh	PA	Consolidated	100%	6.6	1.2	2Q 2012	Whole Foods taking over 6 existing spaces
Staten Island Plaza	Staten Island	NY	FNC	57%	2.1	0.5	2Q 2013	Build new 2 Story 100K sf Kohl's
San Juan del Rio <sup>(1)</sup>	Queretaro	MX	Consolidated	100%	\$ 6.2	\$ -	1Q 2012	Wal-Mart Expansion
<b>Total Consolidated Projects</b>		<b>12</b>		<b>93%</b>	<b>\$ 51.5</b>	<b>\$ 22.4</b>		
<b>Co-Investment Programs/Joint Ventures</b>								
Delran S.C.	Delran	NJ	KIR	45%	\$ 1.1	\$ 0.3	3Q 2011	Demolish vacant 15k sf, replace w/ Dollar Tree
Factoria Mall	Bellevue	WA	Schottenstein	50%	37.4	30.4	4Q 2011	Renovate entire shopping center
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>2</b>		<b>50%</b>	<b>\$ 38.5</b>	<b>\$ 30.7</b>		
<b>Total Active Projects</b>		<b>14</b>		<b>74%</b>	<b>\$ 90.0</b>	<b>\$ 53.1</b>		

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

RANGE OF REDEVELOPMENT YIELDS	8% - 15%
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<u>Projected Expenditures on Active Redevelopment &amp; Expansion Projects</u>	<b>2010</b>					<b>2011</b>
	<b>1Q Actual (\$M)</b>	<b>2Q Actual (\$M)</b>	<b>3Q Actual (\$M)</b>	<b>4Q Actual (\$M)</b>	<b>Total Actual (\$M)</b>	<b>Total Estimate (\$M)</b>
Total Projected Expenditures	4.0	2.1	8.6	4.5	19.2	30.6
Kimco's Projected Share of Costs (\$)	3.2	1.5	7.5	4.1	16.3	26.3
Kimco's Projected Share of Costs (%)	80.0%	71.4%	87.2%	91.1%	84.9%	85.9%

**Capital Expenditures**  
**As of December 31, 2010**  
(in \$ millions)

	Quarter Ended <u>03/31/10</u>	Quarter Ended <u>06/30/10</u>	Quarter Ended <u>09/30/10</u>	Quarter Ended <u>12/31/10</u>	Full Year Ended <u>12/31/10</u>	Full Year Ended <u>12/31/09</u>
<b><u>Operating Properties</u></b>						
<u>Tenant Improvements and Allowances</u>						
Consolidated Projects	\$6.9	\$7.6	\$8.6	\$13.1	\$36.2	\$23.4
Co-Investment Programs/JV's *	4.5	1.9	1.4	4.0	11.8	8.2
Total TT's and Allowances	\$11.4	\$9.5	\$10.0	\$17.1	\$48.0	\$31.6
<u>Capitalized External Leasing Commissions</u>						
Consolidated Projects	\$1.7	\$2.2	\$2.1	\$3.5	\$9.5	\$12.4
Co-Investment Programs/JV's *	0.5	0.5	0.3	0.9	2.2	3.5
Total Cap. Leasing Commissions	\$2.2	\$2.7	\$2.4	\$4.4	\$11.7	\$15.9
<u>Building Improvements - Capitalized</u>						
Consolidated Projects	\$4.2	\$0.7	\$1.6	\$7.9	\$14.4	\$9.2
Co-Investment Programs/JV's *	1.7	0.6	0.4	0.7	3.4	4.2
Total Cap. Bldg. Improvements	\$5.9	\$1.3	\$2.0	\$8.6	\$17.8	\$13.4
<b><u>Redevelopment Projects</u></b>						
Consolidated Projects	\$2.5	\$1.0	\$7.1	\$3.8	\$14.4	\$20.0
Co-Investment Programs/JV's *	0.7	0.5	0.4	0.3	1.9	6.1
Total Redevelopment Expenditures	\$3.2	\$1.5	\$7.5	\$4.1	\$16.3	\$26.1
<b><u>Development Projects</u></b>						
Total Gross Development Spending	\$17.0	\$13.7	\$4.2	\$6.0	\$40.9	\$130.8
Capitalized Leasing Commissions, Non-Operating Prop.	\$0.6	\$0.4	\$0.3	\$0.3	\$1.6	\$2.1
<b><u>Other Consolidated Capitalized Costs</u></b>						
Capitalized Interest Expense	\$5.0	\$3.6	\$3.2	\$3.0	\$14.8	\$21.3
Capitalized G&A**	\$6.8	\$7.0	\$6.3	\$10.0	\$30.1	\$25.3
Capitalized Carry Costs - Real Estate Taxes	\$0.4	\$0.3	\$0.4	\$0.5	\$1.6	\$1.9
Capitalized Carry Costs - CAM	\$0.3	\$0.3	\$0.2	\$0.3	\$1.1	\$0.7
<u>Building Improvements - Expensed to Operations</u>						
Consolidated Projects	\$5.0	\$5.0	\$5.8	\$9.5	\$25.3	\$20.3
Co-Investment Programs/JV's *	0.7	0.8	1.0	1.8	4.3	7.3
Total Exp. Bldg. Improvements	\$5.7	\$5.8	\$6.8	\$11.3	\$29.6	\$27.6

\* Kimco's pro-rata share of unconsolidated joint ventures

\*\*Includes internal leasing commissions of \$3.1M, \$2.0M, \$1.7M, \$5.6M, \$12.4M & \$11.4M, respectively.

# **Portfolio Summary**



## Shopping Center Portfolio Overview and Detail

	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009
<b><u>SHOPPING CENTER PORTFOLIO SUMMARY</u></b>					
<b><u>Total Operating Properties</u></b>					
Number of Properties	922	915	904	909	912
Prorata Share of Gross Leasable Area	82,478	81,466	80,780	81,238	80,700
Percent Leased (Kimco Prorata Share)	92.7%	92.7%	92.7%	92.8%	92.8%
Total Gross Leasable Area @ 100%	129,201	127,895	126,610	127,156	127,294
Percent Leased	93.0%	92.9%	92.8%	92.6%	92.6%
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	20	21	22	18	18
Total Gross Leasable Area @ 100%	6,223	5,348	5,088	4,753	4,836
Percent Leased	75.0%	75.0%	75.2%	75.0%	73.0%
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	6	7	9	9	11
Potential Gross Leasable Area	1,201	1,628	2,634	2,566	3,465
Completed/Pending Stabilization Projects	3	5	5	9	10
Gross Leasable Area	1,433	2,427	2,060	2,375	1,965
<b><u>TOTAL SHOPPING CENTER PORTFOLIO</u></b>					
Number of Properties	951	948	940	945	951
Total Gross Leasable Area @ 100%	138,058	137,298	136,392	136,850	137,560
<b><u>OPERATING PROPERTIES DETAIL</u></b>					
<b><u>United States</u></b>					
Number of Properties	816	810	813	818	821
Prorata Share of Gross Leasable Area	73,662	72,727	73,207	73,666	73,161
Percent Leased (Kimco Prorata Share)	92.4%	92.3%	92.3%	92.4%	92.4%
Average Rent per Leased Square Foot	\$ 11.66	\$ 11.62	\$ 11.52	\$ 11.47	\$ 11.52
Total Gross Leasable Area @ 100%	112,910	111,703	112,447	112,994	113,168
Percent Leased	92.7%	92.4%	92.4%	92.1%	92.2%
Average Rent per Leased Square Foot	\$ 12.47	\$ 12.46	\$ 12.37	\$ 12.33	\$ 12.40
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	-	2	5	5	6
Total Gross Leasable Area @ 100%	-	379	667	667	893
<b><u>Canada</u></b>					
Number of Properties	63	63	49	49	51
Prorata Share of Gross Leasable Area	5,990	5,948	4,781	4,781	4,800
Percent Leased (Kimco Prorata Share)	96.8%	97.2%	97.9%	97.8%	97.8%
Average Rent per Leased Square Foot	\$ 14.92	\$ 13.48	\$ 14.75	\$ 14.54	\$ 14.29
Total Gross Leasable Area @ 100%	11,767	11,703	9,674	9,674	9,713
Percent Leased	96.8%	97.2%	98.0%	97.8%	97.8%
Average Rent per Leased Square Foot	\$ 15.00	\$ 13.46	\$ 14.81	\$ 14.59	\$ 14.34
Average Exchange Rate USD to CAD	1.01	1.04	1.03	1.04	1.06

## Shopping Center Portfolio Detail

	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009
<b>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</b>					
<b><u>Mexico</u></b>					
Number of Properties	31	32	32	32	32
Prorata Share of Gross Leasable Area	2,551	2,626	2,626	2,625	2,620
Percent Leased (Kimco Prorata Share)	93.4%	93.2%	93.1%	94.3%	94.5%
Average Rent per Leased Square Foot	\$ 11.95	\$ 11.51	\$ 11.67	\$ 11.79	\$ 11.48
Total Gross Leasable Area @ 100%	4,068	4,187	4,187	4,187	4,174
Percent Leased	92.6%	92.4%	92.1%	93.2%	93.5%
Average Rent per Leased Square Foot	\$ 11.87	\$ 11.43	\$ 11.56	\$ 11.95	\$ 11.42
Average Exchange Rate USD to MXN	12.40	12.81	12.57	12.80	13.09
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	19	16	14	13	11
Total Gross Leasable Area @ 100%	6,196	4,786	4,238	4,086	3,671
<b><u>Chile</u></b>					
Number of Properties	9	8	8	8	8
Prorata Share of Gross Leasable Area	126	120	120	120	119
Percent Leased (Kimco Prorata Share)	91.9%	89.8%	89.7%	90.1%	89.9%
Average Rent per Leased Square Foot	\$ 14.81	\$ 13.41	\$ 13.38	\$ 13.48	\$ 13.02
Total Gross Leasable Area @ 100%	248	240	240	240	239
Percent Leased	91.9%	89.8%	89.7%	90.1%	89.9%
Average Rent per Leased Square Foot	\$ 14.89	\$ 13.41	\$ 13.38	\$ 13.48	\$ 13.02
Average Exchange Rate USD to CLP	485.87	521.99	540.98	528.83	529.11
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	1	2	2		
Total Gross Leasable Area @ 100%	27	35	35		
<b><u>Peru</u></b>					
Number of Properties	1	1	1	1	
Prorata Share of Gross Leasable Area	12	12	12	12	
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62	\$ 21.62	\$ 21.62	
Total Gross Leasable Area @ 100%	13	13	13	13	
Percent Leased	100.0%	100.0%	100.0%	100.0%	
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62	\$ 21.62	\$ 21.62	
Average Exchange Rate USD to PEN	3	2.85	2.88	2.89	
<b><u>Brazil</u></b>					
Number of Properties	2	1	1	1	
Prorata Share of Gross Leasable Area	137	34	34	34	
Percent Leased (Kimco Prorata Share)	92.8%	100.0%	100.0%	100.0%	
Average Rent per Leased Square Foot	\$ 16.22	\$ 8.97	\$ 12.62	\$ 12.56	
Total Gross Leasable Area @ 100%	196	48	48	48	
Percent Leased	92.8%	100.0%	100.0%	100.0%	
Average Rent per Leased Square Foot	\$ 16.22	\$ 8.97	\$ 12.62	\$ 12.56	
Average Exchange Rate USD to BRL	1.70	1.76	1.80	1.81	
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	-	1	1	-	1
Total Gross Leasable Area @ 100%	-	148	148	-	272

## Shopping Center Portfolio Strategic & Non-Strategic Assets

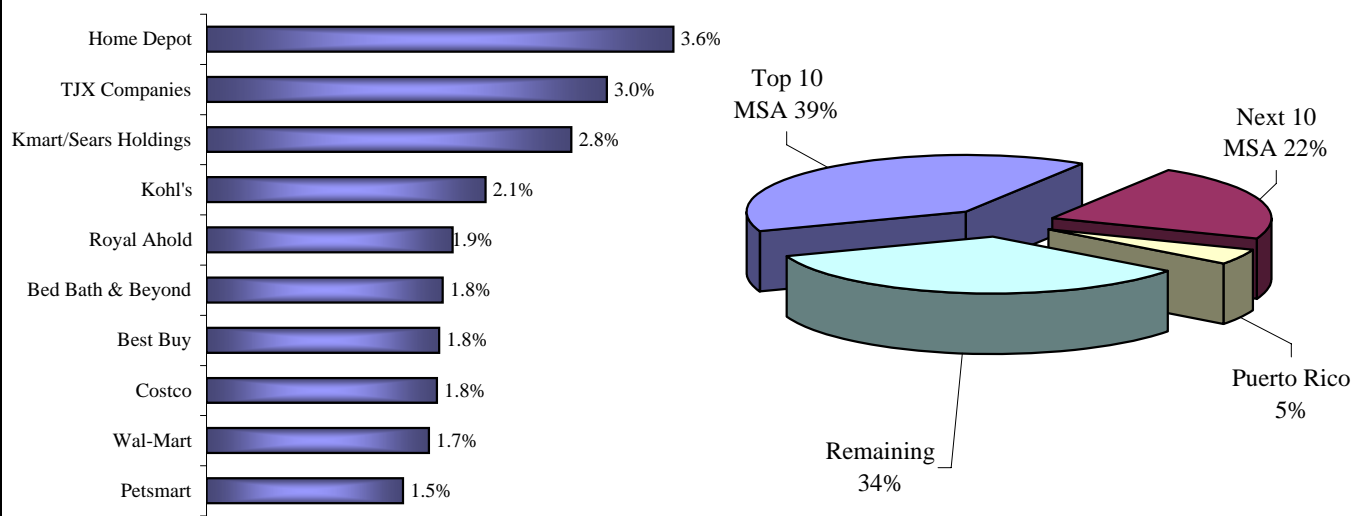
The U.S. Shopping Center Portfolio is separated into Strategic and Non-Strategic Assets. The Strategic Asset Portfolio is characterized as grocery or big-box anchored centers located in the Top 20 Metropolitan Statistical Areas (MSA) and other desirable markets with a three-mile demographic profile generally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

**As of December 31, 2010**

	<u>Strategic</u> <u>Assets *</u>	<u>Non-Strategic</u> <u>Assets</u>	<u>Total</u> <u>Assets</u>
Number of Properties	668	148	816
Prorata Share of Gross Leasable Area	63,878	9,784	73,662
Percent Leased (Kimco Prorata Share)	93.6%	84.6%	92.4%
Average Rent per Leased Square Foot	\$ 11.90	\$ 9.90	\$ 11.66
Total Gross Leasable Area @ 100%	98,692	14,218	112,910
Percent Leased	93.7%	85.8%	92.7%
Average Rent per Leased Square Foot	\$ 12.69	\$ 10.78	\$ 12.47
% of Annual Base Rent (ABR)	90%	10%	100%
Demographics (weighted by Kimco share of ABR)			
Total Population	105,472	82,308	103,078
Household Density	1,348	1,079	1,320
Median Household Income	63,893	59,984	63,489
Average Household Income	81,138	74,625	80,465

\* 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)**  
**December 31, 2010**

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	Annualized Base Rent (in thousands)	% of Annualized Base Rent	Leased GLA (in thousands)	% of Leased GLA
Home Depot	BBB+ / Baa1	43	\$ 29,069	3.0%	3,608	4.5%
TJX Companies	A / A3	139	26,419	2.8%	2,622	3.2%
Wal-Mart	AA / Aa2	58	22,995	2.4%	3,754	4.7%
Kmart/Sears Holdings	BB- / Ba2	58	21,748	2.3%	3,851	4.8%
Best Buy	BBB- / Baa2	48	15,284	1.6%	1,164	1.4%
Kohl's	BBB+/Baa1	35	15,115	1.6%	2,230	2.8%
Royal Ahold	BBB / Baa3	36	14,092	1.5%	1,205	1.5%
Bed Bath & Beyond	BBB / NR	71	13,841	1.5%	1,235	1.5%
Costco	A+ / A2	15	12,679	1.3%	1,552	1.9%
Petsmart	BB / NR	65	12,066	1.3%	853	1.1%
Safeway	BBB / Baa2	47	10,659	1.1%	1,034	1.3%
Michaels	B- / B3	72	10,638	1.1%	851	1.1%
Dollar Tree	NR / NR	121	10,341	1.1%	944	1.2%
Ross Stores	BBB / NR	67	9,958	1.0%	1,078	1.3%
Sports Authority	B- / B3	26	9,333	1.0%	796	1.0%
Staples	BBB / Baa2	52	8,998	0.9%	668	0.8%
Office Depot	B / B2	39	8,066	0.8%	801	1.0%
Toys R Us	B / B1	35	7,524	0.8%	964	1.2%
Petco	B / B2	45	7,472	0.8%	423	0.5%
Hobby Lobby	NR / NR	23	7,176	0.8%	1,156	1.4%
OfficeMax	B / B1	42	7,097	0.7%	638	0.8%
Lowe's Home Center	A / A1	13	7,042	0.7%	1,121	1.4%
Great Atlantic & Pacific	NR / NR	14	6,919	0.7%	505	0.6%
SuperValu	BB- / B1	34	6,860	0.7%	935	1.2%
Burlington Coat Factory	B- / B3	19	6,821	0.7%	1,427	1.8%
<b>Top 25 Tenants</b>		<b>1,217</b>	<b>\$ 308,212</b>	<b>32.3%</b>	<b>35,415</b>	<b>43.9%</b>
Walgreen	A / A2	24	6,500	0.7%	311	0.4%
Whole Foods	BB / Ba3	13	5,827	0.6%	279	0.3%
Party City	NR / NR	46	5,708	0.6%	321	0.4%
The Gap	BB+ / NR	41	5,099	0.5%	383	0.5%
Cinopolis	NR / NR	13	5,064	0.5%	510	0.6%
Hudson Bay Company	NR / NR	17	4,861	0.5%	708	0.9%
CVS	BBB+ / Baa2	47	4,737	0.5%	327	0.4%
Joann Fabrics	NR / NR	37	4,706	0.5%	586	0.7%
DSW	NR / NR	18	4,594	0.5%	262	0.3%
Pier 1 Imports	NR / NR	47	4,573	0.5%	237	0.3%
Payless Shoesource	B+ / B1	100	4,258	0.4%	198	0.2%
HEB Grocery	NR / NR	9	4,160	0.4%	562	0.7%
Dick Sporting Goods	NR / NR	13	4,034	0.4%	400	0.5%
Kroger	BBB / Baa2	20	3,901	0.4%	683	0.8%
Riteaid	B- / Caa2	35	3,887	0.4%	370	0.5%
Border Group	NR / NR	16	3,879	0.4%	216	0.3%
Bank America	A / A2	42	3,630	0.4%	110	0.1%
Barnes N Noble	NR / NR	20	3,621	0.4%	223	0.3%
Yum Brands	BBB- / Baa3	72	3,334	0.3%	125	0.2%
Publix Supermarkets	NR / NR	21	3,316	0.3%	422	0.5%
King Kullen	NR / NR	4	3,222	0.3%	189	0.2%
Canadian Tire	BBB+ / NR	19	3,172	0.3%	229	0.3%
JP Morgan Chase	A+ / Aa3	34	3,053	0.3%	94	0.1%
24 Hour Club	B / B3	9	3,004	0.3%	159	0.2%
Big Lots	BBB / NR	20	2,892	0.3%	579	0.7%
<b>Tenants 26 - 50</b>		<b>737</b>	<b>\$ 105,032</b>	<b>11.0%</b>	<b>8,483</b>	<b>10.5%</b>
<b>Top 50 Tenants</b>		<b>1,954</b>	<b>\$ 413,244</b>	<b>43.4%</b>	<b>43,898</b>	<b>54.4%</b>

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 15,100 leases to 7,900 tenants totaling approximately \$1.6 billion of annual base rent.

**Geographic Profile**  
(ranked by KIM share of annualized base rent)  
December 31, 2010

United States & Puerto Rico	Number of Properties	Gross Leasable Area* (in thousands)	% Leased	Annualized Base Rent	Rent Per Leased SQ. FT.
California	119	8,974	93.0%	\$ 127,046	\$ 15.22
Florida	90	8,810	90.3%	89,402	11.24
New York	62	4,334	94.5%	70,629	17.24
Pennsylvania	45	3,707	94.4%	42,252	12.08
New Jersey	29	3,101	96.7%	39,387	13.14
Texas	42	4,025	90.8%	38,358	10.49
Illinois	43	4,348	96.4%	37,164	8.87
Puerto Rico	7	2,174	96.6%	32,059	15.27
Virginia	64	2,105	97.5%	26,785	13.05
Ohio	35	4,486	89.8%	25,624	6.36
North Carolina	18	2,354	90.3%	24,477	11.52
Maryland	45	1,716	90.4%	23,844	15.36
Arizona	15	2,866	87.0%	23,455	9.40
Missouri	21	2,846	99.1%	20,903	7.41
Washington	18	1,186	93.1%	15,669	14.19
Georgia	11	1,363	95.2%	14,156	10.91
Oregon	14	1,313	81.6%	12,450	11.63
South Carolina	7	1,317	86.1%	11,721	10.33
Louisiana	8	1,149	96.4%	11,569	10.44
Nevada	17	805	83.7%	10,496	15.58
Minnesota	6	774	93.6%	9,682	13.36
Connecticut	7	915	93.7%	9,610	11.21
Michigan	13	1,242	87.0%	9,591	8.88
Tennessee	10	1,048	83.3%	8,020	9.19
Colorado	11	882	89.0%	7,639	9.73
New Hampshire	4	587	98.5%	6,806	11.77
Massachusetts	8	446	96.1%	6,057	14.12
Indiana	9	1,108	90.0%	5,922	5.94
Iowa	7	724	96.6%	4,059	5.80
West Virginia	2	357	99.2%	3,342	9.44
New Mexico	4	301	80.7%	3,174	13.06
Oklahoma	2	337	99.3%	2,565	7.67
Kentucky	3	304	94.8%	2,504	8.69
Alabama	2	184	95.7%	2,474	14.06
Alaska	2	236	72.4%	2,302	13.46
Mississippi	2	169	94.3%	2,157	13.53
Kansas	3	224	98.7%	2,120	9.58
Rhode Island	2	166	97.8%	1,942	11.97
Maine	2	158	93.9%	1,413	9.52
Nebraska	1	179	82.2%	1,157	7.86
Delaware	2	117	100.0%	1,151	9.84
Utah	1	143	100.0%	761	5.32
Hawaii	1	18	69.9%	708	56.26
Vermont	1	54	81.6%	678	15.38
Idaho	1	10	75.0%	120	16.00
Subtotal	816	73,662	92.4%	\$ 793,400	\$ 11.66
Canada	63	5,990	96.8%	\$ 86,464	\$ 14.92 (1)
Mexico	31	2,551	93.4%	28,456	11.95 (2)
Chile	9	126	91.9%	1,712	14.81 (3)
Peru	1	12	100.0%	259	21.62 (4)
Brazil	2	137	92.8%	2,070	16.22 (5)
Subtotal	106	8,816	95.6%		
<b>Grand Total</b>	<b>922</b>	<b>82,478</b>	<b>92.7%</b>		

\* Represents only Kimco's prorata interest in property gross leaseable area where the company owns less than 100% interest.

(1) Based on an average conversion rate of \$1.00 USD to 1.01 CAD for the three months ended December 31, 2010.

(2) Based on an average conversion rate of \$1.00 USD to 12.40 MXN for the three months ended December 31, 2010.

(3) Based on an average conversion rate of \$1.00 USD to 485.87 CLP for the three months ended December 31, 2010.

(4) Based on an average conversion rate of \$1.00 USD to 2.84 PEN for the three months ended December 31, 2010.

(5) Based on an average conversion rate of \$1.00 USD to 1.70 BRL for the three months ended December 31, 2010.

**All Operating Real Estate Leasing Summary**  
**Trailing Four Quarters as of December 31, 2010**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	328	15%	1,035	\$ 13.58	\$ 14,059	\$ 14.27	\$ 14,771	\$ (712)	-4.8%	8.8	\$ 12,954	\$ 12.51
Renewals/Options	930	62%	4,313	12.02	51,839	11.99	51,735	104	0.2%	4.9	-	-
<b>US Comparable Total</b>	<b>1,258</b>	<b>77%</b>	<b>5,348</b>	<b>\$ 12.32</b>	<b>\$ 65,899</b>	<b>\$ 12.44</b>	<b>\$ 66,506</b>	<b>\$ (608)</b>	<b>-0.9%</b>	<b>5.7</b>	<b>\$ 12,954</b>	
Non-comparable New Leases	464	23%	1,628	\$ 11.87	\$ 19,318					10.0	\$ 32,657	\$ 20.06
<b>US Total</b>	<b>1,722</b>	<b>100%</b>	<b>6,976</b>	<b>\$ 12.22</b>	<b>\$ 85,217</b>					<b>6.7</b>	<b>\$ 45,611</b>	
<b><u>Canada</u></b>												
New Leases	60	16%	83	\$ 19.24	\$ 1,602	\$ 18.62	\$ 1,550	\$ 51	3.3%	8.3	\$ 1,454	\$ 17.47
Renewals/Options	134	77%	405	14.74	5,975	13.56	5,499	477	8.7%	4.8	-	-
<b>Canada Comparable Total</b>	<b>194</b>	<b>93%</b>	<b>489</b>	<b>\$ 15.51</b>	<b>\$ 7,577</b>	<b>\$ 14.43</b>	<b>\$ 7,049</b>	<b>\$ 528</b>	<b>7.5%</b>	<b>5.4</b>	<b>\$ 1,454</b>	
Non-comparable New Leases	29	7%	39	\$ 17.44	\$ 686					7.4	\$ 885	\$ 22.49
<b>Canada Total</b>	<b>223</b>	<b>100%</b>	<b>528</b>	<b>\$ 15.65</b>	<b>\$ 8,263</b>					<b>5.6</b>	<b>\$ 2,339</b>	
<b><u>Latin America</u></b>												
New Leases	90	8%	56	\$ 19.43	\$ 1,079	\$ 20.85	\$ 1,158	\$ (79)	-6.8%	3.4	\$ -	
Renewals/Options	124	16%	115	20.53	2,358	20.28	2,330	29	1.2%	5.0	-	-
<b>Latin America Comparable Total</b>	<b>214</b>	<b>23%</b>	<b>170</b>	<b>\$ 20.17</b>	<b>\$ 3,437</b>	<b>\$ 20.47</b>	<b>\$ 3,487</b>	<b>\$ (51)</b>	<b>-1.4%</b>	<b>4.5</b>	<b>\$ -</b>	
Non-comparable New Leases	544	77%	559	\$ 15.23	\$ 8,513					4.9	\$ -	\$ -
<b>Latin America Total</b>	<b>758</b>	<b>100%</b>	<b>729</b>	<b>\$ 16.39</b>	<b>\$ 11,950</b>					<b>4.8</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>2,703</b>	<b>100%</b>	<b>8,233</b>									
Total New Leases (Comparable)	478	14%	1,174									
Total Renewals/Options	1,188	59%	4,833									
Total Non-comparable New Leases	1,037	27%	2,226									
<b>Grand Total</b>	<b>2,703</b>	<b>100%</b>	<b>8,233</b>									

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

Note: Rental Spreads include leases with a 12 month downtime

**All Operating Real Estate Leasing Summary**  
**For the Quarter Ended December 31, 2010**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	67	11%	148	\$ 17.04	\$ 2,520	\$ 19.85	\$ 2,935	\$ (415)	-14.2%	7.9	\$ 2,355	\$ 15.92
Renewals/Options	189	54%	727	14.42	10,482	14.36	10,441	41	0.4%	5.6	-	-
<b>US Comparable Total</b>	<b>256</b>	<b>64%</b>	<b>875</b>	<b>\$ 14.86</b>	<b>\$ 13,002</b>	<b>\$ 15.29</b>	<b>\$ 13,376</b>	<b>\$ (375)</b>	<b>-2.8%</b>	<b>6.0</b>	<b>\$ 2,355</b>	
Non-comparable New Leases	119	36%	482	\$ 10.43	\$ 5,023					13.3	\$ 10,117	\$ 21.00
<b>US Total</b>	<b>375</b>	<b>100%</b>	<b>1,356</b>	<b>\$ 13.29</b>	<b>\$ 18,025</b>					<b>8.6</b>	<b>\$ 12,472</b>	
<b><u>Canada</u></b>												
New Leases	20	20%	38	\$ 18.82	\$ 718	\$ 18.30	\$ 698	\$ 20	2.9%	8.9	\$ 777	\$ 20.37
Renewals/Options	30	72%	137	12.09	1,653	11.44	1,564	89	5.7%	4.9	-	-
<b>Canada Comparable Total</b>	<b>50</b>	<b>92%</b>	<b>175</b>	<b>\$ 13.56</b>	<b>\$ 2,371</b>	<b>\$ 12.94</b>	<b>\$ 2,262</b>	<b>\$ 109</b>	<b>4.8%</b>	<b>5.8</b>	<b>\$ 777</b>	
Non-comparable New Leases	12	8%	15	\$ 20.30	\$ 300					6.9	\$ 275	\$ 18.62
<b>Canada Total</b>	<b>62</b>	<b>100%</b>	<b>190</b>	<b>\$ 14.09</b>	<b>\$ 2,671</b>					<b>5.9</b>	<b>\$ 1,052</b>	
<b><u>Latin America</u></b>												
New Leases	23	11%	19	\$ 22.28	\$ 423	\$ 23.08	\$ 438	\$ (15)	-3.5%	3.7	\$ -	\$ -
Renewals/Options	3	1%	1	17.85	21	17.85	21	0	0.0%	1.9	-	-
<b>Latin America Comparable Total</b>	<b>26</b>	<b>12%</b>	<b>20</b>	<b>\$ 22.03</b>	<b>\$ 443</b>	<b>\$ 22.78</b>	<b>\$ 459</b>	<b>\$ (15)</b>	<b>-3.3%</b>	<b>3.6</b>	<b>\$ -</b>	
Non-comparable New Leases	135	88%	153	\$ 14.25	\$ 2,188					6.1	\$ -	\$ -
<b>Latin America Total</b>	<b>161</b>	<b>100%</b>	<b>174</b>	<b>\$ 15.16</b>	<b>\$ 2,631</b>					<b>5.8</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>598</b>	<b>100%</b>	<b>1,720</b>									
Total New Leases (Comparable)	110	12%	205									
Total Renewals/Options	222	50%	865									
Total Non-comparable New Leases	266	38%	650									
<b>Grand Total</b>	<b>598</b>	<b>100%</b>	<b>1,720</b>									

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

Note: Rental Spreads include leases with a 12 month downtime

**U.S. Lease Expiration Schedule  
Operating Shopping Centers  
December 31, 2010**

LEASES EXPIRING ASSUMING NO OPTIONS													
Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants				
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	
(1)	22	572,514	1.1%	\$ 4.92	437	771,038	5.4%	\$ 16.20	459	1,343,552	2.0%	\$ 11.80	
2011	121	2,268,822	4.2%	8.29	1,099	1,628,442	11.5%	20.38	1,220	3,897,264	5.7%	13.34	
2012	263	5,383,046	10.0%	7.90	1,430	2,296,991	16.2%	21.23	1,693	7,680,037	11.3%	11.89	
2013	239	5,023,396	9.3%	9.49	1,388	2,257,273	15.9%	20.34	1,627	7,280,669	10.7%	12.86	
2014	274	6,359,618	11.8%	8.81	1,114	1,894,191	13.3%	20.17	1,388	8,253,809	12.1%	11.42	
2015	268	5,058,636	9.4%	9.72	1,047	1,691,627	11.9%	21.39	1,315	6,750,263	9.9%	12.65	
2016	212	4,234,959	7.9%	9.54	503	1,021,732	7.2%	21.27	715	5,256,691	7.7%	11.82	
2017	139	3,421,602	6.4%	10.32	286	617,507	4.4%	25.41	425	4,039,109	5.9%	12.63	
2018	109	3,028,613	5.6%	10.04	239	509,734	3.6%	23.46	348	3,538,347	5.2%	11.97	
2019	116	3,453,771	6.4%	9.27	220	411,537	2.9%	25.97	336	3,865,308	5.7%	11.05	
2020	107	2,555,125	4.7%	10.44	205	421,067	3.0%	25.27	312	2,976,192	4.4%	12.54	
2021	92	1,988,753	3.7%	8.65	94	211,540	1.5%	19.54	186	2,200,293	3.2%	9.69	
Thereafter	253	10,523,297	19.5%	8.71	160	456,630	3.2%	27.82	413	10,979,927	16.2%	9.51	
Grand Total (3)	2,215	53,872,152	100.0%	\$ 9.11	8,222	14,189,309	100.0%	\$ 21.30	10,437	68,061,461	100.0%	\$ 11.66	

ASSUMES EXERCISE OF RENEWAL OPTIONS													
Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants				
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	
(1)	22	572,514	1.1%	\$ 4.92	437	771,038	5.4%	\$ 16.20	459	1,343,552	2.0%	\$ 11.80	
2011	29	491,602	0.9%	8.44	713	985,204	6.9%	20.33	742	1,476,806	2.2%	16.37	
2012	41	583,101	1.1%	7.83	892	1,200,232	8.5%	21.79	933	1,783,332	2.6%	17.23	
2013	42	699,801	1.3%	9.70	836	1,231,232	8.7%	20.10	878	1,931,033	2.8%	16.33	
2014	43	792,960	1.5%	8.56	614	886,972	6.3%	21.07	657	1,679,932	2.5%	15.17	
2015	42	603,062	1.1%	9.46	579	829,701	5.8%	21.15	621	1,432,763	2.1%	16.23	
2016	42	478,425	0.9%	9.59	482	749,525	5.3%	21.02	524	1,227,950	1.8%	16.57	
2017	63	1,082,223	2.0%	8.89	442	725,312	5.1%	23.36	505	1,807,535	2.7%	14.69	
2018	58	909,763	1.7%	9.78	423	730,337	5.1%	21.54	481	1,640,100	2.4%	15.01	
2019	65	1,018,892	1.9%	9.69	382	676,618	4.8%	20.93	447	1,695,510	2.5%	14.17	
2020	64	900,190	1.7%	9.60	396	624,932	4.4%	21.79	460	1,525,122	2.2%	14.59	
2021	54	1,069,270	2.0%	7.43	280	556,820	3.9%	20.64	334	1,626,090	2.4%	11.95	
Thereafter	1,650	44,670,349	82.8%	9.19	1,746	4,221,386	29.8%	22.49	3,396	48,891,736	71.8%	10.34	
Grand Total (3)	2,215	53,872,152	100.0%	\$ 9.11	8,222	14,189,309	100.0%	\$ 21.30	10,437	68,061,461	100.0%	\$ 11.66	

	Anchor Tenants (2)	Small Shop Tenants
Total Rentable GLA	56,261,015	17,400,914
Percentage of Occupancy	95.7%	81.6%
Percentage of Vacancy	4.3%	18.4%
Total Leaseable Area	100.0%	100.0%

(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 December 31, 2010 for US shopping center properties in occupancy.

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



# **Joint Venture Summary**

**Operating Joint Venture Summary**  
**Year Ended December 31, 2010**  
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/ (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (3)	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 230,812	\$ 65,464	\$ 165,348	\$ 83,029	\$ (850)	\$ 187,560	\$ 1,296	\$ 100,273	\$ (7,154)	\$ (212,222)	\$ (18,381)	\$ (2,440)
Kimco Income REIT	45.0%	193,894	54,009	139,885	66,605	(2,473)	6,737	5,519	38,618	8,318 (2)	39,289	19,773	34,785
UBS Programs	17.9%	118,870	33,452	85,418	42,158	(2,845)	-	-	41,253	-	(838)	1,221	8,555
BIG Shopping Centers	36.5%	25,337	8,306	17,031	12,277	(3,669)	-	-	8,960	-	(7,875)	(1,173)	2,125
Canada Pension Plan	55.0%	25,022	5,284	19,738	3,916	(2,758)	-	-	10,267	-	2,797	3,171	8,818
Kimco Income Fund	15.2%	31,434	8,819	22,615	9,312	(1,454)	-	-	7,330	-	4,519	1,016	2,112
SEB Immobilien	15.0%	25,707	6,590	19,117	11,184	(961)	-	-	7,796	-	(824)	753	1,232
Other Institutional Programs	16.3%	75,085	20,382	54,703	28,216	(1,297)	1,920	315	23,097	29	517	33	3,806
<b>Total Investment Management Programs</b>		<b>\$ 726,161</b>	<b>\$ 202,306</b>	<b>\$ 523,855</b>	<b>\$ 256,697</b>	<b>\$ (16,307)</b>	<b>\$ 196,217</b>	<b>\$ 7,130</b>	<b>\$ 237,594</b>	<b>\$ 1,193</b>	<b>\$ (174,637)</b>	<b>\$ 6,413</b>	<b>\$ 58,993</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 220,289	\$ 79,447	\$ 140,842	\$ 57,306	\$ (556)	\$ 854	\$ 423	\$ 38,864	\$ -	\$ 43,685	\$ 22,453	\$ 41,996
US Properties	46.3%	149,083	49,352	99,731	52,978	(2,874)	-	3,181	35,663	-	11,397 (1)	9,684	27,570
Mexico Properties	49.2%	105,576	23,714	81,862	26,921	(3,382)	-	-	31,141	-	20,418	9,385	24,704
Chile Properties	50.0%	3,889	1,008	2,881	-	(1,852)	-	-	920	-	109	54	514
<b>Total Other JV Properties</b>		<b>\$ 478,837</b>	<b>\$ 153,521</b>	<b>\$ 325,316</b>	<b>\$ 137,205</b>	<b>\$ (8,664)</b>	<b>\$ 854</b>	<b>\$ 3,604</b>	<b>\$ 106,588</b>	<b>\$ -</b>	<b>\$ 75,609</b>	<b>\$ 41,576</b>	<b>\$ 94,784</b>
<b>Other Investments</b>	<b>62.8%</b>	<b>\$ 222,629</b>	<b>\$ 139,784</b>	<b>\$ 82,845</b>	<b>\$ 46,674</b>	<b>\$ 2,051</b>	<b>\$ 7,043</b>	<b>\$ (1,970)</b>	<b>\$ 46,626</b>	<b>\$ -</b>	<b>\$ (17,417)</b>	<b>\$ (14,430)</b>	<b>\$ 15,903</b>
		<b>\$ 1,427,627</b>	<b>\$ 495,611</b>	<b>\$ 932,016</b>	<b>\$ 440,576</b>	<b>\$ (22,920)</b>	<b>\$ 204,114</b>	<b>\$ 8,764</b>	<b>\$ 390,808</b>	<b>\$ 1,193</b>	<b>\$ (116,445)</b>	<b>\$ 33,559</b>	<b>\$ 169,680</b>

Income from Albertson's

21,169

Income Miscellaneous

977

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

**\$ 55,705**

(1) Includes additional income of approximately \$8M from excess financing distributions.

(2) Includes additional income of approximately \$10.1M from gain on extinguishment of debt.

(3) 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	Net Income/ (Loss)	Before	Investment Adjustments			After	Kimco Share of FFO
		Kimco Share of Net Income/ (Loss)	Promote Income	Investment Basis Adjustment	All Fees	Kimco Share of Net Income/ (Loss)	
Prudential Investment Program	\$ (212,222)	\$ (31,833)	\$ -	\$ 11,978	\$ 1,474	\$ (18,381)	\$ (2,440)
Kimco Income REIT	39,289	17,682	-	-	2,091	19,773	34,785
UBS Programs	(838)	(32)	-	-	1,253	1,221	8,555
BIG Shopping Centers	(7,875)	(2,524)	-	-	1,351	(1,173)	2,125
Canada Pension Plan	2,797	1,538	-	-	1,633	3,171	8,818
Kimco Income Fund	4,519	684	-	-	332	1,016	2,112
SEB Immobilien	(824)	(123)	-	690	186	753	1,232
Other Institutional Programs	517	340	(318)	(143)	154	33	3,806
<b>Total Investment Management Programs</b>	<b>\$ (174,636)</b>	<b>\$ (14,268)</b>	<b>\$ (318)</b>	<b>\$ 12,525</b>	<b>\$ 8,474</b>	<b>\$ 6,413</b>	<b>\$ 58,993</b>

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

**Operating Joint Venture Summary**  
**Three Months Ended December 31, 2010**  
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/ (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (2)	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 54,862	\$ 13,287	\$ 41,575	\$ 19,593	\$ (593)	\$ 9,788	\$ 60	\$ 24,107	\$ (2,352)	\$ (14,798)	\$ (1,713)	\$ 1,706
Kimco Income REIT	45.0%	49,183	14,116	35,067	16,254	(428)	-	(120)	9,568	4,334 (1)	13,031	6,420	10,753
UBS Programs	17.9%	30,313	9,001	21,312	10,547	(770)	-	-	9,420	-	575	467	2,130
BIG Shopping Centers	36.5%	12,743	4,507	8,236	5,978	(587)	-	-	4,155	-	(2,484)	(489)	1,048
Canada Pension Plan	55.0%	9,600	2,116	7,484	1,392	(256)	-	-	3,851	-	1,985	1,325	3,443
Kimco Income Fund	15.2%	8,165	2,267	5,898	2,340	(329)	-	-	1,784	-	1,445	310	578
SEB Immobilien	15.0%	6,324	1,661	4,663	2,839	(699)	-	-	1,982	-	(857)	(64)	233
Other Institutional Programs	16.3%	16,936	5,676	11,260	7,634	(41)	92	-	5,931	(40)	(2,478)	162	1,138
<b>Total Investment Management Programs</b>		<b>\$ 188,126</b>	<b>\$ 52,631</b>	<b>\$ 135,495</b>	<b>\$ 66,577</b>	<b>\$ (3,703)</b>	<b>\$ 9,880</b>	<b>\$ (60)</b>	<b>\$ 60,798</b>	<b>\$ 1,942</b>	<b>\$ (3,581)</b>	<b>\$ 6,418</b>	<b>\$ 21,029</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 62,744	\$ 23,034	\$ 39,710	\$ 16,139	\$ (154)	\$ 854	\$ -	\$ 11,194	\$ -	\$ 11,369	\$ 5,929	\$ 11,674
US Properties	46.3%	39,581	12,818	26,763	14,028	(833)	-	-	9,446	-	2,456	58	5,038
Mexico Properties	49.2%	26,550	6,830	19,720	6,523	(263)	-	-	9,024	-	3,910	1,685	6,110
Chile Properties	50.0%	1,042	270	772	-	(672)	-	-	249	-	(149)	(75)	49
<b>Total Other JV Properties</b>		<b>\$ 129,917</b>	<b>\$ 42,952</b>	<b>\$ 86,965</b>	<b>\$ 36,690</b>	<b>\$ (1,922)</b>	<b>\$ 854</b>	<b>\$ -</b>	<b>\$ 29,913</b>	<b>\$ -</b>	<b>\$ 17,586</b>	<b>\$ 7,597</b>	<b>\$ 22,871</b>
<b>Other Investments</b>	62.8%	<b>\$ 57,211</b>	<b>\$ 34,740</b>	<b>\$ 22,471</b>	<b>\$ 11,555</b>	<b>\$ (447)</b>	<b>\$ 7,043</b>	<b>\$ -</b>	<b>\$ 11,078</b>	<b>\$ -</b>	<b>\$ (7,652)</b>	<b>\$ (7,027)</b>	<b>\$ 242</b>
		<b>\$ 375,254</b>	<b>\$ 130,323</b>	<b>\$ 244,931</b>	<b>\$ 114,822</b>	<b>\$ (6,072)</b>	<b>\$ 17,777</b>	<b>\$ (60)</b>	<b>\$ 101,789</b>	<b>\$ 1,942</b>	<b>\$ 6,353</b>	<b>\$ 6,988</b>	<b>\$ 44,142</b>
Income from Albertson's													14,164
Income Miscellaneous													(144)
<b>Equity in Loss of Joint Ventures, Net</b>													<b>\$ 21,008</b>

(1) Includes additional income of approximately \$5.8M from gain on extinguishment of debt.

(2) 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			After	
	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Promote Income	Investment Basis Adjustment	All Fees	Kimco Share of Net Income/ (Loss)	Kimco of FFO
Prudential Investment Program	\$ (14,798)	\$ (2,219)	\$ -	\$ 264	\$ 242	\$ (1,713)	\$ 1,706
Kimco Income REIT	13,031	5,870	-	-	550	6,420	10,753
UBS Programs	575	129	-	-	338	467	2,130
BIG Shopping Centers	(2,484)	(779)	-	-	290	(489)	1,048
Canada Pension Plan	1,985	1,092	-	-	233	1,325	3,443
Kimco Income Fund	1,445	219	-	-	91	310	578
SEB Immobilien	(857)	(128)	-	-	64	(64)	233
Other Institutional Programs	(2,478)	168	(48)	-	42	162	1,138
<b>Total Investment Management Programs</b>	<b>\$ (3,581)</b>	<b>\$ 4,352</b>	<b>\$ (48)</b>	<b>\$ 264</b>	<b>\$ 1,850</b>	<b>\$ 6,418</b>	<b>\$ 21,029</b>

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

**Investments in Real Estate Joint Ventures**  
**December 31, 2010**  
(in thousands)

Venture	Average Ownership Interest	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate	
<b>Investment Management Programs</b>											
Prudential Investment Program	15.0%	*	65	11,339	\$ 2,915,076	\$ 1,387,991	\$ 44,261	5.56%	59.8	97.62%	2.38%
Kimco Income REIT	45.0%		59	12,593	1,546,595	954,737	64,569	6.54%	53.1	98.45%	1.55%
UBS Programs	17.9%	*	43	6,260	1,366,612	733,640	31,364	5.70%	54.8	100.00%	-
BIG Shopping Centers	36.5%	*	22	3,508	507,211	407,193	7,991	5.47%	72.5	100.00%	-
Canada Pension Plan	55.0%		5	2,137	378,102	168,707	11,810	4.45%	39.3	57.31%	42.69%
Kimco Income Fund	15.2%		12	1,534	281,749	167,812	15,027	5.45%	44.7	100.00%	-
SEB Immobilien	15.0%		11	1,473	300,064	193,500	7,209	5.67%	71.4	100.00%	-
Other Institutional Programs	16.3%	*	68	4,866	838,134	550,806	31,677	5.08%	56.7	84.44%	15.56%
<b>Total Investment Management Programs</b>			<b>285</b>	<b>43,710</b>	<b>\$ 8,133,543</b>	<b>\$ 4,564,386</b>	<b>\$ 213,908</b>				
<b>Other Joint Venture Properties</b>											
Canada Properties	51.1%		63	11,767	\$ 1,697,789	\$ 1,189,404	\$ 82,795	5.45%	45.6	89.94%	10.06%
US Properties	46.3%	*	73	10,624	1,229,661	887,345	37,183	5.33%	76.0	76.01%	23.99%
Mexico Properties (1)	49.2%	*	122	17,061	1,146,541	366,966	130,197	7.22%	74.3	96.66%	3.34%
Chile Properties	50.0%		8	240	44,562	-	(34,808)				
<b>Total Other JV Properties</b>			<b>266</b>	<b>39,692</b>	<b>\$ 4,118,553</b>	<b>\$ 2,443,715</b>	<b>\$ 215,367</b>				
<b>Other Investments</b>	62.8%	*	N/A	N/A	\$ 1,302,648	\$ 954,629	\$ (30,641)	4.42%	40.7	65.63%	34.37%
			<b>551</b>	<b>83,402</b>	<b>\$ 13,554,744</b>	<b>\$ 7,962,730</b>	<b>\$ 398,634</b>				
<b>Kimco's Share of Mortgages &amp; Notes Payable</b>						<b>\$ 2,966,577</b>					

Excludes various development projects shown on balance sheet in Real Estate Under Development.

\* Ownership % is a blended rate

\*\* Average Remaining term includes extensions

(1) Includes 13 land fund properties and 84 properties in American Industries

# **Guidance**

**2010 FFO Matrix**  
(in millions)

	2009 Actual	Structured and Other Non-Retail Investments											
				Shopping Ctr Portfolio		Mgt Services Income		Preferred Equity		Westmont		Other	
		4Q10 Actual	2010 Actual	4Q10 Actual	2010 Actual	4Q10 Actual	2010 Actual	4Q10 Actual	2010 Actual	4Q10 Actual	2010 Actual	4Q10 Actual	2010 Actual
<b>RECURRING</b>													
Net Operating Income *	\$ 545	\$ 150	\$ 603	\$ 150	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Income from Other Real Estate Investments	32	7	32	1	2	-	-	6	28	-	-	-	2
Mortgage Financing Income	14	2	9	1	5	-	-	-	-	-	-	1	4
Management and Other Fee Income	41	10	37	-	-	10	37	-	-	-	-	-	-
Interest, Dividends & Other Investment Income	25	5	17	-	-	-	-	-	-	-	-	5	17
Other (Expense)/Income, Net	(11)	-	(6)	-	(6)	-	-	-	-	-	-	-	-
Equity In Income from JV's **	171	47	179	42	160	-	-	-	-	5	17	-	2
Noncontrolling Interests in Income	(9)	(5)	(13)	(5)	(13)	-	-	-	-	-	-	-	-
	<b>\$ 808</b>	<b>\$ 216</b>	<b>\$ 858</b>	<b>\$ 189</b>	<b>\$ 750</b>	<b>\$ 10</b>	<b>\$ 37</b>	<b>\$ 6</b>	<b>\$ 28</b>	<b>\$ 5</b>	<b>\$ 17</b>	<b>\$ 6</b>	<b>\$ 26</b>
<b>NON-RECURRING</b>													
Income from Other Real Estate Investments	\$ 4	\$ 3	\$ 11	\$ -	\$ 1	\$ -	\$ -	\$ 3	\$ 10	\$ -	\$ -	\$ -	\$ -
Mortgage Financing Income	1	-	1	-	1	-	-	-	-	-	-	-	-
Management and Other Fee Income	1	-	3	-	-	-	3	-	-	-	-	-	-
Interest, Dividends & Other Investment Income	8	(1)	1	-	-	-	-	-	-	-	-	(1)	1
Other (Expense)/Income, Net	5	(1)	1	(2)	-	-	-	-	-	-	-	1	1
Equity In Income from JV's	(1)	15	33	-	8	-	-	-	-	-	3	15	22
Noncontrolling Interests in Income	(1)	(5)	(6)	-	(1)	-	-	-	-	-	-	(5)	(5)
Gain on Sale of Development Properties	6	-	2	-	2	-	-	-	-	-	-	-	-
Early Extinguishment of Debt	-	-	(11)	-	(11)	-	-	-	-	-	-	-	-
DISCOP - Inc./(Loss) on operating proprty HFS/sold	-	19	20	-	-	-	-	-	-	-	-	19	20
Non-Recurring (Provision)/Benefit for Income Taxes	-	(7)	(8)	1	1	-	-	(1)	(2)	-	-	(7)	(7)
	<b>\$ 23</b>	<b>\$ 23</b>	<b>\$ 47</b>	<b>\$ (1)</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 2</b>	<b>\$ 8</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 22</b>	<b>\$ 32</b>
Recurring (Provision)/Benefit for Income Taxes	\$ 3	\$ -	\$ (6)										
General & Administrative Expenses	(110)	(26)	(109)										
Interest Expense	(210)	(55)	(226)										
Preferred Dividends	(47)	(15)	(51)										
	<b>\$ (364)</b>	<b>\$ (96)</b>	<b>\$ (392)</b>										
<b>FFO</b>	<b>\$ 466</b>	<b>\$ 143</b>	<b>\$ 513</b>										
Add back Noncontrolling Interest/Div for Stock Units	1	-	1										
<b>FFO Diluted Before Impairments - \$</b>	<b>467</b>	<b>143</b>	<b>514</b>										
Diluted Average Shares	352	408	408										
<b>FFO Diluted Before Impairments - Per Share</b>	<b>\$ 1.33</b>	<b>\$ 0.35</b>	<b>\$ 1.26</b>										
Non-cash Impairments, Net of Taxes	(179)	(24)	(52)										
<b>FFO Diluted Per Common Share</b>	<b>\$ 0.82</b>	<b>\$ 0.29</b>	<b>\$ 1.13</b>										

	2009 Actual	4Q10 Actual	2010 Actual
<b>Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share</b>			
Net Income/(Loss) Available to Common Stockholders	\$ (0.15)	\$ 0.05	\$ 0.22
Unrealized remeasurement of derivative instruments	(0.01)	-	(0.01)
Gain on disposition of operating properties	(0.01)	-	(0.01)
Gain on disposition of JV operating properties	(0.02)	-	(0.01)
Depreciation & amortization	0.63	0.15	0.60
Depreciation & amortization real estate JV's	0.38	0.09	0.34
<b>FFO per Diluted Common Share</b>	<b>\$ 0.82</b>	<b>\$ 0.29</b>	<b>\$ 1.13</b>
Non-cash Impairments, Net of Taxes	0.51	0.06	0.13
<b>FFO per Diluted Common Share Before Impairments</b>	<b>\$ 1.33</b>	<b>\$ 0.35</b>	<b>\$ 1.26</b>
Non-Recurring Income	(0.06)	(0.06)	(0.15)
Early extinguishment of debt	-	-	0.03
<b>Recurring FFO per Diluted Common Share</b>	<b>\$ 1.27</b>	<b>\$ 0.29</b>	<b>\$ 1.14</b>

\* Includes depreciation adjustment in FFO Reconciliation

\*\* Amounts represent FFO attributable to Kimco's Joint Venture Investments

**Note:** 2010 FFO Matrix Disclosure will be discontinued after the 2010 operating year. Kimco will provide the 2010/2011 FFO Guidance Disclosure (p. 51) on a go forward basis.

## 2010/ 2011 FFO Guidance

	2010 Actual	2010 FFO	2011 FFO Range	2011 FFO/ Share
Recurring:				
Retail	\$ 814.2	\$ 2.00	\$ 830 — \$ 852	\$2.04 — \$2.09
Non-Retail	42.6	\$ 0.10	42 — 50	0.10 — 0.12
Corporate Financing	(282.3)	(\$ 0.69)	(275) — (282)	(0.67) — (0.69)
G&A	(109.3)	(\$ 0.27)	(113) — (118)	(0.28) — (0.29)
Other	1.2	\$ 0.00	(8) — (10)	(0.02) — (0.02)
Total Recurring	<u>\$ 466.4</u>	<u>\$ 1.14</u> <sup>(1)</sup>	<u>\$ 476 — \$ 492</u>	<u>\$1.17 — \$1.21</u>
Non-Recurring *	58.1	\$ 0.15	- — -	- — -
	<u>\$ 524.5</u>	<u>\$ 1.29</u>	<u>\$ 476 — \$ 492</u>	<u>\$1.17 — \$1.21</u>
Debt Extinguishment	(10.8)	(\$ 0.03)	- — -	- — -
<i>FFO Before Impairments</i>	<u>\$ 513.7</u>	<u>\$ 1.26</u> <sup>(2)</sup>	<u>\$ 476 — \$ 492</u>	<u>\$1.17 — \$1.21</u>
Impairments **	(52.2)	(\$ 0.13)	- — -	- — -
<i>FFO</i>	<u>\$ 461.5</u>	<u>\$ 1.13</u>	<u>\$ 476 — \$ 492</u>	<u>\$1.17 — \$1.21</u>

(1) Guidance for Recurring FFO was \$1.11 - \$1.13

(2) Guidance for FFO before Impairments was \$1.17 - \$1.19

\* Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events

\*\* Impairments incurred in 2010

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

**As of December 31, 2010**

**(\$ shown in millions and USD denomination)**

	Net Operating Income	Description / Notes
<b>Operating Real Estate - Consolidated and JV's</b>		
NOI Including Pro-rata JV NOI, 4Q 2010:	\$ 242	Per supplemental NOI disclosures
Add: Negative NOI	2	
Less: LTA's, Straight-line, Disc. Ops NOI	(3)	
Above and Below Market Rents	(3)	
Real Estate Under Development (REUD) NOI	(1)	See Real Estate Under Development (p. 31 & 32)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	(14)	
	<u>\$ 223</u>	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 33)		4 Currently yielding approx. 6% and expected to reach 10%
	<u>\$ 227</u>	

	Book Value	Description / Notes
<b>Other Retail Investments included in Operating Real Estate</b>		
Blue Ridge	\$ 57	Income included in Income from Other Real Estate Inv.
Land Holdings	92	
	<u>\$ 149</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>		
Mexican Land Fund	\$ 11	
<b>Real Estate Under Development (REUD)</b>		
US Construction In Progress (CIP)	\$ 72	
US Land	27	
Latin America CIP	236	
	<u>\$ 335</u>	
<b>Other Real Estate Investments</b>		
Preferred Equity Retail Investments	\$ 158	
Net Lease Portfolio	112	
Misc	26	Includes Retail Store and Leveraged Leases
	<u>\$ 296</u>	
<b>Mortgage and Other Receivables</b>		
Latin America Mortgage Receivables	\$ 29	
Retail-Based Mortgage Receivables		
Winn Dixie	12	
Other	10	
	<u>\$ 51</u>	
<b>Other Assets</b>		
Miscellaneous Other Assets	\$ 346	See separate Balance Sheet Detail Schedule (p. 22)
Real Estate Held for Sale	4	
	<u>\$ 350</u>	

**Additional Value Consideration:**

Properties with Additional Embedded Value Through Re-leasing of Below Market Spaces*	\$ 125	
Major Tenants with below market rent:		
- Richmond S.C. (Staten Island, NY) - Kmart		
- Hylan Plaza (Staten Island, NY) - Kmart		
- Westlake S.C. (Daly City, CA) - Burlington Coat Factory		
- New Dorp S.C. (Staten Island, NY) - Frank's Nursery		
- Springfield S.C. (Springfield, PA) - Value City		
Investment Management Business (recurring fees)		260 Annualized Fees - \$35M x 15 multiple x 50% margin
Latin America REUD (in excess of book value)		50 Projected yield of approx. 12% with 10% exit cap - See Real Estate Under Development (p. 31 & 32)

\* These properties contain additional value due to significantly below-market rents not captured in 4Q 2010 NOI.



**Non-Retail Investments Summary**  
**As of December 31, 2010**  
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
<b>Operating Real Estate - Consolidated</b>				
Urban Properties / Other Consolidated *				Mixed Retail and Apartment / Office
Philadelphia, PA	\$ 103		\$ 103	
New York, NY	95		95	
Chicago, IL	17		17	
Boston, MA	1		1	
Other	3		3	
	219		219	
<b>Investments &amp; Advances in Real Estate JVs</b>				
Westmont Portfolio				
InTown Suites	100	471	571	
Westmont Hotels	18	77	95	
Other Joint Venture Properties				
Willowick	8	21	29	Multi-Family Housing
Albertsons**	-		-	
	126	569	695	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	118		118	
Miscellaneous Other Investments	5		5	
	123		123	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	11		11	
Sandalwood - Nuns Island	23		23	15 Properties
King & Benton	17		17	Secured Convertible Bridge Loan
Other	6		6	
	57		57	
<b>Marketable Securities</b>				
				Reflects \$21M in unrealized gains
Bonds				
Valad	172		172	
Whiterock	9		9	
Other	12		12	
Stocks				
Plazacorp Retail Properties	28		28	
Other	3		3	
	224		224	
<b>Other Assets</b>				
Miscellaneous Other Assets	50		50	
<b>Total Non-Retail Investments</b>	<b>\$ 799</b>	<b>\$ 569</b>	<b>\$ 1,368</b>	

\* \$43M of debt associated with these properties is included in consolidated debt.

\*\* Reduction in basis resulted from distribution received during 4Q 2010.

<b>Reconciliation from 4Q 2009</b>	
4Q 2009 Total Non-Retail Investments	\$ 875
Sale of seven urban properties	(31)
Sale of marketable securities	(23)
Albertsons JV distribution	(21)
Mortgage receivables repayment	(19)
Valad Bonds principal pay down	(8)
Sale of two Preferred Equity investments	(4)
Sale of interest in Hyatt Cancun JV	(2)
Other misc	(9)
Valad Bonds market value adjustment	40
4Q 2010 Total Non-Retail Investments	\$ 799

<b>Activity Subsequent to 4Q 2010</b>
▪ Valad bond principal payment of \$7M
▪ Sale of one Westmont Hotel under contract for \$12M

**Miscellaneous**

**Research Coverage:**

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**Rating Agency Coverage:**

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Fitch Ratings	Steven Marks	(212) 908-9161

## **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”).

MANAGEMENT BELIEVES FFO IS AN IMPORTANT SUPPLEMENTAL MEASURE WHEN EVALUATING THE PERFORMANCE OF AN EQUITY REIT. FFO IS DEFINED AS NET INCOME APPLICABLE TO COMMON SHARES BEFORE DEPRECIATION AND AMORTIZATION, EXTRAORDINARY ITEMS, GAINS ON SALES OF OPERATING REAL ESTATE, PLUS THE PRO-RATA SHARE AMOUNT OF DEPRECIATION AND AMORTIZATION AND GAINS ON SALES OF UNCONSOLIDATED JOINT VENTURE PROPERTIES LESS DEPRECIATION AND AMORTIZATION AND GAINS INCLUDED IN MINORITY INTERESTS DETERMINED ON A CONSISTENT BASIS. GIVEN 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 OPERATING PERFORMANCE BECAUSE IT EXCLUDES VARIOUS ITEMS INCLUDED IN NET INCOME THAT DO NOT RELATE TO, OR ARE NOT INDICATIVE OF OUR OPERATING PERFORMANCE.

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 IMPORTANT MEASURES 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.
Funds From Operations (FFO)	<p>Pursuant to the definition of Funds from Operations ("FFO") adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), FFO is calculated by adjusting net income/ (loss) (computed in accordance with GAAP), excluding gains from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO 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>
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.
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.
Recurring FFO	Fund From Operations excluding the effects of non-recurring transaction income or expense, gains or losses from the early extinguishment of debt and any impairment charges.
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 redevelopment, development and pending stabilization properties for both the current and prior reporting periods.
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).