



## Supplemental Financial Information

QUARTER ENDED MARCH 31, 2010

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## Supplemental Financial Information

Quarter Ended March 31, 2010

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#### **Forward-Looking Statements**

The statements in this release state the company's and management's intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors that could cause actual results to differ materially from current expectations include, but are not limited to, (i) general adverse economic and local real estate conditions, including the current economic recession, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt, or other sources of financing or refinancing on favorable terms, (iv) the company's ability to raise capital by selling its assets, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates and foreign currency exchange rates, (vii) the availability of suitable acquisition opportunities, (viii) valuation of joint venture investments, (ix) valuation of marketable securities and other investments, (x) increases in operating costs, (xi) changes in the dividend policy for our common stock, (xii) the reduction in our income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiii) impairment charges and (xiv) 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, 2009. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

The company refers you to the documents filed by the company from time to time with the Securities and Exchange Commission, specifically the section titled "Risk Factors" in the company's Annual Report on Form 10-K for the year ended December 31, 2009, as may be updated or supplemented in the company's Form 10-Q filings, which discuss these and other factors that could adversely affect the company's results.

# Financial Summary

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

	<b>March 31, 2010</b>	<b>December 31, 2009</b>
<b>Assets:</b>		
Real Estate, Net of Accumulated Depreciation of \$1,401,438 and \$1,343,148, Respectively	\$ 7,131,401	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,117,376	1,103,625
Real Estate Under Development	458,980	465,785
Other Real Estate Investments	550,951	553,244
Mortgages and Other Financing Receivables	132,426	131,332
Cash and Cash Equivalents	137,437	122,058
Marketable Securities	214,785	209,593
Accounts and Notes Receivable	114,397	113,610
Other Assets	404,710	389,550
<b>Total Assets</b>	<b>\$ 10,262,463</b>	<b>\$ 10,162,205</b>
<b>Liabilities:</b>		
Notes Payable	\$ 3,053,342	\$ 3,000,303
Mortgages Payable	1,453,654	1,388,259
Construction Loans Payable	17,470	45,821
Dividends Payable	76,731	76,707
Other Liabilities	452,219	432,833
<b>Total Liabilities</b>	<b>5,053,416</b>	<b>4,943,923</b>
<b>Redeemable Noncontrolling Interests</b>	<b>99,276</b>	<b>100,304</b>
<b>Stockholders' Equity:</b>		
Preferred Stock, \$1.00 Par Value, Authorized 3,232,000 Shares		
Class F Preferred Stock, \$1.00 Par Value, Authorized 700,000 Shares		
Issued and Outstanding 700,000 Shares	700	700
Aggregate Liquidation Preference \$175,000		
Class G Preferred Stock, \$1.00 Par Value, Authorized 184,000 Shares		
Issued and Outstanding 184,000 Shares	184	184
Aggregate Liquidation Preference \$460,000		
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares		
Issued and Outstanding 405,684,970 and 405,532,566 Shares, Respectively	4,057	4,055
Paid-In Capital	5,280,633	5,283,204
Cumulative Distributions in Excess of Net Income	(364,633)	(338,738)
	4,920,941	4,949,405
Accumulated Other Comprehensive Income	(89,394)	(96,432)
<b>Total Stockholders' Equity</b>	<b>4,831,547</b>	<b>4,852,973</b>
Noncontrolling Interests	278,224	265,005
<b>Total Equity</b>	<b>5,109,771</b>	<b>5,117,978</b>
<b>Total Liabilities and Equity</b>	<b>\$ 10,262,463</b>	<b>\$ 10,162,205</b>

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

	Three Months Ended March 31,		Three Months Ended December 31,
	2010	2009	2009
Revenues from Rental Properties	\$ 227,004	\$ 193,626	\$ 211,645
Rental Property Expenses:			
Rent	3,698	3,286	3,774
Real Estate Taxes	30,183	24,261	31,440
Operating and Maintenance	33,991	31,073	29,162
	<u>67,872</u>	<u>58,620</u>	<u>64,376</u>
<b>Net Operating Income</b>	<b>159,132</b>	<b>135,006</b>	<b>147,269</b>
Income from Other Real Estate Investments	8,972	8,386	9,226
Mortgage Financing Income	2,670	4,125	3,337
Management and Other Fee Income	9,844	9,925	12,090
Depreciation and Amortization	<u>(61,577)</u>	<u>(56,694)</u>	<u>(59,736)</u>
	<b>119,041</b>	<b>100,748</b>	<b>112,186</b>
Interest, Dividends and Other Investment Income	6,096	7,921	10,728
Other Expense, Net	(3,374)	(4,215)	(1,361)
Interest Expense	(58,737)	(46,516)	(57,855)
General and Administrative Expenses	<u>(28,184)</u>	<u>(29,354)</u>	<u>(26,471)</u>
	34,842	28,584	37,227
Gain on Sale of Development Properties	1,793	2,428	2,275
Impairments:			
Investments in Other Real Estate Investments	(3,882)	-	(8,677)
Marketable Equity Securities & Other Investments	(506)	-	(478)
Investments in Real Estate Joint Ventures	-	-	(16,762)
Benefit for Income Taxes	1,915	682	34,530
Equity in Income of Joint Ventures, Net	21,001	9,642	2,992
<b>Income from Continuing Operations</b>	<b>55,163</b>	<b>41,336</b>	<b>51,107</b>
<b>Discontinued Operations:</b>			
Income / (Loss) from Discontinued Operating Properties, Net of Tax	37	83	(350)
Loss on Operating Properties Held for Sale/Sold, Net of Tax	(482)	(56)	(61)
Gain on Disposition of Operating Properties, Net of Tax	-	403	-
<b>(Loss) / Income from Discontinued Operations</b>	<b>(445)</b>	<b>430</b>	<b>(411)</b>
Gain on Transfer of Operating Properties (1)	-	26	-
Gain on Sale of Operating Properties (1)	-	-	1,796
Loss on Sale of Operating Properties (1)	<u>(8)</u>	<u>-</u>	<u>-</u>
	(8)	26	1,796
<b>Net Income</b>	<b>54,710</b>	<b>41,792</b>	<b>52,492</b>
Net (Income) Attributable to Noncontrolling Interests (1)	(3,874)	(3,368)	(315)
<b>Net Income Attributable to the Company</b>	<b>50,836</b>	<b>38,424</b>	<b>52,177</b>
Preferred Dividends	<u>(11,822)</u>	<u>(11,822)</u>	<u>(11,822)</u>
<b>Net Income Available to the Company's Common Shareholders</b>	<b>\$ 39,014</b>	<b>\$ 26,602</b>	<b>\$ 40,355</b>
Per Common Share:			
Income from Continuing Operations:			
Basic	<u>\$ 0.10</u>	<u>\$ 0.10</u>	<u>\$ 0.11</u>
Diluted	<u>\$ 0.10</u> (2)	<u>\$ 0.10</u> (2)	<u>\$ 0.11</u> (2)
Net Income :			
Basic	<u>\$ 0.10</u>	<u>\$ 0.10</u>	<u>\$ 0.11</u>
Diluted	<u>\$ 0.10</u> (2)	<u>\$ 0.10</u> (2)	<u>\$ 0.11</u> (2)
Weighted Average Shares Outstanding for Net Income Calculations:			
Basic	<u>405,564</u>	<u>271,083</u>	<u>382,894</u>
Diluted	<u>405,713</u>	<u>271,158</u>	<u>383,000</u>

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

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

# Reconciliation of Certain Non-GAAP Financial Measures

(in thousands, except per share data)

(unaudited)

Reconciliation of Net Income to Funds From Operations - "FFO"			
	Three Months Ended March 31,		Three Months Ended
	2010	2009	12/31/09
Net Income	\$ 54,710	\$ 41,792	\$ 52,492
Net Income Attributable to the Noncontrolling Interest	(3,874)	(3,368)	(315)
Gain on Disposition of Operating Prop., Net of Tax	-	(429)	(1,796)
Gain on Disposition of Joint Venture Operating Properties	(2,768)	-	(7,572)
Depreciation and Amortization	60,896	55,880	57,244
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	29,740	34,373	31,931
Unrealized Remeasurement of Derivative Instrument	(897)	1,379	(706)
Preferred Stock Dividends	(11,822)	(11,822)	(11,822)
<b>Funds From Operations</b>	<b>\$ 125,985</b>	<b>\$ 117,805</b>	<b>\$ 119,456</b>
Non-Cash Impairments Recognized	7,448	-	737
<b>Funds From Operations Before Impairments</b>	<b>\$ 133,433</b>	<b>\$ 117,805</b>	<b>\$ 120,193</b>
Weighted Average Shares Outstanding for FFO Calculations:			
Basic	405,564	271,083	382,894
Units	1,543	978	1,542
Dilutive Effect of Options	149	75	106
Diluted	407,256 (1)	272,136 (1)	384,542 (1)
<b>FFO Per Common Share - Basic</b>	<b>\$ 0.31</b>	<b>\$ 0.43</b>	<b>\$ 0.31</b>
<b>FFO Per Common Share - Diluted</b>	<b>\$ 0.31 (1)</b>	<b>\$ 0.43 (1)</b>	<b>\$ 0.31 (1)</b>
<b>FFO Before Impairments Per Common Share - Diluted</b>	<b>\$ 0.33 (1)</b>	<b>\$ 0.43 (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. Funds from operations would be increased by \$224 and \$300 for the three months ended March 31, 2010 and 2009, respectively. Funds from operations would be increased by \$224 for the three months ended December 31, 2009.			

EBITDA			
	Three Months Ended March 31,		Three Months Ended
	2010	2009	12/31/09
Net Income	\$ 54,710	\$ 41,792	\$ 52,492
Net Income Attributable to the Noncontrolling Interest	(3,874)	(3,368)	(315)
Interest	58,737	46,516	57,855
Interest - Discontinued Operations	-	-	-
Depreciation and Amortization	61,577	56,694	59,736
Depreciation and Amortization- Discontinued Operations	13	-	(13)
Gain on Sale of Operating Properties, Net of Noncontrolling Interests	-	(671)	(1,796)
Gain on Sale of Joint Venture Operating Properties	(2,768)	-	(7,572)
Loss on Operating Properties Held for Sale/Sold	812	84	61
Impairment of Joint Venture Property Carrying Values	2,853	-	9,463
Impairment of Other Real Estate Investments, Net of Noncontrolling Interest	3,842	-	6,929
Impairment of Marketable Equity Securities & Other Investments, Net of Noncontrolling Interest	506	-	253
Impairment of Investment in Real Estate Joint Venture	-	-	16,762
(Benefit) for Income Taxes, Net of Noncontrolling Interests	(2,220)	(672)	(34,824)
Unrealized Remeasurement Adjustment of Derivative Instrument	(897)	1,379	(706)
<b>CONSOLIDATED EBITDA</b>	<b>173,291</b>	<b>141,754</b>	<b>158,325</b>
Prorata Share of Interest Expense - Noncontrolling Interests	(1,101)	(1,283)	(1,124)
Prorata Share of Interest Expense - Real Estate JV's	33,005	32,938	34,197
Prorata Share of Interest Expense - Other Investments	8,296	8,807	8,440
Prorata Share of Depreciation and Amortization - Real Estate JV's	22,125	26,630	24,268
Prorata Share of Depreciation and Amortization - Other Investments	7,615	7,743	7,663
<b>EBITDA INCLUDING PRORATA SHARE</b>	<b>\$ 243,231</b>	<b>\$ 216,589</b>	<b>\$ 231,769</b>



# Net Operating Income Disclosures

(in thousands)

(unaudited)

	Three Months Ended March 31,		Three Months Ended
	2010	2009	12/31/09
<b>Net Operating Income (NOI)</b>			
<b>Real Estate Operations:</b>			
Revenue Breakdown:			
Minimum Rent	\$ 164,941	\$ 140,845	\$ 156,591
Lease Terminations	1,499	397	482
Deferred Rents (Straight-line)	3,557	900	3,474
Above and Below Market Rents	3,898	6,186	3,281
Percentage Rent	2,529	2,416	639
Recovery Income	48,395	41,262	44,487
Other Rental Property Income	2,185	1,620	2,691
Revenues from Rental Property	<u>227,004</u>	<u>193,626</u>	<u>211,645</u>
Rental Property Expenses:			
Rent	3,698	3,286	3,774
Real Estate Taxes	30,183	24,261	31,440
Operating and Maintenance	33,991	31,073	29,162
	<u>67,872</u>	<u>58,620</u>	<u>64,376</u>
<b>Net Operating Income</b>	<b>159,132</b>	<b>135,006</b>	<b>147,269</b>
Noncontrolling Interests Share of NOI	(2,863)	(3,185)	(2,613)
Net Operating Income from Discontinued Operations	<u>110</u>	<u>80</u>	<u>(51)</u>
	<u>156,379</u>	<u>131,901</u>	<u>144,605</u>
<b>Kimco's Prorata Share of Joint Venture NOI:</b>			
Prudential	8,097	9,800	8,590
Prudential - Discontinued Operations	(6)	230	44
KIR	15,489	16,770	15,486
KIR -Discontinued Operations	138	162	155
UBS	3,897	4,057	4,018
PL Retail	-	2,228	404
PL Retail - Discontinued Operations	-	288	75
SEB Immobilien	735	696	703
KIF I	867	916	891
KROP	200	147	259
KROP - Discontinued Operations	4	63	(2)
Other Institutional Programs	2,036	1,852	1,859
Other US JV Properties	12,993	12,857	12,299
Canada	15,813	13,383	15,527
Latin America	5,400	3,842	5,612
Mexico Industrial	5,193	5,059	5,254
Other Investments	10,338	12,632	11,484
<b>Subtotal of Kimco's Share of JV NOI</b>	<u>81,194</u>	<u>84,982</u>	<u>82,658</u>
<b>Net Operating Income including Joint Ventures</b>	<b>\$ 237,573</b>	<b>\$ 216,883</b>	<b>\$ 227,263</b>
<b>Kimco Share of Consolidated NOI</b>			
United States	\$ 150,542	\$ 128,169	\$ 140,039
Latin America	5,300	3,008	4,309
Non Core Investments	537	724	257
<b>Total Kimco Share of Consolidated NOI</b>	<b>\$ 156,379</b>	<b>\$ 131,901</b>	<b>\$ 144,605</b>

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

	<b>Year Ended March 31,</b>	
	<b>2010</b>	<b>2009</b>
Cash flow from operating activities:		
Net income	\$ 54,710	\$ 41,792
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	61,590	56,140
Loss on operating properties held for sale/sold/transferred	8	89
Impairment charges	5,189	-
Gain on sale of development properties	(1,793)	(2,428)
Gain on sale/transfer of operating properties	-	(697)
Equity in loss/income of joint ventures, net	(21,001)	(9,642)
Income from other real estate investments	(7,930)	(4,118)
Distributions from joint ventures	30,483	30,403
Change in accounts and notes receivable	(777)	(11,439)
Change in accounts payable and accrued expenses	36,148	25,018
Change in other operating assets and liabilities	(13,441)	(10,213)
Net cash flow provided by operating activities	143,186	114,905
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(26,915)	(30,798)
Acquisition of and improvements to real estate under development	(14,376)	(38,367)
Proceeds from sale of marketable securities	4,453	7,512
Investments and advances to real estate joint ventures	(20,879)	(40,438)
Reimbursements of advances to real estate joint ventures	10,581	75
Other real estate investments	(1,614)	(3,309)
Reimbursements of advances to other real estate investments	2,699	3,481
Investment in mortgage loans receivable	(2,511)	(182)
Collection of mortgage loans receivable	4,272	5,277
Other investments	(122)	(2,836)
Reimbursements of other investments	13	1,060
Proceeds from sale of operating properties	6,631	6,569
Proceeds from sale of development properties	6,276	12,132
Net cash flow used for investing activities	(31,492)	(79,824)
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(12,000)	-
Principal payments on rental property debt	(6,344)	(3,775)
Principal payments on construction loan financings	(30,256)	(10,059)
Proceeds from mortgage/construction loan financings	1,905	43,474
Borrowings under unsecured revolving credit facilities	40,720	211,858
Repayment of borrowings under unsecured revolving credit facilities	(573)	(356)
Repayment of unsecured term loan/notes	-	(130,000)
Financing origination costs	(62)	(1,019)
Redemption of noncontrolling interests	(13,210)	(346)
Dividends paid	(76,706)	(131,097)
Proceeds from issuance of stock	211	44
Net cash flow used for financing activities	(96,315)	(21,276)
Change in cash and cash equivalents	15,379	13,805
Cash and cash equivalents, beginning of period	122,058	136,177
Cash and cash equivalents, end of period	\$ 137,437	\$ 149,982
Interest paid during the period (net of capitalized interest of \$4,987 and \$5,635, respectively)	\$ 30,210	\$ 26,569
Income taxes paid during the period	\$ 74	\$ 33
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	\$ 670	\$ -
Disposition of real estate through the issuance of unsecured obligations	\$ -	\$ 1,366
Issuance of Restricted Common Stock	\$ 2,134	\$ -
Consolidation of Joint Venture:		
Increase in real estate and other assets	\$ 97,643	\$ -
Increase in mortgage payables	\$ 83,212	\$ -
Declaration of dividends paid in succeeding period	\$ 76,731	\$ 131,097



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

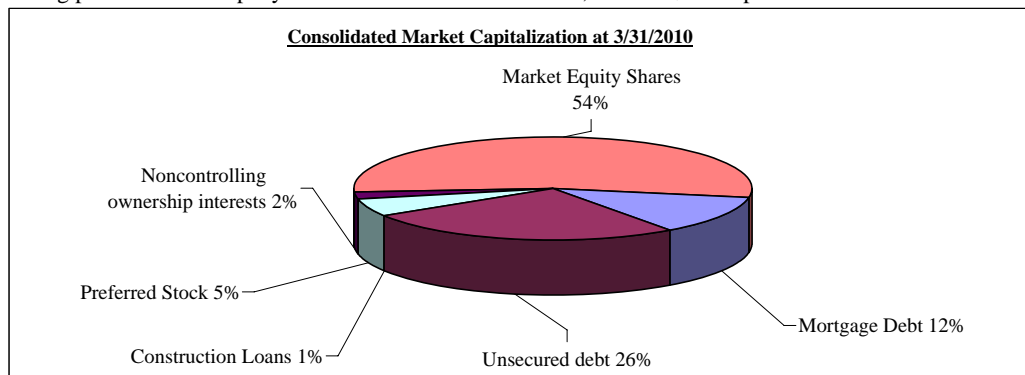
	<b>March 31, 2009</b>	<b>December 31, 2009</b>
<b>Real Estate</b>		
Land	\$ 1,943,834	\$ 1,937,428
Building and Improvements		
Buildings	4,494,990	4,411,565
Building Improvements	1,019,931	1,103,798
Tenant Improvements	685,399	669,540
Fixtures and Leasehold Improvements	50,959	48,008
Other Rental Property	337,726	246,217
	<b>8,532,839</b>	<b>8,416,556</b>
Accumulated Depreciation & Amortization	(1,401,438)	(1,343,148)
<b>Total Real Estate</b>	<b>\$ 7,131,401</b>	<b>\$ 7,073,408</b>
<b>Real Estate Under Development</b>		
United States- Construction In Progress	\$ 82,460	\$ 82,030
Latin America- Construction In Progress	349,248	356,483
United States- Land Holdings	27,272	27,272
Latin America- Land Holdings	-	-
<b>Total Real Estate Under Development</b>	<b>\$ 458,980</b>	<b>\$ 465,785</b>
<b>Other Real Estate Investments</b>		
Preferred Equity Retail	\$ 401,129	\$ 399,792
Preferred Equity Non-Retail	117,518	121,041
Other Non-Retail Investments	5,020	4,825
Leveraged Lease	4,129	4,289
Retail Store Leases	2,110	2,179
Other	21,045	21,118
<b>Total Other Real Estate Investments</b>	<b>\$ 550,951</b>	<b>\$ 553,244</b>
<b>Accounts &amp; Notes Receivable</b>		
Straightline Rent Receivable	\$ 77,877	\$ 72,916
Other	36,520	40,694
<b>Total Accounts &amp; Notes Receivable</b>	<b>\$ 114,397</b>	<b>\$ 113,610</b>
<b>Other Assets</b>		
Transaction Deposits	\$ 5,176	\$ 11,446
Real Estate Held for Sale	20,692	-
Deferred Charges	166,552	160,995
Deferred Tax Asset	99,713	100,173
Escrows	29,755	32,594
Non-Retail Investments	58,309	60,117
Other	24,513	24,225
<b>Total Other Assets</b>	<b>\$ 404,710</b>	<b>\$ 389,550</b>
<b>Other Liabilities</b>		
Accounts Payable & Accrued Expenses	\$ 173,830	\$ 142,116
Below Market Rents	194,085	196,150
Other	84,304	94,567
<b>Total Other Liabilities</b>	<b>\$ 452,219</b>	<b>\$ 432,833</b>
<b>Redeemable Noncontrolling Interests (Down REIT Units)</b>		
<b>Noncontrolling Interests</b>		
Down REIT Units **	\$ 59,888	\$ 59,792
Other	218,336	205,213
<b>Total Noncontrolling Interests</b>	<b>\$ 278,224</b>	<b>\$ 265,005</b>

\*\* 1,644,721 and 1,643,344 units outstanding, respectively.

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

	<b>Consolidated Only</b>		<b>Pro Rata</b>	<b>Market Cap</b>
	<b>Book Value</b>	<b>Market Value</b>	<b>Joint Ventures</b>	<b>incl. JV's</b>
<b>Debt:</b>				
Notes payable - LOC (423 unencumbered properties)	\$ 177,179	\$ 177,179	\$ -	\$ 177,179
Notes payable - Other	2,876,163	2,876,163	186,768	3,062,931
Non-recourse mortgages payable	1,453,654	1,453,654	2,520,202	3,973,856
Construction loans payable	17,470	17,470	50,618	68,088
	<u>4,524,466</u>	<u>4,524,466</u>	<u>2,757,588</u>	<u>7,282,054</u>
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (405,684,970 shares outstanding)	4,196,547	6,344,913		6,344,913
Preferred Stock 6.65% Series F	175,000	175,000		175,000
Preferred Stock 7.75% Series G	460,000	460,000		460,000
Noncontrolling ownership interests	278,224	278,224		278,224
	<u>5,109,771</u>	<u>7,258,137 <sup>(1)</sup></u>		<u>7,258,137 <sup>(1)</sup></u>
Total Capitalization	<u>\$ 9,634,237</u>	<u>\$ 11,782,603</u>		<u>\$ 14,540,191</u>
<b>Ratios:</b>				
Debt to Total Capitalization	<u>.47:1</u>	<u>.38:1</u>		<u>.50:1</u>
Debt to Equity	<u>.89:1</u>	<u>.62:1</u>		<u>1.00:1</u>
Debt Service Coverage	<u>3.0x</u>			<u>2.1x</u>
Fixed Charge Coverage	<u>2.5x</u>			<u>1.9x</u>
Net Debt to EBITDA	<u>6.3x</u>			<u>7.3x</u>
Net Debt and Preferred to EBITDA	<u>7.2x</u>			<u>7.9x</u>

(1) Based upon closing price of the Company's Common Stock on March 31, 2010 at \$15.64 per share.



<b>Debt Analysis</b>						
	<b>Consolidated Debt</b>		<b>Joint Ventures Debt</b>		<b>Total Debt @ 100%</b>	
Fixed Rate	\$ 4,097,993	90.6%	\$ 6,946,467	87.3%	\$ 2,417,878 <sup>(2)</sup>	\$ 11,044,460 88.5%
Floating Rate	426,473	9.4%	1,009,588	12.7%	339,710	1,436,061 11.5%
	<u>\$ 4,524,466</u>	<u>100%</u>	<u>\$ 7,956,055</u>	<u>100%</u>	<u>\$ 2,757,588</u>	<u>\$ 12,480,521 100%</u>

(2) Prorata share of Joint Venture debt

<b>Dividend Data</b>				
	<u>Q1 10</u>	<u>Q4 09</u>	<u>Q3 09</u>	<u>Q2 09</u>
Common Dividend per share	\$0.16	\$0.16	\$0.06	\$0.06

<b>Liquidity and Credit Facility As Of April 23, 2010</b>	
Cash On Hand	\$ 49,300
Marketable Equity Securities *	8,500
Available under US Line of Credit	1,263,670
Available under CAD Line of Credit	182,760
	<u>\$ 1,504,230</u>

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$206 million.

Note: The Company has a \$1.5 billion revolving credit facility, which matures October 25, 2011, and a CAD \$250 million revolving credit facility which matures on March 31, 2011. Both facilities have one year extension options.

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

	Must be	Actual 3/31/2010
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	<b>&lt; 60%</b>	5,228,836
Total Assets		12,005,875
		44%
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	<b>&lt; 40%</b>	1,471,124
Total Assets		11,642,846 (1)
		13%
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	<b>&gt; 1.50</b>	725,733
Maximum Annual Service Charge		285,493
		2.5
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	<b>&gt; 1.50</b>	9,079,566
Consolidated Unsecured Indebtedness		3,757,712
		2.4

**Sensitivity Analysis:**

Additional \$1.9 B debt capacity available and reduction of \$297 M of Consolidated Cash Flows before covenant violation.

**Definitions for Bond Indenture Covenants:**

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

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

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

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

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

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

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

(1) Does not include guarantee obligation reimbursements.

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

## Line of Credit Covenant Disclosure (in thousands)

	Must be	As of 3/31/10
<b>I. Total Indebtedness Ratio</b>		
Total Indebtedness	< 60%	\$ 4,637,190
GAV		\$ 9,468,279
		49%
<b>II. Total Priority Indebtedness Ratio</b>		
Total Priority Indebtedness	< 35%	\$ 1,470,163
GAV		\$ 9,468,279
		16%
<b>III. Minimum Unsecured Interest Coverage Ratio</b>		
Unencumbered Asset NOI	> 1.75	\$ 238,300
Total Unsecured Interest Expense		\$ 83,061
		2.87
<b>IV. Fixed Charge Coverage Ratio</b>		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 339,544
Total Debt Service (including Preferred Stock Dividends)		\$ 163,500
		2.08
<b>V. Limitation on Investments, Loans &amp; Advances</b>		
Investment and Advances to Noncontrolled Entities limited to 30% of Gross Asset Value for the two most recent consecutive fiscal quarters.		

### Definitions for Line of Credit Covenants:

<b>Total Indebtedness:</b> 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.
<b>GAV (Gross Asset Value):</b> Total adjusted EBITDA excluding joint ventures and non-controlled entities less replacement reserve (\$.15 per square foot) less straight line rent less EBITDA of non-controlled entities less income from mezzanine and mortgage loan receivables less dividend & interest income from marketable securities for the two most recent consecutive fiscal quarters annualized and capped at 7.5%, plus unrestricted cash & cash equivalents, land & development projects at cost, mezzanine and mortgage loan receivables at lower of cost or market, marketable securities as reflected on Kimco's financial statements & investment and advances in non-controlled entities at book value within certain limitations.
<b>Total Priority Indebtedness:</b> Total Mortgages & Construction Loans less FMV adjustments.
<b>Unencumbered Asset NOI:</b> Consolidated NOI (including discontinued operations) for unencumbered properties less Minority Interest share less 3% management fee reserve less .15 replacement reserve plus 75% of management fee revenues plus dividend & interest on marketable securities plus income from mezzanine and mortgage loan receivables for the two most recent consecutive fiscal quarters within certain limitations.
<b>Total Unsecured Interest Expense:</b> Interest on Unsecured Debt.
<b>Fixed Charge Adjusted EBITDA:</b> Total adjusted EBITDA plus income from mezzanine & mortgage loan receivables plus dividend & interest income on marketable securities plus distributions from non-controlled entities for the two most recent consecutive fiscal quarters.
<b>Debt Service:</b> Interest Expense per Kimco's financials plus principle payments plus preferred stock dividends.
<b>Please Note</b> - For full detailed descriptions on the Line of Credit Covenant calculations please refer to the Credit Agreement dated as of October 25, 2007 filed in the Company's Current Report on form 8-K dated October 25, 2007.

# Schedule of Consolidated Debt

March 31, 2010

(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2010	\$ 16,374	8.47%	\$ 219,346	4.81%	\$ 235,720	5.07%	\$ 16,400	2.25%	\$ 10,152	5.50%	\$ 26,552	3.49%
2011	42,192	7.33%	341,358	6.36%	383,550	6.47%	14,865	4.48%	-	-	14,865	4.48%
2012	145,261	6.28%	215,875	6.00%	361,136	6.11%	113,671	2.09%	177,179	0.67%	290,850	1.23%
2013	180,759	6.60%	553,227	5.78%	733,986	5.98%	-	-	-	-	-	-
2014	226,293	6.31%	295,289	5.20%	521,582	5.69%	88,206	3.80%	-	-	88,206	3.80%
2015	55,209	6.13%	350,000	5.29%	405,209	5.41%	6,000	0.25%	-	-	6,000	0.25%
2016	301,479	7.07%	300,000	5.78%	601,479	6.43%	-	-	-	-	-	-
2017	156,852	6.38%	290,915	5.70%	447,767	5.94%	-	-	-	-	-	-
2018	25,123	6.60%	-	-	25,123	6.60%	-	-	-	-	-	-
2019	23,713	6.50%	300,000	6.88%	323,713	6.85%	-	-	-	-	-	-
Thereafter	58,728	7.38%	-	-	58,728	7.38%	-	-	-	-	-	-
	\$ 1,231,983	6.66%	\$ 2,866,010	5.78%	\$ 4,097,993	6.04%	\$ 239,142	2.84%	\$ 187,331	0.94%	\$ 426,473	2.01%

(1) Average maturity of 4.7 years (55.9 months)

(2) Average maturity of 2.6 years (31.3 months)

Total Consolidated Debt (3)								
Year	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt
2010	\$ 32,774	5.36%	\$ 229,498	4.84%	\$ 262,272	4.91%	6%	6.2%
2011	57,057	6.59%	341,358	6.36%	398,415	6.39%	9%	7.2%
2012	258,932	4.42%	393,054	3.60%	651,986	3.93%	14%	19.8%
2013	180,759	6.60%	553,227	5.78%	733,986	5.98%	16%	8.9%
2014	314,499	5.60%	295,289	5.20%	609,788	5.41%	13%	17.8%
2015	61,209	5.54%	350,000	5.29%	411,209	5.33%	9%	6.3%
2016	301,479	7.07%	300,000	5.78%	601,479	6.43%	13%	5.4%
2017	156,852	6.38%	290,915	5.70%	447,767	5.94%	10%	1.1%
2018	25,123	6.60%	-	-	25,123	6.60%	1%	37.2%
2019	23,713	6.50%	300,000	6.88%	323,713	6.85%	7%	0.0%
Thereafter	58,728	7.38%	-	-	58,728	7.38%	2%	43.7%
	\$ 1,471,125	6.03%	\$ 3,053,341	5.48%	\$ 4,524,466	5.66%	100%	9.9%

(3) Average maturity of 4.47 years (53.6 months)

Note: Above includes approximately \$4.4 million in 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 \$74.9 million.

**Schedule of Real Estate Joint Venture Debt**  
**March 31, 2010**  
(in thousands)

Year	Fixed Rate Debt (1)							Floating Debt (2)						
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
2010	\$ 231,783	7.76%	\$ -	-	\$ 231,783	\$ 91,131	7.76%	\$ 9,246	1.75%	\$ 352,975	1.75%	\$ 362,221	\$ 78,798	1.75%
2011	621,023	6.73%	-	-	621,023	278,004	6.73%	219,741	2.24%	-	-	219,741	74,512	2.24%
2012	566,382	6.24%	128,000	5.37%	694,382	304,004	6.08%	234,774	2.27%	19,500	3.50%	254,274	130,289	2.36%
2013	608,691	5.69%	-	-	608,691	257,327	5.69%	18,500	1.60%	-	-	18,500	2,776	1.60%
2014	539,125	5.93%	-	-	539,125	152,980	5.93%	121,852	3.83%	-	-	121,852	48,384	3.83%
2015	823,073	5.69%	-	-	823,073	355,430	5.69%	33,000	6.75%	-	-	33,000	4,951	6.75%
2016	1,992,922	5.54%	-	-	1,992,922	389,079	5.54%	-	-	-	-	-	-	-
2017	969,959	6.13%	-	-	969,959	387,006	6.13%	-	-	-	-	-	-	-
2018	128,675	6.56%	-	-	128,675	60,811	6.56%	-	-	-	-	-	-	-
2019	81,501	6.32%	-	-	81,501	38,711	6.32%	-	-	-	-	-	-	-
Thereafter	255,333	6.26%	-	-	255,333	103,395	6.26%	-	-	-	-	-	-	-
Total	\$ 6,818,467	5.98%	\$ 128,000	5.37%	\$ 6,946,467	\$ 2,417,878	5.97%	\$ 637,113	2.76%	\$ 372,475	1.84%	\$ 1,009,588	\$ 339,710	2.42%

(1) Average maturity of 5.4 years (65.0 months)

(2) Average maturity of 1.7 years (20.8 months)

Year	Total Real Estate Joint Venture Debt (3)									
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % (@ 8% cap rate)
2010	\$ 241,029	7.53%	\$ 352,975	1.75%	\$ 594,004	\$ 169,929	4.09%	7%	25.1%	62.2%
2011	840,764	5.56%	-	-	840,764	352,516	5.56%	11%	29.6%	65.1%
2012	801,156	5.07%	147,500	5.12%	948,656	434,293	5.08%	12%	13.7%	62.9%
2013	627,191	5.57%	-	-	627,191	260,103	5.57%	8%	20.3%	64.0%
2014	660,977	5.54%	-	-	660,977	201,364	5.54%	8%	29.2%	60.0%
2015	856,073	5.73%	-	-	856,073	360,381	5.73%	11%	26.9%	77.7%
2016	1,992,922	5.54%	-	-	1,992,922	389,079	5.54%	25%	79.0%	77.1%
2017	969,959	6.13%	-	-	969,959	387,006	6.13%	12%	42.5%	82.4%
2018	128,675	6.56%	-	-	128,675	60,811	6.56%	2%	0.0%	63.2%
2019	81,501	6.32%	-	-	81,501	38,711	6.32%	1%	7.5%	55.8%
Thereafter	255,333	6.26%	-	-	255,333	103,395	6.26%	3%	1.1%	62.9%
Total	\$ 7,455,580	5.71%	\$ 500,475	2.74%	\$ 7,956,055	\$ 2,757,588	5.52%	100%	34.1%	69.8%

(3) Average maturity of 5.0 years (59.4 months)

Note: Above includes approximately \$3.3 million in 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, 2010

(in thousands)

Portfolio	Kimco %	Year										There-After	Totals
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 350,740	\$ 89,160	\$ 91,402	\$ -	\$ 85,009	\$ 138,918	\$ 1,384,946	\$ -	\$ -	\$ -	\$ 39,157	\$ 2,179,332
Kimco Income REIT	45.0%	97,267	208,748	142,325	186,819	42,169	128,380	-	34,500	70,381	12,257	68,499	991,345
UBS Programs	17.9%	-	23,858	51,831	67,676	86,705	166,242	237,179	87,161	-	4,069	18,426	743,147
SEB Immobilien	15.0%	-	-	22,500	-	-	-	-	171,000	-	-	-	193,500
Kimco Income Fund	15.2%	6,297	-	-	-	162,100	-	-	-	-	-	-	168,397
GE Investment Program (KROP)	18.5%	-	-	25,680	-	-	9,687	18,640	-	-	-	2,287	56,294
Other Institutional Programs	16.1%	31,073	20,000	-	32,135	59,000	78,912	135,446	119,345	-	-	-	475,911
Total Investment Management Programs		\$ 485,377	\$ 341,766	\$ 333,738	\$ 286,630	\$ 434,983	\$ 522,139	\$ 1,776,211	\$ 412,006	\$ 70,381	\$ 16,326	\$ 128,369	\$ 4,807,926
Other Joint Venture Properties													
US Properties	47.8%	\$ 24,722	\$ 31,990	\$ 244,394	\$ 45,722	\$ 72,476	\$ -	\$ 25,528	\$ 269,300	\$ 43,666	\$ 6,095	\$ 85,241	\$ 849,134
Canada Properties	50.0%	32,575	-	159,280	276,339	128,518	56,591	172,106	39,376	14,628	35,611	41,723	956,747
Mexico Properties	47.7%	-	212,824	23,000	-	-	38,185	-	46,277	-	23,469	-	343,755
Total Other Joint Venture Properties		\$ 57,297	\$ 244,814	\$ 426,674	\$ 322,061	\$ 200,994	\$ 94,776	\$ 197,634	\$ 354,953	\$ 58,294	\$ 65,175	\$ 126,964	\$ 2,149,636
Other Investments													
Other Investments	64.3%	\$ 48,130	\$ 254,184	\$ 188,244	\$ 18,500	\$ 25,000	\$ 239,158	\$ 19,077	\$ 203,000	\$ -	\$ -	\$ -	\$ 995,293
Properties under Development	50.0%	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Total Other Investments		\$ 51,330	\$ 254,184	\$ 188,244	\$ 18,500	\$ 25,000	\$ 239,158	\$ 19,077	\$ 203,000	\$ -	\$ -	\$ -	\$ 998,493
Totals		\$ 594,004	\$ 840,764	\$ 948,656	\$ 627,191	\$ 660,977	\$ 856,073	\$ 1,992,922	\$ 969,959	\$ 128,675	\$ 81,501	\$ 255,333	\$ 7,956,055
% of Debt per Year		7.5%	10.6%	11.9%	7.9%	8.3%	10.8%	25.0%	12.2%	1.6%	1.0%	3.2%	100%

## **Transaction Summary**

**2010 Investments and Property Transactions**  
(in USD thousands)

**Dispositions**

Country	Location	Shopping Center	Co- Inv. Partner	Month Disposed	Cash	Debt Payoff	Total	GLA	Economic Interest
<b>Unconsolidated</b>									
United States	Elko, NV	Elko Junction S.C.	Prudential	Jan-10	\$ 8,450	\$ -	\$ 8,450	171	15.0%
Canada	Scarborough , ON	Agincourt Nissan Ltd	Carskim	Mar-10	4,700	-	4,700	21	50.0%
Canada	Scarborough , ON	Morningside Nissan Ltd	Carskim	Mar-10	2,480		2,480	13	50.0%
United States	Oxnard, CA	Target Plaza	KIR	Mar-10	14,900	-	14,900	171	45.0%
United States	Carson City, NV	Eagle Station	Prudential	Apr-10	9,000	-	9,000	114	15.0%
<b>Total Unconsolidated Dispositions</b>					<b>\$ 39,530</b>	<b>\$ -</b>	<b>\$ 39,530</b>	<b>490</b>	<b>32.7%</b>

**Summary of Transactions Between Kimco Entities**

Country	Location	Shopping Center	Seller	Acquired by	Month	Cash	Debt	Purchase/ Sales Price	GLA	Economic Interest
United States	Tucson, AZ	Foothills Mall	Feldman Mall	Kimco	Jan-10	\$ 9,254	\$ 81,000	\$ 90,254	515	100.0%
United States	Hacienda Heights, CA	Bixby Hacienda Plaza	Prudential	Cisterra	Mar-10	31,951	-	31,951	135	15.0%
United States	Lake Stevens, WA	Frontier Village S.C.	Prudential	Cisterra	Mar-10	33,302	-	33,302	196	15.0%
United States	Mill Creek, WA	Gateway S.C.	Prudential	Cisterra	Mar-10	20,446	-	20,446	114	15.0%
United States	Los Angeles, CA	Kenneth Hahn S.C.	Prudential	Kimco	Mar-10	8,563	-	8,563	165	75.0%
United States	Silverdale, WA	Silverdale Plaza	Prudential	Cisterra	Apr-10	25,957	-	25,957	170	15.0%
United States	Various: Includes 5 properties		Kimco	CPP*	Apr-10	209,393	159,862	369,255	2,062	55.0%
<b>Total Transactions Between Kimco Entities</b>						<b>\$ 338,866</b>	<b>\$ 240,862</b>	<b>\$ 579,728</b>	<b>3,357</b>	<b>54.6%</b>

\*CPP - Canadian Pension Plan

**Development Portfolio**  
**Amounts Shown in Local Currency (000's)**

**Development Status at March 31, 2010**

Project	City	State/ Country	Total Project	Kimco Owned	GLA (000's sf)				Average		Net Costs To Date	Additional Costs	Remaining Reimburse- ments	Total Est. Project Costs	Estimated Stabilized Occupancy	Anchor Tenants
					Kimco Leased	Kimco Committed			PSF							
							SF	%								
<b>UNDER DEVELOPMENT</b> (included in Real Estate Under Development on Balance Sheet)																
<b>United States</b>																
Avenues Walk	Jacksonville	FL	332	116	89	77%	89	77%	\$ 10.39	\$ 49,100	\$ 6,900	\$ (1,100)	\$ 54,900	2Q 2011	Wal-Mart, Haverty's, HH Gregg	
Miramar Town Center (UJV)*	Miramar	FL	156	156	55	35%	68	44%	24.66	65,900	67,000	(67,700)	65,300	3Q 2014	24 Hour Fitness	
<b>Subtotal - US Development</b>			2	488	272	144	53%	157	58%	\$ 15.84	\$ 115,000	\$ 73,900	\$ (68,800)	\$ 120,200		
<b>Land Held For Future Development / Future Sale</b>																
Avenues Walk	Jacksonville	FL	106.8							\$ 27,300						
<b>Mexico (in Mexican Pesos)</b>																
Plaza Bella Huinala	Monterrey	MX	183	183	72	39%	72	39%	47.83	146,100	26,700	-	172,700	2Q 2011	HEB	
Plaza Bella Rio Bravo	Rio Bravo	MX	226	226	93	41%	93	41%	56.93	165,600	41,000	-	206,500	3Q 2011	HEB	
La Ciudadela	Guadalajara	MX	720	720	366	51%	366	51%	161.95	1,129,700	136,200	-	1,265,900	4Q 2011	Wal-Mart, Cinopolis	
Plaza Lago Real	Neuvo Vallarta	MX	281	281	153	54%	153	54%	84.48	220,800	92,300	-	313,100	4Q 2011	Wal-Mart.	
Galerias Rio Sonora	Hermosillo	MX	480	480	248	52%	248	52%	112.43	514,600	104,200	-	618,800	4Q 2011	Sears, Cinopolis	
<b>Subtotal Mexico - Under Development</b>			5	1,890	1,890	932	49%	932	49%	116.78	2,176,800	400,400	-	2,577,000		
										\$US Exchange Rate	12.9975	12.9975	-	12.9975		
										\$US Equivalent	\$ 167,500	\$ 30,800	\$ -	\$ 198,300		
<b>Chile (in Chilean Pesos)</b>																
Vina del Mar	Vina del Mar	CH	268	268	209	78%	209	78%	8,773.88	8,939,500	21,840,600	-	30,780,100	2Q 2013	Lider, Sodimac	
<b>Subtotal Chile - Under Development</b>			1	268	268	209	78%	209	78%	8,773.88	8,939,500	21,840,600	-	30,780,100		
										\$US Exchange Rate	531.7500	531.7500	-	531.7500		
										\$US Equivalent	\$ 16,800	\$ 41,100	\$ -	\$ 57,900		
<b>Brazil (in Brazilian Real)</b>																
Hortolandia	Hortolandia	BR	136	136	69	51%	69	51%	19.79	5,300	28,300	-	33,600	2Q 2013	Magazine Luiza	
<b>Subtotal Brazil - Under Development</b>			1	136	136	69	51%	69	51%	19.79	5,300	28,300	-	33,600		
										\$US Exchange Rate	1.8740	1.8740	-	1.8740		
										\$US Equivalent	\$ 2,800	\$ 15,100	\$ -	\$ 17,900		
<b>TOTAL ACTIVE DEVELOPMENT</b>			9	2,782	2,566	1,354	53%	1,367	53%	\$ 10.95	\$ 302,100	\$ 160,900	\$ (68,800)	\$ 394,300		

\*Development continues in phases over the next four years.

**Development Portfolio**  
**Amounts Shown in Local Currency (000's)**

Development Status at March 31, 2010

Project	City	Country	GLA (000's sf)						Average Rent PSF	Net Costs To Date	Additional Costs	Remaining Reimburse- ments	Total Est. Project Costs	Estimated Stabilized Occupancy	Anchor Tenants	
			Held		Kimco		Kimco									
			Total	Kimco	Leased	%	Committed	%								
COMPLETED PENDING LEASE-UP (included in Real Estate Under Development on Balance Sheet)																
Mexico (in Mexican Pesos)																
Plaza Centenario	Los Mochis	MX	152	152	107	70%	107	70%	48.87	94,600	1,800	-	96,400	2Q 2011	Wal-Mart	
Multiplaza Cancun	Cancun	MX	263	263	155	59%	155	59%	59.53	188,200	28,100	-	216,300	2Q 2011	Chedraui Grocery Store	
Galerias Tapachula	Tapachula	MX	365	365	273	75%	273	75%	119.58	378,800	1,800	-	380,600	2Q 2011	Wal-Mart	
Los Atrios (UJV)	Cuautla	MX	594	594	336	57%	336	57%	64.86	381,800	30,900	-	412,700	4Q 2010	Sams, Wal-Mart, MM Cinemas	
Centro Comercial Palmira (UJV)	Ciudad del Carmen	MX	300	300	239	80%	239	80%	131.27	452,700	21,800	-	474,500	4Q 2010	Chedraui Grocery Store	
Paseo 2000 (UJV)	Tijuana	MX	518	518	301	58%	301	58%	80.06	506,300	3,300	-	509,600	4Q 2011	Wal-Mart, Cinepolis, Home Depot	
Subtotal Mexico - Completed Pending Lease-up			6	2,192	2,192	1,411	64%	1,411	64%	88.14	2,002,400	87,700	-	2,090,100		
										\$US Exchange Rate	12.9975	12.9975	-	12.9975		
										\$US Equivalent	\$ 154,100	\$ 6,700	\$ -	\$ 160,800		
Chile (in Chilean Pesos)																
Ekono Quilicura (Santa Luisa)	Quilicura	CH	8	8	6	78%	6	78%	4,971.86	493,700	250,600	-	744,300	4Q 2011	Ekono	
Vicuna McKenna	Santiago	CH	27	27	7	26%	7	26%	6,678.78	2,153,000	1,280,700	-	3,433,700	4Q 2011	Chilectra	
Subtotal Chile - Completed Pending Lease-up			2	35	35	13	37%	13	37%	5,890.97	2,646,700	1,531,300	-	4,178,000		
										\$US Exchange Rate	531.7500	531.7500	-	531.7500		
										\$US Equivalent	\$ 5,000	\$ 2,900	\$ -	\$ 7,900		
Brazil (in Brazilian Real)																
Valinhos	Valinhos	BR	148	148	118	80%	118	80%	29.89	58,700	-	-	58,700	4Q 2010	Russi Grocery	
Subtotal Brazil - Completed Pending Lease-up			1	148	148	118	80%	118	80%	29.89	58,700	-	-	58,700		
										\$US Exchange Rate	1.8740	1.8740	1.8740	1.8740		
										\$US Equivalent	\$ 31,300	\$ -	\$ -	\$ 31,300		
TOTAL COMPLETED PENDING LEASE-UP			9	2,375	2,375	1,542	65%	1,542	65%	\$ 7.52	\$ 190,400	\$ 9,600	\$ -	\$ 200,000		

**LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA**

Mexico Land and Development Fund	398	\$ 73,400
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**Reconciliation to Real Estate Under Development per Balance Sheet**

	03/31/10
Total Net Costs to Date - Development	\$ 302,100
Total Net Costs to Date - Completed Pending Lease-Up	190,400
Add: Land Holdings	27,300
Less: UJV Partner's Share	(84,700)
Plus: Capitalized Interest (Latin America only)	20,400
Misc Adj.	3,480
Total Real Estate Under Dev't per Balance Sheet	\$ 458,980

**Development Project Transfers to Operating and Hold**  
**Amounts Shown in Local Currency (000's)**

Development Status at March 31, 2010

Project	City	State/ Country	Total Project	Kimco Owned	Kimco Leased		Average Rent PSF	Net Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants	
					SF	%					
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING 1Q 2010											
Mexico											
Pending Stabilization (not included in occupancy)											
Multiplaza Ojo de Agua	Mexico City	MX	230	230	199	87%	85.65	190,200	1Q 2011	Chedraui Grocery Store	
Plaza Las Fuentes (UJV)	Tijuana	MX	185	185	139	75%	73.57	184,200	3Q 2011	Comercial Mexicana	
		2	415	415	338	81%	80.68	374,400			
							\$US Exchange Rate	12.9975			
							\$US Equivalent	\$	28,800		
Peru											
Fully Stabilized (included in occupancy)											
Portal Conquistadores	Lima	PE	13	13	13	100%	61.73	7,600	1Q 2010	MNG (Falabella)	
		1	13	13	13	100%	61.73	7,600			
							\$US Exchange Rate	2.8550			
							\$US Equivalent	\$	2,700		
DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)											
United States											
Shoppes at Amelia Concourse	Nassau County	FL	369	59	38	65%	17.11	15,900	3Q 2010	Home Depot, Target, Petco	
Sorensen Park Plaza	Omaha	NE	422	179	147	82%	10.88	35,600	3Q 2010	Target, Office Max, Factory Card, Petsmart	
Plantation Crossing	Middleburg	FL	214	50	28	57%	21.28	13,700	3Q 2010	Home Depot	
Preston Lebanon Crossings	Frisco	TX	236	215	180	83%	11.52	39,800	4Q 2010	Hobby Lobby, Sprouts, Hemispheres	
Glenn Square	Anchorage	AK	164	164	98	60%	14.50	48,800	4Q 2010	Petco, Michaels, Bed Bath and Beyond	
		5	1,405	667	491	74%	\$ 5.82	\$ 153,800			
Mexico											
Plaza Nogalera Saltillo	Saltillo	MX	443	443	375	85%	78.89	318,900	2Q 2010	HEB, Cinopolis, Home Depot	
Plaza Universidad Hidalgo	Pachuca	MX	196	196	155	79%	87.34	108,100	1Q 2011	Wal-Mart	
Lindavista Miguel Aleman	Monterrey	MX	381	381	293	77%	158.57	538,300	2Q 2011	HEB, MM Cinemas	
Paseo Reforma	Nuevo Laredo	MX	442	442	342	77%	92.67	370,100	3Q 2011	Wal-Mart, Cinopolis, HD	
Plaza Monumental (UJV)	Juarez	MX	175	175	140	80%	188.20	195,700	4Q 2010	Wal-Mart	
Centro Sur (UJV)	Guadalajara	MX	654	654	503	77%	174.56	706,600	1Q 2011	Wal-Mart, Cinopolis, Suburbia	
Multiplaza Lincoln (UJV)	Lincoln	MX	347	347	239	69%	103.59	408,900	1Q 2011	HEB, MMCine, Suburbia	
Plaza Mexiquense (Tecamac II) (UJV)	Tecamac	MX	198	198	141	71%	168.84	175,500	2Q 2011	Bodega Aurrera (Wal-Mart)	
Pabellon Rosarito Grand (UJV)	Rosarito	MX	496	496	349	70%	87.47	409,500	3Q 2011	Home Depot, Cinopolis, Wal-mart	
Plaza Puerta de Hierro (UJV)	Pachuca	MX	202	202	146	72%	45.36	78,600	3Q 2011	Home Depot	
Multiplaza Tuxtepec II (UJV)	Tuxtepec	MX	137	137	61	44%	120.23	151,200	4Q 2011	MM Cinemas	
		11	3,671	3,671	2,744	75%	119.71	3,461,400			
							\$US Exchange Rate	12.9975			
							\$US Equivalent	\$	266,300		

**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).

**Note:** No loans are currently outstanding on development projects.



## Major Redevelopment Projects

As of March 31, 2010

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Net Expenditures to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
<b><u>Consolidated Projects</u></b>								
Springfield Shopping Center	Springfield	PA	Consolidated	100%	12.4	4.0	4Q 2010	Develop Giant Food and vacant land
<b>Total Consolidated Projects</b>		<b>1</b>		100%	<b>\$ 12.4</b>	<b>\$ 4.0</b>		
<b><u>Co-Investment Programs/Joint Ventures</u></b>								
Smoketown Station/Block 2	Woodbridge	VA	KIR	45%	6.9	6.0	2Q 2010	Redevelop existing Lowe's box with Dick's and LA Fitness
Factoria Mall	Bellevue	WA	Schottenstein	50%	46.8	29.1	4Q 2011	Renovate entire shopping center
Cottman & Castor S.C.	Philadelphia	PA	Olshan Mall JV	29%	9.0	0.1	4Q 2012	Redevelop existing JC Penney and in-line retail space
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>3</b>		46%	<b>\$ 62.7</b>	<b>\$ 35.2</b>		
<b>Total Active Projects</b>		<b>4</b>		55%	<b>\$ 75.1</b>	<b>\$ 39.2</b>		

<u>Projected Expenditures on Active Redevelopment &amp; Expansion Projects</u>	2010				
	1Q Actual (\$M)	2Q Estimate (\$M)	3Q Estimate (\$M)	4Q Estimate (\$M)	Tot. Actual (\$M)
Total Projected Expenditures	4.0	11.3	6.1	6.0	27.4
Kimco's Projected Share of Costs (\$)	3.2	7.4	4.4	3.8	18.8
Kimco's Projected Share of Costs (%)	80.6%	65.5%	72.1%	63.3%	68.7%

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

	<b>Quarter Ended</b>	<b>Full Year Ended</b>
<b><u>Operating Properties</u></b>		
<u>Tenant Improvements and Allowances</u>	<b><u>03/31/10</u></b>	<b><u>12/31/09</u></b>
Consolidated Projects	\$6.9	\$23.4
Co-Investment Programs/JV's *	4.5	8.2
Total TI's and Allowances	\$11.4	\$31.6
<u>Capitalized External Leasing Commissions</u>		
Consolidated Projects	\$1.7	\$12.4
Co-Investment Programs/JV's *	0.5	3.5
Total Cap. Leasing Commissions	\$2.2	\$15.9
<u>Building Improvements - Capitalized</u>		
Consolidated Projects	\$4.2	\$9.2
Co-Investment Programs/JV's *	1.7	4.2
Total Cap. Bldg. Improvements	\$5.9	\$13.4
<b><u>Redevelopment Projects</u></b>		
Consolidated Projects	\$2.5	\$20.0
Co-Investment Programs/JV's *	0.7	6.1
Total Redevelopment Expenditures	\$3.2	\$26.1
<b><u>Development Projects</u></b>		
Total Gross Development Spending	\$17.0	\$130.8
Capitalized Leasing Commissions, Non-Operating Prop.	\$0.0	\$2.1
<b><u>Other Consolidated Capitalized Costs</u></b>		
Capitalized Interest Expense	\$5.0	\$21.3
Capitalized G&A	\$6.8	\$25.3
Capitalized Carry Costs - Real Estate Taxes	\$0.4	\$1.9
Capitalized Carry Costs - CAM	\$0.3	\$0.7
<u>Building Improvements - Expensed to Operations</u>		
Consolidated Projects	\$5.0	\$20.3
Co-Investment Programs/JV's *	0.7	7.3
Total Exp. Bldg. Improvements	\$5.7	\$27.6

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

## **Portfolio Summary**

## Combined Real Estate Portfolio Statistics

### Overview

	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009	MAR 31, 2009
<b><u>TOTAL PROPERTIES BY COUNTRY</u></b>					
<b><u>United States</u></b>					
Number of Properties	1,593	1,607	1,625	1,632	1,637
Gross Leasable Area @ 100%	133,165	134,830	137,312	138,030	139,117
<b><u>Canada</u></b>					
Number of Properties	151	153	153	153	153
Gross Leasable Area @ 100%	18,916	18,956	18,922	18,996	18,996
<b><u>Mexico</u></b>					
Number of Properties	140	140	141	141	141
Gross Leasable Area @ 100%	22,229	22,016	22,316	22,280	22,250
<b><u>Chile</u></b>					
Number of Properties	11	11	11	11	11
Gross Leasable Area @ 100%	543	543	558	558	568
<b><u>Brazil</u></b>					
Number of Properties	3	3	3	3	3
Gross Leasable Area @ 100%	332	556	322	313	313
<b><u>Peru</u></b>					
Number of Properties	1	1	1	1	1
Gross Leasable Area @ 100%	13	13	13	13	9
<b><u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u></b>					
Total Number of Properties	1,899	1,915	1,934	1,941	1,946
Total Gross Leasable Area @ 100%	175,198	176,914	179,443	180,190	181,253
<b><u>TOTAL PROPERTIES BY BUSINESS</u></b>					
<b><u>Shopping Center Portfolio</u></b>					
Number of Properties	909	912	886	885	891
Gross Leasable Area @ 100%	127,156	127,294	126,675	126,560	126,972
<b><u>Operating Properties Pending Stabilization</u></b>					
Number of Properties	18	18	18	4	
Gross Leasable Area	4,753	4,836	5,050	1,642	
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	9	11	18	21	21
Potential Gross Leasable Area	2,566	3,465	4,744	5,385	5,869
Completed/Pending Stabilization Projects	9	10	10	26	30
Gross Leasable Area	2,375	1,965	1,919	5,349	7,233
<b><u>Other Property Interests</u></b>					
<b><u>Preferred Equity</u></b>					
Number of Properties	610	615	626	628	632
Total Gross Leasable Area	21,362	22,324	23,420	23,620	23,644
<b><u>Other Real Estate Investments*</u></b>					
Number of Properties	344	349	376	377	372
Total Gross Leasable Area	16,986	17,030	17,635	17,634	17,535
<b><u>GRAND TOTAL OF ALL PROPERTY INTERESTS</u></b>					
Total Number of Properties	1,899	1,915	1,934	1,941	1,946
Total Gross Leasable Area @ 100%	175,198	176,914	179,443	180,190	181,253

Notes: Gross Leaseable Area in thousands.

Total Gross Leasable Area excludes Westmont InTown Suites.

\* Includes the following portfolios: Retail Store Leases (15), American Industries portfolio (83), the Newkirk portfolio (47), Westmont (147), and other property assets (52).

# Combined Real Estate Portfolio Statistics

## By Country

	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009	MAR 31, 2009
<b>SHOPPING CENTER PORTFOLIO</b>					
<b>United States</b>					
Number of Properties	818	821	796	795	801
Prorata Share of Gross Leasable Area	73,666	73,161	67,150	66,863	66,872
Percent Leased (Kimco Prorata Share)	92.4%	92.4%	91.9%	91.8%	92.2%
Average Rent per Leased Square Foot	\$ 11.47	\$ 11.52	\$ 11.39	\$ 11.35	\$ 11.37
Total Gross Leasable Area @ 100%	112,994	113,168	112,931	112,824	113,236
Percent Leased	92.1%	92.2%	91.9%	91.9%	92.3%
Average Rent per Leased Square Foot	\$ 12.33	\$ 12.40	\$ 12.42	\$ 12.38	\$ 12.42
<b>Operating Properties Pending Stabilization</b>					
Number of Properties	5	6	7		
Gross Leasable Area	667	893	1,133		
<b>Canada</b>					
Number of Properties	49	51	51	51	51
Prorata Share of Gross Leasable Area	4,781	4,800	4,801	4,801	4,801
Percent Leased (Kimco Prorata Share)	97.8%	97.8%	98.0%	97.7%	97.0%
Average Rent per Leased Square Foot	\$ 14.54	\$ 14.29	\$ 13.72	\$ 12.85	\$ 12.10
Total Gross Leasable Area @ 100%	9,674	9,713	9,714	9,714	9,714
Percent Leased	97.8%	97.8%	98.0%	97.7%	97.1%
Average Rent per Leased Square Foot	\$ 14.59	\$ 14.34	\$ 13.77	\$ 12.90	\$ 12.15
Average Exchange Rate USD to CAD	1.04145	1.05791	1.09988	1.16862	1.24298
<b>Mexico</b>					
Number of Properties	32	32	31	31	31
Prorata Share of Gross Leasable Area	2,625	2,620	2,423	2,422	2,414
Percent Leased (Kimco Prorata Share)	94.3%	94.5%	94.8%	95.1%	95.5%
Average Rent per Leased Square Foot	\$ 11.79	\$ 11.48	\$ 11.81	\$ 11.44	\$ 10.73
Total Gross Leasable Area @ 100%	4,187	4,174	3,774	3,766	3,767
Percent Leased	93.2%	93.5%	93.8%	94.1%	94.5%
Average Rent per Leased Square Foot	\$ 11.95	\$ 11.42	\$ 11.73	\$ 11.34	\$ 10.58
Average Exchange Rate USD to MXN	12.80076	13.08703	13.27033	13.34837	14.38187
<b>Operating Properties Pending Stabilization</b>					
Number of Properties	13	11	11	4	
Gross Leasable Area	4,086	3,671	3,917	1,642	
<b>Chile</b>					
Number of Properties	8	8	8	8	8
Prorata Share of Gross Leasable Area	120	119	128	128	128
Percent Leased (Kimco Prorata Share)	90.1%	89.9%	91.5%	92.4%	91.7%
Average Rent per Leased Square Foot	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24	\$ 10.78
Total Gross Leasable Area @ 100%	240	239	256	256	256
Percent Leased	90.1%	89.9%	91.5%	92.4%	91.7%
Average Rent per Leased Square Foot	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24	\$ 10.78
Average Exchange Rate USD to CLP	528.83390	529.10815	554.96649	578.04285	618.58210
<b>Peru</b>					
Number of Properties	1				
Prorata Share of Gross Leasable Area	12				
Percent Leased (Kimco Prorata Share)	100.0%				
Average Rent per Leased Square Foot	\$ 21.62				
Total Gross Leasable Area @ 100%	13				
Percent Leased	100.0%				
Average Rent per Leased Square Foot	\$ 21.62				
Average Exchange Rate USD to PEN	2.89238				
<b>Brazil</b>					
Number of Properties	1				
Prorata Share of Gross Leasable Area	34				
Percent Leased (Kimco Prorata Share)	100.0%				
Average Rent per Leased Square Foot	\$ 12.56				
Total Gross Leasable Area @ 100%	48				
Percent Leased	100.0%				
Average Rent per Leased Square Foot	\$ 12.56				
Average Exchange Rate USD to BRL	1.80906				
<b>Operating Properties Pending Stabilization</b>					
Number of Properties	-	1			
Gross Leasable Area	-	272			
<b>TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	909	912	886	885	891
Prorata Share of Gross Leasable Area	81,238	80,700	74,502	74,214	74,216
Percent Leased (Kimco Prorata Share)	92.8%	92.8%	92.4%	92.3%	92.6%
Total Gross Leasable Area @ 100%	127,156	127,294	126,675	126,560	126,972
Percent Leased	92.6%	92.6%	92.4%	92.4%	92.7%
<b>Operating Properties Pending Stabilization*</b>					
Number of Properties	18	18	18	4	
Gross Leasable Area	4,753	4,836	5,050	1,642	

\* Properties in Operating Real Estate pending stabilization. Properties are currently 75 percent leased.

**Combined Real Estate Portfolio Statistics**  
**By Country**

	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009	MAR 31, 2009
<b><u>GROUND-UP DEVELOPMENTS</u></b>					
<b><u>United States</u></b>					
Number of Development Projects	2	2	4	5	5
Potential Gross Leasable Area	272	272	594	822	1,196
Completed/Pending Stabilization Projects	-	-	2	13	13
Gross Leasable Area	-	-	395	2,000	2,281
<b><u>Mexico</u></b>					
Number of Development Projects	5	7	9	10	10
Potential Gross Leasable Area	1,890	2,789	3,678	3,962	4,066
Completed/Pending Stabilization Projects	6	6	6	12	16
Gross Leasable Area	2,192	1,769	1,359	3,322	4,925
<b><u>Chile</u></b>					
Number of Development Projects	1	1	2	2	2
Potential Gross Leasable Area	268	268	275	275	285
Completed/Pending Stabilization Projects	2	2	1	1	1
Gross Leasable Area	35	35	27	27	27
<b><u>Brazil</u></b>					
Number of Development Projects	1	1	2	3	3
Potential Gross Leasable Area	136	136	184	313	313
Completed/Pending Stabilization Projects	1	1	1	-	-
Gross Leasable Area	148	148	138	-	-
<b><u>Peru</u></b>					
Number of Development Projects	-	-	1	1	1
Potential Gross Leasable Area	-	-	13	13	9
Completed/Pending Stabilization Projects	-	1	-	-	-
Potential Gross Leasable Area	-	13	-	-	-
<b><u>TOTAL GROUND-UP DEVELOPMENTS</u></b>					
Number of Development Projects	9	11	18	21	21
Potential Gross Leasable Area	2,566	3,465	4,744	5,385	5,869
Completed/Pending Stabilization Projects	9	10	10	26	30
Gross Leasable Area	2,375	1,965	1,919	5,349	7,233
<b><u>OTHER PROPERTY INTERESTS</u></b>					
<b><u>PREFERRED EQUITY PORTFOLIO</u></b>					
<b><u>Preferred Equity Portfolio- United States</u></b>					
Number of Retail Properties	451	453	456	456	460
Total Gross Leasable Area	7,334	8,022	8,251	8,254	8,277
Number of Non-Retail Properties	64	67	75	77	77
Total Gross Leasable Area	5,850	6,124	7,026	7,150	7,150
<b><u>Preferred Equity Portfolio- Canada</u></b>					
Number of Retail Properties	75	74	74	74	74
Total Gross Leasable Area	6,805	6,695	6,662	6,740	6,740
Number of Non-Retail Properties	20	21	21	21	21
Total Gross Leasable Area	1,373	1,483	1,481	1,477	1,477
<b><u>TOTAL Preferred Equity Portfolio</u></b>					
Number of Properties	610	615	626	628	632
Total Gross Leasable Area	21,362	22,324	23,420	23,620	23,644
<b><u>OTHER REAL ESTATE INVESTMENTS</u></b>					
Number of Properties - United States	253	258	285	286	281
Gross Leasable Area	6,048	6,352	6,982	6,981	6,977
Number of Properties - Canada	7	7	7	7	7
Gross Leasable Area	1,065	1,065	1,065	1,065	1,065
Number of Properties - Mexico	84	84	84	84	84
Gross Leasable Area	9,874	9,613	9,588	9,588	9,493
<b><u>TOTAL Other Real Estate Investments</u></b>					
Number of Properties	344	349	376	377	372
Total Gross Leasable Area	16,986	17,030	17,635	17,634	17,535



**Combined Real Estate Portfolio Statistics**  
**Shopping Center Portfolio Detail**

	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009	MAR 31, 2009
<b><u>UNITED STATES</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	461	460	397	391	390
Total Gross Leasable Area	60,806	60,577	52,878	52,288	52,022
Percent Leased	92.1%	92.1%	91.5%	91.4%	91.9%
Average Rent per Leased Square Foot	\$ 11.11	\$ 11.13	\$ 10.81	\$ 10.73	\$ 10.72
<b><u>Investment Management Properties</u></b>					
<b>Kimco/ Prudential Investment Program</b>					
Number of Properties	92	97	113	119	123
Total Gross Leasable Area	15,531	16,296	18,348	19,047	19,376
Percent Leased	88.1%	88.5%	88.6%	89.4%	91.0%
Average Rent per Leased Square Foot	\$ 15.04	\$ 15.12	\$ 14.80	\$ 14.66	\$ 14.72
<b>Kimco Income REIT Properties</b>					
Number of Properties	60	61	62	62	62
Total Gross Leasable Area	12,806	12,978	13,072	13,065	13,073
Percent Leased	93.3%	93.9%	92.2%	91.8%	91.4%
Average Rent per Leased Square Foot	\$ 12.78	\$ 12.81	\$ 12.90	\$ 12.92	\$ 13.07
<b>Kimco / UBS Programs</b>					
Number of Properties	43	43	43	43	43
Total Gross Leasable Area	6,240	6,178	6,178	6,175	6,175
Percent Leased	92.3%	92.5%	93.0%	93.3%	93.2%
Average Rent per Leased Square Foot	\$ 15.15	\$ 15.52	\$ 15.52	\$ 15.40	\$ 15.62
<b>PL Retail LLC</b>					
Number of Properties			22	22	22
Total Gross Leasable Area			5,559	5,559	5,578
Percent Leased			93.5%	93.1%	93.5%
Average Rent per Leased Square Foot			\$ 13.46	\$ 13.63	\$ 13.42
<b>SEB Immobilien</b>					
Number of Properties	10	10	10	10	10
Total Gross Leasable Area	1,382	1,382	1,382	1,382	1,382
Percent Leased	96.4%	96.2%	96.2%	96.4%	97.1%
Average Rent per Leased Square Foot	\$ 14.71	\$ 14.76	\$ 14.68	\$ 14.59	\$ 14.57
<b>Kimco Income Fund I</b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,534	1,534	1,475	1,475	1,475
Percent Leased	97.5%	93.3%	97.2%	94.5%	92.9%
Average Rent per Leased Square Foot	\$ 16.97	\$ 16.85	\$ 16.81	\$ 16.91	\$ 16.93
<b>Kimco / GE Investment Programs (KROP I &amp; II)</b>					
Number of Properties	3	3	3	3	4
Total Gross Leasable Area	656	656	656	596	758
Percent Leased	90.6%	90.6%	91.9%	91.2%	93.3%
Average Rent per Leased Square Foot	\$ 9.02	\$ 9.02	\$ 9.04	\$ 8.96	\$ 9.51
<b>Other Institutional Programs</b>					
Number of Properties	64	61	61	61	61
Total Gross Leasable Area	4,044	3,600	3,600	3,600	3,600
Percent Leased	94.3%	94.7%	94.7%	94.7%	94.3%
Average Rent per Leased Square Foot	\$ 14.15	\$ 13.74	\$ 13.76	\$ 14.00	\$ 13.75
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	73	74	73	72	74
Total Gross Leasable Area	9,996	9,967	9,783	9,637	9,796
Percent Leased	95.0%	94.6%	95.1%	95.7%	95.2%
Average Rent per Leased Square Foot	\$ 11.82	\$ 12.08	\$ 12.25	\$ 12.02	\$ 12.18

**Combined Real Estate Portfolio Statistics**  
**Shopping Center Portfolio Detail**

	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009	MAR 31, 2009
<b><u>CANADA</u></b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	49	51	51	51	51
Total Gross Leasable Area	9,674	9,713	9,714	9,714	9,714
Percent Leased	97.8%	97.8%	98.0%	97.7%	97.1%
Average Rent per Leased Square Foot	\$ 14.59	\$ 14.34	\$ 13.77	\$ 12.90	\$ 12.15
<b><u>MEXICO</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	19	19	19	19	19
Total Gross Leasable Area	897	896	896	896	898
Percent Leased	98.5%	98.7%	98.3%	98.3%	98.1%
Average Rent per Leased Square Foot	\$ 11.83	\$ 11.69	\$ 11.99	\$ 11.64	\$ 11.22
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	13	13	12	12	12
Total Gross Leasable Area	3,289	3,278	2,878	2,870	2,869
Percent Leased	91.8%	92.0%	92.3%	92.7%	93.4%
Average Rent per Leased Square Foot	\$ 11.99	\$ 11.34	\$ 11.65	\$ 11.24	\$ 10.37
<b><u>CHILE</u></b>					
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	240	239	256	256	256
Percent Leased	90.1%	89.9%	91.5%	92.4%	91.7%
Average Rent per Leased Square Foot	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24	\$ 10.78
<b><u>PERU</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	1				
Total Gross Leasable Area	13				
Percent Leased	100.0%				
Average Rent per Leased Square Foot	\$ 21.62				
<b><u>BRAZIL</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	1				
Total Gross Leasable Area	48				
Percent Leased	100.0%				
Average Rent per Leased Square Foot	\$ 12.56				
<b><u>Subtotal of Shopping Center Portfolio</u></b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	482	479	416	410	409
Total Gross Leasable Area	61,764	61,473	53,774	53,184	52,920
Percent Leased	92.2%	92.2%	91.6%	91.5%	92.0%
<b><u>Investment Management Programs</u></b>					
Number of Properties	284	287	326	332	337
Total Gross Leasable Area	42,193	42,624	50,270	50,899	51,417
Percent Leased	91.6%	91.7%	91.6%	91.6%	92.1%
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	143	146	144	143	145
Total Gross Leasable Area	23,199	23,197	22,631	22,477	22,635
Percent Leased	95.7%	95.5%	96.0%	96.2%	95.7%
<b>GRAND TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	909	912	886	885	891
Total Gross Leasable Area	127,156	127,294	126,675	126,560	126,972
Percent Leased	92.6%	92.6%	92.4%	92.4%	92.7%

**Combined Major Tenant Profile**  
**(Top 50 tenants ranked by annualized base rent)**  
**March 31, 2010**

<b>Tenant Name (1)</b>	<b>Credit Ratings (S&amp;P / Moody's)</b>	<b># of Locations</b>	<b>Annualized Base Rent (in thousands)</b>	<b>% of Annualized Base Rent</b>	<b>Leased GLA (in thousands)</b>	<b>% of Leased GLA</b>
Home Depot	BBB+ / Baa1	44	\$ 29,937	3.3%	3,655	4.6%
TJX Companies	A / A3	131	24,810	2.7%	2,441	3.1%
Kmart/Sears Holdings	BB- / Ba2	59	22,563	2.5%	3,994	5.0%
Wal-Mart	AA / Aa2	54	20,812	2.3%	3,478	4.4%
Kohl's	BBB+/Baa1	37	17,134	1.9%	2,538	3.2%
Costco	A+ / A2	16	14,947	1.6%	1,724	2.2%
Best Buy	BBB- / Baa2	46	14,679	1.6%	1,134	1.4%
Royal Ahold	BBB / Baa3	35	13,902	1.5%	1,208	1.5%
Bed Bath & Beyond	BBB / NR	68	13,323	1.5%	1,182	1.5%
Petsmart	BB/ NR	63	11,648	1.3%	818	1.0%
Michaels	B- / Caa1	69	10,141	1.1%	792	1.0%
Sports Authority	B- / NR	28	10,077	1.1%	906	1.1%
Safeway	BBB / Baa2	46	9,837	1.1%	942	1.2%
Dollar Tree	NR/NR	112	9,268	1.0%	848	1.1%
Ross Stores	BBB/ NR	58	8,965	1.0%	904	1.1%
Staples	BBB / Baa2	50	8,273	0.9%	650	0.8%
Office Depot	B / B2	39	7,838	0.9%	773	1.0%
Great Atlantic & Pacific	B-/Caa1	16	7,571	0.8%	580	0.7%
OfficeMax	B/ B1	43	7,005	0.8%	618	0.8%
Toys R Us	B/ B2	32	6,787	0.7%	891	1.1%
Walgreen	A+/A2	23	6,722	0.7%	325	0.4%
SuperValu	BB- / Ba3	34	6,692	0.7%	915	1.2%
Petco	B/B2	42	6,502	0.7%	369	0.5%
Lowe's Home Center	A+ / A1	11	6,490	0.7%	1,014	1.3%
Hobby Lobby	NR/NR	21	6,359	0.7%	1,043	1.3%
Burlington Coat Factory	B- / B3	18	6,291	0.7%	1,327	1.7%
The Gap	BB+/NR	41	5,762	0.6%	386	0.5%
Party City	NR/NR	44	5,508	0.6%	312	0.4%
Whole Foods	BB- / Ba3	13	5,149	0.6%	250	0.3%
Joann Fabrics	NR/NR	38	4,976	0.5%	582	0.7%
Cinapolis	NR/NR	13	4,748	0.5%	500	0.6%
DSW	NR/NR	15	4,531	0.5%	250	0.3%
Border Group	NR/NR	17	4,459	0.5%	230	0.3%
HEB Grocery	NR/NR	10	4,415	0.5%	616	0.8%
Pier 1 Imports	NR/NR	45	4,238	0.5%	219	0.3%
Payless Shoesource	B+/B1	103	4,192	0.5%	198	0.2%
CVS	BBB+/Baa2	46	4,177	0.5%	285	0.4%
Kroger	BBB/Baa2	23	4,045	0.4%	685	0.9%
Zellers	NR/NR	13	3,923	0.4%	596	0.8%
Riteaid	B-/Caa2	35	3,776	0.4%	351	0.4%
Barnes N Noble	NR/NR	20	3,609	0.4%	212	0.3%
Bank America	A/A2	44	3,514	0.4%	110	0.1%
Dick Sporting Goods	NR/NR	11	3,329	0.4%	275	0.3%
Publix Supermarkets	NR/NR	21	3,316	0.4%	422	0.5%
24 Hour Club	B / B2	12	3,291	0.4%	175	0.2%
King Kullen	NR/NR	4	3,222	0.4%	189	0.2%
Yum Brands	BBB-/Baa3	68	3,088	0.3%	112	0.1%
Target	A+/A2	10	3,017	0.3%	571	0.7%
JP Morgan Chase	A+/Aa3	33	2,963	0.3%	93	0.1%
Metro, Inc.	BBB / NR	11	2,827	0.3%	239	0.3%
		1,885	\$ 404,650	44.5%	42,933	54.2%

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,700 leases to 7,000 tenants totaling approximately \$1.5 billion of annual base rent.

**Combined Operating Real Estate**  
**(ranked by KIM share of annualized base rent)**  
**March 31, 2010**

	Number of	Gross Leasable	%	Annualized	Rent Per
United States	Properties	Area* (in thousands)	Leased	Base Rent	Leased SQ. FT.
California	122	9,183	92.6%	\$ 127,608	\$ 15.01
Florida	88	9,262	90.9%	91,569	10.88
New York	64	4,330	94.4%	69,873	17.09
Pennsylvania	47	4,177	95.4%	45,802	11.49
New Jersey	29	3,112	97.2%	39,727	13.14
Illinois	43	4,348	95.0%	36,403	8.82
Puerto Rico	7	2,150	97.2%	31,998	15.32
Texas	40	3,410	90.3%	30,079	9.77
Virginia	63	2,204	96.9%	28,975	13.57
Ohio	39	5,022	92.7%	28,630	6.15
Arizona	14	2,915	86.9%	24,235	9.57
Maryland	44	1,706	91.0%	23,511	15.14
North Carolina	17	2,214	90.0%	22,732	11.41
Missouri	21	2,827	97.8%	20,355	7.36
Washington	18	1,106	89.5%	14,281	14.43
Georgia	11	1,391	93.8%	14,036	10.75
Oregon	14	1,265	83.5%	12,565	11.90
South Carolina	6	1,202	82.3%	10,273	10.39
Michigan	14	1,250	94.0%	10,002	8.51
Connecticut	8	927	92.0%	9,507	11.14
Minnesota	6	772	92.6%	9,270	12.97
Nevada	18	614	84.4%	8,561	16.51
Tennessee	12	1,093	81.7%	8,300	9.29
Louisiana	4	821	93.7%	7,385	9.60
Colorado	11	884	84.2%	7,227	9.71
New Hampshire	4	587	98.6%	6,779	11.72
Indiana	10	1,118	86.2%	5,618	5.83
Massachusetts	7	382	98.0%	5,185	13.85
Iowa	7	707	96.4%	4,089	6.00
New Mexico	4	296	90.6%	3,456	12.88
West Virginia	3	359	99.2%	3,358	9.43
Oklahoma	2	337	97.6%	2,516	7.65
Kentucky	4	389	73.2%	2,511	8.81
Alabama	2	183	92.9%	2,339	13.76
Mississippi	2	169	93.7%	2,133	13.46
Kansas	3	224	95.1%	2,050	9.62
Rhode Island	2	166	94.1%	1,870	11.98
Maine	2	158	92.0%	1,339	9.21
Delaware	2	117	100.0%	1,151	9.84
Hawaii	1	18	83.3%	781	52.10
Utah	1	143	100.0%	761	5.32
Vermont	1	54	85.4%	732	15.88
Alaska	1	73	100.0%	443	6.07
Subtotal	818	73,665	92.4%	\$ 780,015	\$ 11.47
Canada	49	4,781	97.8%	\$ 67,979	\$ 14.54 (1)
Mexico	32	2,625	94.3%	29,177	11.79 (2)
Chile	8	120	90.1%	1,457	13.48 (3)
Peru	1	12	100.0%	259	21.62 (4)
Brazil	1	34	100.0%	425	12.56 (5)
Subtotal	91	7,572	96.5%		
<b>Grand Total</b>	<b>909</b>	<b>81,237</b>	<b>92.7%</b>		
<b>American Industries (6)</b>	<b>80</b>	<b>4,785</b>	<b>86.3%</b>	<b>\$ 26,444</b>	<b>\$ 6.41</b>

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

(1) Based on an average conversion rate of \$1.00 USD to \$1.04145 CAD for the three months ended March 31, 2010.

(2) Based on an average conversion rate of \$1.00 USD to 12.80076 MXN for the three months ended March 31, 2010.

(3) Based on an average conversion rate of \$1.00 USD to 528.83390 CLP for the three months ended March 31, 2010.

(4) Based on an average conversion rate of \$1.00 USD to 2.89238 PEN for the three months ended March 31, 2010.

(5) Based on an average conversion rate of \$1.00 USD to 1.809060 BRL for the three months ended March 31, 2010.

(6) Excludes 3 land parcels held for development.

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

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases *	395	18%	1,335	\$ 14.15	\$ 18,889	\$ 14.18	\$ 18,925	\$ (36)	-0.2%	9.7	\$ 18,164	\$ 13.61
Renewals/Options	999	65%	4,749	11.55	54,847	11.47	54,459	388	0.7%	4.7	-	-
<b>US Same Space Total</b>	<b>1,394</b>	<b>83%</b>	<b>6,084</b>	<b>\$ 12.12</b>	<b>\$ 73,736</b>	<b>\$ 12.06</b>	<b>\$ 73,384</b>	<b>\$ 352</b>	<b>0.5%</b>	<b>5.8</b>	<b>\$ 18,164</b>	
Non-same space new leases	322	16%	1,162	\$ 12.94	\$ 15,041					8.0	\$ 17,530	\$ 15.09
Non-same space redevelopments	26	1%	56	17.38	979					6.8	1,919	34.06
<b>US Total</b>	<b>1,742</b>	<b>100%</b>	<b>7,302</b>	<b>\$ 12.29</b>	<b>\$ 89,756</b>					<b>6.1</b>	<b>\$ 37,613</b>	
<b><u>Canada</u></b>												
New Leases	57	21%	101	\$ 17.44	\$ 1,757	\$ 17.21	\$ 1,734	\$ 23	1.3%	8.0	\$ 2,403	\$ 23.85
Renewals/Options	134	69%	339	16.98	5,762	15.82	5,367	395	7.4%	4.8	-	-
<b>Canada Same Space Total</b>	<b>191</b>	<b>90%</b>	<b>440</b>	<b>\$ 17.09</b>	<b>\$ 7,519</b>	<b>\$ 16.14</b>	<b>\$ 7,101</b>	<b>\$ 418</b>	<b>5.9%</b>	<b>5.5</b>	<b>\$ 2,403</b>	
Non - same space new leases	14	10%	49	\$ 7.56	\$ 373					9.4	\$ 704	\$ 14.27
<b>Canada Total</b>	<b>205</b>	<b>100%</b>	<b>489</b>	<b>\$ 16.13</b>	<b>\$ 7,892</b>					<b>5.9</b>	<b>\$ 3,107</b>	
<b><u>Latin America</u></b>												
New Leases	32	2%	12	\$ 20.50	\$ 246	\$ 22.35	\$ 268	\$ (22)	-8.3%	3.1	\$ -	
Renewals/Options	92	9%	49	26.00	1,285	26.35	1,302	(17)	-1.3%	2.4	-	
<b>Latin America Same Space Total</b>	<b>124</b>	<b>11%</b>	<b>61</b>	<b>\$ 24.93</b>	<b>\$ 1,531</b>	<b>\$ 25.57</b>	<b>\$ 1,570</b>	<b>\$ (39)</b>	<b>-2.5%</b>	<b>2.5</b>	<b>\$ -</b>	
Non - same space new leases	412	89%	475	\$ 15.50	\$ 7,358					6.0	\$ 58	\$ 0.12
<b>Latin America Total</b>	<b>536</b>	<b>100%</b>	<b>536</b>	<b>\$ 16.58</b>	<b>\$ 8,889</b>					<b>5.6</b>	<b>\$ 58</b>	
<b>Grand Total</b>	<b>2,483</b>	<b>100%</b>	<b>8,328</b>									
Total New Leases (Same Space)	484	17%	1,448									
Total Renewals/Options	1,225	62%	5,137									
Total Non-same space Redevelopment	26	1%	56									
Total Non-same space new leases	748	20%	1,686									
<b>Grand Total</b>	<b>2,483</b>	<b>100%</b>	<b>8,328</b>									

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

Note: Rental Spreads include leases with a 12 month downtime

* US Same Space Excl LNT & CC Total	379	15%	1,029	\$ 14.97	\$ 15,400	\$ 13.80	\$ 14,203	\$ 1,197	8.4%	10.6	\$ 10,521	\$ 10.22
Renewals/Options	999	68%	4,749	11.55	54,847	11.47	54,459	388	0.7%	4.7	-	-
<b>US Same Space Total</b>	<b>1,378</b>	<b>83%</b>	<b>5,778</b>	<b>\$ 12.16</b>	<b>\$ 70,247</b>	<b>\$ 11.88</b>	<b>\$ 68,662</b>	<b>\$ 1,585</b>	<b>2.3%</b>	<b>5.7</b>	<b>\$ 10,521</b>	

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

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases *	99	9%	229	\$ 15.36	\$ 3,520	\$ 16.27	\$ 3,730	\$ (210)	-5.6%	7.5	\$ 2,934	\$ 12.80
Renewals/Options	299	78%	2,020	11.13	22,474	11.12	22,466	8	0.0%	4.8	-	-
<b>US Same Space Total</b>	<b>398</b>	<b>87%</b>	<b>2,249</b>	<b>\$ 11.56</b>	<b>\$ 25,994</b>	<b>\$ 11.65</b>	<b>\$ 26,195</b>	<b>\$ (202)</b>	<b>-0.8%</b>	<b>5.1</b>	<b>\$ 2,934</b>	
Non-same space new leases	102	13%	343	\$ 12.55	\$ 4,301					8.8	\$ 5,246	\$ 15.31
Non-same space redevelopments	3	0.1%	3	28.28	87					5.4	127	41.26
<b>US Total</b>	<b>503</b>	<b>100%</b>	<b>2,595</b>	<b>\$ 11.71</b>	<b>\$ 30,382</b>					<b>5.6</b>	<b>\$ 8,307</b>	
<b><u>Canada</u></b>												
New Leases	14	17%	17	\$ 19.56	\$ 340	\$ 17.66	\$ 307	\$ 33	10.8%	7.8	\$ 275	\$ 15.82
Renewals/Options	42	77%	78	19.17	1,497	17.30	1,351	146	10.8%	4.6	-	-
<b>Canada Same Space Total</b>	<b>56</b>	<b>94%</b>	<b>95</b>	<b>\$ 19.24</b>	<b>\$ 1,837</b>	<b>\$ 17.36</b>	<b>\$ 1,658</b>	<b>\$ 179</b>	<b>10.8%</b>	<b>5.2</b>	<b>\$ 275</b>	
Non - same space new leases	4	6%	6	\$ 13.66	\$ 85					8.8	\$ 77	\$ 12.42
<b>Canada Total</b>	<b>60</b>	<b>100%</b>	<b>101</b>	<b>\$ 18.90</b>	<b>\$ 1,922</b>					<b>5.4</b>	<b>\$ 352</b>	
<b><u>Latin America</u></b>												
New Leases	9	2%	3	\$ 17.51	\$ 56	\$ 22.11	\$ 71	\$ (15)	-20.8%	2.3	\$ -	\$ -
Renewals/Options	40	17%	27	28.33	775	28.08	768	7	0.9%	2.7	-	-
<b>Latin America Same Space Total</b>	<b>49</b>	<b>19%</b>	<b>30</b>	<b>\$ 27.20</b>	<b>\$ 830</b>	<b>\$ 27.46</b>	<b>\$ 839</b>	<b>\$ (8)</b>	<b>-0.9%</b>	<b>2.6</b>	<b>\$ -</b>	
Non - same space new leases	142	81%	131	\$ 16.15	\$ 2,109					4.4	\$ -	\$ -
<b>Latin America Total</b>	<b>191</b>	<b>100%</b>	<b>161</b>	<b>\$ 18.24</b>	<b>\$ 2,939</b>					<b>4.0</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>754</b>	<b>100%</b>	<b>2,857</b>									
Total New Leases (Same Space)	122	9%	249									
Total Renewals/Options	381	74%	2,125									
Total Non-same space Redevelopments	3	0%	3									
Total Non-same space new leases	248	17%	480									
<b>Grand Total</b>	<b>754</b>	<b>100%</b>	<b>2,858</b>									

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

Note: Rental Spreads include leases with a 12 month downtime

* US Same Space Excl LNT & CC Total	97	7%	179	\$ 17.50	\$ 3,131	\$ 17.32	\$ 3,098	\$ 33	1.1%	6.8	\$ 1,659	\$ 9.28
Renewals/Options	299	79%	2,020	11.13	22,474	11.12	22,466	8	0.0%	4.8	-	-
<b>US Same Space Total</b>	<b>396</b>	<b>86%</b>	<b>2,199</b>	<b>\$ 11.64</b>	<b>\$ 25,605</b>	<b>\$ 11.64</b>	<b>\$ 25,564</b>	<b>\$ 42</b>	<b>0.2%</b>	<b>5.0</b>	<b>\$ 1,659</b>	



**US Lease Expiration Schedule  
Operating Shopping Centers  
March 31, 2010**

**LEASES EXPIRING ASSUMING NO OPTIONS**

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2010	40	976,295	\$ 8.33	782	1,250,165	\$ 20.04	822	2,226,460	3.3%	\$ 14.91
2011	166	4,190,464	7.88	1,387	2,373,454	18.94	1,553	6,563,917	9.6%	11.88
2012	181	4,483,791	7.38	1,489	2,684,069	20.32	1,670	7,167,860	10.5%	12.22
2013	167	4,368,845	9.16	1,320	2,487,110	19.95	1,487	6,855,955	10.1%	13.07
2014	216	6,152,201	9.13	1,111	2,137,875	20.58	1,327	8,290,077	12.2%	12.08
2015	175	4,154,974	9.88	657	1,587,099	20.94	832	5,742,072	8.4%	12.94
2016	124	2,991,640	10.32	278	658,914	25.83	402	3,650,555	5.4%	13.12
2017	99	2,929,295	10.89	299	722,344	26.87	398	3,651,639	5.4%	14.05
2018	84	2,753,375	9.08	250	644,183	25.08	334	3,397,558	5.0%	12.11
2019	89	3,158,188	9.27	222	533,676	27.08	311	3,691,865	5.4%	11.84
2020	75	2,172,553	10.77	128	342,656	27.75	203	2,515,209	3.7%	13.08
2021	39	1,105,200	9.84	23	61,374	26.36	62	1,166,574	1.7%	10.71
<b>Thereafter</b>								13,110,957	19.3%	6.69
<b>Total (2)</b>								68,030,698	100.0%	\$ 11.47

**ASSUMES EXERCISE OF RENEWAL OPTIONS**

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2010	8	172,192	\$ 7.67	526	935,442	\$ 17.60	534	1,107,634	1.6%	\$ 16.05
2011	32	814,040	7.75	811	1,961,084	14.80	843	2,775,124	4.1%	12.73
2012	18	349,112	7.49	905	1,573,738	18.57	923	1,922,850	2.8%	16.55
2013	27	509,595	8.85	794	1,706,328	17.03	821	2,215,924	3.3%	15.15
2014	27	697,150	8.86	616	2,056,024	12.67	643	2,753,174	4.0%	11.70
2015	26	499,711	10.28	499	1,315,072	17.89	525	1,814,783	2.7%	15.80
2016	21	372,280	8.38	499	1,233,839	18.66	520	1,606,119	2.4%	16.28
2017	33	772,989	8.01	515	1,723,556	16.89	548	2,496,545	3.7%	14.14
2018	36	918,819	9.93	488	1,774,555	16.45	524	2,693,374	4.0%	14.22
2019	44	918,347	10.15	453	1,760,653	16.74	497	2,678,999	3.9%	14.48
2020	39	727,862	9.10	360	1,438,722	16.79	399	2,166,583	3.2%	14.21
2021	41	1,153,783	8.82	276	1,746,278	13.81	317	2,900,061	4.3%	11.83
<b>Thereafter</b>								40,899,528	60.1%	9.71
<b>Total (2)</b>								68,030,698	100.0%	\$ 11.47

(1) Anchor is defined as a tenant leasing 15,000 square feet or more.

(2) Represents occupied square footage as of March 31, 2010 for US shopping center properties in occupancy.

## **Joint Venture Summary**

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

Venture	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/(Expenses)	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/(Loss)	Kimco Share of Net Income/(Loss) (3)	Kimco Share of FFO
<b>Investment Management Programs</b>											
Prudential Investment Program	\$ 77,276	\$ 23,295	\$ 53,981	\$ 28,316	\$ (30,835) <sup>(1)</sup>	\$ 1,641	\$ 32,401	\$ (47)	\$ (35,977)	\$ (2,811)	\$ 167
Kimco Income REIT	48,639	14,210	34,429	16,657	(468)	5,680	9,653	238	13,569	6,623	8,437
UBS Programs	29,966	8,565	21,401	10,482	(803)	-	11,141	-	(1,025)	155	2,146
SEB Immobilien	6,609	1,706	4,903	2,751	(54)	-	1,926	-	172	314	353
Kimco Income Fund	7,895	2,172	5,723	2,266	(267)	-	1,854	-	1,336	287	565
GE Investment Program (KROP)	1,558	479	1,079	609	(167)	-	569	25	(241)	(70)	35
Other Institutional Programs	16,434	4,021	12,413	4,675	(511)	-	4,977	-	2,250	224	1,059
<b>Total Investment Management Programs</b>	<b>\$ 188,377</b>	<b>\$ 54,448</b>	<b>\$ 133,929</b>	<b>\$ 65,756</b>	<b>\$ (33,105)</b>	<b>\$ 7,321</b>	<b>\$ 62,521</b>	<b>\$ 216</b>	<b>\$ (19,916)</b>	<b>\$ 4,722</b>	<b>\$ 12,762</b>
<b>Other Joint Venture Properties</b>											
US Properties	\$ 37,244	\$ 13,251	\$ 23,993	\$ 12,550	\$ (734)	\$ -	\$ 8,203	-	\$ 2,506	\$ 8,578 <sup>(2)</sup>	\$ 13,265
Canada Properties	50,095	18,469	31,626	13,294	(11)	423	8,827	-	9,917	4,958	9,161
Mexico Properties	25,660	5,405	20,255	6,823	(922)	-	7,100	-	5,410	2,581	6,089
Chile Properties	1,038	259	779	-	(155)	-	222	-	402	201	312
<b>Total Other JV Properties</b>	<b>\$ 114,037</b>	<b>\$ 37,384</b>	<b>\$ 76,653</b>	<b>\$ 32,667</b>	<b>\$ (1,822)</b>	<b>\$ 423</b>	<b>\$ 24,352</b>	<b>\$ -</b>	<b>\$ 18,235</b>	<b>\$ 16,318</b>	<b>\$ 28,827</b>
<b>Other Investments</b>	<b>\$ 52,232</b>	<b>\$ 34,994</b>	<b>\$ 17,238</b>	<b>\$ 11,962</b>	<b>\$ (1,966)</b>	<b>\$ (1,970)</b>	<b>\$ 11,485</b>	<b>\$ -</b>	<b>\$ (10,145)</b>	<b>\$ (6,566)</b>	<b>\$ 1,064</b>
	<b>\$ 354,646</b>	<b>\$ 126,826</b>	<b>\$ 227,820</b>	<b>\$ 110,385</b>	<b>\$ (36,893)</b>	<b>\$ 5,775</b>	<b>\$ 98,358</b>	<b>\$ 216</b>	<b>\$ (11,826)</b>	<b>\$ 14,474</b>	<b>\$ 42,653</b>
Income from Albertson's										\$ 6,083	
Income Miscellaneous										\$ 444	
<b>Equity in Loss of Joint Ventures, Net</b>										<b>\$ 21,001</b>	

(1) Adjustment of property carrying value of approximately \$29.8M

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

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

Venture	Net Income/(Loss)	Kimco Share of Net Income/(Loss)	Promote Income	Investment Basis Adjustment	All Fees	Kimco Share of Net Income/(Loss)	Kimco Share of FFO
Prudential Investment Program	\$ (35,977)	\$ (5,398)	\$ -	\$ 2,113	\$ 474	\$ (2,811)	\$ 167
Kimco Income REIT	13,569	6,105	-	-	518	6,623	8,437
UBS Programs	(1,025)	(144)	-	-	299	155	2,146
SEB Immobilien	172	25	-	250	39	314	353
Kimco Income Fund	1,336	202	-	-	85	287	565
GE Investment Program (KROP)	(241)	(46)	107	(143)	12	(70)	35
Other Institutional Programs	2,250	224	-	-	-	224	1,059
<b>Total Investment Management Programs</b>	<b>\$ (19,916)</b>	<b>\$ 968</b>	<b>\$ 107</b>	<b>\$ 2,220</b>	<b>\$ 1,427</b>	<b>\$ 4,722</b>	<b>\$ 12,762</b>

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

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

Venture	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Ownership Interest	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate
<b>Investment Management Programs</b>										
Prudential Investment Program	92	15,531	\$ 3,722,755	\$ 2,179,332	\$ 124,635	15.0%	* 5.01%	60.2	84.21%	15.79%
Kimco Income REIT	60	12,806	1,563,645	991,345	80,097	45.0%	6.81%	53.6	98.51%	1.49%
UBS Programs	43	6,240	1,365,965	743,147	29,799	17.9%	* 5.70%	63.8	100.00%	-
SEB Immobilien	10	1,382	275,734	193,500	6,114	15.0%	5.67%	83.4	100.00%	-
Kimco Income Fund	12	1,534	281,142	168,397	12,718	15.2%	5.47%	48.5	100.00%	-
GE Investment Program (KROP)	3	656	75,659	56,294	2,887	18.5%	* 4.09%	56.2	54.38%	45.62%
Other Institutional Programs	64	4,044	736,863	475,911	25,253	16.1%	* 5.32%	63.2	87.60%	12.40%
<b>Total Investment Management Programs</b>	<b>284</b>	<b>42,193</b>	<b>\$ 8,021,763</b>	<b>\$ 4,807,926</b>	<b>\$ 281,503</b>					
<b>Other Joint Venture Properties</b>										
US Properties	73	9,996	\$ 1,136,534	\$ 849,134	\$ 36,999	47.8%	* 5.30%	80.8	72.52%	27.48%
Canada Properties	49	9,674	1,403,759	956,747	8,495	50.0%	5.91%	58.6	100.00%	-
Mexico Properties (1)	116	15,109	971,625	343,755	100,559	47.7%	* 7.39%	39.9	100.00%	-
Chile Properties	8	240	40,192	-	(30,393)	50.0%				
<b>Total Other JV Properties</b>	<b>246</b>	<b>35,019</b>	<b>\$ 3,552,110</b>	<b>\$ 2,149,636</b>	<b>\$ 115,660</b>					
<b>Other Investments</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 1,341,000</b>	<b>\$ 995,293</b>	<b>\$ (18,652)</b>	63.4%	* 4.57%	45.7	66.91%	33.09%
	<b>530</b>	<b>77,212</b>	<b>\$ 12,914,873</b>	<b>\$ 7,952,855</b>	<b>\$ 378,511</b>					

**Kimco's Share of Mortgages & Notes Payable** **\$ 2,755,988** <sup>(2)</sup>

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

\* Ownership % is a blended rate

\*\* Average Remaining term includes extensions

(1) Includes 13 land fund properties and 83 properties in American Industries

(2) Excludes approximately \$1.6M of Kimco's prorata share of JV debt (\$3.2M at 100%)

## **Guidance**

**2010 FFO Guidance Matrix**  
(in millions)

			Structured and Other Non-Retail Investments															
RECURRING	2008	2009	Shopping Ctr Portfolio			Mgt Services Income			Preferred Equity			Westmont			Other			
	Actual	Actual	2010 Range		High	2010		High	2010		High	2010		High	2010		High	
			1Q10	Low		Actual	Low		Actual	Low		Actual	Low		Actual	Low		
Net Operating Income *	\$ 543	\$ 545	\$ 158	\$ 590	\$ 608	\$ 157	\$ 588	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 2	\$ 3
Income from Other Real Estate Investments	48	32	9	30	32	2	2	2	-	-	-	7	26	28	-	-	2	2
Mortgage Financing Income	18	14	3	6	8	2	3	4	-	-	-	-	-	-	-	1	3	4
Management and Other Fee Income	47	41	9	35	37	-	-	-	9	35	37	-	-	-	-	-	-	-
Interest, Dividends & Other Investment Income	40	25	5	20	23	-	-	-	-	-	-	-	-	-	-	5	20	23
Other (Expense)/Income, Net	(13)	(11)	(6)	(12)	(17)	(5)	(9)	(12)	-	-	-	-	-	-	-	(1)	(3)	(5)
Equity In Income from JV's **	192	171	37	162	175	35	150	158	-	-	-	-	-	-	1	10	13	4
Noncontrolling Interests in Income	(22)	(9)	(3)	(10)	(12)	(3)	(10)	(12)	-	-	-	-	-	-	-	-	-	-
Income from Discontinued Operating Properties	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 857	\$ 808	\$ 212	\$ 821	\$ 854	\$ 188	\$ 724	\$ 745	\$ 9	\$ 35	\$ 37	\$ 7	\$ 26	\$ 28	\$ 1	\$ 10	\$ 13	\$ 31
TRANSACTIONAL																		
Income from Other Real Estate Investments	\$ 39	\$ 4	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mortgage Financing Income	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management and Other Fee Income	2	1	1	2	4	-	-	-	1	2	4	-	-	-	-	-	-	-
Interest, Dividends & Other Investment Income	16	8	1	1	2	-	-	-	-	-	-	-	-	-	-	1	1	2
Other (Expense)/Income, Net	15	5	2	1	2	2	1	2	-	-	-	-	-	-	-	-	-	-
Equity In Income from JV's	78	(1)	13	13	15	8	8	10	-	-	-	-	-	-	-	5	5	5
Noncontrolling Interests in Income	(4)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	-	-	-	-	-	-	-	-	-	-
Gain on Sale of Development Properties	37	6	2	2	2	2	2	2	-	-	-	-	-	-	-	-	-	-
Income from Discontinued Operating Properties	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DISCOP - Inc./ (Loss) on operating property	(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 184	\$ 23	\$ 18	\$ 18	\$ 25	\$ 11	\$ 10	\$ 14	\$ 1	\$ 2	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 7
(Provision)/Benefit for Income Taxes	\$ (18)	\$ 2	\$ 2	\$ 1	\$ (4)													
General & Administrative Expenses	(118)	(110)	(28)	(110)	(115)													
Interest Expense	(213)	(210)	(59)	(235)	(245)													
Preferred Dividends	(47)	(47)	(12)	(47)	(47)													
	\$ (396)	\$ (365)	\$ (97)	\$ (391)	\$ (411)													
FFO	\$ 645	\$ 466	\$ 133	\$ 448	\$ 468													
Add back Noncontrolling Int./Div. for Stock Units	1	1	1	1	1													
FFO Diluted Before Impairments - \$	646	467	134	449	469													
Diluted Average Shares	260	352	407	407	407													
FFO Diluted Before Impairments - Per Share	\$ 2.49	\$ 1.33	\$ 0.33	\$ 1.10	\$ 1.15													
Non-cash Impairments, Net of Taxes	(121)	(179)	(7)	(7)	(7)													
FFO Diluted Per Common Share	\$ 2.02	\$ 0.82	\$ 0.31	\$ 1.08	\$ 1.13													
Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share											2008	2009	1Q10	2010 Range				
											Actual	Actual	Actual	Low	High			
Net Income/(Loss) Available to Common Stockholders											\$ 0.78	\$ (0.15)	\$ 0.10	\$ 0.26	\$ 0.29			
Unrealized remeasurement of derivative instruments											0.02	(0.01)	-	(0.01)	0.01			
Gain on disposition of operating properties											(0.08)	(0.01)	-	(0.01)	(0.03)			
Gain on disposition of JV operating properties											(0.01)	(0.02)	(0.01)	(0.01)	(0.02)			
Depreciation & amortization											0.79	0.63	0.15	0.55	0.57			
Depreciation & amortization real estate JV's											0.52	0.38	0.07	0.30	0.31			
FFO per Diluted Common Share											\$ 2.02	\$ 0.82	\$ 0.31	\$ 1.08	\$ 1.13			
Non-cash Impairments, Net of Taxes											0.47	0.51	0.02	0.02	0.02			
FFO per Diluted Common Share Before Impairments											\$ 2.49	\$ 1.33	\$ 0.33	\$ 1.10	\$ 1.15			

\* Includes depreciation adjustment in FFO Reconciliation

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

• Approximately \$63M is attributable to Albertsons

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

	<b>Net Operating Income</b>	<b>Description / Notes</b>
<b>Operating Real Estate - Consolidated and JV's</b>		
NOI Including Pro-rata JV NOI, 1Q 2010:	\$ 237	Per supplemental NOI disclosures
Add: Negative NOI	1	
Less: LTA's, Straight-line, Disc. Ops NOI	(5)	
FAS141 Rents	(4)	
Development NOI	(1)	
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	(10)	
	<u>\$ 218</u>	Includes \$15M of NOI from Price Legacy properties
Operating Properties Pending Stabilization (US and Latin America)	20	Currently yielding approx. 5% and expected to reach 10%
	<u>\$ 238</u>	

	<b>Book Value</b>	<b>Description / Notes</b>
<b>Other Core/Retail Investments included in Operating Real Estate</b>		
Blue Ridge	\$ 60	Real Estate Investment and Development
Land Holdings	119	
	<u>179</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>		
Mexican Land Fund	11	
Other	7	
	<u>18</u>	
<b>Real Estate Under Development</b>		
US		
Construction In Progress	82	
Land	27	
Latin America		
Construction In Progress	349	
	<u>458</u>	
<b>Other Real Estate Investments</b>		
Preferred Equity Retail Investments	296	
Net Lease Portfolio	105	
Misc	11	Primarily Retail Store and Leveraged Leases
	<u>412</u>	
<b>Mortgage and Other Receivables</b>		
Latin America Mortgage Receivables	33	
Retail-Based Mortgage Receivables		
Winn Dixie	13	
Other	13	
	<u>59</u>	
<b>Other Assets</b>		
Miscellaneous Other Assets	3	

<b>Additional Value Consideration:</b>		
Properties with Additional Embedded Value *	\$ 150	
Major Tenants with below market rent:		
- Hylan Plaza (Staten Island, NY) - Kmart, Toys "R" Us		
- Richmond S.C. (Staten Island, NY) - Kmart, Pathmark		
- Manhasset Center (Manhasset, NY) - Filene's		
- Westlake S.C. (Daly City, CA) - Burlington Coat Factory		
- Corona Hills Plaza (Corona, CA) - Costco		
Investment Management Business (recurring fees)	\$ 260	Annualized Fees - \$35M x 15 multiple x 50% margin
Latin America Construction In Progress (in excess of book value)	\$ 70	Projected yield of approx. 12% with 10% exit cap

\* These properties contain additional value due to significantly below-market rents not captured in 1Q 2010 NOI.

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

	Book Value	Pro- Rata Share of Debt	Total	Description / Notes
<b>Operating Real Estate</b>				
Urban Properties / Other Consolidated *				Mixed Retail and Apartment / Office
New York, NY	\$ 108		\$ 108	
Philadelphia, PA	99		99	
Boston, MA	17		17	
Chicago, IL	18		18	
Other	3		3	
	<u>245</u>		<u>245</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>				
Westmont Portfolio				
InTown Suites	107	474	581	
Westmont Hotels	24	87	111	
Hyatt Cancun	2	19	21	
Other Joint Venture Properties				
Willowick	8	21	29	Multi-Family Housing
125th Street, Harlem	3	13	16	Mixed Retail and Office
Albertsons	17		17	
	<u>161</u>	<u>614</u>	<u>775</u>	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	118		118	
Miscellaneous Other Investments	5		5	
	<u>123</u>		<u>123</u>	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	22		22	
Sandalwood - Nuns Island	23		23	15 Properties
King & Benton	16		16	Secured Convertible Bridge Loan
Other	12		12	
	<u>73</u>		<u>73</u>	
<b>Marketable Securities</b>				
				Reflects \$8M in unrealized losses
Bonds				
Valad	146		146	
Rite Aid	17		17	
Whiterock	9		9	
Other	18		18	
Stocks				
Plazacorp Retail Properties	22		22	
Other	3		3	
	<u>215</u>		<u>215</u>	
<b>Other Assets</b>				
Miscellaneous Other Assets	58		58	
<b>Total Non-Retail Investments</b>	<b>\$ 875</b>	<b>\$ 614</b>	<b>\$ 1,489</b>	

\* \$67M of debt associated with these properties is included in consolidated debt.

<b>Reconciliation from 4Q 2009</b>			<b>Activity Subsequent to 3/31/10</b>	
4Q 2009 Total Non-Retail Investments	\$	875		
Albertsons JV	6		▪	5 Urban Properties under contract for sale
Valad Bonds	6		▪	Anticipated pay-off of a Non-Retail Mortgage Receivable
Other Marketable Securities	(1)		Estimated reduction in Non-Retail Investments \$25M - \$40M	
Sold land parcel in Pensacola, FL	(1)			
Other misc	(10)			
1Q 2010 Total Non-Retail Investments	\$	875		



## **Miscellaneous**

***Research Coverage:***

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	Craig Schmidt	(646) 855-3640
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## **RECONCILIATION OF NON-GAAP FINANCIAL MEASURES**

### **IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES**

IT IS IMPORTANT TO NOTE THAT THROUGHOUT THIS PRESENTATION MANAGEMENT MAKES REFERENCES TO NON-GAAP FINANCIAL MEASURES, AN EXAMPLE OF WHICH IS FUNDS FROM OPERATIONS (“FFO”).

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

FFO DOES NOT REPRESENT CASH GENERATED FROM OPERATING ACTIVITIES IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AND THEREFORE SHOULD NOT BE CONSIDERED AN ALTERNATIVE FOR NET INCOME AS A MEASURE OF LIQUIDITY. IN ADDITION, COMPARABILITY OF THE COMPANY’S FFO WITH THE FFO REPORTED BY OTHER REITS MAY BE AFFECTED BY THE DIFFERENCES THAT EXIST REGARDING CERTAIN ACCOUNTING POLICIES RELATING TO EXPENDITURES FOR REPAIRS AND OTHER RECURRING ITEMS. THE COMPANY ALSO BELIEVES NET OPERATING INCOME, EBITDA, FUNDS AVAILABLE FOR DISTRIBUTION, AND INCOME FROM OPERATING REAL ESTATE ARE IMPORTANT MEASURES WHEN VIEWING THE COMPANY’S PERFORMANCE.

RECONCILIATIONS FOR THESE NON-GAAP FINANCIAL MEASURES ARE PROVIDED WITHIN THIS DOCUMENT.

## **Glossary of Terms**

### **Term**

Funds From Operations (FFO)

### **Definition**

Pursuant to the definition of Funds from Operations ("FFO") adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), FFO is calculated by adjusting net income (loss) (computed in accordance with GAAP), excluding gains from sales of depreciated property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO on the same basis.

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.

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.

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.

Return on Invested Capital (ROIC)

Kimco's funds from operations plus interest and preferred dividends divided by its consolidated debt, preferred equity, common equity and retained earnings adjusted for accumulated depreciation on its consolidated real estate assets.