



## Supplemental Financial Information

QUARTER ENDED MARCH 31, 2013

3333 New Hyde Park Road  
New Hyde Park, NY 11042  
1 • (866) 831 • 4297  
[www.kimcorealty.com](http://www.kimcorealty.com)



INTEGRITY

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**Supplemental Financial Information**  
**Quarter Ended March 31, 2013**

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**Forward-Looking Statements**

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

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

**Kimco Realty Announces First Quarter 2013 Results - FFO Increases 6.5 Percent Per Share; Strong Same-Property NOI Growth of 4.0 Percent - Highest Quarterly Increase Since 2007**

NEW HYDE PARK, N.Y., May 1, 2013 - Kimco Realty Corp. (NYSE: KIM) today reported results for the first quarter ended March 31, 2013.

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

- Reported funds from operations (“FFO”) of \$0.33 per diluted share for the first quarter 2013, representing an increase of 6.5 percent over the same period in 2012;
- FFO as adjusted was \$0.32 per diluted share for the first quarter 2013, compared to \$0.31 per diluted share for the same period in 2012;
- Combined same-property net operating income (“NOI”) increased 4.0 percent from the first quarter 2012, representing the twelfth consecutive quarter with a positive increase;
- Recognized 13.5 percent positive spread on new U.S. leases signed during the quarter;
- Signed 693 new leases, renewals and options during the quarter totaling 3.7 million square feet;
- Completed the funding of Kimco’s 15 percent interest in the consortium that acquired five grocery banners from SUPERVALU Inc. (NYSE: SVU), as well as a minority interest in the outstanding common shares of SVU; and
- Executed a purchase and sales agreement for the sale of a nine-property Mexican shopping center portfolio for a gross sales price of approximately US\$271 million.

**Financial Results**

Net income available to common shareholders for the first quarter of 2013 was \$53.2 million, or \$0.13 per diluted share, compared to \$38.1 million, or \$0.09 per diluted share, for the first quarter of 2012.

FFO, a widely accepted supplemental measure of REIT performance, was \$134.9 million, or \$0.33 per diluted share, for the first quarter of 2013, compared to \$126.2 million, or \$0.31 per diluted share, for the first quarter of 2012.

FFO as adjusted, which excludes the effects of non-operating impairments and transactional income and expenses, was \$132.2 million, or \$0.32 per diluted share, for the first quarter of 2013, compared to \$125.9 million, or \$0.31 per diluted share, for the first quarter of 2012.

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

**Shopping Center Operating Results**

First quarter 2013 shopping center portfolio operating results:

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

- Pro-rata occupancy was 93.6 percent, an increase of 70 basis points over the first quarter of 2012;
- Combined same-property NOI increased 4.0 percent over the first quarter of 2012; and
- Total leases executed in the combined portfolio: 693 new leases, renewals and options totaling 3.7 million square feet.

The combined same-property NOI increase of 4.0 percent represents twelve consecutive quarters of positive same-property NOI, and the highest quarterly increase since the fourth quarter of 2007. Kimco reports same-property NOI on a cash-basis, excluding lease termination fees, and including charges for bad debts.

U.S. Shopping Center Portfolio

- Pro-rata occupancy was 93.7 percent, an increase of 90 basis points over the first quarter of 2012;
- U.S. same-property NOI increased 3.7 percent during the first quarter of 2013, compared to the same period in 2012; and
- Pro-rata U.S. cash-basis leasing spreads increased 3.8 percent; new leases increased 13.5 percent, and renewals/options increased 2.7 percent.

In addition, the U.S. shopping center portfolio's pro-rata occupancy for small shop space (defined as space of less than 10,000 square feet) was 84.0 percent, an increase of 170 basis points from the first quarter of 2012.

**Investment Activity*****Acquisitions:***

As previously announced, during the first quarter of 2013, Kimco acquired or increased its equity interests in eight retail properties totaling 1.5 million square feet for approximately \$221 million. First quarter acquisition activity includes:

- Purchased four properties that were either adjacent or in close proximity to an existing Kimco shopping center and are supported by an average household income of \$121,000 within a three-mile radius, for a total purchase price of \$76.0 million.
- Acquired from existing joint venture partners the remaining interest in three shopping centers that are 97.5 percent occupied for a gross purchase price of \$144.9 million.
- Converted a Canadian retail preferred equity investment into a pari passu joint venture. Kimco holds a 55.5 percent interest in this 429,000 square foot shopping center.

Also in the first quarter of 2013, Kimco increased its ownership interest in the Kimco Income Fund (KIF) joint venture portfolio from 15.2 percent to 29.8 percent through the acquisition of a minority partner's interest for \$19.9 million.

***Dispositions:***

As previously announced, Kimco sold two shopping centers, totaling 292,000 square feet, for a gross sales price of \$10.3 million during the first quarter. Currently, the company has 14 U.S. retail properties in contract negotiations for approximately \$111 million. Since Kimco's Investor Day in September 2010, the company has disposed of 110 properties, comprising 11.1 million square feet, for \$835.6 million, including \$194.1 million of mortgage debt. The company's share of the proceeds from these sales was \$514.5 million.

Also during the first quarter, the company sold a non-retail urban property located in Bronx, N.Y., for \$3.6 million. In addition, Kimco anticipates completing the sale of the InTown Suites extended-stay portfolio and two New York City non-retail urban properties that are under contract during the second quarter of 2013. These transactions are expected to generate proceeds to the company of approximately \$137 million.

Subsequent to the end of the first quarter of 2013, a purchase and sales agreement was executed for the sale of a portfolio of nine Mexican shopping centers to a local real estate operator for a gross sales price of 3.35 billion Mexican pesos (US\$271 million), including mortgage debt of 574 million Mexican pesos (US\$46 million). Kimco holds a 47.6 percent interest in this portfolio, which totals 2.6 million square feet and is approximately 91 percent occupied.

***SUPERVALU:***

As previously announced, Kimco, through wholly owned subsidiaries, invested a total of approximately \$71 million for its 15 percent interest in a consortium that is participating in two previously announced transactions with SUPERVALU Inc. The company invested \$37 million toward the acquisition of the Albertsons, Shaw's, Jewel-Osco, Acme and Star Market banners from SUPERVALU Inc., comprising 877 grocery locations for \$3.3 billion. In addition, as part of a tender offer, Kimco funded approximately \$34 million for 8.2 million common shares of SUPERVALU Inc. (NYSE: SVU), priced at \$4 per share which compares favorably to the current market price.

**Dividend Declarations**

Kimco's board of directors declared a quarterly cash dividend of \$0.21 per common share, payable on July 15, 2013, to shareholders of record on July 3, 2013, representing an ex-dividend date of July 1, 2013.

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

- For the Class H depositary shares, each representing 1/100 of a share of 6.90 percent Class H cumulative redeemable preferred shares, a quarterly dividend of \$0.43125 per preferred depositary share will be paid on July 15, 2013, to shareholders of record on July 2, 2013, representing an ex-dividend date of June 28, 2013;
- For the Class I depositary shares, each representing 1/1000 of a share of 6.00 percent Class I cumulative redeemable preferred shares, a quarterly dividend of \$0.37500 per preferred depositary



share will be paid on July 15, 2013, to shareholders of record on July 2, 2013, representing an ex-dividend date of June 28, 2013.

- For the Class J depositary shares, each representing 1/1000 of a share of 5.50 percent Class J cumulative redeemable preferred shares, a quarterly dividend of \$0.34375 per preferred depositary share will be paid on July 15, 2013, to shareholders of record on July 2, 2013, representing an ex-dividend date of June 28, 2013.
- For the Class K depositary shares, each representing 1/1000 of a share of 5.625 percent Class K cumulative redeemable preferred shares, a quarterly dividend of \$0.35156 per preferred depositary share will be paid on July 15, 2013, to shareholders of record on July 2, 2013, representing an ex-dividend date of June 28, 2013.

### **2013 Revised Guidance**

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

	<u>Revised Guidance</u>	<u>Previous Guidance</u>
FFO as adjusted per diluted share:	\$1.29 - \$1.33	\$1.28 - \$1.33
Combined portfolio occupancy:	+50 to +75 basis points	+50 to +75 basis points
Combined same-property NOI:	+2.75 to +3.75 percent	+2.5 to +3.5 percent

### **Conference Call and Supplemental Materials**

Kimco will hold its quarterly conference call on Thursday, May 2, 2013, at 10:00 a.m. EDT. The call will include a review of the company's first quarter 2013 results, as well as a discussion of the company's strategy and expectations for the future. To participate, dial 1-888-317-6003 (Passcode: 2655185).

A replay will be available through 9:00 a.m. EDT on June 3, 2013, by dialing 1-877-344-7529 (Passcode: 10026626). Access to the live call and replay will be available through the company's website at [investors.kimcorealty.com](http://investors.kimcorealty.com).

### **About Kimco**

Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that owns and operates North America's largest portfolio of neighborhood and community shopping centers. As of March 31, 2013, the company owned interests in 895 shopping

centers comprising 131 million square feet of leasable space across 44 states, Puerto Rico, Canada, Mexico and South America. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for more than 50 years. For further information, please visit [www.kimcorealty.com](http://www.kimcorealty.com), the company's blog at [blog.kimcorealty.com](http://blog.kimcorealty.com), or follow Kimco on Twitter at [www.twitter.com/kimcorealty](http://www.twitter.com/kimcorealty).

### **Safe Harbor Statement**

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

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Listed on the New York Stock Exchange (KIM)

**NEWS RELEASE**

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CONTACT:

David F. Bujnicki

Vice President, Investor Relations and Corporate Communications

Kimco Realty Corporation

1-866-831-4297



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

	Three Months Ended March 31,	
	2013	2012
Revenues		
Revenues from rental properties	\$ 232,785	\$ 214,564
Management and other fee income	8,393	9,425
Total revenues	<u>241,178</u>	<u>223,989</u>
Operating expenses		
Rent	3,325	3,263
Real estate taxes	29,855	28,152
Operating and maintenance	28,849	26,415
General and administrative expenses	34,119	34,414
Provision for doubtful accounts	1,960	3,097
Impairment charges	3,198	233
Depreciation and amortization	62,738	59,556
Total operating expenses	<u>164,044</u>	<u>155,130</u>
Operating income	77,134	68,859
Other income/(expense)		
Mortgage financing income	986	2,007
Interest, dividends and other investment income	2,663	164
Other expense, net	(3,485)	(3,597)
Interest expense	(53,624)	(57,283)
Income from other real estate investments	403	727
<b>Income from continuing operations before income taxes, equity in income of joint ventures, gains on change in control of interests and equity in income from other real estate investments</b>	<b>24,077</b>	<b>10,877</b>
Provision for income taxes, net	(15,133)	(4,054)
Equity in income of joint ventures, net	24,111	34,738
Gains on change in control of interests	23,170	2,008
Equity in income of other real estate investments, net	11,163	11,027
<b>Income from continuing operations</b>	<b><u>67,388</u></b>	<b><u>54,596</u></b>
<b>Discontinued operations</b>		
Income from discontinued operating properties, net of tax	115	1,497
Impairment/loss on operating properties sold, net of tax	(31)	(8,924)
Gain on disposition of operating properties	2,496	11,979
<b>Income from discontinued operations</b>	<b><u>2,580</u></b>	<b><u>4,552</u></b>
<b>Gain on sale of operating properties, net of tax (1)</b>	<b>540</b>	<b>-</b>
<b>Net income</b>	<b>70,508</b>	<b>59,148</b>
Net income attributable to noncontrolling interests (3)	(2,738)	(5,510)
<b>Net income attributable to the Company</b>	<b><u>67,770</u></b>	<b><u>53,638</u></b>
Preferred stock dividends	(14,573)	(15,574)
<b>Net income available to the Company's common shareholders</b>	<b><u>\$ 53,197</u></b>	<b><u>\$ 38,064</u></b>
Per common share:		
Income from continuing operations: (3)		
Basic	<u>\$ 0.12</u>	<u>\$ 0.09</u>
Diluted	<u>\$ 0.12</u> (2)	<u>\$ 0.09</u> (2)
Net income: (4)		
Basic	<u>\$ 0.13</u>	<u>\$ 0.09</u>
Diluted	<u>\$ 0.13</u> (2)	<u>\$ 0.09</u> (2)
Weighted average shares:		
Basic	<u>406,662</u>	<u>406,272</u>
Diluted	<u>407,666</u>	<u>407,279</u>

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,750) and (\$3,269) for the quarters ended March 31, 2013 and 2012, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$390 and \$338 for the quarters ended March 31, 2013 and 2012, respectively.

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

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

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

	<b>Three Months Ended March 31,</b>	
	<b>2013</b>	<b>2012</b>
Net income available to common shareholders	\$ 53,197	\$ 38,064
Gain on disposition of operating property, net of tax and noncontrolling interests	(3,036)	(9,390)
Gain on disposition of joint venture operating properties, net of tax	(13,303)	(10,424)
Depreciation and amortization - real estate related	60,784	63,664
Depr. and amort. - real estate joint ventures, net of noncontrolling interests	32,961	34,042
Impairments of operating properties, net of tax and noncontrolling interests	4,276	10,293
<b>Funds from operations</b>	<b>134,879</b>	<b>126,249</b>
Transactional income, net	(2,699)	(361)
<b>Funds from operations as adjusted</b>	<b>\$ 132,180</b>	<b>\$ 125,888</b>
Weighted average shares outstanding for FFO calculations:		
Basic	406,662	406,272
Units	1,524	1,531
Dilutive effect of equity awards	2,668	2,378
Diluted	410,854 (1)	410,181 (1)
<b>FFO per common share - basic</b>	<b>\$ 0.33</b>	<b>\$ 0.31</b>
<b>FFO per common share - diluted</b>	<b>\$ 0.33 (1)</b>	<b>\$ 0.31 (1)</b>
<b>FFO as adjusted per common share - diluted</b>	<b>\$ 0.32 (1)</b>	<b>\$ 0.31 (1)</b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period, which would have a dilutive effect on FFO. FFO would be increased by \$640 and \$525 for the three months ended March 31, 2013 and 2012, respectively. The impact of the conversion of other units would have an anti-dilutive effect on FFO and therefore has not been included.

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

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

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	<b>Projected Range Full Year 2013</b>	
	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.42	\$ 0.46
Projected depreciation & amortization	0.61	0.63
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.30	0.32
Gain on disposition of operating properties	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.03)	(0.05)
Impairments of operating properties, net of tax and noncontrolling interests	0.01	0.01
Projected FFO per diluted common share	<u>\$ 1.30</u>	<u>\$ 1.34</u>
Transactional income, net	(0.01)	(0.01)
Projected FFO, as adjusted per diluted common share	<u><u>\$ 1.29</u></u>	<u><u>\$ 1.33</u></u>

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

# **Financial Summary**

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

	<b>March 31, 2013</b>	<b>December 31, 2012</b>
<b>Assets:</b>		
Operating real estate, net of accumulated depreciation of \$1,801,679 and \$1,745,462, respectively	\$ 7,307,210	\$ 7,104,562
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<b>Liabilities:</b>		
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Mortgages payable	1,113,653	1,003,190
Dividends payable	99,156	96,518
Other liabilities	469,494	445,843
<b>Total liabilities</b>	<b>5,019,723</b>	<b>4,737,678</b>
Redeemable noncontrolling interests	86,324	81,076
<b>Stockholders' equity:</b>		
Preferred stock, \$1.00 par value, authorized 5,961,200 shares 102,000 shares issued and outstanding (in series)		
Aggregate liquidation preference \$975,000	102	102
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 408,622,972 and 407,782,102 shares, respectively	4,086	4,078
Paid-in capital	5,667,845	5,651,170
Cumulative distributions in excess of net income	(856,620)	(824,008)
Accumulated other comprehensive income	(27,678)	(66,182)
<b>Total stockholders' equity</b>	<b>4,787,735</b>	<b>4,765,160</b>
Noncontrolling interests	168,053	167,320
<b>Total equity</b>	<b>4,955,788</b>	<b>4,932,480</b>
<b>Total liabilities and equity</b>	<b>\$ 10,061,835</b>	<b>\$ 9,751,234</b>



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

	Three Months Ended		Three Months Ended
	March 31,		December 31,
	2013	2012	2012
Revenues			
Revenues from rental properties	\$ 232,785	\$ 214,564	\$ 228,729
Management and other fee income	8,393	9,425	10,469
Total revenues	<u>241,178</u>	<u>223,989</u>	<u>239,198</u>
Operating expenses			
Rent	3,325	3,263	3,304
Real estate taxes	29,855	28,152	29,587
Operating and maintenance	28,849	26,415	37,903
General and administrative expenses	34,119	34,414	29,166
Provision for doubtful accounts	1,960	3,097	88
Impairment charges	3,198	233	18,463
Depreciation and amortization	62,738	59,556	64,965
Total operating expenses	<u>164,044</u>	<u>155,130</u>	<u>183,476</u>
Operating income	77,134	68,859	55,722
Other income/(expense)			
Mortgage financing income	986	2,007	1,421
Interest, dividends and other investment income	2,663	164	1,060
Other expense, net	(3,485)	(3,597)	(1,803)
Interest expense	(53,624)	(57,283)	(56,043)
Income from other real estate investments	403	727	763
<b>Income from continuing operations before income taxes, equity in income of joint ventures, gains on change in control of interests and equity in income from other real estate investments</b>	<b>24,077</b>	<b>10,877</b>	<b>1,120</b>
(Provision)/benefit for income taxes, net	(15,133)	(4,054)	805
Equity in income of joint ventures, net	24,111	34,738	23,308
Gains on change in control of interests	23,170	2,008	1,399
Equity in income of other real estate investments, net	11,163	11,027	18,057
<b>Income from continuing operations</b>	<b>67,388</b>	<b>54,596</b>	<b>44,689</b>
<b>Discontinued operations</b>			
Income from discontinued operating properties, net of tax	115	1,497	1,309
Impairment/loss on operating properties sold, net of tax	(31)	(8,924)	(3,366)
Gain on disposition of operating properties	2,496	11,979	48,783
<b>Income from discontinued operations</b>	<b>2,580</b>	<b>4,552</b>	<b>46,726</b>
<b>Gain on sale of operating properties, net of tax (1)</b>	<b>540</b>	<b>-</b>	<b>240</b>
<b>Net income</b>	<b>70,508</b>	<b>59,148</b>	<b>91,655</b>
Net income attributable to noncontrolling interests (3)	(2,738)	(5,510)	(3,274)
<b>Net income attributable to the Company</b>	<b>67,770</b>	<b>53,638</b>	<b>88,381</b>
Preferred stock redemption costs	-	-	(15,490)
Preferred stock dividends	(14,573)	(15,574)	(13,660)
<b>Net income available to the Company's common shareholders</b>	<b>\$ 53,197</b>	<b>\$ 38,064</b>	<b>\$ 59,231</b>
Income from continuing operations: (3)			
Basic	<u>\$ 0.12</u>	<u>\$ 0.09</u>	<u>\$ 0.03</u>
Diluted	<u>\$ 0.12</u> (2)	<u>\$ 0.09</u> (2)	<u>\$ 0.03</u> (2)
Net income: (4)			
Basic	<u>\$ 0.13</u>	<u>\$ 0.09</u>	<u>\$ 0.14</u>
Diluted	<u>\$ 0.13</u> (2)	<u>\$ 0.09</u> (2)	<u>\$ 0.14</u> (2)
Weighted average shares:			
Basic	<u>406,662</u>	<u>406,272</u>	<u>406,345</u>
Diluted	<u>407,666</u>	<u>407,279</u>	<u>406,837</u>

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,750) and (\$3,269) for the quarters ended March 31, 2013 and 2012, respectively, and (\$2,961) for the quarter ended December 31, 2012.

(4) Includes earnings attributable to unvested restricted shares of \$390 and \$338 for the quarters ended March 31, 2013 and 2012, respectively and \$329 for the quarter ended December 31, 2012.

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

	Three Months Ended March 31,		Three Months Ended December 31,
	2013	2012	2012
Net income available to common shareholders	\$ 53,197	\$ 38,064	\$ 59,231
Gain on disposition of operating property, net of tax and noncontrolling interests	(3,036)	(9,390)	(49,023)
Gain on disposition of joint venture operating properties, net of tax	(13,303)	(10,424)	(4,914)
Depreciation and amortization - real estate related	60,784	63,664	63,246
Depr. and amort. - real estate joint ventures, net of noncontrolling interests	32,961	34,042	32,228
Impairments of operating properties, net of tax and noncontrolling interests	4,276	10,293	26,440
<b>Funds from operations</b>	<b>134,879</b>	<b>126,249</b>	<b>127,208</b>
Transactional (income)/charges, net	(2,699)	(361)	7,560
<b>Funds from operations as adjusted</b>	<b>\$ 132,180</b>	<b>\$ 125,888</b>	<b>\$ 134,768</b>
Weighted average shares outstanding for FFO calculations:			
Basic	406,662	406,272	406,345
Units	1,524	1,531	1,522
Dilutive effect of equity awards	2,668	2,378	1,829
Diluted	410,854 (1)	410,181 (1)	409,696 (1)
<b>FFO per common share - basic</b>	<b>\$ 0.33</b>	<b>\$ 0.31</b>	<b>\$ 0.31</b>
<b>FFO per common share - diluted</b>	<b>\$ 0.33 (1)</b>	<b>\$ 0.31 (1)</b>	<b>\$ 0.31 (1)</b>
<b>FFO as adjusted per common share - diluted</b>	<b>\$ 0.32 (1)</b>	<b>\$ 0.31 (1)</b>	<b>\$ 0.33 (1)</b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period, which would have a dilutive effect on FFO. FFO would be increased by \$640 and \$525 for the three months ended March 31, 2013 and 2012, respectively, and \$572 for the three months ended December 31, 2012. The impact of the conversion of other units would have an anti-dilutive effect on FFO and therefore has not been included.

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

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

	Three Months Ended March 31,		Three Months Ended December 31,
	2013	2012	2012
Net Income	\$ 70,508	\$ 59,148	91,655
Interest	53,624	57,283	56,043
Interest - discontinued operations	-	210	328
Depreciation and amortization	62,738	59,556	64,965
Depreciation and amortization- discontinued operations	35	5,329	(187)
Gain on sale of operating properties, net of tax	(3,036)	(11,979)	(49,023)
Gain on sale of joint venture operating properties	(22,375)	(10,424)	(4,914)
Impairment/loss on operating properties held for sale/sold	31	8,924	3,366
Impairment of:			
Marketable securities and other investments	350	-	-
Property carrying values	2,848	233	18,463
Joint venture property carrying values	1,401	1,058	7,773
Provision/(benefit) for income taxes	15,133	4,054	(805)
Benefit for income taxes-discontinued operations	(49)	(133)	(287)
<b>Consolidated EBITDA</b>	<b>181,208</b>	<b>173,258</b>	<b>187,377</b>
Transactional income, net	(4,129)	(338)	(8,139)
<b>Consolidated EBITDA as adjusted</b>	<b>\$ 177,079</b>	<b>\$ 172,921</b>	<b>\$ 179,238</b>
<b>Consolidated EBITDA</b>	181,208	173,258	187,377
Prorata share of interest expense - real estate jv's	30,316	33,717	32,125
Prorata share of interest expense - other investments	5,676	6,819	5,658
Prorata share of depreciation and amortization - real estate jv's	27,430	29,308	27,693
Prorata share of depreciation and amortization - other investments	5,531	5,817	5,466
<b>EBITDA including prorata share - JV's</b>	<b>250,161</b>	<b>248,919</b>	<b>258,318</b>
Transactional income, net	(4,129)	(338)	(8,139)
<b>EBITDA as adjusted including prorata share - JV's</b>	<b>\$ 246,033</b>	<b>\$ 248,582</b>	<b>\$ 250,179</b>

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

## Net Operating Income Disclosures

(in thousands)

(unaudited)

	Three Months Ended			Three Months Ended		
	March 31, 2013	2012	%	December 31, 2012	%	Change
Revenue breakdown:						
Minimum rent	\$ 175,242	\$ 158,666		\$ 169,579		
Lease terminations	532	582		251		
Deferred rents (Straight-line)	1,074	2,389		932		
Above and below market rents	3,304	5,319		2,980		
Percentage rent	3,381	2,670		1,087		
Recovery income	44,918	40,857		49,043		
Other rental property income	4,334	4,081		4,857		
Revenues from rental property	<u>232,785</u>	<u>214,564</u>	8.5%	<u>228,729</u>		1.8%
Bad debt expense	<u>(1,960)</u>	<u>(3,097)</u>		<u>(88)</u>		
Net revenues from rental property	<u>230,825</u>	<u>211,467</u>	9.2%	<u>228,641</u>		1.0%
Rental property expenses:						
Rent	3,325	3,263		3,304		
Real estate taxes	29,855	28,152		29,587		
Operating and maintenance	28,849	26,415		37,903		
	<u>62,029</u>	<u>57,830</u>		<u>70,794</u>		
<b>Net operating income (NOI)</b>	<b><u>168,796</u></b>	<b><u>153,637</u></b>	9.9%	<b><u>157,847</u></b>		6.9%
Net operating income from discontinued operations	104	7,001		1,192		
Consolidated NOI, net	<u>168,900</u>	<u>160,638</u>		<u>159,039</u>		
<b>Prorata share of joint venture NOI:</b>						
Prudential	6,082	6,379		5,960		
KIR	16,898	16,792		15,959		
UBS	3,572	3,692		3,688		
BIG	3,277	3,235		3,013		
CPP	4,328	4,083		4,149		
KIF I	1,806	1,383		849		
SEB Immobilien	929	875		878		
Other Institutional Programs	1,474	2,421		1,255		
Other US JV Properties	11,598	13,846		12,940		
Canada	24,938	23,603		25,378		
Latin America	7,600	6,619		7,570		
Mexico Industrial	5,833	5,684		5,750		
Other Investments	12,325	13,632		13,276		
<b>Subtotal of prorata share of JV NOI</b>	<u>100,660</u>	<u>102,244</u>		<u>100,665</u>		
<b>Total NOI including prorata share - JV's</b>	<b><u>\$ 269,560</u></b>	<b><u>\$ 262,882</u></b>	2.5%	<b><u>\$ 259,704</u></b>		3.8%
<b>Consolidated NOI, net</b>						
United States	\$ 158,822	\$ 151,878		\$ 148,611		
Latin America	10,141	8,815		10,274		
Non-Retail Investments	(63)	(55)		154		
<b>Total consolidated NOI, net</b>	<b><u>\$ 168,900</u></b>	<b><u>\$ 160,638</u></b>		<b><u>\$ 159,039</u></b>		
<b>Same Property NOI (Prorata share)</b>						
US same property NOI	\$ 194,678	\$ 187,709	3.7%			
Canada same property NOI	23,373	23,615	-1.0%			
Latin America same property NOI	15,696	13,471	16.5%			
<b>Combined same property NOI</b>	<b><u>\$ 233,747</u></b>	<b><u>\$ 224,795</u></b>	<b>4.0%*</b>			
Non same property retail NOI	23,551	24,510	-3.9%			
<b>Total retail NOI</b>	<u>257,298</u>	<u>249,305</u>	3.2%			
Non-Retail NOI	12,262	13,577	-9.7%			
<b>Total NOI including prorata share - JV's</b>	<b><u>\$ 269,560</u></b>	<b><u>\$ 262,882</u></b>	<b>2.5%</b>			

\* Combined same property NOI excluding currency impact for the three months ended 3/31/13 is 3.8%.

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

	<b>Three Months Ended March 31</b>	
	2013	2012
Cash flow from operating activities:		
Net income	\$ 70,508	\$ 59,148
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	62,773	64,885
Impairment charges	3,229	9,563
Gain on sale of operating properties	(3,577)	(11,979)
Equity in income of joint ventures, net	(24,111)	(34,738)
Gains on change in control of interests	(23,170)	(2,008)
Equity in income from other real estate investments, net	(11,163)	(11,027)
Distributions from joint ventures and other real estate investments	43,321	60,453
Change in accounts and notes receivable	7,030	13,563
Change in accounts payable and accrued expenses	18,277	17,215
Change in other operating assets and liabilities	6,768	(8,201)
Net cash flow provided by operating activities	<u>149,885</u>	<u>156,874</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(83,276)	(142,187)
Acquisition of and improvements to real estate under development	(110)	(47)
Investment in marketable securities	(33,588)	-
Proceeds from sale/repayments of marketable securities	164	84
Investments and advances to real estate joint ventures	(41,153)	(40,090)
Reimbursements of advances to real estate joint ventures	20,958	42,267
Investment in other real estate investments	(22,818)	(2,553)
Reimbursements of advances to other real estate investments	1,050	6,024
Investment in mortgage loans receivable	(5,057)	-
Collection of mortgage loans receivable	6,022	1,635
Investment in other investments	(21,366)	(436)
Reimbursements of other investments	463	8,235
Proceeds from sale of operating properties	17,114	94,589
Net cash flow (used for) provided by investing activities	<u>(161,597)</u>	<u>(32,479)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(16,538)	(81,048)
Principal payments on rental property debt	(6,281)	(6,312)
Proceeds from mortgage/construction loan financings	5,374	6,276
Borrowings/(repayments) under unsecured revolving credit facility, net	250,000	(185,570)
Borrowings under unsecured term loan/notes	78,118	-
Repayments under unsecured term loan/notes	(178,309)	-
Financing origination costs	(1,159)	(158)
Redemption of noncontrolling interests	(2,502)	(1,912)
Dividends paid	(97,744)	(92,158)
Proceeds from issuance of stock	5,772	392,001
Repurchase of common stock	-	(26,096)
Net cash flow provided by (used for) financing activities	<u>36,731</u>	<u>5,023</u>
Change in cash and cash equivalents	25,019	129,418
Cash and cash equivalents, beginning of period	141,875	112,882
Cash and cash equivalents, end of period	<u>\$ 166,894</u>	<u>\$ 242,300</u>
Interest paid during the year (net of capitalized interest of \$219, and \$627, respectively)	<u>\$ 37,425</u>	<u>\$ 36,611</u>
Income taxes paid during the year	<u>\$ 111</u>	<u>\$ 626</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>\$ 36,716</u>	<u>\$ 59,110</u>
Acquisition of real estate by issuance of redeemable units	<u>\$ 5,223</u>	<u>-</u>
Disposition of real estate interests by assignment of mortgage debt	<u>-</u>	<u>\$ 13,655</u>
Disposition of real estate through the issuance of unsecured obligation	<u>\$ 3,513</u>	<u>\$ 1,750</u>
Issuance of restricted common stock	<u>\$ 9,083</u>	<u>\$ 18,066</u>
Surrender of restricted common stock	<u>\$ (1,949)</u>	<u>\$ (1,023)</u>
Consolidation of Joint Venture:		
Increase in real estate and other assets	<u>\$ 114,986</u>	<u>-</u>
Increase in mortgage payables	<u>\$ 91,817</u>	<u>-</u>
Declaration of dividends paid in succeeding period	<u>\$ 99,156</u>	<u>\$ 92,887</u>

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

	March 31, 2013	December 31, 2012
<b>Operating real estate*</b>		
Land	\$ 2,100,615	\$ 2,024,300
Building and improvements		
Buildings	4,726,516	4,607,931
Building improvements	1,121,372	1,091,810
Tenant improvements	723,866	708,626
Fixtures and leasehold improvements	60,489	59,690
Other rental property	376,031	357,667
	<u>9,108,889</u>	<u>8,850,024</u>
Accumulated depreciation & amortization	(1,801,679)	(1,745,462)
<b>Total operating real estate</b>	<b>\$ 7,307,210</b>	<b>\$ 7,104,562</b>
<b>Investments and advances in real estate joint ventures</b>		
Joint ventures - retail	\$ 1,343,521	\$ 1,325,535
Joint ventures - non-retail	83,079	86,951
Joint ventures - Mexico Land Fund	15,640	15,669
<b>Total investment and advances in real estate joint ventures</b>	<b>\$ 1,442,240</b>	<b>\$ 1,428,155</b>
<b>Real estate under development</b>		
Latin America- construction in progress	\$ 3,052	\$ 2,954
United States- construction in progress	94,208	94,309
<b>Total real estate under development</b>	<b>\$ 97,260</b>	<b>\$ 97,263</b>
<b>Other real estate investments</b>		
Preferred equity retail	\$ 76,438	\$ 84,218
Preferred equity non-retail	72,408	72,999
Net lease portfolio	132,940	130,627
Other retail investments	47,125	24,519
Other non-retail investments	5,171	5,194
<b>Total other real estate investments</b>	<b>\$ 334,082</b>	<b>\$ 317,557</b>
<b>Mortgages and other financing receivables</b>		
Latin America	\$ 6,402	\$ 6,561
Retail	29,283	25,202
Non-retail	36,676	38,941
<b>Total mortgages and other financing receivables</b>	<b>\$ 72,361</b>	<b>\$ 70,704</b>
<b>Marketable securities</b>		
Retail- SuperValu	\$ 41,194	\$ -
Non-retail	35,592	36,541
<b>Total marketable securities</b>	<b>\$ 76,786</b>	<b>\$ 36,541</b>
<b>Accounts and notes receivable</b>		
Straightline rent receivable	\$ 95,002	\$ 95,196
Other	69,508	76,344
<b>Total accounts and notes receivable</b>	<b>\$ 164,510</b>	<b>\$ 171,540</b>
<b>Other assets</b>		
Deferred tax asset	\$ 112,906	\$ 113,421
Leasing commissions	105,754	104,548
Prepaid & deferred charges	76,933	66,825
Non-retail investments	27,940	28,550
Escrows & deposits	17,820	23,442
Real estate held for sale	209	3,352
Other	58,930	42,899
<b>Total other assets</b>	<b>\$ 400,492</b>	<b>\$ 383,037</b>
<b>Other liabilities</b>		
Accounts payable & accrued expenses	\$ 129,438	\$ 111,881
Below market rents	167,234	167,235
Other	172,822	166,727
<b>Total other liabilities</b>	<b>\$ 469,494</b>	<b>\$ 445,843</b>
<b>Redeemable noncontrolling interests (Down REIT units)</b>		
	<b>\$ 86,324</b>	<b>\$ 81,076</b>
<b>Noncontrolling interests - stockholders equity</b>		
Down REIT units **	\$ 63,346	\$ 62,846
Other	104,707	104,474
<b>Total noncontrolling interests</b>	<b>\$ 168,053</b>	<b>\$ 167,320</b>

\* Includes Blue Ridge, Redevelopments & Land Holdings

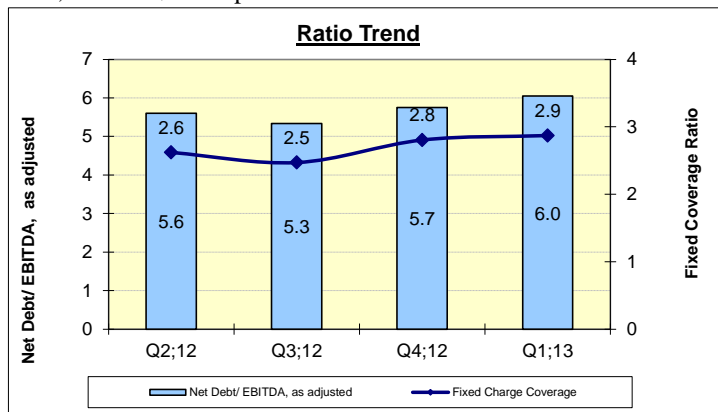
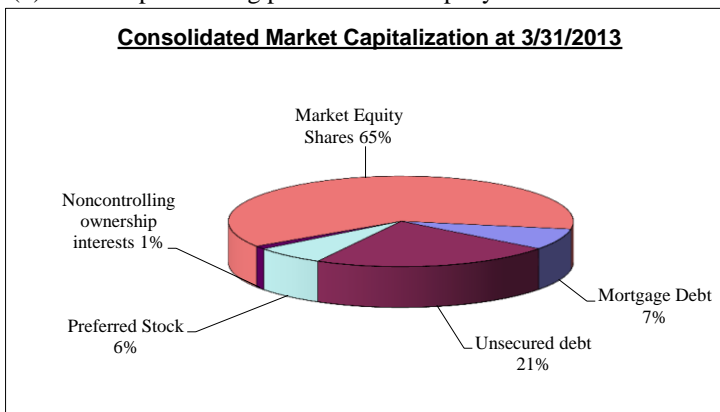
\*\* 1,626,846, and 1,633,718 units outstanding, respectively.



**Capitalization and Financial Ratios**  
**March 31, 2013**  
(in 000's, except share information)

	Consolidated Only		Pro Rata Joint Ventures	Market Cap incl. JV's
	Book Value	Market Value		
<b>Debt:</b>				
Notes payable - LOC (404 unencumbered properties)	\$ 499,462	\$ 499,462	\$ -	\$ 499,462
Notes payable - Other	2,837,958	2,837,958	110,303	2,948,261
Non-recourse mortgages payable	1,113,653	1,113,653	2,669,744	3,783,397
	4,451,073	4,451,073	2,780,047	7,231,120
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (408,622,972 shares outstanding)	3,812,735	9,153,155		9,153,150
Preferred Stock 6.90% Series H	175,000	175,000		175,000
Preferred Stock 6.00% Series I	400,000	400,000		400,000
Preferred Stock 5.50% Series J	225,000	225,000		225,000
Preferred Stock 5.625% Series K	175,000	175,000		175,000
Noncontrolling ownership interests	168,053	168,053		168,053
	4,955,788	10,296,208 <sup>(1)</sup>		10,296,203 <sup>(1)</sup>
<b>Total Capitalization</b>	\$ 9,406,861	\$ 14,747,281		\$ 17,527,323
<b>Ratios:</b>				
Debt to Total Capitalization	.47:1	.30:1		.41:1
Debt to Equity	.90:1	.43:1		.70:1
Debt Service Coverage	3.7x			2.4x
Fixed Charge Coverage	2.9x			2.1x
Net Debt to EBITDA	5.9x			7.0x
Net Debt to EBITDA, as adjusted	6.0x			7.1x
Net Debt and Preferred to EBITDA, as adjusted	7.4x			8.1x

(1) Based upon closing price of the Company's Common Stock on March 31, 2013 at \$22.40 per share.



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

Liquidity & Credit Facility as of 4/19/13	
Cash On Hand	\$ 93,039
Marketable Equity Securities *	36,892
Available under Credit Facility	1,076,648
	\$ 1,206,579

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$3.3 million.

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

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

	<b>Must be</b>	<b>Actual 3/31/2013</b>
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	<b>&lt; 60%</b>	\$ 4,638,009
Total Assets		\$ 11,886,073
		<u>39%</u>
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	<b>&lt; 40%</b>	\$ 1,113,653
Total Assets		\$ 11,845,600 (1)
		<u>9%</u>
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	<b>&gt; 1.50</b>	\$ 983,880
Maximum Annual Service Charge		\$ 232,814
		<u>4.2</u>
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	<b>&gt; 1.50</b>	\$ 9,829,073
Consolidated Unsecured Indebtedness		\$ 3,524,356
		<u>2.8</u>

**Sensitivity Analysis:**

Additional \$2.5B debt capacity available and reduction of \$753M 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 3/31/13
<b>I. Total Indebtedness Ratio</b>		
Total Indebtedness	< 60%	\$ 4,353,183
GAV		\$ 9,605,357
		45%
<b>II. Total Priority Indebtedness Ratio</b>		
Total Priority Indebtedness	< 35%	\$ 981,175
GAV		\$ 9,605,357
		10%
<b>III. Minimum Unsecured Interest Coverage Ratio</b>		
Unencumbered Asset NOI	> 1.75	\$ 259,846
Total Unsecured Interest Expense		\$ 77,152
		3.37
<b>IV. Fixed Charge Coverage Ratio</b>		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 364,538
Total Debt Service (including Preferred Stock Dividends)		\$ 153,373
		2.38

**Definitions for Line of Credit Covenants:**

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

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

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

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

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

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

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

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

**Schedule of Consolidated Debt**  
**March 31, 2013**  
(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2013	\$ 67,645	5.93%	\$ 371,676 **	5.09%	\$ 439,321	5.21%	\$ -	-	\$ 2,137	5.50%	\$ 2,137	5.50%
2014	240,607	6.30%	294,781	5.20%	535,388	5.70%	-	-	-	-	-	-
2015	164,963	5.29%	350,000	5.29%	514,963	5.29%	6,000	0.15%	-	-	6,000	0.15%
2016	288,066	6.55%	300,000	5.78%	588,066	6.16%	-	-	499,462 *	1.25%	499,462	1.25%
2017	181,548	6.14%	290,915	5.70%	472,463	5.87%	2,035	4.00%	400,000	1.25%	402,035	1.27%
2018	19,691	6.43%	447,507 ***	4.86%	467,198	4.92%	21,345	3.05%	-	-	21,345	3.05%
2019	13,310	6.50%	300,000	6.88%	313,310	6.86%	-	-	-	-	-	-
2020	22,635	6.87%	-	-	22,635	6.87%	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-	-	-
Thereafter	39,693	6.76%	-	6.13%	39,693	6.76%	46,115	5.72%	80,942	6.13%	127,057	5.98%
	\$ 1,038,158	6.19%	\$ 2,354,879	5.50%	\$ 3,393,037	5.70%	\$ 75,495	4.48%	\$ 982,541	1.66%	\$ 1,058,036	1.86%

(1) Weighted average maturity of 3.3 years (39.6 months)

(2) Weighted average maturity of 3.0 years (35.4 months)

Year	Total Consolidated Debt (3)							% of Total Debt	CMBS % of Debt	Secured LTV% @ 7.0% Cap Rate
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Total Debt			
2013	\$ 67,645	5.93%	\$ 373,813 **	5.09%	\$ 441,458	5.22%	10%	15.3%	48.6%	
2014	240,607	6.30%	294,781	5.20%	535,388	5.70%	12%	19.0%	50.0%	
2015	170,963	5.11%	350,000	5.29%	520,963	5.23%	12%	13.0%	52.0%	
2016	288,066	6.55%	799,462 *	2.95%	1,087,528	3.89%	23%	5.3%	48.9%	
2017	183,583	6.12%	690,915	3.13%	874,498	3.75%	20%	19.9%	68.9%	
2018	41,036	4.67%	447,507 ***	4.86%	488,543	4.84%	11%	1.1%	45.8%	
2019	13,310	6.50%	300,000	6.88%	313,310	6.86%	7%	-	45.3%	
2020	22,635	6.87%	-	-	22,635	6.87%	1%	-	35.8%	
2021	-	-	-	-	-	-	-	-	-	
2022	-	-	-	-	-	-	-	-	-	
Thereafter	85,808	6.19%	80,942 ****	6.13%	166,750	6.16%	4%	7.3%	42.6%	
	\$ 1,113,653	6.07%	\$ 3,337,420	4.36%	\$ 4,451,073	4.78%	100%	11.0%	51.6%	

(3) Weighted average maturity of 3.2 years (38.7 months)

- \* Includes \$499.5 million on the revolving credit facility.
- \*\* Includes CAD \$200 million bond.
- \*\*\* Includes CAD \$150 million bond.
- \*\*\*\* Includes \$80.9 million on the peso facility.

Note: Above includes approximately \$11.5 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.  
Minority interest share of debt is approximately \$63.5 million.

**Schedule of Real Estate Joint Venture Debt**  
**March 31, 2013**  
(in thousands)

Year	Fixed Rate Debt (1)							Floating Debt (2)						
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
2013	\$ 462,181	5.52%	\$ -	-	\$ 462,181	\$ 209,809	5.52%	\$ 16,475	1.20%	\$ 2,815	1.25%	\$ 19,290	\$ 9,645	1.21%
2014	516,182	5.64%	-	-	516,182	190,190	5.64%	70,961	4.19%	-	-	70,961	28,959	4.19%
2015	760,914	5.62%	-	-	760,914	354,441	5.62%	50,000	2.10%	145,200	1.45%	195,200	136,400	1.62%
2016	1,790,453	5.55%	-	-	1,790,453	462,333	5.55%	18,000	2.60%	-	-	18,000	8,098	2.60%
2017	1,481,569	5.80%	-	-	1,481,569	630,207	5.80%	74,672	2.89%	-	-	74,672	20,256	2.89%
2018	153,996	6.54%	-	-	153,996	73,685	6.54%	18,000	2.95%	-	-	18,000	9,000	2.95%
2019	156,196	5.31%	-	-	156,196	82,064	5.31%	-	-	-	-	-	-	-
2020	120,925	5.61%	-	-	120,925	51,338	5.61%	-	-	-	-	-	-	-
2021	439,494	5.15%	-	-	439,494	198,480	5.15%	-	-	-	-	-	-	-
2022	470,503	4.26%	-	-	470,503	207,745	4.26%	-	-	-	-	-	-	-
Thereafter	190,321	4.80%	-	-	190,321	107,398	4.80%	-	-	-	-	-	-	-
Total	\$ 6,542,734	5.50%	\$ -	-	\$ 6,542,734	\$ 2,567,690	5.50%	\$ 248,108	2.98%	\$ 148,015	1.45%	\$ 396,123	\$ 212,358	2.41%

(1) Weighted average maturity of 4.2 years (50.8 months)

(2) Weighted average maturity of 2.7 years (32.4 months)

Year	Total Real Estate Joint Venture Debt (3)												
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % @ 7% Cap Rate	Kimco Share			
										Secured Debt	Unsecured Debt	Total Debt	
2013	\$ 478,656	5.38%	\$ 2,815	1.25%	\$ 481,471	5.35%	6.9%	21.6%	57.4%	\$ 218,047	\$ 1,408	\$ 219,455	
2014	587,143	5.47%	-	-	587,143	5.47%	8.5%	38.9%	54.8%	219,149	-	219,149	
2015	810,914	5.40%	145,200	1.45%	956,114	4.80%	13.8%	30.1%	59.6%	381,941	108,900	490,841	
2016	1,808,453	5.52%	-	-	1,808,453	5.52%	26.1%	75.4%	70.7%	470,431	-	470,431	
2017	1,556,240	5.66%	-	-	1,556,240	5.66%	22.4%	25.5%	60.9%	650,463	-	650,463	
2018	171,996	6.17%	-	-	171,996	6.17%	2.5%	21.9%	46.8%	82,685	-	82,685	
2019	156,196	5.31%	-	-	156,196	5.31%	2.3%	3.0%	53.7%	82,064	-	82,064	
2020	120,925	5.61%	-	-	120,925	5.61%	1.7%	90.2%	43.6%	51,338	-	51,338	
2021	439,494	5.15%	-	-	439,494	5.15%	6.3%	20.0%	58.6%	198,480	-	198,480	
2022	470,503	4.26%	-	-	470,503	4.26%	6.8%	13.8%	50.3%	207,745	-	207,745	
Thereafter	190,321	4.80%	-	-	190,321	4.80%	2.7%	17.6%	56.0%	107,396	-	107,396	
Total	\$ 6,790,841	5.40%	\$ 148,015	1.45%	\$ 6,938,856	5.32%	100.0%	39.2%	59.9%	\$ 2,669,739	\$ 110,308	\$ 2,780,047	

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

Note: Above includes approximately \$1.9 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**  
**March 31, 2013**  
(in thousands)

<b>Portfolio</b>	<b>Kimco %</b>											<b>There- After</b>	<b>Totals</b>
		<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>		
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ -	\$ 69,829	\$ 59,135	\$ 825,061	\$ 15,754	\$ -	\$ -	\$ -	\$ 39,449	\$ -	\$ -	\$ 1,009,228
Kimco Income REIT	45.0%	41,791	-	121,717	46,264	71,095	94,574	11,056	68,994	154,297	241,861	75,876	927,525
UBS Programs	17.9%	63,102	74,812	154,139	187,413	131,482	-	3,463	11,855	25,020	-	4,747	656,033
BIG Shopping Centers	37.9%	33,648	11,081	12,645	316,558	-	-	-	32,406	-	-	-	406,338
Canada Pension Plan (CPP)	55.0%	-	25,059	50,000	65,718	-	-	-	-	-	-	-	140,777
Kimco Income Fund	29.8%	-	152,895	-	-	-	-	-	7,670	-	-	-	160,565
SEB Immobilien	15.0%	-	-	-	36,945	193,600	-	-	-	13,255	-	-	243,800
Other Institutional Programs	14.6%	26,240	17,836	65,854	57,988	132,758	-	-	-	-	-	-	300,676
<b>Total Investment Management Programs</b>		<b>\$ 164,781</b>	<b>\$ 351,512</b>	<b>\$ 463,490</b>	<b>\$ 1,535,947</b>	<b>\$ 544,689</b>	<b>\$ 94,574</b>	<b>\$ 14,519</b>	<b>\$ 120,925</b>	<b>\$ 232,021</b>	<b>\$ 241,861</b>	<b>\$ 80,623</b>	<b>\$ 3,844,942</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	55.5%	\$ 270,241	\$ 138,227	\$ 78,447	\$ 170,771	\$ 197,342	\$ 10,220	\$ 104,639	\$ -	\$ 194,639	\$ 32,981	\$ 67,198	\$ 1,264,705
US Properties	44.7%	46,449	97,404	9,561	83,938	273,378	67,202	37,038	-	12,834	195,661	-	823,465
Mexico Properties	50.9%	-	-	37,944	-	355,722	-	-	-	-	-	-	393,666
<b>Total Other Joint Venture Properties</b>		<b>\$ 316,690</b>	<b>\$ 235,631</b>	<b>\$ 125,952</b>	<b>\$ 254,709</b>	<b>\$ 826,442</b>	<b>\$ 77,422</b>	<b>\$ 141,677</b>	<b>\$ -</b>	<b>\$ 207,473</b>	<b>\$ 228,642</b>	<b>\$ 67,198</b>	<b>\$ 2,481,836</b>
<b>Other Investments</b>													
Other Investments	75.0%	\$ -	\$ -	\$ 366,672	\$ 17,797	\$ 185,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,500	\$ 612,078
<b>Total Other Investments</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 366,672</b>	<b>\$ 17,797</b>	<b>\$ 185,109</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,500</b>	<b>\$ 612,078</b>
<b>Totals</b>		<b>\$ 481,471</b>	<b>\$ 587,143</b>	<b>\$ 956,114</b>	<b>\$ 1,808,453</b>	<b>\$ 1,556,240</b>	<b>\$ 171,996</b>	<b>\$ 156,196</b>	<b>\$ 120,925</b>	<b>\$ 439,494</b>	<b>\$ 470,503</b>	<b>\$ 190,321</b>	<b>\$ 6,938,856</b>
<b>% of Debt per Year</b>		6.9%	8.5%	13.8%	26.1%	22.4%	2.5%	2.3%	1.7%	6.3%	6.8%	2.7%	100.0%



# Transaction Summary

**2013 Shopping Center Transactions**  
**March 31, 2013**  
(in thousands)

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

<b>Dispositions</b>				<b>Gross</b>					
<b>Country</b>	<b>Shopping Center</b>	<b>Location</b>	<b>MSA</b>	<b>Kimco's Interest</b>	<b>Month Disposed</b>	<b>Sales Price</b>	<b>Debt Payoff</b>	<b>GLA</b>	
<b>Consolidated</b>									
United States	The Promenade (Parcel)	Bridgewater, NJ	New York-North Jersey-Long Island	100.0%	Feb-13	7,511	-	137	
United States	Oak Creek Plaza	Dayton, OH	Dayton	100.0%	Mar-13	2,810	-	163	
United States	Gettysburg Plaza	Gettysburg, PA	Gettysburg	100.0%	Apr-13	2,333	-	15	
<b>Total Consolidated Dispositions</b>						<b>\$ 12,654</b>	<b>\$ -</b>	<b>315</b>	

**Summary of Transactions Between Kimco Entities**

<b>Summary of Transactions Between Kimco Entities</b>							<b>Gross</b>			
<b>Country</b>	<b>Shopping Center</b>	<b>Location</b>	<b>Seller</b>	<b>Kimco's Interest</b>	<b>Purchaser</b>	<b>Kimco's Interest</b>	<b>Month</b>	<b>Price</b>	<b>Debt</b>	<b>GLA</b>
United States	Shops at Kildeer	Kildeer, IL	UBS	19.0%	Kimco	100.0%	Jan-13	32,724	32,724	168
Canada	The Village Centre	St. John's, NL	*	*	Kimco	55.5%	Jan-13	72,328	22,090	429
United States	Santee Trolley Square	Santee, CA	VESTAR	45.0%	Kimco	100.0%	Jan-13	98,000	48,500	311
United States	KIF 1 Partner Buyout	Various	Various	15.2%	Kimco	29.8%	Jan-13	19,893	-	-
United States	Putty Hill Plaza	Baltimore, MD	KROP	10.6%	Kimco	100.0%	Jan-13	14,196	9,115	91
United States	Canyon Square Plaza	Santa Clarita, CA	PKIII	15.0%	Kimco	100.0%	Apr-13	15,750	13,800	97
<b>Total Transfers</b>								<b>\$ 252,891</b>	<b>\$ 126,229</b>	<b>1,096</b>

\* Preferred equity investment converted to pari-passu JV (non-cash transfer)

**Real Estate Under Development**  
**March 31, 2013**  
**Amounts Shown in Local Currency (000's)**

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Prorata Costs To Date	Gross Project			Estimated Stabilized Date	Anchor Tenants
				Total Project	Kimco Owned	Kimco Committed			Costs To Date	Remaining Costs	Total Est. Project Costs		
						SF	%						
<b><u>ACTIVE DEVELOPMENT</u></b>													
<b><u>United States</u></b>													
Miramar Town Center (UJV)	50%	Miramar	FL	156	156	61	39%	\$ 17,800	\$ 46,100	\$ -	\$ 46,100	3Q 2014	24 Hour Fitness
<b><u>Peru (in Nuevo Sol)</u></b>													
Campoy		Lima	Peru	37	37	29	77%	7,016	7,016	6,284	13,300	Q2 2016	Economax Supermarket
						\$US Exchange Rate		2.59	2.59	2.59	2.59		
						\$US Equivalent		\$ 2,700	\$ 2,700	\$ 2,400	\$ 5,100		
<b>TOTAL ACTIVE DEVELOPMENT</b>			<b>2</b>	<b>193</b>	<b>193</b>	<b>90</b>	<b>46%</b>	<b>\$ 20,500</b>	<b>\$ 48,800</b>	<b>\$ 2,400</b>	<b>\$ 51,200</b>		

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

<b><u>LAND HELD FOR FUTURE DEVELOPMENT /SALE - LATIN AMERICA</u></b>													
Mexico Land & Development Fund	19%			414	acres			\$ 15,600	\$ 78,800				

<b>Reconciliation to Real Estate Under Development per Balance Sheet</b>	
	<u>03/31/13</u>
Active Development	\$ 20,500
Projects Held for Future Development/Future Sale	76,400
Plus: Capitalized Interest (Latin America only) & Other	360
Total Real Estate Under Dev't per Balance Sheet	<u>\$ 97,260</u>

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

**Completed Development Projects Transferred to Operating**  
**March 31, 2013**  
**Amounts Shown in Local Currency (000's)**

Project	City	State/ Country	GLA (000's sf)		Prorata Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
			Total Project	Committed SF      %				
<b>DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)</b>								
<b><u>Mexico</u></b>								
La Ciudadela	Guadalajara	MX	734	541    74%	1,252,201	1,252,201	3Q 2013	Wal-Mart, Cinopolis
Plaza Bella Rio Bravo	Rio Bravo	MX	185	109    59%	189,912	189,912	4Q 2013	HEB
Multiplaza Cancun	Cancun	MX	255	214    84%	214,521	214,521	4Q 2013	Chedraui Grocery Store
Plaza Lago Real	Nuevo Vallarta	MX	267	220    82%	336,348	336,348	4Q 2014	Wal-Mart
			<b>4</b>	<b>1,441    1,084    75%</b>	<b>1,992,983</b>	<b>1,992,983</b>		
				<b>\$US Exchange Rate</b>	12.35	12.35		
				<b>\$US Equivalent</b>	<b>\$ 161,300</b>	<b>\$ 161,300</b>		
<b>TOTAL PROJECTS PENDING STABILIZATION</b>		<b>4</b>	<b>1,441</b>	<b>1,084    75%</b>	<b>\$ 161,300</b>	<b>\$ 161,300</b>		

**DEVELOPMENT POLICY:**

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

**Active Redevelopment / Expansion Projects**  
As of March, 31 2013

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Net Costs to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
<b>Consolidated Projects</b>								
Elsmere Square	Elsmere	DE	Consolidated	100%	\$ 4.2	\$ 2.7	2Q 2013	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Springfield S.C.	Springfield	PA	Consolidated	100%	12.8	7.5	3Q 2013	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcels.
Lake Prairie Town Crossing	Grand Prairie	TX	Consolidated	100%	3.6	-	3Q 2013	Construct new 25K sf for Party City, Five Below, and Rue 21.
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%	3.9	1.1	3Q 2013	Redevelop existing Kmart 102K sf for new Target 142K sf & Miller's Ale House 8K sf.
Southpark S.C	Colonial Heights	VA	Consolidated	100%	3.0	0.2	1Q 2014	Improve access from a state road and create 10K sf of in-line retail and one outparcel.
Miller Road	Miami	FL	Consolidated	100%	2.7	0.6	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
Wilde Lake	Columbia	MD	Consolidated	100%	17.6	1.1	3Q 2014	Residential and retail redevelopment including vacant anchor.
Fairview City Centre	Fairview Heights	IL	Consolidated	100%	22.4	0.5	4Q 2014	Demo former K-mart, relocate and downsize Office Max with new Best Buy and Sports Authority.
Pompano Beach	Pompano Beach	FL	Consolidated	100%	10.9	1.6	4Q 2014	Demolish Kmart box for new Whole Foods and Sports Authority
Cupertino Village	Cupertino	CA	Consolidated	100%	16.0	-	4Q 2014	Building 25K sf of new retail space.
North Brunswick Plaza	North Brunswick	NJ	Consolidated	100%	6.7	-	3Q 2015	Downsize Office Depot & Burlington Coat Factory for Wal-Mart expansion.
<b>Total Consolidated Projects</b>		<b>11</b>		<b>100%</b>	<b>\$ 103.8</b>	<b>\$ 15.3</b>		
<b>Co-Investment Programs/Joint Ventures</b>								
Maple Hill Mall	Kalamazoo	MI	Schottenstein	50%	\$ 3.3	\$ 1.3	2Q 2013	Construct new 23K SF Multi-tenant building (Five Below, Maurices, CATO)
<sup>(1)</sup> Multiplaza Tuxtepec	Oaxaco	MX	KLA	50%	6.3	3.7	2Q 2013	Phase III expansion Wal-Mart, Sam's Club, & McDonald's
Forest Avenue S.C.	Staten Island	NY	KIR	45%	7.6	0.4	1Q 2014	Relocate existing Rainbow Apparel, demo former National Wholesale Liquidators 34K sf and two adjacent units 7K sf; construct a new Stop & Shop 55K sf.
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>3</b>		<b>48%</b>	<b>\$ 17.2</b>	<b>\$ 5.4</b>		
<b>Total Other Projects</b>		<b>5</b>		<b>68%</b>	<b>\$ 4.5</b>	<b>\$ 0.7</b>		
<b>Total Active Projects</b>		<b>19</b>		<b>89%</b>	<b>\$ 125.5</b>	<b>\$ 21.4</b>		

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

RANGE OF REDEVELOPMENT YIELDS	8% - 16%
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**Capital Expenditures**  
**As of March 31, 2013**  
(in \$ millions)

	<b>Quarter Ended 03/31/13</b>	<b>Full Year Ended 12/31/12</b>
<b><u>Operating Properties</u></b>		
<b><u>Tenant Improvements and Allowances</u></b>		
Consolidated Projects	\$9.3	\$44.5
Co-Investment Programs/JV's *	3.0	10.7
Total TI's and Allowances	\$12.3	\$55.2
<b><u>Capitalized External Leasing Commissions</u></b>		
Consolidated Projects	\$0.8	\$5.1
Co-Investment Programs/JV's *	0.8	3.8
Total Cap. Leasing Commissions	\$1.6	\$8.9
<b><u>Building Improvements - Capitalized</u></b>		
Consolidated Projects	\$0.9	\$7.8
Co-Investment Programs/JV's *	0.6	5.9
Total Cap. Bldg. Improvements	\$1.5	\$13.7
<b><u>Redevelopment Projects</u></b>		
Consolidated Projects	\$2.1	\$24.6
Co-Investment Programs/JV's *	1.1	4.3
Total Redevelopment Expenditures	\$3.2	\$28.9
<b><u>Development Projects</u></b>		
Total Gross Development Spending	\$1.1	\$21.5
<b><u>Other Consolidated Capitalized Costs</u></b>		
Capitalized Interest Expense	\$0.2	\$1.5
Capitalized G&A**	\$4.6	\$23.5
Capitalized Carry Costs - Real Estate Taxes and CAM	\$0.3	\$1.1
<b><u>Building Improvements - Expensed to Operations</u></b>		
Consolidated Projects	\$4.4	\$26.4
Co-Investment Programs/JV's *	1.8	8.7
Total Exp. Bldg. Improvements	\$6.2	\$35.1

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

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

# **Shopping Center Portfolio Summary**



## Shopping Center Portfolio Overview and Detail

	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012
<b><u>SHOPPING CENTER PORTFOLIO SUMMARY</u></b>					
<b><u>Total Operating Properties</u></b>					
Number of Properties	888	888	912	915	918
Prorata Share of Gross Leasable Area	86,006	84,912	87,152	86,126	85,881
Percent Leased (Kimco Prorata Share)	93.6%	93.8%	93.4%	93.3%	92.9%
Total Gross Leasable Area @ 100%	129,711	129,194	131,584	132,522	132,781
Percent Leased	93.8%	94.0%	93.7%	93.5%	93.1%
<b><u>Operating Properties Pending Stabilization</u></b>					
Number of Properties	4	5	6	7	8
Prorata Share of Gross Leasable Area	1,339	1,710	2,033	2,142	2,283
Percent Leased	74.6%	71.5%	74.2%	72.0%	72.5%
Total Gross Leasable Area @ 100%	1,441	1,812	2,535	2,714	2,855
Percent Leased	75.2%	72.2%	76.2%	73.7%	73.9%
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	3	3	3	3	3
Prorata Share of Gross Leasable Area	229	229	229	229	229
Potential Gross Leasable Area	309	309	309	309	309
Completed/Pending Stabilization Projects	-	-	1	1	1
Prorata Share of Gross Leasable Area	-	-	267	256	256
Gross Leasable Area	-	-	267	267	267
<b><u>TOTAL SHOPPING CENTER PORTFOLIO</u></b>					
Number of Properties	895	896	922	926	930
Total Prorata Share of Gross Leasable Area	87,575	86,851	89,681	88,753	88,649
Total Gross Leasable Area @ 100%	131,461	131,314	134,694	135,812	136,212
<b><u>OPERATING PROPERTIES DETAIL</u></b>					
<b><u>United States</u></b>					
Number of Properties	755	757	784	788	793
Prorata Share of Gross Leasable Area	71,335	70,862	73,815	72,920	72,974
Percent Leased (Kimco Prorata Share)	93.7%	93.9%	93.4%	93.3%	92.8%
Average Rent per Leased Square Foot	\$ 12.66	\$ 12.58	\$ 12.22	\$ 12.02	\$ 11.96
Total Gross Leasable Area @ 100%	105,652	105,945	109,445	110,509	111,099
Percent Leased	93.9%	94.1%	93.7%	93.4%	93.0%
Average Rent per Leased Square Foot	\$ 13.22	\$ 13.18	\$ 12.90	\$ 12.76	\$ 12.71
<b><u>Canada</u></b>					
Number of Properties	67	66	66	66	65
Prorata Share of Gross Leasable Area	7,008	6,824	6,813	6,815	6,679
Percent Leased (Kimco Prorata Share)	96.1%	96.5%	96.6%	96.5%	96.4%
Average Rent per Leased Square Foot	\$ 15.86	\$ 15.99	\$ 15.89	\$ 15.68	\$ 15.58
Avg Rent per Leased Square Foot (in CAD)	15.98	15.85	15.83	15.83	15.61
Total Gross Leasable Area @ 100%	12,718	12,386	12,376	12,379	12,219
Percent Leased	96.3%	96.7%	96.8%	96.8%	96.6%
Average Rent per Leased Square Foot	\$ 15.86	\$ 15.98	\$ 15.88	\$ 15.67	\$ 15.61
Avg Rent per Leased Square Foot (in CAD)	15.98	15.85	15.81	15.81	15.64
Average Exchange Rate USD to CAD	1.01	0.99	1.00	1.01	1.00

## Shopping Center Portfolio Detail

	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012
<b><u>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</u></b>					
<b><u>Mexico</u></b>					
Number of Properties	52	51	48	47	46
Prorata Share of Gross Leasable Area	7,085	6,648	5,945	5,809	5,654
Percent Leased (Kimco Prorata Share)	89.4%	89.8%	90.0%	89.9%	89.8%
Average Rent per Leased Square Foot	\$ 10.33	\$ 9.80	\$ 9.87	\$ 10.31	\$ 10.44
Avg Rent per Leased Square Foot (in Pesos)	130.75	126.88	129.76	139.37	135.52
Total Gross Leasable Area @ 100%	10,560	10,083	8,982	8,850	8,686
Percent Leased	89.5%	89.7%	90.1%	89.6%	89.3%
Average Rent per Leased Square Foot	\$ 10.47	\$ 9.97	\$ 10.10	\$ 10.61	\$ 10.51
Avg Rent per Leased Square Foot (in Pesos)	132.50	129.12	132.87	143.39	136.40
Average Exchange Rate USD to MXN	12.66	12.95	13.20	13.51	13.02
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	4	5	6	7	8
Prorata Share of Gross Leasable Area	1,339	1,710	2,033	2,142	2,283
Total Gross Leasable Area @ 100%	1,441	1,812	2,535	2,714	2,855
<b><u>Chile</u></b>					
Number of Properties	11	11	11	11	11
Prorata Share of Gross Leasable Area	429	429	429	432	424
Percent Leased (Kimco Prorata Share)	95.9%	95.9%	95.2%	95.3%	95.3%
Average Rent per Leased Square Foot	\$ 20.85	\$ 20.54	\$ 20.33	\$ 18.58	\$ 19.15
Avg Rent per Leased Square Foot (in CLP)	9,850.36	9,809.90	9,819.74	9,223.11	9,373.53
Total Gross Leasable Area @ 100%	570	570	571	574	566
Percent Leased	96.3%	96.4%	95.5%	95.5%	95.5%
Average Rent per Leased Square Foot	\$ 19.39	\$ 19.17	\$ 18.98	\$ 17.56	\$ 18.01
Avg Rent per Leased Square Foot (in CLP)	9,163.20	9,155.51	9,165.46	8,714.87	8,816.05
Average Exchange Rate USD to CLP	472.50	477.62	482.97	496.40	489.53
<b><u>Peru</u></b>					
Number of Properties	1	1	1	1	1
Prorata Share of Gross Leasable Area	12	12	12	12	12
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66	\$ 22.66
Avg Rent per Leased Square Foot (in PEN)	59.05	59.33	59.01	60.41	60.74
Total Gross Leasable Area @ 100%	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66	\$ 22.66
Avg Rent per Leased Square Foot (in PEN)	59.05	59.33	59.01	60.41	60.74
Average Exchange Rate USD to PEN	2.57	2.58	2.62	2.67	2.68
<b><u>Brazil</u></b>					
Number of Properties	2	2	2	2	2
Prorata Share of Gross Leasable Area	138	138	138	138	138
Percent Leased (Kimco Prorata Share)	89.7%	89.7%	93.5%	93.5%	93.7%
Average Rent per Leased Square Foot	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13	\$ 15.68
Avg Rent per Leased Square Foot (in BRL)	29.24	29.00	28.59	27.74	27.75
Total Gross Leasable Area @ 100%	197	197	197	197	197
Percent Leased	89.7%	89.7%	93.5%	93.5%	93.7%
Average Rent per Leased Square Foot	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13	\$ 15.68
Avg Rent per Leased Square Foot (in BRL)	29.24	29.00	28.59	27.74	27.75
Average Exchange Rate USD to BRL	2.00	2.06	2.03	1.96	1.77

## Consolidated & Joint Venture Shopping Center Detail

	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012
<b><u>UNITED STATES</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	424	421	441	439	441
Total Gross Leasable Area	55,657	55,111	57,984	57,984	57,828
Percent Leased	93.6%	93.7%	93.1%	92.9%	92.5%
Average Rent per Leased Square Foot	\$ 12.31	\$ 12.18	\$ 11.78	\$ 11.65	\$ 11.57
<b><u>Investment Management Properties</u></b>					
<b><u>Kimco/ Prudential Investment Program</u></b>					
Number of Properties	61	61	61	62	62
Total Gross Leasable Area	10,693	10,694	10,685	10,743	10,747
Percent Leased	91.7%	92.1%	91.2%	90.7%	90.6%
Average Rent per Leased Square Foot	\$ 15.94	\$ 15.85	\$ 15.80	\$ 15.78	\$ 15.80
<b><u>Kimco Income REIT Properties</u></b>					
Number of Properties	58	58	58	59	59
Total Gross Leasable Area	12,420	12,417	12,417	12,607	12,606
Percent Leased	95.8%	96.1%	96.1%	95.9%	95.5%
Average Rent per Leased Square Foot	\$ 13.41	\$ 13.37	\$ 13.34	\$ 13.30	\$ 13.30
<b><u>Kimco / UBS Programs</u></b>					
Number of Properties	39	40	40	41	41
Total Gross Leasable Area	5,572	5,741	5,742	5,807	5,807
Percent Leased	96.0%	96.1%	95.7%	96.0%	94.6%
Average Rent per Leased Square Foot	\$ 15.51	\$ 15.39	\$ 15.29	\$ 15.27	\$ 15.27
<b><u>SEB Immobilien</u></b>					
Number of Properties	13	13	13	13	13
Total Gross Leasable Area	1,800	1,800	1,800	1,800	1,803
Percent Leased	95.8%	96.2%	96.2%	95.8%	95.6%
Average Rent per Leased Square Foot	\$ 15.40	\$ 15.30	\$ 15.27	\$ 15.18	\$ 15.30
<b><u>Kimco Income Fund I</u></b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,523	1,521	1,521	1,521	1,521
Percent Leased	96.5%	96.8%	95.9%	96.6%	93.2%
Average Rent per Leased Square Foot	\$ 17.67	\$ 17.37	\$ 17.37	\$ 17.33	\$ 17.51
<b><u>Canada Pension Plan</u></b>					
Number of Properties	6	6	6	6	6
Total Gross Leasable Area	2,425	2,424	2,340	2,380	2,381
Percent Leased	98.3%	98.4%	98.4%	94.7%	94.4%
Average Rent per Leased Square Foot	\$ 13.05	\$ 13.04	\$ 13.00	\$ 13.09	\$ 13.05
<b><u>BIG Shopping Centers</u></b>					
Number of Properties	21	22	22	23	23
Total Gross Leasable Area	3,405	3,627	3,630	3,750	3,750
Percent Leased	90.1%	90.1%	91.0%	89.3%	89.5%
Average Rent per Leased Square Foot	\$ 14.35	\$ 14.11	\$ 14.02	\$ 13.96	\$ 14.29
<b><u>Other Institutional Programs</u></b>					
Number of Properties	57	58	61	62	65
Total Gross Leasable Area	2,488	2,580	3,084	3,348	4,350
Percent Leased	95.2%	95.0%	95.5%	95.8%	95.5%
Average Rent per Leased Square Foot	\$ 15.04	\$ 15.02	\$ 14.61	\$ 13.82	\$ 13.39
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	64	66	70	71	71
Total Gross Leasable Area	9,669	10,029	10,242	10,570	10,306
Percent Leased	93.5%	93.8%	94.0%	93.9%	94.2%
Average Rent per Leased Square Foot	\$ 11.88	\$ 12.51	\$ 12.32	\$ 11.79	\$ 11.66

## Consolidated & Joint Venture Shopping Center Detail

	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012	JUN 30, 2012	MAR 31, 2012
<b>CANADA</b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	67	66	66	66	65
Total Gross Leasable Area	12,718	12,386	12,376	12,379	12,219
Percent Leased	96.3%	96.7%	96.8%	96.8%	96.6%
Average Rent per Leased Square Foot	\$ 15.86	\$ 15.98	\$ 15.88	\$ 15.67	\$ 15.61
<b><u>MEXICO</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	29	28	27	26	25
Total Gross Leasable Area	3,725	3,326	3,197	3,055	2,915
Percent Leased	88.5%	89.2%	88.6%	89.4%	90.1%
Average Rent per Leased Square Foot	\$ 9.93	\$ 9.22	\$ 9.01	\$ 9.10	\$ 9.85
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	23	23	21	21	21
Total Gross Leasable Area	6,835	6,757	5,785	5,795	5,771
Percent Leased	90.1%	89.9%	90.9%	89.6%	88.9%
Average Rent per Leased Square Foot	\$ 10.76	\$ 10.34	\$ 10.69	\$ 11.40	\$ 10.84
<b><u>CHILE</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	3	3	3	3	3
Total Gross Leasable Area	305	305	305	307	299
Percent Leased	95.3%	95.3%	95.0%	94.9%	95.2%
Average Rent per Leased Square Foot	\$ 23.12	\$ 22.67	\$ 22.41	\$ 20.12	\$ 20.88
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	266	266	266	266	266
Percent Leased	97.5%	97.6%	96.0%	96.2%	95.8%
Average Rent per Leased Square Foot	\$ 15.22	\$ 15.25	\$ 15.10	\$ 14.64	\$ 14.81
<b><u>PERU</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	1	1	1	1	1
Total Gross Leasable Area	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.66	\$ 22.66
<b><u>BRAZIL</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	2	2	2	2	2
Total Gross Leasable Area	197	197	197	197	197
Percent Leased	89.7%	89.7%	93.5%	93.5%	93.7%
Average Rent per Leased Square Foot	\$ 14.64	\$ 14.08	\$ 14.13	\$ 14.13	\$ 15.68
<b><u>Subtotal of Shopping Center Portfolio</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	459	455	474	471	472
Total Gross Leasable Area	59,897	58,952	61,696	61,556	61,253
Percent Leased	93.2%	93.4%	92.9%	92.8%	92.4%
<b><u>Investment Management Programs</u></b>					
Number of Properties	267	270	273	278	281
Total Gross Leasable Area	40,326	40,804	41,219	41,955	42,965
Percent Leased	94.4%	94.6%	94.4%	93.9%	93.5%
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	162	163	165	166	165
Total Gross Leasable Area	29,488	29,438	28,669	29,010	28,563
Percent Leased	93.9%	94.2%	94.6%	94.3%	94.2%
<b>GRAND TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	888	888	912	915	918
Total Gross Leasable Area	129,711	129,194	131,584	132,522	132,781
Percent Leased	93.8%	94.0%	93.7%	93.5%	93.1%

**Combined Major Tenant Profile**  
**Top 50 tenants ranked by annualized base rent ("ABR")**  
**March 31, 2013**

Tenant Name	Credit Ratings (S&P / Moody's)	# of Locations	ABR		Leased GLA	
			(000's)	%	(000's)	%
Home Depot	A-/A3	44	\$ 29,847	2.9%	3,695	4.6%
TJX Companies <sup>(a)</sup>	A/A3	137	29,768	2.9%	2,731	3.4%
Wal-Mart <sup>(b)</sup>	AA/Aa2	60	26,196	2.5%	4,102	5.1%
Kmart/Sears Holdings <sup>(c)</sup>	CCC+/B3	50	19,045	1.9%	3,223	4.0%
Bed Bath & Beyond <sup>(d)</sup>	BBB+/NR	87	18,172	1.8%	1,502	1.9%
Royal Ahold <sup>(e)</sup>	BBB/Baa3	35	16,601	1.6%	1,264	1.6%
Kohl's	BBB+/Baa1	36	15,501	1.5%	2,256	2.8%
Best Buy	BB/Baa2	43	15,280	1.5%	1,032	1.3%
Petsmart	BB+/NR	72	14,701	1.4%	997	1.2%
Ross Stores	BBB+/NR	73	12,393	1.2%	1,226	1.5%
Safeway <sup>(f)</sup>	BBB/Baa3	43	12,314	1.2%	1,139	1.4%
Michaels	B/B2	72	12,004	1.2%	956	1.2%
Costco	A+/A1	14	11,746	1.1%	1,382	1.7%
Dollar Tree	NR/NR	124	10,890	1.1%	992	1.2%
Sports Authority	B-/B3	25	10,069	1.0%	773	1.0%
Staples	BBB/Baa2	56	9,973	1.0%	745	0.9%
Toys R Us <sup>(g)</sup>	B/B1	33	9,508	0.9%	1,011	1.3%
Burlington Coat Factory	B-/Caa1	19	9,073	0.9%	1,373	1.7%
Petco	B/B2	47	8,306	0.8%	462	0.6%
Target	A-/A2	19	7,629	0.7%	1,334	1.7%
Whole Foods	BBB-/NR	12	7,474	0.7%	350	0.4%
Office Depot	B-/B2	38	7,246	0.7%	709	0.9%
Hobby Lobby	NR/NR	21	7,156	0.7%	1,111	1.4%
The Gap <sup>(h)</sup>	BB+/Baa3	40	7,029	0.7%	401	0.5%
Party City	B/B2	50	6,407	0.6%	356	0.4%
<b>Top 25 Tenants</b>		<b>1,250</b>	<b>\$ 334,327</b>	<b>32.5%</b>	<b>35,122</b>	<b>43.6%</b>
Walgreen	BBB/Baa1	22	6,261	0.6%	276	0.3%
OfficeMax	B-/B1	34	6,082	0.6%	540	0.7%
Lowe's Home Center	A-/A3	10	5,791	0.6%	908	1.1%
Great Atlantic & Pacific <sup>(i)</sup>	CCC/Caa2	9	5,648	0.5%	394	0.5%
Cinopolis	NR/NR	14	5,319	0.5%	533	0.7%
Jo-Ann Stores, Inc.	B/B2	35	5,239	0.5%	536	0.7%
DSW	NR/NR	17	5,169	0.5%	280	0.3%
Albertsons, Inc. <sup>(j)</sup>	NR/NR	19	5,012	0.5%	490	0.6%
Riteaid	B-/B3	38	4,895	0.5%	408	0.5%
Dick Sporting Goods	NR/NR	13	4,728	0.5%	376	0.5%
Pier 1 Imports	NR/NR	47	4,628	0.4%	244	0.3%
Nordstrom, Inc.	A-/Baa1	11	4,595	0.4%	263	0.3%
LA Fitness International	NR/NR	8	4,441	0.4%	221	0.3%
HEB Grocery	NR/NR	9	4,415	0.4%	562	0.7%
CVS	BBB+/Baa2	41	4,404	0.4%	278	0.3%
24 Hour Fitness Worldwide, Inc.	B/B3	6	4,211	0.4%	209	0.3%
Canadian Tire	BBB+/NR	25	4,167	0.4%	294	0.4%
Kroger	BBB/Baa2	18	4,140	0.4%	664	0.8%
Publix Supermarkets	NR/NR	20	3,876	0.4%	458	0.6%
Yum Brands <sup>(k)</sup>	BBB/Baa3	80	3,871	0.4%	131	0.2%
Barnes N Noble	NR/NR	16	3,758	0.4%	230	0.3%
King Kullen	NR/NR	4	3,755	0.4%	182	0.2%
Payless Shoesource	B/B2	89	3,751	0.4%	167	0.2%
Ulta Salon, Cosmetics & Fragra	NR/NR	26	3,593	0.3%	157	0.2%
Bank of America Corp.	A-/Baa2	36	3,477	0.3%	97	0.1%
<b>Tenants 26 - 50</b>		<b>647</b>	<b>\$ 115,226</b>	<b>11.2%</b>	<b>8,899</b>	<b>11.1%</b>
<b>Top 50 Tenants</b>		<b>1,897</b>	<b>\$ 449,553</b>	<b>43.7%</b>	<b>44,021</b>	<b>54.7%</b>

Note: Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 14,600 leases to 8,100 tenants totaling approximately \$1.6 billion of annual base rent.

<sup>(a)</sup> TJMaxx (57) / Marshalls (48) / Winners (14) / HomeGoods (10) / HomeSense (7) / Winners HomeSense (1)

<sup>(b)</sup> Wal-Mart (46) / Sam's Club (6) / Bodega Aurrera (8)

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

<sup>(d)</sup> Bed Bath & Beyond (62) / Buy Buy Baby (6) / Christmas Tree Shops (4) / Cost Plus (13) / World Market (2)

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

<sup>(f)</sup> Safeway (36) / Vons (5) / Other (2)

<sup>(g)</sup> Toys R Us (15) / Babies R Us (16) / Other (2)

<sup>(h)</sup> The Gap (3) / Gap Kids (1) / Old Navy (53) / Banana Republic (3)

<sup>(i)</sup> A&P (1) / Pathmark

<sup>(j)</sup> Albertsons (13) / Shaw's (3) / Acme (2) / Jewel/Osco (1)

<sup>(k)</sup> Taco Bell (37) / KFC (16) / Pizza Hut (18) / A&W (7) / Long John Silver (2)

\*Sears includes 6 Canadian Sears locations.

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

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

**March 31, 2013**

Metropolitan Statistical Area (MSA)	MSA					
	Ranked by Population	# of Properties	GLA (in 000's)	% Leased	ABR	% of ABR/ SQ. FT.
New York-Northern New Jersey-Long Island	1	70	5,666	96.4%	\$ 102,952	10.0%
Los Angeles-Long Beach-Santa Ana	2	31	2,727	93.0%	43,171	4.2%
Chicago-Joliet-Naperville	3	30	3,123	98.5%	29,527	2.9%
Dallas-Fort Worth-Arlington	4	19	1,893	90.4%	18,843	1.8%
Houston-Sugar Land-Baytown	5	13	1,217	96.0%	12,096	1.2%
Philadelphia-Camden-Wilmington	6	39	3,390	90.9%	43,629	4.2%
Washington-Arlington-Alexandria	7	66	2,220	95.5%	30,699	3.0%
Miami-Fort Lauderdale-Pompano Beach	8	32	3,270	93.3%	40,660	3.9%
Atlanta-Sandy Springs-Marietta	9	5	516	91.0%	5,090	0.5%
Boston-Cambridge-Quincy	10	3	395	100.0%	4,455	0.4%
San Francisco-Oakland-Fremont	11	16	1,213	95.4%	26,840	2.6%
Riverside-San Bernardino-Ontario	12	11	1,317	95.0%	14,768	1.4%
Phoenix-Mesa-Glendale	13	15	2,960	91.7%	27,740	2.7%
Detroit-Warren-Livonia	14	7	599	80.2%	4,834	0.5%
Seattle-Tacoma-Bellevue	15	10	1,022	91.8%	14,695	1.4%
Minneapolis-St. Paul-Bloomington	16	5	843	98.5%	11,063	1.1%
San Diego-Carlsbad-San Marcos	17	21	1,713	97.7%	25,208	2.4%
St. Louis	18	16	1,902	98.1%	13,782	1.3%
Tampa-St. Petersburg-Clearwater	19	9	1,281	96.0%	13,314	1.3%
Baltimore-Towson	20	32	2,053	96.5%	32,344	3.1%
Denver-Aurora-Broomfield	21	10	976	87.1%	10,581	1.0%
Pittsburgh	22	8	702	96.6%	5,942	0.6%
Portland-Vancouver-Hillsboro	23	9	671	92.8%	7,615	0.7%
San Antonio-New Braunfels	24	1	58	100.0%	288	0.0%
Sacramento--Arden-Arcade--Roseville	25	10	524	92.0%	5,918	0.6%
Orlando-Kissimmee-Sanford	26	12	1,350	89.0%	14,870	1.4%
Cincinnati-Middletown	27	6	396	94.2%	2,829	0.3%
Kansas City	28	3	455	98.7%	3,477	0.3%
Cleveland-Elyria-Mentor	29	1	100	100.0%	510	0.0%
Las Vegas-Paradise	30	6	463	80.6%	4,696	0.5%
San Jose-Sunnyvale-Santa Clara	31	3	187	89.6%	4,336	0.4%
Columbus	32	3	301	93.7%	2,214	0.2%
Charlotte-Gastonia-Rock Hill	33	7	765	91.5%	6,770	0.7%
Austin-Round Rock-San Marcos	34	10	776	92.7%	8,309	0.8%
Indianapolis-Carmel	35	2	174	99.3%	1,427	0.1%
Nashville-Davidson--Murfreesboro--Franklin	37	3	459	89.8%	3,477	0.3%
Providence-New Bedford-Fall River	38	2	165	96.2%	1,927	0.2%
Jacksonville	40	5	408	84.5%	4,712	0.5%
<b>Top 40 MSA's by Population</b>		<b>551</b>	<b>48,253</b>	<b>94.0%</b>	<b>\$ 605,608</b>	<b>58.8%</b>
Puerto Rico		7	2,172	96.3%	33,264	3.2%
Remaining MSA's Ranked by Population		180	19,709	92.9%	194,739	18.9%
MSA's Not Ranked		17	1,201	92.8%	\$ 12,855	1.2%
<b>Grand Total</b>		<b>755</b>	<b>71,335</b>	<b>93.7%</b>	<b>\$ 846,466</b>	<b>82.2%</b>
Canada		67	7,008	96.1%	\$ 106,836	10.4%
Mexico		52	7,085	89.4%	65,425	6.4%
Chile		11	429	95.9%	8,577	0.8%
Peru		1	12	100.0%	275	0.0%
Brazil		2	138	89.7%	1,810	0.2%
<b>Subtotal</b>		<b>133</b>	<b>14,672</b>	<b>92.8%</b>	<b>182,922</b>	<b>17.8%</b>
<b>Grand Total</b>		<b>888</b>	<b>86,006</b>	<b>93.6%</b>	<b>1,029,389</b>	<b>100.0%</b>

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

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

**All Operating Real Estate Leasing Summary**  
**For the Quarter Ended March 31, 2013**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	74	7%	216	\$ 17.97	\$ 3,881	\$ 15.87	\$ 3,420	\$ 460	13.5%	8.3	\$ 5,892	\$ 27.28
Renewals/Options	331	85%	2,710	11.23	30,428	10.93	29,618	811	2.7%	5.1	-	-
<b>U.S. Same Space Total</b>	<b>405</b>	<b>92%</b>	<b>2,926</b>	<b>\$ 11.73</b>	<b>\$ 34,309</b>	<b>\$ 11.29</b>	<b>\$ 33,038</b>	<b>\$ 1,271</b>	<b>3.8%</b>	<b>5.3</b>	<b>\$ 5,892</b>	
Non-comparable new leases	82	8%	267	\$ 14.36	\$ 3,840					10.5	\$ 15,994	\$ 59.81
<b>U.S. Total</b>	<b>487</b>	<b>100%</b>	<b>3,193</b>	<b>\$ 11.95</b>	<b>\$ 38,149</b>					<b>5.7</b>	<b>\$ 21,886</b>	
<b><u>Canada</u></b>												
New Leases	19	9%	27	\$ 24.75	\$ 680	\$ 24.36	\$ 669	\$ 11	1.6%	8.7	\$ 711	\$ 25.86
Renewals/Options	58	85%	245	15.77	3,872	14.34	3,521	351	10.0%	5.0	-	-
<b>Canada Same Space Total</b>	<b>77</b>	<b>94%</b>	<b>273</b>	<b>\$ 16.68</b>	<b>\$ 4,552</b>	<b>\$ 15.35</b>	<b>\$ 4,190</b>	<b>\$ 361</b>	<b>8.6%</b>	<b>5.4</b>	<b>\$ 711</b>	
Non-comparable new leases	10	6%	17	\$ 21.46	\$ 368					9.6	\$ 1,343	\$ 78.38
<b>Canada Total</b>	<b>87</b>	<b>100%</b>	<b>290</b>	<b>\$ 16.96</b>	<b>\$ 4,919</b>					<b>5.7</b>	<b>\$ 2,054</b>	
<b><u>Latin America</u></b>												
New Leases	33	10%	21	\$ 17.38	\$ 365	\$ 21.49	\$ 451	\$ (86)	-19.1%	2.3	\$ -	\$ -
Renewals/Options	15	6%	13	17.53	220	17.57	221	(0)	-0.2%	2.2	-	-
<b>Latin America Same Space Total</b>	<b>48</b>	<b>16%</b>	<b>34</b>	<b>\$ 17.44</b>	<b>\$ 585</b>	<b>\$ 20.02</b>	<b>\$ 672</b>	<b>\$ (87)</b>	<b>-12.9%</b>	<b>2.3</b>	<b>\$ -</b>	
Non-comparable new leases	71	84%	173	\$ 10.11	\$ 1,750					7.0	\$ 5,022	\$ 29.01
<b>Latin America Total</b>	<b>119</b>	<b>100%</b>	<b>207</b>	<b>\$ 11.30</b>	<b>\$ 2,335</b>					<b>6.2</b>	<b>\$ 5,022</b>	
<b>Grand Total</b>	<b>693</b>	<b>100%</b>	<b>3,690</b>									
Total New Leases (Same Space)	126	7%	264									
Total Renewals/Options	404	80%	2,968									
Total Non-comparable new leases	163	12%	458									
<b>Grand Total</b>	<b>693</b>	<b>100%</b>	<b>3,690</b>									

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

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



**All Operating Real Estate Leasing Summary**  
**Trailing Four Quarters as of March 31, 2013**  
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><i>United States and Puerto Rico</i></b>												
New Leases <sup>(1)</sup>	367	16%	1,285	\$ 17.14	\$ 22,018	\$ 14.12	\$ 18,124	\$ 3,894	21.5%	10.3	\$ 40,958	\$31.88
Renewals/Options	1,042	73%	5,927	12.42	73,623	11.95	70,839	2,784	3.9%	5.1	-	-
<b>U.S. Same Space Total <sup>(1)</sup></b>	<b>1,409</b>	<b>89%</b>	<b>7,212</b>	<b>\$ 13.26</b>	<b>\$ 95,640</b>	<b>\$ 12.33</b>	<b>\$ 88,963</b>	<b>\$ 6,678</b>	<b>7.5%</b>	<b>6.0</b>	<b>\$ 40,958</b>	
Non-comparable new leases	346	11%	934	\$ 15.03	\$ 14,036					8.9	\$ 33,110	\$35.46
<b>U.S. Total</b>	<b>1,755</b>	<b>100%</b>	<b>8,146</b>	<b>\$ 13.46</b>	<b>\$ 109,676</b>					<b>6.3</b>	<b>\$ 74,068</b>	
<b><i>Canada</i></b>												
New Leases	67	15%	141	\$ 19.05	\$ 2,694	\$ 18.66	\$ 2,639	\$ 55	2.1%	8.2	\$ 3,347	\$23.66
Renewals/Options	220	77%	705	17.62	12,422	15.91	11,216	1,206	10.8%	5.2	-	-
<b>Canada Same Space Total</b>	<b>287</b>	<b>92%</b>	<b>846</b>	<b>\$ 17.86</b>	<b>\$ 15,117</b>	<b>\$ 16.37</b>	<b>\$ 13,855</b>	<b>\$ 1,262</b>	<b>9.1%</b>	<b>5.7</b>	<b>\$ 3,347</b>	
Non-comparable new leases	39	8%	74	\$ 18.98	\$ 1,410					7.9	\$ 2,664	\$35.86
<b>Canada Total</b>	<b>326</b>	<b>100%</b>	<b>921</b>	<b>\$ 17.95</b>	<b>\$ 16,527</b>					<b>5.8</b>	<b>\$ 6,012</b>	
<b><i>Latin America</i></b>												
New Leases	120	17%	139	\$ 11.84	\$ 1,650	\$ 12.91	\$ 1,799	\$ (149)	-8.3%	8.8	\$ -	\$ -
Renewals/Options	152	29%	237	14.33	3,399	15.96	3,786	(387)	-10.2%	4.7	-	-
<b>Latin America Same Space Total</b>	<b>272</b>	<b>47%</b>	<b>377</b>	<b>\$ 13.41</b>	<b>\$ 5,049</b>	<b>\$ 14.83</b>	<b>\$ 5,586</b>	<b>\$ (536)</b>	<b>-9.6%</b>	<b>6.2</b>	<b>\$ -</b>	
Non-comparable new leases	284	53%	430	\$ 11.45	\$ 4,925					5.2	\$ 5,022	\$11.67
<b>Latin America Total</b>	<b>556</b>	<b>100%</b>	<b>807</b>	<b>\$ 12.36</b>	<b>\$ 9,974</b>					<b>5.7</b>	<b>\$ 5,022</b>	
<b>Grand Total</b>	<b>2,637</b>	<b>100%</b>	<b>9,874</b>									
Total New Leases (Same Space)	554	16%	1,566									
Total Renewals/Options	1,414	70%	6,870									
Total Non-comparable new leases	669	15%	1,438									
<b>Grand Total</b>	<b>2,637</b>	<b>100%</b>	<b>9,874</b>									

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

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

<sup>(1)</sup> If calculated using 24 months, U.S. new lease rental spreads are 12.9% and U.S. comparable total is 6.1%



**US Lease Expiration Schedule  
Operating Shopping Centers  
March 31, 2013**

Leases Expiring Assuming Available Options (if any) Are NOT Exercised													
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants				
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	
(1)	19	270,192	0.5%	\$13.66	419	588,883	4.1%	\$20.78	438	859,075	1.3%	\$18.54	
2013	80	1,477,506	2.8%	\$9.79	874	1,373,144	9.6%	\$21.36	954	2,850,650	4.3%	\$15.36	
2014	247	5,491,038	10.5%	\$9.44	1,265	2,129,684	14.9%	\$20.49	1,512	7,620,722	11.4%	\$12.53	
2015	246	4,742,862	9.0%	\$9.90	1,251	1,921,012	13.4%	\$22.56	1,497	6,663,874	10.0%	\$13.55	
2016	257	5,096,055	9.7%	\$9.98	1,045	1,764,814	12.3%	\$22.27	1,302	6,860,869	10.3%	\$13.14	
2017	291	6,790,862	12.9%	\$9.71	1,153	2,067,387	14.4%	\$23.70	1,444	8,858,249	13.2%	\$12.98	
2018	215	5,334,571	10.2%	\$9.94	696	1,393,727	9.7%	\$21.27	911	6,728,298	10.1%	\$12.29	
2019	118	3,311,639	6.3%	\$9.75	278	572,119	4.0%	\$26.28	396	3,883,758	5.8%	\$12.19	
2020	105	2,779,646	5.3%	\$10.09	230	525,809	3.7%	\$25.28	335	3,305,456	4.9%	\$12.51	
2021	112	2,515,909	4.8%	\$9.35	236	532,843	3.7%	\$24.68	348	3,048,752	4.6%	\$12.03	
2022	103	2,380,512	4.5%	\$10.19	263	571,418	4.0%	\$25.42	366	2,951,930	4.4%	\$13.14	
2023	95	1,962,054	3.7%	\$11.28	177	443,748	3.1%	\$23.73	272	2,405,802	3.6%	\$13.58	
2024	52	2,483,869	4.7%	\$9.10	42	124,283	0.9%	\$23.21	94	2,608,152	3.9%	\$9.77	
Thereafter	168	7,889,148	15.0%	\$10.21	115	327,168	2.3%	\$31.76	283	8,216,316	12.3%	\$11.07	
Grand Totals (3)	2,108	52,525,863	100%	\$9.90	8,044	14,336,040	100%	\$22.76	10,152	66,861,902	100%	\$12.66	

Leases Expiring Assuming Available Options (if any) Are Exercised													
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants				
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	
(1)	15	189,968	0.4%	\$12.84	413	575,117	4.0%	\$20.79	428	765,085	1.1%	\$18.82	
2013	25	291,745	0.6%	\$11.49	736	1,089,718	7.6%	\$20.91	761	1,381,462	2.1%	\$18.92	
2014	58	1,215,282	2.3%	\$8.21	773	1,140,990	8.0%	\$20.72	831	2,356,272	3.5%	\$14.27	
2015	39	605,659	1.2%	\$9.90	744	996,547	7.0%	\$22.53	783	1,602,206	2.4%	\$17.75	
2016	46	705,616	1.3%	\$8.35	550	797,003	5.6%	\$21.83	596	1,502,619	2.2%	\$15.50	
2017	42	766,596	1.5%	\$10.79	641	1,000,980	7.0%	\$24.73	683	1,767,576	2.6%	\$18.68	
2018	48	695,450	1.3%	\$11.56	408	723,488	5.0%	\$21.96	456	1,418,938	2.1%	\$16.86	
2019	56	937,343	1.8%	\$11.92	371	680,453	4.7%	\$22.31	427	1,617,796	2.4%	\$16.29	
2020	45	606,478	1.2%	\$9.61	377	655,510	4.6%	\$22.90	422	1,261,989	1.9%	\$16.52	
2021	49	752,192	1.4%	\$9.68	410	652,686	4.6%	\$23.54	459	1,404,878	2.1%	\$16.12	
2022	62	1,110,015	2.1%	\$10.51	479	825,639	5.8%	\$23.22	541	1,935,654	2.9%	\$15.93	
2023	61	1,126,981	2.1%	\$9.09	361	670,464	4.7%	\$22.40	422	1,797,444	2.7%	\$14.05	
2024	67	1,505,029	2.9%	\$9.42	194	364,143	2.5%	\$23.10	261	1,869,172	2.8%	\$12.08	
Thereafter	1495	42,017,508	80.0%	\$9.90	1,587	4,163,303	29.0%	\$23.84	3,082	46,180,810	69.1%	\$11.15	
Grand Totals (3)	2,108	52,525,863	100%	\$9.90	8,044	14,336,040	100%	\$22.76	10,152	66,861,902	100%	\$12.66	

	Anchor Tenants (2)	Non-Anchor Tenants
Total Rentable GLA	54,258,630	17,076,003
Percentage of Occupancy	96.8%	84.0%
Percentage of Vacancy	3.2%	16.0%
Total Leaseable Area	100%	100%

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

# **Joint Venture Summary**

**Operating Joint Venture Summary**  
**Three Months Ended March 31, 2013**  
(in thousands)

Venture	Average Ownership %	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (1)	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 54,377	\$ 13,821	\$ 40,556	\$ 14,110	\$ (667)	\$ 3,910	\$ -	\$ 13,880	\$ 696	\$ 8,685	\$ 1,954	\$ 4,274
Kimco Income REIT	45.0%	50,797	13,224	37,573	12,263	(170)	-	-	10,321	-	14,819	7,061	11,803
UBS Programs	17.9% *	27,201	7,326	19,875	8,901	(870)	184	-	7,366	(302)	2,252	913	2,109
BIG Shopping Centers	37.9% *	12,572	4,014	8,558	5,849	(153)	-	-	4,234	12,841 <sup>(2)</sup>	11,163	1,961	1,218
Canada Pension Plan	55.0%	10,264	2,394	7,870	1,333	(229)	-	-	4,215	-	2,093	1,459	3,769
Kimco Income Fund	29.8%	8,455	2,388	6,067	2,235	(362)	-	-	1,640	-	1,830	667	1,206
SEB Immobilien	15.0%	8,283	2,092	6,191	3,145	(94)	-	-	2,174	-	778	274	493
Other Institutional Programs	14.6% *	11,325	2,356	8,969	3,721	(117)	(406)	2,233	2,827	(101)	4,842	325	823
<b>Total Investment Management Programs</b>		<b>\$ 183,274</b>	<b>\$ 47,615</b>	<b>\$ 135,659</b>	<b>\$ 51,557</b>	<b>\$ (2,662)</b>	<b>\$ 3,688</b>	<b>\$ 2,233</b>	<b>\$ 46,657</b>	<b>\$ 13,134</b>	<b>\$ 46,462</b>	<b>\$ 14,614</b>	<b>\$ 25,695</b>
<b>Other Joint Venture Properties</b>													
US Properties	44.7% *	\$ 37,550	\$ 14,201	\$ 23,349	\$ 12,248	\$ (677)	\$ 1,820	\$ -	\$ 9,390	\$ (2)	\$ (788)	\$ 560	\$ 4,372
Canada Properties	55.5% *	74,467	29,572	44,895	16,091	(691)	-	-	13,475	-	14,638	7,857	15,479
Latin America	51.4% *	21,549	6,589	14,960	2,591	(950)	4,546 <sup>(3)</sup>	-	4,175	-	2,698	1,077	5,514
Mexico Industrial	50.7%	14,044	2,378	11,666	5,145	133	-	-	5,582	-	1,072	536	3,327
<b>Total Other JV Properties</b>		<b>\$ 147,610</b>	<b>\$ 52,740</b>	<b>\$ 94,870</b>	<b>\$ 36,075</b>	<b>\$ (2,185)</b>	<b>\$ 6,366</b>	<b>\$ -</b>	<b>\$ 32,622</b>	<b>\$ (2)</b>	<b>\$ 17,620</b>	<b>\$ 10,030</b>	<b>\$ 28,692</b>
<b>Other Investments</b>	75.0% *	<b>\$ 39,594</b>	<b>\$ 23,170</b>	<b>\$ 16,424</b>	<b>\$ 7,568</b>	<b>\$ (689)</b>	<b>\$ -</b>	<b>\$ (1,050)</b>	<b>\$ 7,374</b>	<b>\$ -</b>	<b>\$ (257)</b>	<b>\$ (193)</b>	<b>\$ 6,125</b>
		<b>\$ 370,478</b>	<b>\$ 123,525</b>	<b>\$ 246,953</b>	<b>\$ 95,200</b>	<b>\$ (5,536)</b>	<b>\$ 10,054</b>	<b>\$ 1,183</b>	<b>\$ 86,653</b>	<b>\$ 13,132</b>	<b>\$ 63,825</b>	<b>\$ 24,451</b>	<b>\$ 60,512</b>

Income Miscellaneous

Equity in Income of Joint Ventures, Net

(340)  
\$ 24,111

\* Ownership % is a blended rate

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

(2) Includes additional income of approximately \$13.7M from gain on extinguishment of debt.

(3) Relates to 3 properties in a portfolio of 9 properties expected to be sold for a net gain of \$26.6M.

Venture	Net Income/ (Loss)	Kimco Share of Net Income (Loss)	Investment Adjustments (1)			Kimco Share of Net Income/ (Loss)	Kimco of FFO
			Promote Income	Investment Basis Adjustment	Kimco Fees		
Prudential Investment Program	\$ 8,685	\$ 1,302	\$ -	\$ 349	\$ 303	\$ 1,954	\$ 4,274
Kimco Income REIT	14,819	6,664	-	(100)	497	7,061	11,803
UBS Programs	2,252	478	-	117	318	913	2,109
BIG Shopping Centers	11,163	3,824	-	(2,120)	257	1,961	1,218
Canada Pension Plan	2,093	1,151	-	8	300	1,459	3,769
Kimco Income Fund	1,830	545	-	(51)	173	667	1,206
SEB Immobilien	778	117	-	107	50	274	493
Other Institutional Programs	4,842	804	-	(487)	8	325	823
<b>Total Investment Management Programs</b>	<b>\$ 46,462</b>	<b>\$ 14,885</b>	<b>\$ -</b>	<b>\$ (2,177)</b>	<b>\$ 1,906</b>	<b>\$ 14,614</b>	<b>\$ 25,695</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**  
**March 31, 2013**  
(in thousands)

Venture	Average Ownership Interest	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate
<b>Investment Management Programs</b>										
Prudential Investment Program	15.0%	61	10,693	\$ 2,732,968	\$ 1,009,228	\$ 36,925	5.5%	41.6	100.0%	-
Kimco Income REIT	45.0%	58	12,420	1,544,287	927,525	83,077	5.1%	80.0	98.1%	1.9%
UBS Programs	17.9%	* 39	5,572	1,260,091	656,033	55,576	5.4%	35.7	93.1%	6.9%
BIG Shopping Centers	37.9%	* 21	3,405	518,422	406,338	15,004	5.5%	42.5	100.0%	-
Canada Pension Plan	55.0%	6	2,425	436,031	140,777	17,078	5.2%	28.0	64.5%	35.5%
Kimco Income Fund	29.8%	12	1,523	287,305	160,565	13,936	5.5%	17.8	100.0%	-
SEB Immobilien	15.0%	13	1,800	361,359	243,800	11,779	5.1%	52.3	100.0%	-
Other Institutional Programs	14.6%	* 57	2,488	451,588	300,676	48,646	5.2%	36.5	94.1%	5.9%
<b>Total Investment Management Programs</b>		<b>267</b>	<b>40,326</b>	<b>\$ 7,592,051</b>	<b>\$ 3,844,942</b>	<b>\$ 282,021</b>				
<b>Other Joint Venture Properties</b>										
US Properties	44.7%	* 64	9,669	\$ 1,245,323	\$ 823,465	\$ 13,168	5.5%	60.6	88.2%	11.8%
Canada Properties	55.5%	* 67	12,718	1,923,359	1,264,705	49,374	5.0%	50.5	100.0%	-
Latin America (1)	51.8%	* 44	7,156	615,330	83,256	(38,580)	9.9%	45.4	100.0%	-
Mexico Industrial	50.7%	* 87	10,818	576,864	310,410	7,336	6.2%	45.1	92.7%	7.3%
<b>Total Other JV Properties</b>		<b>262</b>	<b>40,361</b>	<b>\$ 4,360,876</b>	<b>\$ 2,481,836</b>	<b>\$ 31,298</b>				
<b>Other Investments</b>	75.0%	* N/A	N/A	\$ 844,149	\$ 612,078	\$ 39,582	4.5%	43.2	76.3%	23.7%
		<b>529</b>	<b>80,687</b>	<b>\$ 12,797,076</b>	<b>\$ 6,938,856</b>	<b>\$ 352,901</b>				

**Kimco's Share of Mortgages & Notes Payable**

**\$ 2,780,047**

\* Ownership % is a blended rate

\*\* Average remaining term in months and includes extensions

(1) Includes 13 land fund properties

# **Guidance and Valuation Summary**

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

	2012		1Q13		YTD		Retail		Non-Retail	
	Actual		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
	Actual		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>RECURRING INCOME<sup>(1)</sup></b>										
Net Operating Income <sup>(2)</sup>	\$	638	\$	167	\$	167	\$	167	\$	167
Income from Other Real Estate Investments		3		-		-		-		-
Mortgage Financing Income		7		1		1		1		1
Management and Other Fee Income		36		8		8		8		8
Interest, Dividends & Other Investment Income		2		1		1		-		-
Other (Expense)/Income, Net		(5)		(1)		(1)		(1)		(1)
Equity In Income from JV's <sup>(3)</sup>		235		59		59		53		53
Equity in Income of Other Real Estate Investments, Net		29		7		7		5		5
Noncontrolling Interests in Income		(12)		(3)		(3)		(3)		(3)
Income from Discontinued Operating Properties		11		-		-		-		-
		<b>\$ 944</b>		<b>\$ 239</b>		<b>\$ 239</b>		<b>\$ 230</b>		<b>\$ 230</b>
<b>TRANSACTIONAL INCOME</b>										
Mortgage Financing Income	\$	1	\$	-	\$	-	\$	-	\$	-
Management and Other Fee Income		1		-		-		-		-
Interest, Dividends & Other Investment Income		1		2		2		-		-
Other (Expense)/Income, Net		(3)		(2)		(2)		(2)		(2)
Equity In Income from JV's		10		-		-		-		-
Equity in Income of Other Real Estate Investments, Net		24		4		4		-		-
DISCOP - Inc./(Loss) on Operating Property HFS/sold		(7)		-		-		-		-
General & Administrative Expenses		(2)		-		-		-		-
Preferred Stock Redemption Charge		(22)		-		-		-		-
Transactional (Provision)/Benefit for Income Taxes		(7)		(1)		(1)		-		-
		<b>\$ (4)</b>		<b>\$ 3</b>		<b>\$ 3</b>		<b>\$ (2)</b>		<b>\$ (2)</b>
Non-Operating Impairments Recognized, Net of Tax		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
Recurring (Provision)/Benefit for Income Taxes	\$	(9)	\$	(5)	\$	(5)				
General & Administrative Expenses		(122)		(34)		(34)				
Interest Expense		(227)		(53)		(53)				
Preferred Dividends		(72)		(15)		(15)				
		<b>\$ (430)</b>		<b>\$ (107)</b>		<b>\$ (107)</b>				
<b>FFO Basic</b>		<b>\$ 510</b>		<b>\$ 135</b>		<b>\$ 135</b>				
Add back Noncontrolling Interest/Div for Stock Units		2		1		1				
<b>FFO Diluted</b>	\$	512	\$	136	\$	136				
Diluted Average Shares		410		411		411				
<b>FFO Diluted Per Common Share</b>		<b>\$ 1.25</b>		<b>\$ 0.33</b>		<b>\$ 0.33</b>				

	2012	1Q13	YTD			
	Actual	Actual	Actual			
<b>Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share</b>						
Net Income/(Loss) Available to Common Stockholders	\$	0.42	\$	0.13	\$	0.13
Gain on Disposition of Operating Properties		(0.21)		(0.01)		(0.01)
Gain on Disposition of JV Operating Properties		(0.07)		(0.03)		(0.03)
Depreciation & Amortization		0.63		0.15		0.15
Depreciation & Amortization Real Estate JV's		0.33		0.08		0.08
Remeasurement of Derivative Instrument		-		-		-
Impairments of Operating Properties, Net of Taxes and Noncontrolling Interests		0.12		0.01		0.01
Impairments of Joint Venture Operating Properties, Net of Tax		0.03		-		-
<b>FFO per Diluted Common Share</b>		<b>\$ 1.25</b>		<b>\$ 0.33</b>		<b>\$ 0.33</b>
Transactional Income / (Charges), Net		0.01		(0.01)		(0.01)
<b>Funds From Operations, as Adjusted</b>		<b>\$ 1.26</b>		<b>\$ 0.32</b>		<b>\$ 0.32</b>

(1) Income excluding Transactions and Impairments

(2) Includes depreciation adjustment in FFO Reconciliation

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

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

## 2013 FFO Guidance

	FFO (\$ in millions)			FFO \$/ Diluted Share		
	2011A	2012A	2013F	2011A	2012A	2013F
<b>Recurring:</b>						
Retail	\$ 860	\$ 914	\$ 930 — \$ 956	\$ 2.10	\$ 2.23	\$ 2.26 — \$ 2.32
Non-Retail	41	40	15 — 21	0.10	0.10	0.04 — 0.05
Corporate Financing	( 285)	( 299)	( 276) — ( 281)	( 0.69)	( 0.73)	( 0.67) — ( 0.68)
G&A	( 119)	( 122)	( 123) — ( 127)	( 0.29)	( 0.30)	( 0.30) — ( 0.31)
Other	( 7)	( 19)	( 17) — ( 20)	( 0.02)	( 0.04)	( 0.04) — ( 0.05)
<b>Total FFO, as Adjusted</b>	<b>\$ 490</b>	<b>\$ 514</b>	<b>\$ 529 — \$ 549</b>	<b>\$ 1.20</b>	<b>\$ 1.26</b>	<b>\$ 1.29 — \$ 1.33</b>
Transactional Income, Net <sup>(1)</sup>	33	18	3 — 3	0.08	0.04	0.01 — 0.01
	<u>\$ 523</u>	<u>\$ 532</u>	<u>\$ 532 — \$ 552</u>	<u>\$ 1.28</u>	<u>\$ 1.30</u>	<u>\$ 1.30 — \$ 1.34</u>
Preferred Stock Redemption Charge <sup>(2)</sup>	-	( 22)	- — -	-	( 0.05)	- — -
<i>FFO Before Impairments</i>	<u>\$ 523</u>	<u>\$ 510</u>	<u>\$ 532 — \$ 552</u>	<u>\$ 1.28</u>	<u>\$ 1.25</u>	<u>\$ 1.30 — \$ 1.34</u>
Impairments	( 5)	-	- — -	( 0.01)	-	- — -
<i>FFO <sup>(3)</sup></i>	<u><u>\$ 518</u></u>	<u><u>\$ 510</u></u>	<u><u>\$ 532 — \$ 552</u></u>	<u><u>\$ 1.27</u></u>	<u><u>\$ 1.25</u></u>	<u><u>\$ 1.30 — \$ 1.34</u></u>
<b>Reconciliation of FFO to Net Income Available to Common Shareholders:</b>						
(\$ in millions, except per share data)	<u>2011A</u>	<u>2012A</u>	<u>2013F</u>	<u>2011A<sup>(4)</sup></u>	<u>2012A<sup>(4)</sup></u>	<u>2013F<sup>(4)</sup></u>
FFO	\$ 518	\$ 510	\$ 532 — \$ 552	\$ 1.27	\$ 1.25	\$ 1.30 — \$ 1.34
Depreciation & amortization	( 247)	( 257)	( 252) — ( 260)	( 0.61)	( 0.63)	( 0.61) — ( 0.63)
Depreciation & amortization real estate joint ventures, net of noncontrolling interests	( 139)	( 134)	( 122) — ( 130)	( 0.34)	( 0.33)	( 0.30) — ( 0.32)
Gain on disposition of operating properties	19	85	4 — 12	0.05	0.21	0.01 — 0.03
Gain on disposition of joint venture operating properties, net of noncontrolling interests	4	28	12 — 20	0.01	0.07	0.03 — 0.05
Remeasurement of derivative instrument	( 4)	-	- — -	( 0.01)	-	- — -
Impairments of operating properties, net of tax and noncontrolling interests	( 41)	( 59)	( 4) — ( 4)	( 0.10)	( 0.15)	( 0.01) — ( 0.01)
<b>Net income available to common shareholders</b>	<u><u>\$ 110</u></u>	<u><u>\$ 173</u></u>	<u><u>\$ 170 — \$ 190</u></u>	<u><u>\$ 0.27</u></u>	<u><u>\$ 0.42</u></u>	<u><u>\$ 0.42 — \$ 0.46</u></u>
<p>(1) Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events</p> <p>(2) Non-cash charge to FFO associated with the redemption of preferred stock issues F (6.65%) and G (7.75%)</p> <p>(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.</p> <p>Certain reclassifications of prior year amounts have been made to conform with the current year presentation.</p>						

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

**As of March 31, 2013**

(\$ 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, 1Q 2013:	\$ 267	Per supplemental NOI disclosures (p. 6)
Add: Negative NOI	1	
Less: LTA's, Straight-line, Disc. Ops NOI	(2)	
Above and Below Market Rents	(3)	
Real Estate Under Development (REUD) NOI	-	See Real Estate Under Development (p. 17)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	(12)	
	<u>\$ 251</u>	
Adj. 1Q'13 NOI for new acquisitions to reflect full quarter	1	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 18)	2	Currently yielding approx. 6% and expected to reach 10%
	<u>\$ 254</u>	

	Book Value	Description / Notes
<b>Other Retail Investments included in Operating Real Estate</b>		
Blue Ridge	\$ 36	Income included in Income from Other Real Estate Inv.
Land Holdings	95	
	<u>\$ 131</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>		
Mexican Land Fund	\$ 16	
<b>Real Estate Under Development (REUD)</b>		
US Construction In Progress (CIP)	\$ 94	
Latin America CIP	3	
	<u>\$ 97</u>	
<b>Other Real Estate Investments</b>		
Net Lease Portfolio	\$ 133	
Preferred Equity Retail Investments	76	
Investment in SuperValu *	22	
Misc	25	Includes Retail Store and Leveraged Leases
	<u>\$ 256</u>	
<b>Mortgage and Other Receivables</b>		
Retail-Based Mortgage Receivables		
Winn Dixie	\$ 11	
Shopping Center Mortgage Receivables	9	
Latin America Mortgage Receivables	6	
Other	10	
	<u>\$ 36</u>	
<b>Marketable Securities</b>		
SUPERVALU, Inc. (SVU)	\$ 41	Includes unrealized gain of \$8M
<b>Other Assets</b>		
Miscellaneous Other Assets	\$ 351	See separate Balance Sheet Detail Schedule (p. 8)
Investment in SuperValu *	21	
	<u>\$ 372</u>	

\* Note: Total SuperValu investment of \$84M reflects unrealized gain in SuperValu stock

<b>Additional Value Consideration:</b>		
Kimco Share of Joint Venture Other Assets/(Liabilities)	\$ 123	See Investments in Real Estate Joint Ventures schedule (p.33)
Investment Management Business (recurring fees)	200	Annualized Fees - \$34M x 12 multiple x 50% margin



**Non-Retail Investments Summary**  
**As of March 31, 2013**  
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
<b>Operating Real Estate - Consolidated</b>				
Urban Properties / Other Consolidated <sup>(1)</sup>				Mixed Retail and Apartment / Office
Philadelphia, PA	\$ 66		\$ 66	
New York, NY	44		44	
Chicago, IL	9		9	
Other	3		3	
	122		122	
<b>Investments &amp; Advances in Real Estate JVs</b>				
Westmont Portfolio	83	459	542	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	72		72	
Miscellaneous Other Investments	5		5	
	77		77	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
King & Benton	17		17	Secured Convertible Bridge Loan
Other	20		20	
	37		37	
<b>Marketable Securities</b>				
Plazacorp Retail Properties (Common Stock)	33		33	
Bonds	3		3	
	36		36	Reflects \$18M in unrealized gains
<b>Other Assets</b>				
Miscellaneous Other Assets	28		28	
<b>Total Non-Retail Investments</b>	<b>\$ 383</b>	<b>\$ 459</b>	<b>\$ 842</b>	

(1) \$7M of debt associated with these properties is included in consolidated debt.

<b>Reconciliation from 4Q 2012</b>	
4Q 2012 Total Non-Retail Investments	\$ 398
Sale of urban property	(4)
Paydown of non-retail receivables	(5)
Other misc and currency	(6)
1Q 2013 Total Non-Retail Investments	\$ 383

# Miscellaneous

**Research Coverage:**

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Argus	John Eade	(212) 425-7500
Bank of America / Merrill Lynch	Jeff Spector	(646) 855-1363
	Craig Schmidt	(646) 855-3640
Barclays Capital	Ross Smotrich	(212) 526-2306
Citi Investment Research	Michael Bilerman	(212) 816-1383
	Quentin Velleley	(212) 816-6981
Cowen and Company	Jim Sullivan	(646) 562-1380
	Michael Gorman	(646) 562-1381
Deutsche Bank Securities Inc.	Vincent Chao	(212) 250-6799
DISCERN, Inc.	David Wigginton	(646) 863-4177
Edward D. Jones & Company	John Sheehan	(314) 515-3031
Goldman Sachs	Andrew Rosivach	(212) 902-2796
Green Street Advisors	Cedrik La Chance	(949) 640-8780
	Jason White	(949) 640-8780
Imperial Capital Group, LLC	David Harris	(212) 351-9429
ISI Group	Steve Sakwa	(212) 446-9462
	Samit Parikh	(212) 888-3796
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
	Yasmine Kamaruddin	(212) 622-1041
Morgan Stanley	Paul Morgan	(415) 576-2627
Morningstar	Todd Lukasik	(303) 688-7418
	Philip Martin	(312) 384-3920
Raymond James & Associates	Paul D. Puryear	(727) 567-2253
	R.J. Milligan	(727) 567-2660
RBC Capital Markets	Rich Moore	(440) 715-2646
	Wes Golladay	(440) 715-2650
Sandler O' Neill & Partners, L.P.	Alexander D. Goldfarb	(212) 466-7937
	Andrew Schaffer	(212) 466-8062
Standard & Poors	Robert McMillan	(212) 438-9522
Stifel Nicolaus & Company Inc.	Nathan Isbee	(443) 224-1346
	Jennifer Hummert	(443) 224-1288
UBS Investment Research	Ross Nussbaum	(212) 713-2484
	Christy McElroy	(203) 719-7831
Wells Fargo Securities, LLC	Jeffrey J. Donnelly	(617) 603-4262
	Tammi Figue	(443) 263-6568

**Rating Agency Coverage:**

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

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

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

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

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

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

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

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

## Glossary of Terms

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