



Supplemental Financial Information

QUARTER ENDED JUNE 30, 2010

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**KIMCO**
REALTY

Supplemental Financial Information
Quarter Ended June 30, 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.

**Kimco Realty Corporation announces earnings for second quarter 2010;
Declares regular quarterly cash dividend on common and preferred shares;**

NEW HYDE PARK, NY, July 27, 2010 – Kimco Realty Corporation (NYSE: KIM) today reported results for the quarter ended June 30, 2010.

Highlights for the Second Quarter and Subsequent Activity:

- Generated funds from operations (FFO) before impairments of \$0.31 per diluted share; \$0.26 including impairments;
- Reported a 2.1 percent increase in U.S. same-property net operating income (NOI) from the second quarter of 2009;
- Closed the quarter with occupancy of 92.7 percent in its combined shopping center portfolio and 92.3 percent in the U.S. portfolio;
- Formed a new joint venture with Canada Pension Plan Investment Board (CPPIB) with five former PL Retail properties for \$370 million;
- Established two new joint ventures with BIG Shopping Centers (TLV:BIG), an Israeli public company, with a total of 20 shopping center assets for \$493 million;
- Executed 714 leases totaling over 2.1 million square feet in the combined shopping center portfolio;
- Repaid the remaining \$287.5 million guaranteed credit facility related to the joint ventures between Kimco (15%) and investments funds managed by Prudential Real Estate Investors (85%);
- Announced appointments of Glenn G. Cohen, chief financial officer and Barbara M. Pooley, chief administrative officer; and
- Declared regular quarterly cash dividend of \$0.16 per common share.

Financial Results

Net income available to common shareholders for the second quarter was \$15.6 million, or \$0.04 per diluted share, compared to a net loss available to common shareholders of \$146.5 million, or \$0.40 per diluted share, for the same period in 2009. Second quarter 2010 results include \$19.9 million of non-cash impairments, primarily attributable to the transfer of assets between joint venture entities, compared to \$176.5 million of non-cash impairments in the second quarter 2009. Excluding non-cash impairments, net income available to common shareholders was \$35.6 million or \$0.09 per diluted share for the second quarter 2010 compared to \$30.0 million or \$0.08 per diluted share for the same period in 2009. The difference in net income available to common shareholders in the second quarter 2010 over 2009 relates to an increase in net operating income offset by higher interest expense and depreciation related to acquisition activity since the comparable period of 2009.

Year-to-date, net income available to common shareholders per diluted share was \$0.13 compared to a net loss available to common shareholders per diluted share of \$0.37 through June 30, 2009. Excluding non-cash impairments, year-to-date net income available to common shareholders per diluted share was \$0.20 compared to \$0.18 per diluted share for the same period in 2009. Comparable earnings per diluted share were lower by \$0.04 for the six months ended June 30, 2010 as a result of the company's common share offerings of 134 million shares in 2009.

Funds from operations (FFO), a widely accepted supplemental measure of REIT performance, were \$105.6 million, or \$0.26 per diluted share for the second quarter of 2010 compared to an FFO loss of \$62.7 million, or \$0.17 per diluted share, in the same period a year ago. Excluding non-cash impairments, FFO were \$125.5 million for second quarter 2010 compared to \$113.8 million in the same quarter of the prior year with FFO of \$0.31 per diluted share for both periods.

Year-to-date, FFO were \$231.6 million or \$0.57 per diluted share compared to \$55.1 million or \$0.17 per diluted share through June 2009. Excluding impairments for the six months ended June 2010 and 2009, respectively, year-to-date FFO per diluted share were \$0.64 for 2010 and \$0.72 for the same period in 2009.

Comparable FFO per diluted share were lower by \$0.03 and \$0.16 for the three and six months ended June 30, 2010, respectively, as a result of the company's common share offerings of 134 million shares in 2009. A reconciliation of net income to FFO is provided in the attached tables.

Core Business Operations

Shopping Center Portfolio

Second quarter 2010 shopping center portfolio operating results:

- U.S. same-property NOI increased by 2.1 percent from the same period in 2009. Kimco reports its same-property NOI on a cash-basis, excluding lease termination fees and including charges for bad debts;
- Occupancy in the combined shopping center portfolio was 92.7 percent, an increase of 40 basis points over second quarter 2009;
- Occupancy in the U.S. shopping center portfolio was 92.3 percent, an increase of 50 basis points over second quarter 2009;
- Total leases executed: 714 new leases, renewals and options signed totaling 2.1 million square feet. Year-over-year leasing volume for the number of leases signed and square feet increased by 46% and 22%, respectively;
- U.S. cash-basis leasing spreads declined 1.6 percent: spreads on new leases increased 0.2 percent and renewals/options decreased 2.6 percent.

Kimco's shopping center portfolio includes 935 operating properties, comprising 818 assets in the United States and Puerto Rico, 49 in Canada, 46 in Mexico and 11 in South America, as well as

nine development properties, consisting of two assets in the United States, five in Mexico and two in South America. The company has 22 former development properties that are approximately 75 percent leased and not included in the company's occupancy until the earlier of (i) reaching 90 percent leased or (ii) one year following the projects inclusion in operating real estate (two years for Latin America).

Investment Management Programs

As previously announced, the company and Canada Pension Plan Investment Board (CPPIB) established a new joint venture which acquired five former PL Retail properties for approximately \$370 million including \$160 million of mortgage debt encumbering three of the properties. This portfolio, which totals approximately 2.1 million square feet, includes three centers located in California, and one each in Florida and Virginia. Kimco holds a 55% ownership interest in addition to serving as the operating partner.

During the second quarter, the company and BIG Shopping Centers (TLV:BIG), an Israeli public company, entered into a new joint venture that acquired a portfolio of 13 shopping center assets from one of Kimco's existing institutional joint ventures for \$394 million including \$360 million of mortgage debt. This portfolio, which totals 2.4 million square feet, includes eight centers located in California, two each in Washington and Nevada and one in Oregon. Kimco holds a 33.3% ownership interest in addition to serving as the operating partner.

In addition, the company and BIG formed a joint venture that acquired two unencumbered former PL Retail properties for approximately \$69 million. These properties, which total approximately 343,000 square feet, are primarily grocery-anchored centers located in California. Subsequent to the end of the quarter, the venture acquired five unencumbered properties from one of Kimco's existing institutional joint ventures for \$30 million. This portfolio, which totals 508,000 square feet, includes three centers located in California and two in Nevada. Kimco holds a 50.1% ownership interest in this joint venture in addition to serving as the operating partner.

Subsequent to the close of the second quarter, the company and its joint venture partners, investment funds managed by Prudential Real Estate Investors (the Funds), repaid the remaining \$287.5 million balance on the guaranteed credit facility which the joint ventures had with a consortium of banks. Funding for this final repayment was sourced from capital contributions made by Kimco (15 percent) and the Funds (85 percent).

During the second quarter 2010, the company realized fee income of \$11.4 million from its investment management business. This included \$7.7 million in management fees, \$2.4 million in acquisition fees and \$1.3 million in other ongoing fees.

At quarter-end, the company had a total of 287 properties in its investment management program with 24 institutional partners.

Structured Investments and Non-Retail Assets

During the quarter, the company recognized \$22 million of income related to its structured investments and other non-retail assets, of which \$16 million was recurring. The recurring income was primarily attributable to \$7 million from preferred equity investments and \$4 million each from interest and dividends and its non-retail joint ventures including Westmont Hospitality. Non-recurring income of \$6 million relates to the continued monetization of the company's non-retail assets.

Since the beginning of the year, the company monetized approximately \$52 million of its non-retail assets and other structured investments including \$44 million in the second quarter. The majority of these investments were from the sale of the company's urban portfolio properties, marketable securities and the repayment of mortgage financing receivables.

Dividend and Capital Structure

The Board of Directors declared a quarterly cash dividend of \$0.16 per common share, payable on October 15, 2010 to shareholders of record on October 5, 2010, representing an ex-dividend date of October 1, 2010.

The company also announced that its Board of Directors declared quarterly dividends for the company's preferred shares. The Series F depositary shares, each representing 1/10 of a share of 6.65% Series F cumulative redeemable preferred shares, quarterly dividend of \$0.415625 per preferred depositary share will be paid on October 15, 2010 to shareholders of record on October 1, 2010, representing an ex-dividend of September 29, 2010.

The Series G depositary shares, each representing 1/100 of a share of 7.75% Series G cumulative redeemable preferred shares, quarterly dividend of \$0.484375 per preferred depositary share will be paid on October 15, 2010 to shareholders of record on October 1, 2010, representing an ex-dividend date of September 29, 2010.

During the quarter, the company issued \$150 million in Canadian denominated unsecured notes that bear interest at 5.99% and mature April 2018. The proceeds from these notes were used to repay the company's \$150 million Canadian denominated unsecured notes that matured in April 2010. The company maintains access to approximately \$1.6 billion of immediate liquidity under its

two credit facilities (\$1.5 billion U.S. revolving credit facility and its CAD \$250 million Canadian revolving credit facility).

2010 Guidance Update

The company remains committed to its core business objectives:

- Increasing shareholder value through the ownership, management and selective acquisition of neighborhood and community shopping centers;
- Actively engaging in the disposition of its non-retail assets; and
- Strengthening its balance sheet with a long-term focus on reducing its leverage levels and employing a conservative capital mix.

The company is raising its guidance range of FFO before non-cash impairments for the full year 2010 to \$1.14 – \$1.18 per diluted share.

Estimated portfolio metrics for the year end 2010:

- Occupancy for the U.S. shopping center portfolio up approximately 50 basis points; and
- Same-property NOI for U.S. shopping center portfolio approximately flat.

Conference Call and Supplemental Materials

The company will hold its quarterly conference call on Wednesday, July 28 at 10:00 a.m. Eastern Time. The call will include a review of the company's second quarter 2010 performance as well as a discussion of the company's strategy and expectations for the future.

To participate, dial 1-888-684-1262. A replay will be available for one week by dialing 1-888-203-1112; the Conference ID will be 6154054. Access to the live call and replay will be available through the company's website at www.kimcorealty.com under "Investor Relations: Presentations."

About Kimco

Kimco Realty Corporation, a real estate investment trust (REIT), owns and operates North America's largest portfolio of neighborhood and community shopping centers. As of June 30, 2010, the company owned interests in 1,465 retail properties comprising 150 million square feet of leasable space across 45 states, Puerto Rico, Canada, Mexico and South America. Publicly traded on the NYSE under the symbol KIM and included in the S&P 500 Index, the company has

specialized in shopping center acquisitions, development and management for 50 years. For further information, visit the company's web site at www.kimcorealty.com.

Safe Harbor Statement

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, and (xiii) impairment charges. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company's Securities and Exchange Commission filings, including but not limited to the company's Annual Report on Form 10-K for the year ended December 31, 2009. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

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KIMCO REALTY CORPORATION AND SUBSIDIARIES
Condensed Consolidated Statements of Operations
(in thousands, except share information)
(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
	\$ 213,955	\$ 188,095	\$ 429,939	\$ 380,491
Revenues from Rental Properties				
Rental Property Expenses:				
Rent	3,623	3,301	7,269	6,534
Real Estate Taxes	30,945	27,244	59,938	51,338
Operating and Maintenance	29,105	23,892	61,869	54,754
	<u>63,673</u>	<u>54,437</u>	<u>129,076</u>	<u>112,626</u>
Net Operating Income	150,282	133,658	300,863	267,865
Income from Other Real Estate Investments	8,289	9,338	17,261	17,724
Mortgage Financing Income	2,371	3,747	5,041	7,872
Management and Other Fee Income	11,417	10,299	21,261	20,224
Depreciation and Amortization	(60,232)	(55,526)	(117,483)	(112,034)
	<u>112,127</u>	<u>101,516</u>	<u>226,943</u>	<u>201,651</u>
Interest, Dividends and Other Investment Income	5,181	5,213	11,280	13,134
Other (Expense) / Income, Net	(5,057)	297	(8,417)	(3,917)
Interest Expense	(59,624)	(50,934)	(116,078)	(97,405)
General and Administrative Expenses	(26,446)	(26,104)	(54,586)	(55,457)
	<u>26,181</u>	<u>29,988</u>	<u>59,142</u>	<u>58,006</u>
(Loss) / Gain on Sale of Development Properties				
Impairments:				
Property Carrying Values	(1,900)	(38,800)	(1,900)	(38,800)
Investments in Other Real Estate Investments	(2,112)	(40,602)	(5,994)	(40,602)
Marketable Equity Securities and Other Investments	-	(29,573)	(506)	(29,573)
Investments in Real Estate Joint Ventures	-	(26,896)	-	(26,896)
Benefit for Income Taxes	4,136	692	6,051	1,374
Equity in (Loss) / Income of Joint Ventures, Net	(361)	(15,272)	20,640	(5,630)
Income / (Loss) from Continuing Operations	25,944	(120,488)	79,226	(79,718)
Discontinued Operations:				
Income from Discontinued Operating Properties, Net of Tax	1,567	389	3,485	1,039
Impairment/Loss on Operating Properties Held for Sale/Sold, Net of Tax	(2,619)	(13,323)	(3,101)	(13,380)
Gain on Disposition of Operating Properties, Net of Tax	5,284	-	5,284	403
Income / (Loss) from Discontinued Operations	4,232	(12,934)	5,668	(11,938)
(Loss)/Gain on Transfer of Operating Properties (1)	(57)	-	(57)	26
Gain/(Loss) on Sale of Operating Properties (1)	-	1,555	(8)	1,555
	<u>(57)</u>	<u>1,555</u>	<u>(65)</u>	<u>1,581</u>
Net Income / (Loss)	30,119	(131,867)	84,829	(90,075)
Net Income Attributable to Noncontrolling Interests (1)	(2,666)	(2,784)	(6,540)	(6,152)
Net Income / (Loss) Attributable to the Company	27,453	(134,651)	78,289	(96,227)
Preferred Dividends	(11,822)	(11,822)	(23,644)	(23,644)
Net Income / (Loss) Available to the Company's Common Shareholders	\$ 15,631	\$ (146,473)	\$ 54,645	\$ (119,871)
Per Common Share:				
Income / (Loss) from Continuing Operations:				
Basic	\$ 0.03	\$ (0.36)	\$ 0.12	\$ (0.34)
Diluted	<u>\$ 0.03</u> (2)	<u>\$ (0.36)</u> (2)	<u>\$ 0.12</u> (2)	<u>\$ (0.34)</u> (2)
Net Income / (Loss):				
Basic	\$ 0.04	\$ (0.40)	\$ 0.13	\$ (0.37)
Diluted	<u>\$ 0.04</u> (2)	<u>\$ (0.40)</u> (2)	<u>\$ 0.13</u> (2)	<u>\$ (0.37)</u> (2)
Weighted Average Shares:				
Basic	405,705	368,254	405,635	319,937
Diluted	<u>406,099</u>	<u>368,254</u>	<u>405,871</u>	<u>319,937</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.

KIMCO REALTY CORPORATION AND SUBSIDIARIES
Condensed Consolidated Balance Sheets
(in thousands, except share information)
(unaudited)

	June 30, 2010	December 31, 2009
Assets:		
Operating Real Estate, Net of Accumulated Depreciation of \$1,441,926 and \$1,343,148, Respectively	\$ 6,685,586	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,254,597	1,103,625
Real Estate Under Development	441,561	465,785
Other Real Estate Investments	540,631	553,244
Mortgages and Other Financing Receivables	110,108	131,332
Cash and Cash Equivalents	135,283	122,058
Marketable Securities	208,611	209,593
Accounts and Notes Receivable	116,038	113,610
Other Assets	393,434	389,550
Total Assets	\$ 9,885,849	\$ 10,162,205
Liabilities:		
Notes Payable	\$ 2,976,260	\$ 3,000,303
Mortgages Payable	1,266,122	1,388,259
Construction Loans Payable	17,880	45,821
Dividends Payable	76,755	76,707
Other Liabilities	409,231	432,833
Total Liabilities	4,746,248	4,943,923
Redeemable Noncontrolling Interests	98,945	100,304
Stockholders' Equity:		
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 405,833,213, and 405,532,566 Shares, Respectively	4,058	4,055
Paid-In Capital	5,286,491	5,283,204
Cumulative Distributions in Excess of Net Income	(413,935)	(338,738)
Accumulated Other Comprehensive Income	4,877,498	4,949,405
	(65,019)	(96,432)
Total Stockholders' Equity	4,812,479	4,852,973
Noncontrolling Interests	228,177	265,005
Total Equity	5,040,656	5,117,978
Total Liabilities and Equity	\$ 9,885,849	\$ 10,162,205

KIMCO REALTY CORPORATION AND SUBSIDIARIES
Reconciliation of Certain Non-GAAP Financial Measures
(in thousands, except per share data)
(unaudited)

	Three Months Ended		Six Months Ended	
	June 30,	2010	June 30,	2009
Net Income / (Loss)	\$ 30,119	\$ (131,867)	\$ 84,829	\$ (90,075)
Net Income Attributable to the Noncontrolling Interests	(2,666)	(2,784)	(6,540)	(6,152)
Gain on Disposition of Operating Prop., Net of Tax	(5,284)	(1,555)	(5,284)	(1,984)
Gain on Disposition of Joint Venture Operating Properties	-	-	(2,768)	-
Depreciation and Amortization	61,021	55,002	121,917	110,882
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,083	33,447	63,823	67,820
Unrealized Remeasurement of Derivative Instrument	135	(3,140)	(762)	(1,761)
Preferred Stock Dividends	(11,822)	(11,822)	(23,644)	(23,644)
Funds From Operations	\$ 105,586	\$ (62,719)	\$ 231,571	\$ 55,086
Non-Cash Impairments Recognized, Net of Tax	19,943	176,487	27,391	176,487
Funds From Operations Before Impairments	\$ 125,529	\$ 113,768	\$ 258,962	\$ 231,573
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	405,705	368,254	405,635	319,937
Units	1,534	-	1,543	-
Dilutive Effect of Options	305	-	237	80
Diluted	<u>407,544</u> ⁽¹⁾	<u>368,254</u> ⁽¹⁾	<u>407,415</u> ⁽¹⁾	<u>320,017</u> ⁽¹⁾
FFO Per Common Share - Basic	\$ 0.26	\$ (0.17)	\$ 0.57	\$ 0.17
FFO Per Common Share - Diluted	\$ 0.26 ⁽¹⁾	\$ (0.17)	\$ 0.57 ⁽¹⁾	\$ 0.17 ⁽¹⁾
FFO Before Impairments Per Common Share - Diluted	\$ 0.31 ⁽¹⁾	\$ 0.31 ⁽¹⁾	\$ 0.64 ⁽¹⁾	\$ 0.72 ⁽¹⁾

(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 \$0 for the three months ended June 30, 2010 and 2009, respectively. Funds from operations would be increased by \$448 and \$0 for the six months ended June 30, 2010 and 2009, respectively.

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

	Projected Range Full Year 2010	
	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholders per share	\$ 0.21	\$ 0.26
Unrealized remeasurement of derivative instrument	0.01	(0.01)
Projected depreciation & amortization	0.58	0.60
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.30	0.32
Gain on disposition of operating properties	(0.02)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	<u>(0.01)</u>	<u>(0.03)</u>
Projected FFO per diluted common share	\$ 1.07	\$ 1.11
Non-cash impairments	0.07	0.07
Projected FFO per diluted common share before impairments	<u>\$ 1.14</u>	<u>\$ 1.18</u>

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

Financial Summary

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

	June 30, 2010	March 31, 2010	December 31, 2009
Assets:			
Real Estate, Net of Accumulated Depreciation of \$1,441,926, \$1,401,438 and \$1,343,148, Respectively	\$ 6,685,586	\$ 7,131,401	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,254,597	1,117,376	1,103,625
Real Estate Under Development	441,561	458,980	465,785
Other Real Estate Investments	540,631	550,951	553,244
Mortgages and Other Financing Receivables	110,108	132,426	131,332
Cash and Cash Equivalents	135,283	137,437	122,058
Marketable Securities	208,611	214,785	209,593
Accounts and Notes Receivable	116,038	114,397	113,610
Other Assets	393,434	404,710	389,550
Total Assets	\$ 9,885,849	\$ 10,262,463	\$ 10,162,205
Liabilities:			
Notes Payable	\$ 2,976,260	\$ 3,053,342	\$ 3,000,303
Mortgages Payable	1,266,122	1,453,654	1,388,259
Construction Loans Payable	17,880	17,470	45,821
Dividends Payable	76,755	76,731	76,707
Other Liabilities	409,231	452,219	432,833
Total Liabilities	4,746,248	5,053,416	4,943,923
Redeemable Noncontrolling Interests	98,945	99,276	100,304
Stockholders' Equity:			
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			
Aggregate Liquidation Preference \$175,000	700	700	700
Class G Preferred Stock, \$1.00 Par Value, Authorized 184,000 Shares			
Issued and Outstanding 184,000 Shares			
Aggregate Liquidation Preference \$460,000	184	184	184
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares			
Issued and Outstanding 405,833,213, 405,684,970 and 405,532,566 Shares, Respectively	4,058	4,057	4,055
Paid-In Capital	5,286,491	5,280,633	5,283,204
Cumulative Distributions in Excess of Net Income	(413,935)	(364,633)	(338,738)
	4,877,498	4,920,941	4,949,405
Accumulated Other Comprehensive Income	(65,019)	(89,394)	(96,432)
Total Stockholders' Equity	4,812,479	4,831,547	4,852,973
Noncontrolling Interests	228,177	278,224	265,005
Total Equity	5,040,656	5,109,771	5,117,978
Total Liabilities and Equity	\$ 9,885,849	\$ 10,262,463	\$ 10,162,205

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
	\$	\$	\$	\$
Revenues from Rental Properties	\$ 213,955	\$ 188,095	\$ 429,939	\$ 380,491
Rental Property Expenses:				
Rent	3,623	3,301	7,269	6,534
Real Estate Taxes	30,945	27,244	59,938	51,338
Operating and Maintenance	29,105	23,892	61,869	54,754
	<u>63,673</u>	<u>54,437</u>	<u>129,076</u>	<u>112,626</u>
Net Operating Income	150,282	133,658	300,863	267,865
Income from Other Real Estate Investments	8,289	9,338	17,261	17,724
Mortgage Financing Income	2,371	3,747	5,041	7,872
Management and Other Fee Income	11,417	10,299	21,261	20,224
Depreciation and Amortization	(60,232)	(55,526)	(117,483)	(112,034)
	<u>112,127</u>	<u>101,516</u>	<u>226,943</u>	<u>201,651</u>
Interest, Dividends and Other Investment Income	5,181	5,213	11,280	13,134
Other (Expense)/Income, Net	(5,057)	297	(8,417)	(3,917)
Interest Expense	(59,624)	(50,934)	(116,078)	(97,405)
General and Administrative Expenses	(26,446)	(26,104)	(54,586)	(55,457)
	<u>26,181</u>	<u>29,988</u>	<u>59,142</u>	<u>58,006</u>
(Loss)/Gain on Sale of Development Properties	-	(25)	1,793	2,403
Impairments:				
Property Carrying Values	(1,900)	(38,800)	(1,900)	(38,800)
Investments in Other Real Estate Investments	(2,112)	(40,602)	(5,994)	(40,602)
Marketable Equity Securities and Other Investments	-	(29,573)	(506)	(29,573)
Investments in Real Estate Joint Ventures	-	(26,896)	-	(26,896)
Benefit for Income Taxes	4,136	692	6,051	1,374
Equity in (Loss)/Income of Joint Ventures, Net	(361)	(15,272)	20,640	(5,630)
Income/(Loss) from Continuing Operations	25,944	(120,488)	79,226	(79,718)
Discontinued Operations:				
Income from Discontinued Operating Properties, Net of Tax	1,567	389	3,485	1,039
Impairment/Loss on Operating Properties Held for Sale/Sold, Net of Tax	(2,619)	(13,323)	(3,101)	(13,380)
Gain on Disposition of Operating Properties, Net of Tax	5,284	-	5,284	403
Income / (Loss) from Discontinued Operations	4,232	(12,934)	5,668	(11,938)
(Loss)/Gain on Transfer of Operating Properties (1)	(57)	-	(57)	26
Gain/(Loss) on Sale of Operating Properties (1)	-	1,555	(8)	1,555
	<u>(57)</u>	<u>1,555</u>	<u>(65)</u>	<u>1,581</u>
Net Income / (Loss)	30,119	(131,867)	84,829	(90,075)
Net (Income) Attributable to Noncontrolling Interests (1)	(2,666)	(2,784)	(6,540)	(6,152)
Net Income / (Loss) Attributable to the Company	27,453	(134,651)	78,289	(96,227)
Preferred Dividends	(11,822)	(11,822)	(23,644)	(23,644)
Net Income / (Loss) Available to the Company's Common Shareholders	\$ 15,631	\$ (146,473)	\$ 54,645	\$ (119,871)
Per Common Share:				
Income / (Loss) from Continuing Operations:				
Basic	\$ 0.03	\$ (0.36)	\$ 0.12	\$ (0.34)
Diluted	<u>\$ 0.03</u> (2)	<u>\$ (0.36)</u> (2)	<u>\$ 0.12</u> (2)	<u>\$ (0.34)</u> (2)
Net Income / (Loss):				
Basic	\$ 0.04	\$ (0.40)	\$ 0.13	\$ (0.37)
Diluted	<u>\$ 0.04</u> (2)	<u>\$ (0.40)</u> (2)	<u>\$ 0.13</u> (2)	<u>\$ (0.37)</u> (2)
Weighted Average Shares:				
Basic	405,705	368,254	405,635	319,937
Diluted	<u>406,009</u>	<u>368,254</u>	<u>405,871</u>	<u>319,937</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		Six Months Ended	
	June 30,		June 30,	
	2010	2009	2010	2009
Net Income / (Loss)	\$ 30,119	\$ (131,867)	\$ 84,829	\$ (90,075)
Net Income Attributable to the Noncontrolling Interests	(2,666)	(2,784)	(6,540)	(6,152)
Gain on Disposition of Operating Prop., Net of Tax	(5,284)	(1,555)	(5,284)	(1,984)
Gain on Disposition of Joint Venture Operating Properties	-	-	(2,768)	-
Depreciation and Amortization	61,021	55,002	121,917	110,882
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,083	33,447	63,823	67,820
Unrealized Remeasurement of Derivative Instrument	135	(3,140)	(762)	(1,761)
Preferred Stock Dividends	(11,822)	(11,822)	(23,644)	(23,644)
Funds From Operations	\$ 105,586	\$ (62,719)	\$ 231,571	\$ 55,086
Non-Cash Impairments Recognized, Net of Tax	19,943	176,487	27,391	176,487
Funds From Operations Before Impairments	\$ 125,529	\$ 113,768	\$ 258,962	\$ 231,573
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	405,705	368,254	405,635	319,937
Units	1,534	-	1,543	-
Dilutive Effect of Options	305	-	237	80
Diluted	<u>407,544</u> ⁽¹⁾	<u>368,254</u> ⁽¹⁾	<u>407,415</u> ⁽¹⁾	<u>320,017</u> ⁽¹⁾
FFO Per Common Share - Basic	\$ 0.26	\$ (0.17)	\$ 0.57	\$ 0.17
FFO Per Common Share - Diluted	\$ 0.26 ⁽¹⁾	\$ (0.17)	\$ 0.57 ⁽¹⁾	\$ 0.17 ⁽¹⁾
FFO Before Impairments Per Common Share - Diluted	\$ 0.31 ⁽¹⁾	\$ 0.31 ⁽¹⁾	\$ 0.64 ⁽¹⁾	\$ 0.72 ⁽¹⁾
EBITDA				
Net Income / (Loss)	\$ 30,119	\$ (131,867)	\$ 84,829	\$ (90,075)
Net Income Attributable to the Noncontrolling Interests	(2,666)	(2,784)	(6,540)	(6,152)
Interest	59,624	50,934	116,078	97,405
Interest - Discontinued Operations	370	22	2,653	67
Depreciation and Amortization	60,232	55,526	117,483	112,034
Depreciation and Amortization- Discontinued Operations	1,348	237	5,687	424
Gain on Disposition of Operating Prop., Net of Tax	(5,284)	(1,555)	(5,284)	(2,226)
Gain on Sale of Joint Venture Operating Properties	-	-	(2,768)	-
Impairment/Loss on Operating Properties Held for Sale/Sold	2,619	24	3,431	108
Impairment of:				
Property Carrying Values	1,900	52,100	1,900	52,100
Joint Venture Property Carrying Values	15,262	27,316	18,114	27,316
Other Real Estate Investments, Net of Noncontrolling Interest	2,112	40,602	5,954	40,602
Marketable Securities & Other Inv., Net of Noncontrolling Interests	-	29,573	506	29,573
Investment in Real Estate Joint Venture	-	26,896	-	26,896
(Benefit) for Income Taxes, Net of Noncontrolling Interests	(4,046)	(1,026)	(6,266)	(1,698)
Provision for Income Taxes-Discontinued Operations	-	-	-	-
Unrealized Remeasurement Adjustment of Derivative Instrument	135	(3,140)	(762)	(1,761)
CONSOLIDATED EBITDA	161,725	142,858	335,015	284,613
Prorata Share of Interest Expense - Noncontrolling Interests	(989)	(1,381)	(2,090)	(2,664)
Prorata Share of Interest Expense - Real Estate JV's	34,330	33,305	67,335	66,243
Prorata Share of Interest Expense - Other Investments	7,630	8,340	15,926	17,147
Prorata Share of Depreciation and Amortization - Real Estate JV's	26,424	26,100	48,549	52,730
Prorata Share of Depreciation and Amortization - Other Investments	7,659	7,347	15,274	15,090
EBITDA INCLUDING PRORATA SHARE	\$ 236,779	\$ 216,569	\$ 480,009	\$ 433,159

(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 \$0 for the three months ended June 30, 2010 and 2009, respectively. Funds from operations would be increased by \$448 and \$0 for the six months ended June 30, 2010 and 2009, respectively.

Net Operating Income Disclosures
(in thousands)
(unaudited)

	Three Months Ended		% Change	Six Months Ended		% Change
	June 30, 2010	2009		June 30, 2010	2009	
Net Operating Income (NOI)						
Real Estate Operations:						
Revenue Breakdown:						
Minimum Rent	\$ 158,529	\$ 139,426		\$ 314,655	\$ 279,272	
Lease Terminations	336	1,108		1,835	1,504	
Deferred Rents (Straight-line)	3,143	1,867		6,695	2,761	
Above and Below Market Rents	2,865	4,373		6,897	10,559	
Percentage Rent	1,358	1,100		3,817	3,515	
Recovery Income	43,009	38,439		89,511	79,480	
Other Rental Property Income	4,715	1,782		6,529	3,400	
Revenues from Rental Property	<u>213,955</u>	<u>188,095</u>	13.7%	<u>429,939</u>	<u>380,491</u>	13.0%
Rental Property Expenses:						
Rent	3,623	3,301		7,269	6,534	
Real Estate Taxes	30,945	27,244		59,938	51,338	
Operating and Maintenance	29,105	23,892		61,869	54,754	
	<u>63,673</u>	<u>54,437</u>		<u>129,076</u>	<u>112,626</u>	
Net Operating Income	<u>150,282</u>	<u>133,658</u>	12.4%	<u>300,863</u>	<u>267,865</u>	12.3%
Noncontrolling Interests Share of NOI	(2,986)	(3,073)		(5,799)	(6,258)	
Net Operating Income from Discontinued Operations	2,189	670		10,850	1,549	
	<u>149,485</u>	<u>131,255</u>		<u>305,914</u>	<u>263,156</u>	
Kimco's Prorata Share of Joint Venture NOI:						
Prudential	7,602	9,851		15,699	19,625	
Prudential-Discontinued Operations	5	185		(2)	415	
KIR	15,984	15,334		31,473	32,104	
KIR -Discontinued Operations	(25)	162		113	324	
UBS	3,863	3,971		7,761	8,028	
PL Retail	-	2,260		-	4,488	
PL Retail -Discontinued Operations	-	273		-	561	
SEB Immobilien	731	798		1,466	1,494	
KIF I	708	885		1,575	1,804	
KROP	260	195		460	341	
KROP - Discontinued Operations	(8)	37		(3)	100	
Other Institutional Programs	5,377	2,010		7,413	3,862	
Other US JV Properties	13,026	14,025		26,019	26,882	
Canada	16,441	13,768		32,254	27,151	
Latin America	5,258	4,534		10,658	8,376	
Mexico Industrial	6,226	5,754		11,420	10,813	
Other Investments	12,586	13,406		23,118	26,214	
Subtotal of Kimco's Share of JV NOI	<u>88,034</u>	<u>87,448</u>		<u>169,424</u>	<u>172,582</u>	
Net Operating Income including Joint Ventures	<u>\$ 237,519</u>	<u>\$ 218,703</u>	8.6%	<u>\$ 475,338</u>	<u>\$ 435,738</u>	9.1%
Kimco Share of Consolidated NOI						
United States	\$ 143,394	\$ 126,817		\$ 293,936	\$ 254,986	
Latin America	6,111	3,685		11,461	6,693	
Non Core Investments	(20)	753		517	1,477	
Total Kimco Share of Consolidated NOI	<u>\$ 149,485</u>	<u>\$ 131,255</u>		<u>\$ 305,914</u>	<u>\$ 263,156</u>	

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

	Six Months Ended June 30,	
	2010	2009
Cash flow from operating activities:		
Net income/(Loss)	\$ 84,829	\$ (90,075)
Adjustments to reconcile net income/(loss) to net cash provided by operating activities:		
Depreciation and amortization	123,171	111,414
Loss on operating properties held for sale/sold/transferred	65	113
Impairment charges	11,791	149,171
Gain on sale of development properties	(1,793)	(2,403)
Gain on sale/transfer of operating properties	(5,284)	(2,252)
Equity in loss/income of joint ventures, net	(20,640)	5,630
Income from other real estate investments	(15,728)	(7,802)
Distributions from joint ventures	64,164	55,960
Change in accounts and notes receivable	(2,419)	(5,048)
Change in accounts payable and accrued expenses	20,640	9,581
Change in other operating assets and liabilities	(29,062)	(26,337)
Net cash flow provided by operating activities	<u>229,734</u>	<u>197,952</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(52,292)	(48,248)
Acquisition of and improvements to real estate under development	(27,668)	(82,169)
Proceeds from sale of marketable securities	5,723	17,427
Proceeds from transferred operating/development properties	125,893	-
Investments and advances to real estate joint ventures	(50,394)	(63,307)
Reimbursements of advances to real estate joint ventures	24,196	17,697
Other real estate investments	(4,492)	(5,199)
Reimbursements of advances to other real estate investments	6,074	7,377
Investment in mortgage loans receivable	(2,613)	(3,907)
Collection of mortgage loans receivable	25,746	9,779
Other investments	(962)	(3,290)
Reimbursements of other investments	94	4,806
Proceeds from sale of operating properties	49,430	13,690
Proceeds from sale of development properties	6,276	12,132
Net cash flow provided by (used for) investing activities	<u>105,011</u>	<u>(123,212)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(46,928)	(154,671)
Principal payments on rental property debt	(12,063)	(7,298)
Principal payments on construction loan financings	(30,256)	(52,440)
Proceeds from mortgage/construction loan financings	2,316	384,646
Borrowings under unsecured revolving credit facilities	41,314	211,858
Repayment of borrowings under unsecured revolving credit facilities	(10,573)	(889,479)
Proceeds from issuance of unsecured term loan	149,720	220,000
Repayment of unsecured term loan/notes	(196,725)	(165,751)
Financing origination costs	(1,583)	(10,095)
Redemption of noncontrolling interests	(63,664)	(14,386)
Dividends paid	(153,438)	(262,196)
Proceeds from issuance of stock	360	717,820
Net cash flow used for financing activities	<u>(321,520)</u>	<u>(21,992)</u>
Change in cash and cash equivalents	13,225	52,748
Cash and cash equivalents, beginning of period	122,058	136,177
Cash and cash equivalents, end of period	<u>\$ 135,283</u>	<u>\$ 188,925</u>
Interest paid during the period (net of capitalized interest of \$8,556 and \$11,577, respectively)	\$ 118,206	\$ 97,747
Income taxes paid during the period	<u>\$ 651</u>	<u>\$ 3,781</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	\$ 13,170	\$ -
Disposition of real estate through the issuance of unsecured obligations	\$ -	\$ 1,366
Issuance of Restricted Common Stock	\$ 5,070	\$ -
Investment in joint venture by contribution of properties and assignment of debt	\$ 151,876	\$ -
Consolidation of Joint Venture:		
Increase in real estate and other assets	\$ 97,643	\$ 24,988
Increase in mortgage payables	\$ 83,212	\$ 21,580
Declaration of dividends paid in succeeding period	<u>\$ 76,755</u>	<u>\$ 34,403</u>

Selected Balance Sheet Account Detail
June 30, 2010
(in thousands)

	June 30, 2010	March 31, 2010	December 31, 2009
Real Estate*			
Land	\$ 1,796,197	\$ 1,943,834	\$ 1,937,428
Building and Improvements			
Buildings	4,347,967	4,494,990	4,411,565
Building Improvements	926,061	1,019,931	1,103,798
Tenant Improvements	682,294	685,399	669,540
Fixtures and Leasehold Improvements	51,019	50,959	48,008
Other Rental Property	323,974	337,726	246,217
	<u>8,127,512</u>	<u>8,532,839</u>	<u>8,416,556</u>
Accumulated Depreciation & Amortization	(1,441,926)	(1,401,438)	(1,343,148)
Total Real Estate	\$ 6,685,586	\$ 7,131,401	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures			
Joint Ventures - Retail	\$ 1,082,757	\$ 941,767	\$ 931,395
Joint Ventures - Non-Retail	160,542	164,272	160,851
Joint Ventures - Mexico Land Fund	11,298	11,337	11,379
Total Investment and Advances in R.E. Joint Ventures	\$ 1,254,597	\$ 1,117,376	\$ 1,103,625
Real Estate Under Development			
United States- Construction In Progress	\$ 82,997	\$ 82,460	\$ 82,030
Latin America- Construction In Progress	331,292	349,248	356,483
United States- Land Holdings	27,272	27,272	27,272
Total Real Estate Under Development	\$ 441,561	\$ 458,980	\$ 465,785
Other Real Estate Investments			
Preferred Equity Retail	\$ 393,253	\$ 401,129	\$ 399,792
Preferred Equity Non-Retail	116,470	117,518	121,041
Other - Retail Investments	25,950	27,284	27,586
Other Non-Retail Investments	4,958	5,020	4,825
Total Other Real Estate Investments	\$ 540,631	\$ 550,951	\$ 553,244
Mortgages and Other Financing Receivables			
Latin America	\$ 29,628	\$ 32,621	\$ 29,728
Retail	25,602	25,892	27,610
Non-Retail	54,878	73,913	73,994
Total Mortgages and Other Financing Receivables	\$ 110,108	\$ 132,426	\$ 131,332
Accounts & Notes Receivable			
Straightline Rent Receivable	\$ 81,045	\$ 77,877	\$ 72,916
Other	34,993	36,520	40,694
Total Accounts & Notes Receivable	\$ 116,038	\$ 114,397	\$ 113,610
Other Assets			
Deferred Tax Asset	\$ 102,318	\$ 99,713	\$ 100,173
Leasing Commissions	86,541	84,910	80,588
Prepaid & Deferred Charges	74,655	81,642	80,406
Non-Retail Investments	54,609	58,309	60,168
Escrows & Deposits	33,989	34,931	44,040
Real Estate Held for Sale	14,390	20,692	-
Other	26,932	24,513	24,175
Total Other Assets	\$ 393,434	\$ 404,710	\$ 389,550
Other Liabilities			
Accounts Payable & Accrued Expenses	\$ 158,324	\$ 173,830	\$ 142,116
Below Market Rents	168,947	194,085	196,150
Other	81,960	84,304	94,567
Total Other Liabilities	\$ 409,231	\$ 452,219	\$ 432,833
Redeemable Noncontrolling Interests (Down REIT Units)	\$ 98,945	\$ 99,276	\$ 100,304
Noncontrolling Interests - Stockholders Equity			
Down REIT Units **	\$ 57,828	\$ 59,888	\$ 59,792
Other	170,349	218,336	205,213
Total Noncontrolling Interests	\$ 228,177	\$ 278,224	\$ 265,005

* Includes Blue Ridge, Redevelopments & Land Holdings

** 1,635,996, 1,644,721 and 1,643,344 units outstanding, respectively.

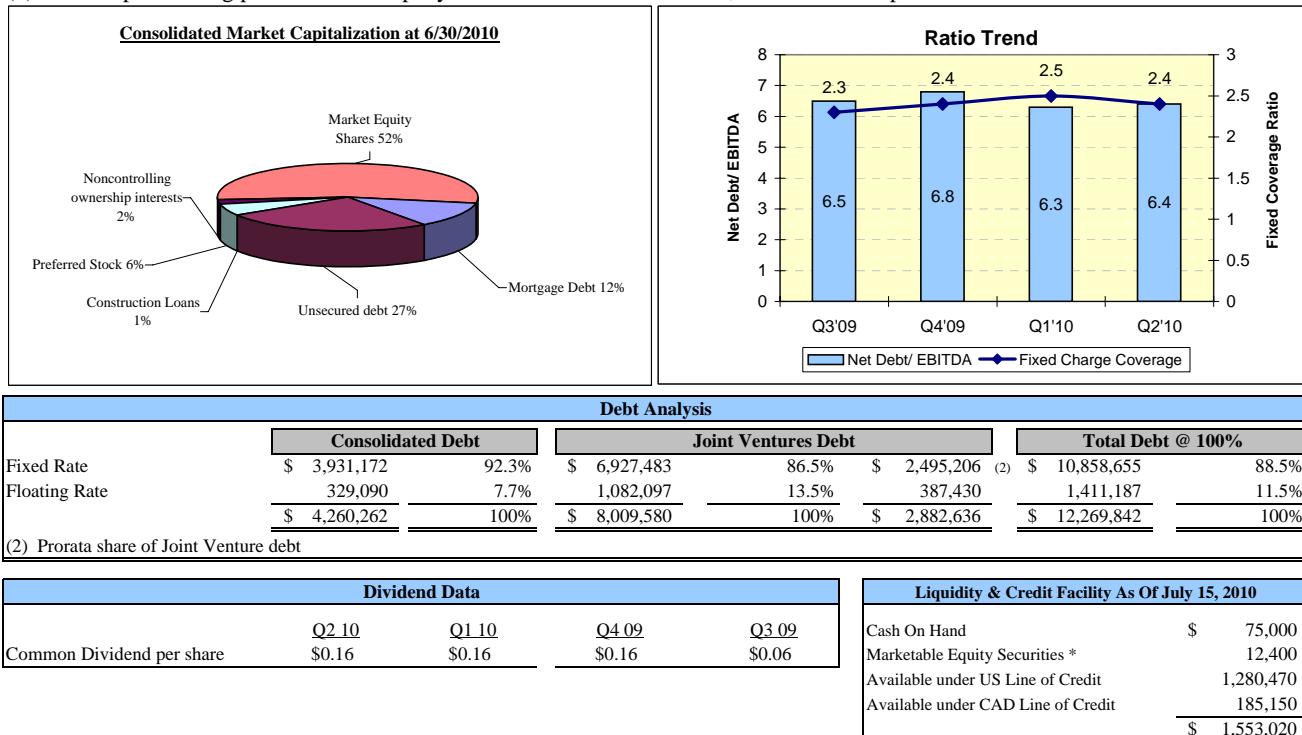
Capitalization and Financial Ratios

June 30, 2010

(in 000's, except share information)

	Consolidated Only			
	Book Value	Market Value	Pro Rata Joint Ventures	Market Cap incl. JV's
Debt:				
Notes payable - LOC (420 unencumbered properties)	\$ 163,561	\$ 163,561	\$ -	\$ 163,561
Notes payable - Other	2,812,699	2,812,699	183,213	2,995,912
Non-recourse mortgages payable	1,266,122	1,266,122	2,647,905	3,914,027
Construction loans payable	17,880	17,880	51,518	69,398
	<u>4,260,262</u>	<u>4,260,262</u>	<u>2,882,636</u>	<u>7,142,898</u>
Equity:				
Stockholders' equity:				
Common Stock (405,833,213 shares outstanding)	4,182,479	5,454,398		5,454,398
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	223,177	223,177		223,177
	<u>5,040,656</u>	<u>6,312,575</u> ⁽¹⁾		<u>6,312,575</u> ⁽¹⁾
Total Capitalization	<u>\$ 9,300,918</u>	<u>\$ 10,572,837</u>		<u>\$ 13,455,474</u>
Ratios:				
Debt to Total Capitalization	.46:1	.40:1		.53:1
Debt to Equity	.85:1	.67:1		1.13:1
Debt Service Coverage	2.9x			2.0x
Fixed Charge Coverage	2.4x			1.8x
Net Debt to EBITDA	6.4x			7.3x
Net Debt and Preferred to EBITDA	7.4x			8.0x

(1) Based upon closing price of the Company's Common Stock on June 30, 2010 at \$13.44 per share.



* 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 \$209 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 6/30/2010
I. Consolidated Indebtedness Ratio		
Consolidated Indebtedness	< 60%	4,935,991
Total Assets		<u>11,650,295</u>
		<u>42%</u>
II. Consolidated Secured Indebtedness Ratio		
Consolidated Secured Indebtedness	< 40%	1,283,980
Total Assets		<u>11,307,846</u> (1)
		<u>11%</u>
III. Maximum Annual Service Charge		
Consolidated Income Available for Debt Service	> 1.50	745,982
Maximum Annual Service Charge		<u>270,500</u>
		<u>2.8</u>
IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt		
Unencumbered Total Asset Value	> 1.50	9,018,338
Consolidated Unsecured Indebtedness		<u>3,652,011</u>
		<u>2.5</u>

Sensitivity Analysis:

Additional \$2.0B debt capacity available and reduction of \$340M 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 6/30/10
I. Total Indebtedness Ratio		
Total Indebtedness	< 60%	\$ 4,369,745
GAV		<u>\$ 9,551,611</u>
		<u>46%</u>
II. Total Priority Indebtedness Ratio		
Total Priority Indebtedness	< 35%	\$ 1,283,518
GAV		<u>\$ 9,551,611</u>
		<u>13%</u>
III. Minimum Unsecured Interest Coverage Ratio		
Unencumbered Asset NOI	> 1.75	\$ 246,290
Total Unsecured Interest Expense		<u>\$ 83,700</u>
		<u>2.94</u>
IV. Fixed Charge Coverage Ratio		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 334,155
Total Debt Service (including Preferred Stock Dividends)		<u>\$ 165,555</u>
		<u>2.02</u>
V. Limitation on Investments, Loans & Advances		
Investment and Advances to Noncontrolled Entities limited to 30% of Gross Asset Value for the two most recent consecutive fiscal quarters.		

Definitions for Line of Credit Covenants:

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

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

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

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

Total Unsecured Interest Expense: Interest on Unsecured Debt.

Fixed Charge Adjusted EBITDA: Total adjusted EBITDA plus income from mezzanine & mortgage loan receivables plus dividend & interest income on marketable securities plus distributions from non-controlled entities for the two most recent consecutive fiscal quarters.

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

Please Note - For full detailed descriptions on the Line of Credit Covenant calculations please refer to the Credit Agreement dated as of October 25, 2007 filed in the Company's Current Report on form 8-K dated October 25, 2007.

Schedule of Consolidated Debt

June 30, 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 Weighted	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Weighted	Total Avg Rate	
2010	\$ -	-	\$ 25,097	7.33%	\$ 25,097	7.33%	\$ 16,400	2.35%	\$ 10,746	5.50%	\$ 27,146	3.60%
2011	41,687	7.41%	340,583	6.42%	382,270	6.53%	14,575	4.48%	-	-	14,575	4.48%
2012	144,552	6.33%	215,875	6.00%	360,427	6.13%	39,684	2.85%	163,561	0.77%	203,245	1.18%
2013	179,957	6.65%	543,150	5.80%	723,107	6.01%	2,938	5.00%	-	-	2,938	5.00%
2014	200,345	6.43%	295,247	5.22%	495,592	5.71%	75,186	3.84%	-	-	75,186	3.84%
2015	51,345	6.27%	350,000	5.29%	401,345	5.42%	6,000	0.35%	-	-	6,000	0.35%
2016	248,299	6.77%	300,000	5.78%	548,299	6.23%	-	-	-	-	-	-
2017	156,353	6.38%	290,915	5.70%	447,268	5.94%	-	-	-	-	-	-
2018	24,972	6.64%	141,086	5.99%	166,058	6.09%	-	-	-	-	-	-
2019	23,633	6.50%	300,000	6.88%	323,633	6.85%	-	-	-	-	-	-
Thereafter	58,076	7.73%	-	-	58,076	7.73%	-	-	-	-	-	-
	\$ 1,129,219	6.62%	\$ 2,801,953	5.89%	\$ 3,931,172	6.10%	\$ 154,783	3.38%	\$ 174,307	1.06%	\$ 329,090	2.16%

(1) Average maturity of 4.8 years (57.2 months)

(2) Average maturity of 2.4 years (29.1 months)

Year	Total Consolidated Debt (3)							
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt
2010	\$ 16,400	2.35%	\$ 35,843	6.78%	\$ 52,243	4.91%	1%	-
2011	56,262	6.65%	340,583	6.42%	396,845	6.39%	9%	7.2%
2012	184,236	5.58%	379,436	3.75%	563,672	3.93%	13%	10.1%
2013	182,895	6.62%	543,150	5.80%	726,045	5.98%	17%	9.0%
2014	275,531	5.72%	295,247	5.22%	570,778	5.41%	13%	18.9%
2015	57,345	5.64%	350,000	5.29%	407,345	5.33%	10%	6.3%
2016	248,299	6.77%	300,000	5.78%	548,299	6.43%	13%	5.9%
2017	156,353	6.38%	290,915	5.70%	447,268	5.94%	10%	34.2%
2018	24,972	6.64%	141,086	5.99%	166,058	6.60%	4%	5.6%
2019	23,633	6.50%	300,000	6.88%	323,633	6.85%	8%	-
Thereafter	58,076	7.73%	-	-	58,076	7.38%	1%	43.7%
	\$ 1,284,002	6.23%	\$ 2,976,260	5.61%	\$ 4,260,262	5.66%	100%	11.8%

(3) Average maturity of 4.6 years (55 months)

Note: Above includes approximately \$3.9 million net premium related to unamortized fair market value adjustment

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

Minority interest share of debt is approximately \$74.9 million.

Schedule of Real Estate Joint Venture Debt
June 30, 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	\$ 111,179	7.67%	\$ -	-	\$ 111,179	\$ 41,339	7.67%	\$ 9,199	1.85%	\$ 304,775	1.68%	\$ 313,974	\$ 54,404	1.69%
2011	652,164	6.86%	-	-	652,164	300,081	6.86%	218,905	2.33%	-	-	218,905	73,663	2.33%
2012	556,531	6.24%	128,000	5.37%	684,531	299,446	6.08%	306,264	2.83%	44,000	1.35%	350,264	190,451	2.65%
2013	593,078	5.70%	-	-	593,078	249,750	5.70%	18,500	1.70%	-	-	18,500	2,776	1.70%
2014	558,045	5.87%	-	-	558,045	164,310	5.87%	123,361	3.92%	-	-	123,361	49,138	3.92%
2015	845,583	5.70%	-	-	845,583	366,498	5.70%	33,000	6.75%	-	-	33,000	4,951	6.75%
2016	2,032,881	5.61%	-	-	2,032,881	486,095	5.61%	-	-	-	-	-	-	-
2017	990,189	6.13%	-	-	990,189	396,138	6.13%	-	-	-	-	-	-	-
2018	127,378	6.55%	-	-	127,378	60,172	6.55%	-	-	-	-	-	-	-
2019	56,015	6.65%	-	-	56,015	25,989	6.65%	24,093	5.85%	-	-	24,093	12,047	5.85%
Thereafter	276,440	6.28%	-	-	276,440	105,388	6.28%	-	-	-	-	-	-	-
Total	\$ 6,799,483	5.98%	\$ 128,000	5.37%	\$ 6,927,483	\$ 2,495,206	5.97%	\$ 733,322	3.10%	\$ 348,775	1.64%	\$ 1,082,097	\$ 387,430	2.63%

(1) Average maturity of 5.3 years (63.0 months)

(2) Average maturity of 1.8 years (21.1 months)

Year	Total Real Estate Joint Venture Debt (3)										Kimco Share		
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % (@ 7.5% cap rate)	Secured Debt	Unsecured Debt	Total Debt	
2010	\$ 120,378	7.22%	\$ 304,775	1.68%	\$ 425,153	3.25%	5%	18.9%	51.7%	\$ 43,980	\$ 51,763	\$ 95,743	
2011	871,069	5.72%	-	-	871,069	5.72%	11%	30.5%	55.1%	373,744	-	373,744	
2012	862,795	5.03%	172,000	4.34%	1,034,795	4.92%	13%	25.1%	57.6%	358,447	131,450	489,897	
2013	611,578	5.57%	-	-	611,578	5.57%	8%	20.7%	57.6%	252,526	-	252,526	
2014	681,406	5.52%	-	-	681,406	5.52%	9%	34.6%	55.3%	213,448	-	213,448	
2015	878,583	5.74%	-	-	878,583	5.74%	11%	36.9%	68.4%	371,449	-	371,449	
2016	2,032,881	5.61%	-	-	2,032,881	5.61%	25%	79.9%	74.5%	486,095	-	486,095	
2017	990,189	6.13%	-	-	990,189	6.13%	12%	43.7%	78.8%	396,138	-	396,138	
2018	127,378	6.55%	-	-	127,378	6.55%	2%	0.0%	59.2%	60,172	-	60,172	
2019	80,108	6.41%	-	-	80,108	6.41%	1%	7.5%	47.4%	38,036	-	38,036	
Thereafter	276,440	6.28%	-	-	276,440	6.28%	3%	14.5%	61.0%	105,388	-	105,388	
Total	\$ 7,532,805	5.70%	\$ 476,775	2.64%	\$ 8,009,580	5.52%	100%	26.0%	64.1%	\$ 2,699,423	\$ 183,213	\$ 2,882,636	

(3) Average maturity of 4.8 years (57.3 months)

Note: Above includes approximately \$8.8 million net premium related to unamortized fair market value adjustment.

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

Real Estate Joint Venture Debt by Portfolio

June 30, 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%	\$ 287,500	\$ 88,733	\$ 90,937	\$ -	\$ 84,696	\$ 138,920	\$ 977,501	\$ -	\$ -	\$ -	\$ 39,182	\$ 1,707,469
Kimco Income REIT	45.0%	68,414	207,795	141,666	185,822	42,102	143,904	-	54,500	70,157	12,166	84,166	1,010,692
UBS Programs	17.9%	-	23,790	51,506	67,326	86,296	165,308	236,405	87,110	-	4,023	18,287	740,051
SEB Immobilien	15.0%	-	-	22,500	-	-	-	-	171,000	-	-	-	193,500
Kimco Income Fund	15.2%	-	-	-	-	161,392	-	-	-	-	-	7,900	169,292
GE Investment Program (KROP)	18.5%	-	-	25,680	-	-	9,640	18,640	-	-	-	2,222	56,182
Other Institutional Programs	30.9%	30,758	20,000	72,033	32,015	86,455	78,633	592,355	119,345	-	-	-	1,031,594
Total Investment Management Programs		\$ 386,672	\$ 340,318	\$ 404,322	\$ 285,163	\$ 460,941	\$ 536,405	\$ 1,824,901	\$ 431,955	\$ 70,157	\$ 16,189	\$ 151,757	\$ 4,908,780
Other Joint Venture Properties													
US Properties	47.1%	\$ 24,675	\$ 31,654	\$ 243,475	\$ 45,080	\$ 73,592	\$ -	\$ 25,348	\$ 269,300	\$ 43,546	\$ 5,991	\$ 84,896	\$ 847,557
Canada Properties	50.0%	10,606	-	151,254	262,835	121,873	64,513	163,656	37,458	13,675	33,833	39,787	899,490
Mexico Properties	48.9%	-	224,400	23,000	-	-	40,029	-	48,476	-	24,095	-	360,000
Total Other Joint Venture Properties		\$ 35,281	\$ 256,054	\$ 417,729	\$ 307,915	\$ 195,465	\$ 104,542	\$ 189,004	\$ 355,234	\$ 57,221	\$ 63,919	\$ 124,683	\$ 2,107,047
Other Investments													
Other Investments	63.3%	\$ -	\$ 274,697	\$ 212,744	\$ 18,500	\$ 25,000	\$ 237,636	\$ 18,976	\$ 203,000	\$ -	\$ -	\$ -	\$ 990,553
Properties under Development	50.0%	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Total Other Investments		\$ 3,200	\$ 274,697	\$ 212,744	\$ 18,500	\$ 25,000	\$ 237,636	\$ 18,976	\$ 203,000	\$ -	\$ -	\$ -	\$ 993,753
Totals		\$ 425,153	\$ 871,069	\$ 1,034,795	\$ 611,578	\$ 681,406	\$ 878,583	\$ 2,032,881	\$ 990,189	\$ 127,378	\$ 80,108	\$ 276,440	\$ 8,009,580

% of Debt per Year 5.3% 10.9% 12.9% 7.6% 8.5% 11.0% 25.4% 12.4% 1.6% 1.0% 3.4% 100%

Transaction Summary

2010 Investments and Property Transactions (in USD thousands)

Dispositions				Gross						
Country	Location	Shopping Center	Co- Inv. Partner	Kimco's Interest	Month Disposed	Debt		Total	GLA	
Consolidated										
United States	Huntington, WV	Huntington Plaza	Kimco	100.0%	May-10	\$ 1,250	\$ -	\$ 1,250	2	
United States	Miami, FL	Kendale Lakes (partial sale)	Kimco	100.0%	Jun-10	3,250	13,300	16,550	110	
			Consolidated Dispositions	100.0%		\$ 4,500	\$ 13,300	\$ 17,800	112	
Unconsolidated										
United States	Elko, NV	Elko Junction S.C.	Prudential	15.0%	Jan-10	\$ 8,450	\$ -	\$ 8,450	171	
Canada	Scarborough , ON	Agincourt Nissan Ltd	Carskim	50.0%	Mar-10	4,700	-	4,700	21	
Canada	Scarborough , ON	Moringside Nissan Ltd	Carskim	50.0%	Mar-10	2,480	-	2,480	13	
United States	Oxnard, CA	Target Plaza	KIR	45.0%	Mar-10	14,900	-	14,900	171	
United States	Carson City, NV	Eagle Station	Prudential	15.0%	Apr-10	9,000	-	9,000	114	
			Unconsolidated Dispositions	32.7%		\$ 39,530	\$ -	\$ 39,530	490	
			Total Dispositions	53.6%		\$ 44,030	\$ 13,300	\$ 57,330	602	
Summary of Transactions Between Kimco Entities				Gross						
Country	Location	Shopping Center	Seller	Kimco's Interest	Kimco's Purchaser	Interest	Month	Assumed Cash	Purchase/Debt	GLA
United States	Tucson, AZ	Foothills Mall	Feldman Mall	*	Kimco	100.0%	Jan-10	\$ 9,254	\$ 81,000	\$ 90,254
United States	Hacienda Heights, CA	Bixby Hacienda Plaza	Prudential	15%	Cisterra	15.0%	Mar-10	1,150	30,800	31,950
United States	Lake Stevens, WA	Frontier Village S.C.	Prudential	15%	Cisterra	15.0%	Mar-10	2,400	30,900	33,300
United States	Mill Creek, WA	Gateway S.C.	Prudential	15%	Cisterra	15.0%	Mar-10	2,000	18,500	20,500
United States	Los Angeles, CA	Kenneth Hahn S.C.	Prudential	15%	Kimco	75.0%	Mar-10	5,418	6,000	11,418
United States	Silverdale, WA	Silverdale Plaza	Prudential	15%	Cisterra	15.0%	Apr-10	1,957	24,000	25,957
United States	Various: Includes 5 properties		Kimco	100%	CPPIB**	55.0%	Apr-10	209,393	159,862	369,255
United States	(2) California	Stanford Ranch/Town Ctr East	Kimco	100%	BIG	50.1%	May-10	68,823	-	68,823
United States	Various: Includes 13 properties		Prudential	15%	BIG	33.3%	Jun-10	33,856	360,440	394,296
United States	Various: Includes 5 properties		Prudential	15%	BIG	50.1%	Jul-10	29,875	-	29,875
			Total Transactions Between Kimco Entities	46.4%				\$ 364,126	\$ 711,502	\$ 1,075,628
										6,652

* Preferred equity investment converted to pari-passu JV.

**CPPIB - Canada Pension Plan

Real Estate Under Development

June 30, 2010

Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	GLA (000's sf)						Gross Project						Estimated Stabilized Date	Anchor Tenants		
			State/ Country	Total Project	Kimco Owned	Kimco Committed		Kimco Share Costs To Date	Costs To Date	Remaining Costs	Total Est. Project Costs							
						SF	%											
UNDER DEVELOPMENT																		
United States																		
Avenues Walk**		Jacksonville	FL	332	116	91	78%	\$ 49,300	\$ 49,300	\$ 5,700	\$ 55,000	2Q 2011	Wal-Mart, Haverty's, HH Gregg					
Miramar Town Center (UJV)** ⁽¹⁾	50%	Miramar	FL	156	156	68	44%	\$ 33,700	\$ 67,400	(1,000)	\$ 66,400	3Q 2014	24 Hour Fitness					
Subtotal US - Under Development				2	488	272	159	58%	\$ 83,000	\$ 116,700	\$ 4,700	\$ 121,400						
Mexico (in Mexican Pesos)																		
Plaza Bella Huinala		Monterrey	MX	183	183	77	42%	\$ 152,300	\$ 152,300	\$ 20,400	\$ 172,700	2Q 2011	HEB					
Plaza Bella Rio Bravo		Rio Bravo	MX	226	226	95	42%	\$ 179,400	\$ 179,400	\$ 27,200	\$ 206,500	3Q 2011	HEB					
La Ciudadela		Guadalajara	MX	757	757	421	56%	\$ 1,203,600	\$ 1,203,600	\$ 62,300	\$ 1,265,900	4Q 2011	Wal-Mart, Cinepolis					
Plaza Lago Real		Nuevo Vallarta	MX	281	281	163	58%	\$ 224,600	\$ 224,600	\$ 88,500	\$ 313,100	4Q 2011	Wal-Mart					
Galerias Rio Sonora		Hermosillo	MX	481	481	256	53%	\$ 516,600	\$ 516,600	\$ 102,200	\$ 618,800	4Q 2011	Sears, Cinepolis					
Subtotal Mexico - Under Development				5	1,928	1,928	1,012	52%	\$ 2,276,500	\$ 2,276,500	\$ 300,600	\$ 2,577,000						
								\$US Exchange Rate	12.37	12.37	12.37	12.37						
								\$US Equivalent	\$ 184,000	\$ 184,000	\$ 24,300	\$ 208,300						
Chile (in Chilean Pesos)																		
Vina del Mar		Vina del Mar	CH	268	268	209	78%	\$ 8,885,900	\$ 8,885,900	\$ 21,894,300	\$ 30,780,100	2Q 2013	Lider, Sodimac					
Subtotal Chile - Under Development				1	268	268	209	78%	\$ 8,885,900	\$ 8,885,900	\$ 21,894,300	\$ 30,780,100						
								\$US Exchange Rate	520.99	520.99	520.99	520.99						
								\$US Equivalent	\$ 17,100	\$ 17,100	\$ 42,000	\$ 59,100						
Brazil (in Brazilian Real)																		
Hortolandia		Hortolandia	BR	166	166	78	47%	\$ 6,000	\$ 6,000	\$ 42,800	\$ 48,800	2Q 2013	Wal-Mart, Magazine Luiza					
Subtotal Brazil - Under Development				1	166	166	78	47%	\$ 6,000	\$ 6,000	\$ 42,800	\$ 48,800						
								\$US Exchange Rate	1.73	1.73	1.73	1.73						
								\$US Equivalent	\$ 3,500	\$ 3,500	\$ 24,700	\$ 28,200						
TOTAL ACTIVE DEVELOPMENT			9	2,850	2,634	1,458	55%	\$ 287,600	\$ 321,300	\$ 95,700	\$ 417,000							
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US																		
Avenues Walk		Jacksonville	FL	106.8	acres			\$ 27,300	\$ 27,300									

* Represents Kimco's interest in unconsolidated joint ventures.

** Remaining costs are net of reimbursements of \$1.1M for Avenues Walk and \$66.9M for Miramar Town Center.

(1) Development continues in phases over the next four years.

Real Estate Under Development
June 30, 2010
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	GLA (000's sf)				Kimco Share Costs To Date	Gross Project			Total Est. Project Costs	Estimated Stabilized Date	Anchor Tenants						
			State/ Country	Total Project	Kimco Owned	Committed SF		Costs To Date	Remaining Costs										
COMPLETED PENDING LEASE-UP																			
Mexico (in Mexican Pesos)																			
Multiplaza Cancun		Cancun	MX	263	263	187	71%	190,700	190,700	25,600	216,300	2Q 2011	Chedraui Grocery Store						
Galerias Tapachula		Tapachula	MX	365	365	276	76%	385,400	385,400	1,800	387,200	2Q 2011	Wal-Mart						
Los Atrios (UJV)	43%	Cuautla	MX	595	595	340	57%	164,600	382,900	29,800	412,700	1Q 2011	Sams, Wal-Mart, MM Cinemas						
Centro Comercial Palmira (UJV)	50%	Ciudad del Carmen	MX	319	319	259	81%	229,200	458,400	16,100	474,500	4Q 2010	Chedraui Grocery Store						
Paseo 2000 (UJV)	60%	Tijuana	MX	518	518	309	60%	304,100	506,900	2,600	509,600	4Q 2011	Wal-Mart, Cinepolis, Home Depot						
Subtotal Mexico - Completed Pending Lease-up			5	2,060	2,060	1,371	67%	1,274,000	1,924,300	75,900	2,000,300								
								\$US Exchange Rate		12.37	12.37	12.37	12.37						
								\$US Equivalent	\$	103,000	\$	155,600	\$	6,100	\$	161,700			
TOTAL COMPLETED PENDING LEASE-UP			5	2,060	2,060	1,371	67%	\$ 103,000	\$ 155,600	\$ 6,100	\$ 161,700								
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA																			
Mexico Land and Development Fund	15%			398	acres			\$ 11,010	\$ 73,400										
Reconciliation to Real Estate Under Development per Balance Sheet																			
06/30/10																			
Kimco Share Costs to Date - Development			\$	287,600															
Kimco Share Costs to Date - Completed Pending Lease-Up			\$	103,000															
Add: US Land Held for Future Development/Future Sale				27,300															
Plus: Capitalized Interest (Latin America only)				21,600															
Misc Adj.				2,060															
Total Real Estate Under Dev't per Balance Sheet			\$	441,560															

* Represents Kimco's interest in unconsolidated joint ventures.

Completed Development Projects Transferred to Operating

June 30, 2010

Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/Country	GLA (000's sf)			Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants							
				Total Project	Kimco Owned SF	Committed %											
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING 2Q 2010																	
Mexico - Pending Stabilization (not included in occupancy)																	
Plaza Centenario		Los Mochis	MX	152	152	108 71%	91,800	91,800	2Q 2012	Wal-Mart							
			1	152	152	108 71%	91,800	91,800									
							\$US Exchange Rate	12.37									
							\$US Equivalent	\$ 7,400	\$	\$ 7,400							
Chile - Pending Stabilization (not included in occupancy)																	
Ekono Quilicura (Santa Luisa)		Quilicura	CH	8	8	6 78%	493,700	493,700	2Q 2012	Ekono							
Vicuna McKenna		Santiago	CH	27	27	7 26%	2,153,000	2,153,000	2Q 2012	Chilectra							
			2	34	35	13 37%	2,646,700	2,646,700									
							\$US Exchange Rate	520.99									
							\$US Equivalent	\$ 5,100	\$	\$ 5,100							
Brazil - Pending Stabilization (not included in occupancy)																	
Valinhos		Valinhos	BR	148	148	118 80%	58,200	58,200	2Q 2012	Russi Grocery							
			1	148	148	118 80%	58,200	58,200									
							\$US Exchange Rate	1.73									
							\$US Equivalent	\$ 33,600	\$	\$ 33,600							
TOTAL TRANSFERRED TO OPERATING 2Q 2010	4	334	335	239	71%	\$ 46,100	\$ 46,100										
DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)																	
United States																	
Shoppes at Amelia Concourse		Nassau County	FL	369	59	48 81%	16,000	16,000	3Q 2010	Home Depot, Target, Petco							
Sorensen Park Plaza		Omaha	NE	422	179	147 82%	35,600	35,600	3Q 2010	Target, Office Max, Factory Card, Petsmart							
Plantation Crossing		Middleburg	FL	214	50	28 57%	13,800	13,800	3Q 2010	Home Depot							
Preston Lebanon Crossings		Frisco	TX	236	215	182 85%	39,800	39,800	4Q 2010	Hobby Lobby, Sprouts, Hemispheres							
Glenn Square		Anchorage	AK	164	164	98 60%	47,000	47,000	4Q 2010	Petco, Michaels, Bed Bath and Beyond							
			5	1,405	667	503 75%	\$ 152,200	\$ 152,200									
Mexico																	
Plaza Nogalera Saltillo		Saltillo	MX	443	443	375 85%	320,600	320,600	1Q 2011	HEB, Cinepolis, Home Depot							
Plaza Universidad Hidalgo		Pachuca	MX	196	196	155 79%	109,700	109,700	1Q 2011	Wal-Mart							
Lindavista Miguel Aleman		Monterrey	MX	381	381	293 77%	539,700	539,700	2Q 2011	HEB, MM Cinemas							
Paseo Reforma		Nuevo Laredo	MX	442	442	342 77%	370,700	370,700	3Q 2011	Wal-Mart, Cinepolis, HD							
Multiplaza Ojo de Agua		Mexico City	MX	230	230	199 87%	191,700	191,700	1Q 2012	Chedraui Grocery Store							
Plaza Monumental (UJV)	50%	Juarez	MX	175	175	140 80%	97,900	195,800	3Q 2011	Wal-Mart							
Centro Sur (UJV)	33%	Guadalajara	MX	654	654	503 77%	233,200	706,600	1Q 2011	Wal-Mart, Cinepolis, Suburbia							
Multiplaza Lincoln (UJV)	50%	Lincoln	MX	347	347	239 69%	204,500	409,000	1Q 2011	HEB, MM Cinemas, Suburbia							
Plaza Mexiquense (Tecamac II) (UJV)	50%	Tecamac	MX	198	198	141 71%	87,800	175,500	2Q 2011	Bodega Aurrera (Wal-Mart)							
Pabellon Rosarito Grand (UJV)	50%	Rosarito	MX	496	496	349 70%	204,800	409,500	3Q 2011	Home Depot, Cinepolis, Wal-Mart							
Plaza Puerta de Hierro (UJV)	50%	Pachuca	MX	202	202	146 72%	39,300	78,600	3Q 2011	Home Depot							
Multiplaza Tuxtepec II (UJV)	50%	Tuxtepec	MX	137	137	61 44%	75,600	151,200	4Q 2011	MM Cinemas							
Plaza Las Fuentes (UJV)	50%	Tijuana	MX	185	185	139 75%	92,100	184,200	1Q 2012	Comercial Mexicana							
			13	4,086	4,086	3,082 75%	2,567,600	3,842,800									
							\$US Exchange Rate	12.37									
							\$US Equivalent	\$ 207,600	\$	\$ 310,700							
TOTAL PREVIOUSLY TRANSFERRED - PENDING STABILIZATION	18	5,491	4,753	3,585	75%	\$ 359,800	\$ 462,900										
TOTAL PROJECTS PENDING STABILIZATION	22	5,825	5,088	3,824	75%	\$ 405,900	\$ 509,000										

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.

*Represents Kimco's interest in unconsolidated joint ventures.

Major Redevelopment Projects

As of June 30, 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 & Strategy</u>
<u>Consolidated Projects</u>								
Springfield Shopping Center	Springfield	PA	Consolidated	100%	\$ 12.4	\$ 4.9	1Q 2011	Develop Giant Food and vacant land
Wexford Plaza	Pittsburgh	PA	Consolidated	100%	\$ 6.6	-	4Q 2012	Whole Foods taking over 6 existing spaces
San Juan del Rio ⁽¹⁾	Queretaro	MX	Consolidated	100%	\$ 6.2	-	4Q2011	Wal-Mart Expansion
Total Consolidated Projects		<u>3</u>		100%	<u>\$ 25.2</u>	<u>\$ 4.9</u>		
<u>Co-Investment Programs/Joint Ventures</u>								
Factoria Mall	Bellevue	WA	Schottenstein	50%	\$ 37.4	\$ 30.0	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
Total Co-Investment Programs/Joint Ventures		<u>2</u>		46%	<u>\$ 46.4</u>	<u>\$ 30.1</u>		
Total Active Projects		<u>5</u>		65%	<u>\$ 71.6</u>	<u>\$ 35.0</u>		

⁽¹⁾ Reported in USD

RANGE OF REDEVELOPMENT YIELDS	10% - 12%
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<u>Projected Expenditures on Active Redevelopment & Expansion Projects</u>	2010				
	<u>1Q Actual (\$M)*</u>	<u>2Q Actual (\$M)*</u>	<u>3Q Estimate (\$M)</u>	<u>4Q Estimate (\$M)</u>	<u>Total (\$M)</u>
Total Projected Expenditures	4.0	2.1	7.4	5.4	18.9
Kimco's Projected Share of Costs (\$)	3.2	1.5	6.7	4.7	16.1
Kimco's Projected Share of Costs (%)	80.0%	71.4%	90.5%	87.0%	85.2%

Capital Expenditures

As of June 30, 2010

(in \$ millions)

	Quarter Ended <u>03/31/10</u>	Quarter Ended <u>06/30/10</u>	Full Year Ended <u>12/31/09</u>
Operating Properties			
<u>Tenant Improvements and Allowances</u>			
Consolidated Projects	\$6.9	\$7.6	\$23.4
Co-Investment Programs/JV's *	4.5	1.9	8.2
Total TI's and Allowances	<u>\$11.4</u>	<u>\$9.5</u>	<u>\$31.6</u>
<u>Capitalized External Leasing Commissions</u>			
Consolidated Projects	\$1.7	\$2.2	\$12.4
Co-Investment Programs/JV's *	0.5	0.5	3.5
Total Cap. Leasing Commissions	<u>\$2.2</u>	<u>\$2.7</u>	<u>\$15.9</u>
<u>Building Improvements - Capitalized</u>			
Consolidated Projects	\$4.2	\$0.7	\$9.2
Co-Investment Programs/JV's *	1.7	0.6	4.2
Total Cap. Bldg. Improvements	<u>\$5.9</u>	<u>\$1.3</u>	<u>\$13.4</u>
Redevelopment Projects			
Consolidated Projects	\$2.5	\$1.0	\$20.0
Co-Investment Programs/JV's *	0.7	0.5	6.1
Total Redevelopment Expenditures	<u>\$3.2</u>	<u>\$1.5</u>	<u>\$26.1</u>
Development Projects			
Total Gross Development Spending	\$17.0	\$13.7	\$130.8
Capitalized Leasing Commissions, Non-Operating Prop.	\$0.6	\$0.4	\$2.1
Other Consolidated Capitalized Costs			
Capitalized Interest Expense	\$5.0	\$3.6	\$21.3
Capitalized G&A**	\$6.8	\$7.0	\$25.3
Capitalized Carry Costs - Real Estate Taxes	\$0.4	\$0.3	\$1.9
Capitalized Carry Costs - CAM	\$0.3	\$0.3	\$0.7
Building Improvements - Expensed to Operations			
Consolidated Projects	\$5.0	\$5.0	\$20.3
Co-Investment Programs/JV's *	0.7	0.8	7.3
Total Exp. Bldg. Improvements	<u>\$5.7</u>	<u>\$5.8</u>	<u>\$27.6</u>

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

**Includes Internal Leasing Commissions of \$3.1M, \$2.0M & \$11.4M, respectively.

Portfolio Summary

Combined Real Estate Portfolio Statistics Overview

	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009
TOTAL PROPERTIES BY COUNTRY					
United States					
Number of Properties	1,580	1,593	1,607	1,625	1,632
Gross Leasable Area @ 100%	132,069	133,165	134,830	137,312	138,030
Canada					
Number of Properties	151	151	153	153	153
Gross Leasable Area @ 100%	18,917	18,916	18,956	18,922	18,996
Mexico					
Number of Properties	141	140	140	141	141
Gross Leasable Area @ 100%	22,475	22,229	22,016	22,316	22,280
Chile					
Number of Properties	11	11	11	11	11
Gross Leasable Area @ 100%	543	543	543	558	558
Brazil					
Number of Properties	3	3	3	3	3
Gross Leasable Area @ 100%	362	332	556	322	313
Peru					
Number of Properties	1	1	1	1	1
Gross Leasable Area @ 100%	13	13	13	13	13
GRAND TOTAL OF ALL PROPERTY INTERESTS					
Total Number of Properties	1,887	1,899	1,915	1,934	1,941
Total Gross Leasable Area @ 100%	174,379	175,198	176,914	179,443	180,190
TOTAL PROPERTIES BY BUSINESS					
Shopping Center Portfolio					
Number of Properties	904	909	912	886	885
Gross Leasable Area @ 100%	126,610	127,156	127,294	126,675	126,560
Operating Properties Pending Stabilization					
Number of Properties	22	18	18	18	4
Gross Leasable Area	5,088	4,753	4,836	5,050	1,642
Ground-Up Developments					
Number of Development Projects	9	9	11	18	21
Potential Gross Leasable Area	2,634	2,566	3,465	4,744	5,385
Completed/Pending Stabilization Projects	5	9	10	10	26
Gross Leasable Area	2,060	2,375	1,965	1,919	5,349
Other Property Interests					
Preferred Equity					
Number of Properties	607	610	615	626	628
Total Gross Leasable Area	21,004	21,362	22,324	23,420	23,620
Other Real Estate Investments*					
Number of Properties	340	344	349	376	377
Total Gross Leasable Area	16,983	16,987	17,030	17,635	17,634
GRAND TOTAL OF ALL PROPERTY INTERESTS					
Total Number of Properties	1,887	1,899	1,915	1,934	1,941
Total Gross Leasable Area @ 100%	174,379	175,198	176,914	179,443	180,190

Notes: Gross Leaseable Area in thousands.

Total Gross Leasable Area excludes Westmont InTown Suites.

* Includes the following portfolios: Retail Store Leases (14), American Industries portfolio (84), the Newkirk portfolio (47), Westmont (147), and other property assets (48).

Combined Real Estate Portfolio Statistics

By Country

	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009
SHOPPING CENTER PORTFOLIO					
United States					
Number of Properties	813	818	821	796	795
Prorata Share of Gross Leasable Area	73,207	73,666	73,161	67,150	66,863
Percent Leased (Kimco Prorata Share)	92.3%	92.4%	92.4%	91.9%	91.8%
Average Rent per Leased Square Foot	\$ 11.52	\$ 11.47	\$ 11.52	\$ 11.39	\$ 11.35
Total Gross Leasable Area @ 100%	112,447	112,994	113,168	112,931	112,824
Percent Leased	92.4%	92.1%	92.2%	91.9%	91.9%
Average Rent per Leased Square Foot	\$ 12.37	\$ 12.33	\$ 12.40	\$ 12.42	\$ 12.38
Operating Properties Pending Stabilization					
Number of Properties	5	5	6	7	
Gross Leasable Area	667	667	893	1,133	
Canada					
Number of Properties	49	49	51	51	51
Prorata Share of Gross Leasable Area	4,781	4,781	4,800	4,801	4,801
Percent Leased (Kimco Prorata Share)	97.9%	97.8%	97.8%	98.0%	97.7%
Average Rent per Leased Square Foot	\$ 14.75	\$ 14.54	\$ 14.29	\$ 13.72	\$ 12.85
Total Gross Leasable Area @ 100%	9,674	9,674	9,713	9,714	9,714
Percent Leased	98.0%	97.8%	97.8%	98.0%	97.7%
Average Rent per Leased Square Foot	\$ 14.81	\$ 14.59	\$ 14.34	\$ 13.77	\$ 12.90
Average Exchange Rate USD to CAD	1.03	1.04	1.06	1.10	1.17
Mexico					
Number of Properties	32	32	32	31	31
Prorata Share of Gross Leasable Area	2,626	2,625	2,620	2,423	2,422
Percent Leased (Kimco Prorata Share)	93.1%	94.3%	94.5%	94.8%	95.1%
Average Rent per Leased Square Foot	\$ 11.67	\$ 11.79	\$ 11.48	\$ 11.81	\$ 11.44
Total Gross Leasable Area @ 100%	4,187	4,187	4,174	3,774	3,766
Percent Leased	92.1%	93.2%	93.5%	93.8%	94.1%
Average Rent per Leased Square Foot	\$ 11.56	\$ 11.95	\$ 11.42	\$ 11.73	\$ 11.34
Average Exchange Rate USD to MXN	12.57	12.80	13.09	13.27	13.35
Operating Properties Pending Stabilization					
Number of Properties	14	13	11	11	4
Gross Leasable Area	4,238	4,086	3,671	3,917	1,642
Chile					
Number of Properties	8	8	8	8	8
Prorata Share of Gross Leasable Area	120	120	119	128	128
Percent Leased (Kimco Prorata Share)	89.7%	90.1%	89.9%	91.5%	92.4%
Average Rent per Leased Square Foot	\$ 13.38	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24
Total Gross Leasable Area @ 100%	240	240	239	256	256
Percent Leased	89.7%	90.1%	89.9%	91.5%	92.4%
Average Rent per Leased Square Foot	\$ 13.38	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24
Average Exchange Rate USD to CLP	540.98	528.83	529.11	554.97	578.04
Operating Properties Pending Stabilization					
Number of Properties	2				
Gross Leasable Area	35				
Peru					
Number of Properties	1	1			
Prorata Share of Gross Leasable Area	12	12			
Percent Leased (Kimco Prorata Share)	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62			
Total Gross Leasable Area @ 100%	13	13			
Percent Leased	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62			
Average Exchange Rate USD to PEN	2.88	2.89			
Brazil					
Number of Properties	1	1			
Prorata Share of Gross Leasable Area	34	34			
Percent Leased (Kimco Prorata Share)	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 12.62	\$ 12.56			
Total Gross Leasable Area @ 100%	48	48			
Percent Leased	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 12.62	\$ 12.56			
Average Exchange Rate USD to BRL	1.80	1.81			
Operating Properties Pending Stabilization					
Number of Properties	1	-	1		
Gross Leasable Area	148	-	272		
TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	904	909	912	886	885
Prorata Share of Gross Leasable Area	80,780	81,238	80,700	74,502	74,214
Percent Leased (Kimco Prorata Share)	92.7%	92.8%	92.8%	92.4%	92.3%
Total Gross Leasable Area @ 100%	126,610	127,156	127,294	126,675	126,560
Percent Leased	92.8%	92.6%	92.6%	92.4%	92.4%
Operating Properties Pending Stabilization					
Number of Properties	22	18	18	18	4
Gross Leasable Area	5,088	4,753	4,836	5,050	1,642
Percent Leased	75.2%	75.0%	73.0%	75.2%	78.9%

Combined Real Estate Portfolio Statistics
By Country

	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009
<u>GROUND-UP DEVELOPMENTS</u>					
<u>United States</u>					
Number of Development Projects	2	2	2	4	5
Potential Gross Leasable Area	272	272	272	594	822
Completed/Pending Stabilization Projects	-	-	-	2	13
Gross Leasable Area	-	-	-	395	2,000
<u>Mexico</u>					
Number of Development Projects	5	5	7	9	10
Potential Gross Leasable Area	1,928	1,890	2,789	3,678	3,962
Completed/Pending Stabilization Projects	5	6	6	6	12
Gross Leasable Area	2,060	2,192	1,769	1,359	3,322
<u>Chile</u>					
Number of Development Projects	1	1	1	2	2
Potential Gross Leasable Area	268	268	268	275	275
Completed/Pending Stabilization Projects	-	2	2	1	1
Gross Leasable Area	-	35	35	27	27
<u>Brazil</u>					
Number of Development Projects	1	1	1	2	3
Potential Gross Leasable Area	166	136	136	184	313
Completed/Pending Stabilization Projects	-	1	1	1	-
Gross Leasable Area	-	148	148	138	-
<u>Peru</u>					
Number of Development Projects	-	-	-	1	1
Potential Gross Leasable Area	-	-	-	13	13
Completed/Pending Stabilization Projects	-	-	1	-	-
Potential Gross Leasable Area	-	-	13	-	-
<u>TOTAL GROUND-UP DEVELOPMENTS</u>					
Number of Development Projects	9	9	11	18	21
Potential Gross Leasable Area	2,634	2,566	3,465	4,744	5,385
Completed/Pending Stabilization Projects	5	9	10	10	26
Gross Leasable Area	2,060	2,375	1,965	1,919	5,349
<u>OTHER PROPERTY INTERESTS</u>					
<u>PREFERRED EQUITY PORTFOLIO</u>					
<u>Preferred Equity Portfolio- United States</u>					
Number of Retail Properties	450	451	453	456	456
Total Gross Leasable Area	7,154	7,334	8,022	8,251	8,254
Number of Non-Retail Properties	62	64	67	75	77
Total Gross Leasable Area	5,672	5,850	6,124	7,026	7,150
<u>Preferred Equity Portfolio- Canada</u>					
Number of Retail Properties	75	75	74	74	74
Total Gross Leasable Area	6,805	6,805	6,695	6,662	6,740
Number of Non-Retail Properties	20	20	21	21	21
Total Gross Leasable Area	1,373	1,373	1,483	1,481	1,477
<u>TOTAL Preferred Equity Portfolio</u>					
Number of Properties	607	610	615	626	628
Total Gross Leasable Area	21,004	21,362	22,324	23,420	23,620
<u>OTHER REAL ESTATE INVESTMENTS</u>					
Number of Properties - United States	248	253	258	285	286
Gross Leasable Area	5,856	6,048	6,352	6,982	6,981
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	85	84	84	84	84
Gross Leasable Area	10,062	9,874	9,613	9,588	9,588
<u>TOTAL Other Real Estate Investments</u>					
Number of Properties	340	344	349	376	377
Total Gross Leasable Area	16,983	16,987	17,030	17,635	17,634

Combined Real Estate Portfolio Statistics
Shopping Center Portfolio Detail

	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009
UNITED STATES					
Consolidated Properties					
Number of Properties	453	461	460	397	391
Total Gross Leasable Area	58,375	60,806	60,577	52,878	52,288
Percent Leased	91.7%	92.1%	92.1%	91.5%	91.4%
Average Rent per Leased Square Foot	\$ 11.08	\$ 11.11	\$ 11.13	\$ 10.81	\$ 10.73
Investment Management Properties					
Kimco/ Prudential Investment Program					
Number of Properties	75	92	97	113	119
Total Gross Leasable Area	12,457	15,531	16,296	18,348	19,047
Percent Leased	88.7%	88.1%	88.5%	88.6%	89.4%
Average Rent per Leased Square Foot	\$ 15.20	\$ 15.04	\$ 15.12	\$ 14.80	\$ 14.66
Kimco Income REIT Properties					
Number of Properties	59	60	61	62	62
Total Gross Leasable Area	12,697	12,806	12,978	13,072	13,065
Percent Leased	94.6%	93.3%	93.9%	92.2%	91.8%
Average Rent per Leased Square Foot	\$ 12.85	\$ 12.78	\$ 12.81	\$ 12.90	\$ 12.92
Kimco / UBS Programs					
Number of Properties	43	43	43	43	43
Total Gross Leasable Area	6,240	6,240	6,178	6,178	6,175
Percent Leased	92.7%	92.3%	92.5%	93.0%	93.3%
Average Rent per Leased Square Foot	\$ 15.11	\$ 15.15	\$ 15.52	\$ 15.52	\$ 15.40
PL Retail LLC					
Number of Properties				22	22
Total Gross Leasable Area				5,559	5,559
Percent Leased				93.5%	93.1%
Average Rent per Leased Square Foot				\$ 13.46	\$ 13.63
SEB Immobilien					
Number of Properties	10	10	10	10	10
Total Gross Leasable Area	1,382	1,382	1,382	1,382	1,382
Percent Leased	95.7%	96.4%	96.2%	96.2%	96.4%
Average Rent per Leased Square Foot	\$ 14.83	\$ 14.71	\$ 14.76	\$ 14.68	\$ 14.59
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,530	1,534	1,534	1,475	1,475
Percent Leased	97.1%	97.5%	93.3%	97.2%	94.5%
Average Rent per Leased Square Foot	\$ 17.03	\$ 16.97	\$ 16.85	\$ 16.81	\$ 16.91
Kimco / GE Investment Programs (KROP I & II)					
Number of Properties	3	3	3	3	3
Total Gross Leasable Area	656	656	656	656	596
Percent Leased	90.4%	90.6%	90.6%	91.9%	91.2%
Average Rent per Leased Square Foot	\$ 9.06	\$ 9.02	\$ 9.02	\$ 9.04	\$ 8.96
Other Institutional Programs					
Number of Properties	85	64	61	61	61
Total Gross Leasable Area	9,065	4,044	3,600	3,600	3,600
Percent Leased	94.5%	94.3%	94.7%	94.7%	94.7%
Average Rent per Leased Square Foot	\$ 13.83	\$ 14.15	\$ 13.74	\$ 13.76	\$ 14.00
Other Joint Venture Properties					
Number of Properties	73	73	74	73	72
Total Gross Leasable Area	10,045	9,996	9,967	9,783	9,637
Percent Leased	95.6%	95.0%	94.6%	95.1%	95.7%
Average Rent per Leased Square Foot	\$ 11.83	\$ 11.82	\$ 12.08	\$ 12.25	\$ 12.02

Combined Real Estate Portfolio Statistics
Shopping Center Portfolio Detail

	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009	JUN 30, 2009
CANADA					
Other Joint Venture Properties					
Number of Properties	49	49	51	51	51
Total Gross Leasable Area	9,674	9,674	9,713	9,714	9,714
Percent Leased	98.0%	97.8%	97.8%	98.0%	97.7%
Average Rent per Leased Square Foot	\$ 14.81	\$ 14.59	\$ 14.34	\$ 13.77	\$ 12.90
MEXICO					
Consolidated Properties					
Number of Properties	19	19	19	19	19
Total Gross Leasable Area	898	897	896	896	896
Percent Leased	99.3%	98.5%	98.7%	98.3%	98.3%
Average Rent per Leased Square Foot	\$ 11.90	\$ 11.83	\$ 11.69	\$ 11.99	\$ 11.64
Other Joint Venture Properties					
Number of Properties	13	13	13	12	12
Total Gross Leasable Area	3,289	3,289	3,278	2,878	2,870
Percent Leased	90.2%	91.8%	92.0%	92.3%	92.7%
Average Rent per Leased Square Foot	\$ 11.46	\$ 11.99	\$ 11.34	\$ 11.65	\$ 11.24
CHILE					
Other Joint Venture Properties					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	240	240	239	256	256
Percent Leased	89.7%	90.1%	89.9%	91.5%	92.4%
Average Rent per Leased Square Foot	\$ 13.38	\$ 13.48	\$ 13.02	\$ 11.46	\$ 11.24
PERU					
Consolidated Properties					
Number of Properties	1	1			
Total Gross Leasable Area	13	13			
Percent Leased	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62			
BRAZIL					
Consolidated Properties					
Number of Properties	1	1			
Total Gross Leasable Area	48	48			
Percent Leased	100.0%	100.0%			
Average Rent per Leased Square Foot	\$ 12.62	\$ 12.56			
Subtotal of Shopping Center Portfolio					
Consolidated Properties					
Number of Properties	474	482	479	416	410
Total Gross Leasable Area	59,334	61,764	61,473	53,774	53,184
Percent Leased	91.8%	92.2%	92.2%	91.6%	91.5%
Investment Management Programs					
Number of Properties	287	284	287	326	332
Total Gross Leasable Area	44,028	42,193	42,624	50,270	50,899
Percent Leased	88.0%	91.6%	91.7%	91.6%	91.6%
Other Joint Venture Properties					
Number of Properties	143	143	146	144	143
Total Gross Leasable Area	23,248	23,199	23,197	22,631	22,477
Percent Leased	95.8%	95.7%	95.5%	96.0%	96.2%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	904	909	912	886	885
Total Gross Leasable Area	126,610	127,156	127,294	126,675	126,560
Percent Leased	92.8%	92.6%	92.6%	92.4%	92.4%

Combined Major Tenant Profile
(Top 50 tenants ranked by annualized base rent)
June 30, 2010

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	Annualized Base Rent (in thousands)	% of Annualized Base Rent	Leased GLA (in thousands)	% of Leased GLA
Home Depot	BBB+ / Baa1	44	\$ 28,929	3.2%	3,608	4.6%
TJX Companies	A / A3	131	24,495	2.7%	2,447	3.1%
Wal-Mart	AA / Aa2	57	22,160	2.4%	3,694	4.7%
Kmart/Sears Holdings	BB- / Ba2	58	21,349	2.4%	3,815	4.9%
Kohl's	BBB+/Baa1	37	16,989	1.9%	2,498	3.2%
Best Buy	BBB- / Baa2	45	14,072	1.5%	1,106	1.4%
Royal Ahold	BBB / Baa3	35	13,902	1.5%	1,196	1.5%
Bed Bath & Beyond	BBB / NR	68	13,429	1.5%	1,191	1.5%
Costco	A+/ A2	16	12,885	1.4%	1,556	2.0%
Petsmart	BB / NR	63	11,383	1.3%	816	1.0%
Michaels	B-/B3	69	10,166	1.1%	802	1.0%
Safeway	BBB / Baa2	45	9,991	1.1%	964	1.2%
Sports Authority	B- / NR	28	9,839	1.1%	884	1.1%
Dollar Tree	NR/NR	113	9,623	1.1%	876	1.1%
Ross Stores	BBB / NR	61	8,990	1.0%	928	1.2%
Office Depot	B / B2	40	8,223	0.9%	812	1.0%
Staples	BBB / Baa2	49	7,980	0.9%	633	0.8%
Great Atlantic & Pacific	CCC+/Caa2	16	7,571	0.8%	580	0.7%
Toys R Us	B / B2	34	7,533	0.8%	984	1.3%
OfficeMax	B / B1	43	7,045	0.8%	631	0.8%
Petco	B/B2	44	6,951	0.8%	394	0.5%
Lowe's Home Center	A/ A1	12	6,894	0.8%	1,060	1.3%
SuperValu	BB- / Ba3	34	6,860	0.8%	934	1.2%
Burlington Coat Factory	B- / B3	19	6,802	0.7%	1,427	1.8%
Hobby Lobby	NR/NR	22	6,747	0.7%	1,103	1.4%
Top 25 Tenants		1,183	\$ 300,806	33.1%	34,940	44.4%
Walgreen	A/A2	22	6,321	0.7%	305	0.4%
Whole Foods	BB-/ Ba3	13	5,682	0.6%	278	0.4%
Party City	NR/NR	45	5,572	0.6%	311	0.4%
The Gap	BB+/NR	40	5,395	0.6%	368	0.5%
Joann Fabrics	NR/NR	38	5,090	0.6%	587	0.7%
Cinepolis	NR/NR	13	4,917	0.5%	514	0.7%
DSW	NR/NR	15	4,505	0.5%	250	0.3%
HEB Grocery	NR/NR	10	4,453	0.5%	615	0.8%
CVS	BBB+/Baa2	46	4,429	0.5%	316	0.4%
Pier 1 Imports	NR/NR	45	4,340	0.5%	226	0.3%
Payless Shoesource	B+/B1	103	4,304	0.5%	203	0.3%
Kroger	BBB/Baa2	22	3,968	0.4%	690	0.9%
Zellers	NR/NR	13	3,923	0.4%	596	0.8%
Border Group	NR/NR	16	3,862	0.4%	215	0.3%
Riteaid	B-/Caa2	35	3,797	0.4%	358	0.5%
Dick Sporting Goods	NR/NR	13	3,645	0.4%	361	0.5%
Bank America	A/A2	43	3,553	0.4%	109	0.1%
Barnes N Noble	NR/NR	19	3,321	0.4%	200	0.3%
Publix Supermarkets	NR/NR	21	3,316	0.4%	422	0.5%
24 Hour Club	B / B2	11	3,263	0.4%	173	0.2%
King Kullen	NR/NR	4	3,222	0.4%	189	0.2%
Yum Brands	BBB-/Baa3	66	3,163	0.3%	116	0.1%
JP Morgan Chase	A+/Aa3	32	2,919	0.3%	90	0.1%
Big Lots	BBB/NR	20	2,880	0.3%	579	0.7%
Metro, Inc.	BBB / NR	11	2,827	0.3%	239	0.3%
Tenants 26 - 50		716	\$ 102,665	11.3%	8,312	10.6%
Top 50 Tenants		1,899	\$ 403,472	44.4%	43,251	55.0%

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,900 leases to 7,100 tenants totaling approximately \$1.5 billion of annual base rent.

Combined Operating Real Estate
(ranked by KIM share of annualized base rent)
June 30, 2010

United States	Number of Properties	Gross Leasable Area*		Annualized Base Rent	Rent Per Leased SQ. FT.
		Area* (in thousands)	% Leased		
California	121	8,839	93.2%	\$ 124,631	\$ 15.14
Florida	88	8,761	89.3%	86,881	11.10
New York	64	4,336	94.6%	70,183	17.10
Pennsylvania	47	4,305	94.9%	46,960	11.50
New Jersey	29	3,112	97.3%	39,543	13.06
Illinois	43	4,344	94.8%	36,431	8.85
Texas	40	3,699	90.2%	34,468	10.34
Puerto Rico	7	2,150	97.2%	32,304	15.45
Ohio	39	5,022	90.1%	28,486	6.30
Virginia	64	2,104	97.2%	26,555	12.99
Arizona	14	2,918	88.2%	24,250	9.43
Maryland	44	1,689	90.9%	23,630	15.40
North Carolina	17	2,214	90.4%	22,854	11.41
Missouri	21	2,827	98.3%	20,260	7.29
Washington	18	1,187	91.2%	15,468	14.29
Georgia	11	1,391	95.2%	14,105	10.65
Oregon	14	1,313	83.6%	13,023	11.87
South Carolina	6	1,201	82.8%	10,419	10.48
Michigan	14	1,241	92.0%	10,015	8.77
Nevada	17	709	86.0%	9,747	15.99
Connecticut	8	927	91.7%	9,440	11.11
Minnesota	6	772	92.6%	9,316	13.03
Tennessee	10	1,048	83.7%	7,978	9.10
Louisiana	4	821	95.5%	7,373	9.40
Colorado	11	884	85.3%	7,286	9.66
New Hampshire	4	587	98.6%	6,796	11.75
Indiana	10	1,118	86.2%	5,654	5.86
Massachusetts	7	382	96.8%	5,126	13.87
Iowa	7	707	96.5%	4,092	6.00
New Mexico	4	296	89.2%	3,349	12.68
West Virginia	2	357	99.2%	3,339	9.43
Oklahoma	2	337	99.3%	2,553	7.63
Kentucky	3	304	93.5%	2,498	8.79
Alabama	2	183	94.3%	2,397	13.89
Mississippi	2	169	94.3%	2,149	13.48
Kansas	3	224	95.1%	2,055	9.65
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%	788	52.56
Utah	1	143	100.0%	761	5.32
Vermont	1	54	81.6%	687	15.59
Alaska	1	73	100.0%	443	6.07
Subtotal	813	73,207	92.3%	\$ 778,653	\$ 11.52
Canada	49	4,781	97.8%	\$ 67,979	\$ 14.54 (1)
Mexico	32	2,626	94.3%	29,177	11.78 (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	7,573	96.5%		
Grand Total	904	80,780	92.7%		
American Industries (6)	81	4,879	83.3%	\$ 21,221	\$ 5.22

* 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 1.03 CAD for the three months ended June 30, 2010.

(2) Based on an average conversion rate of \$1.00 USD to 12.57 MXN for the three months ended June 30, 2010.

(3) Based on an average conversion rate of \$1.00 USD to 540.98 CLP for the three months ended June 30, 2010.

(4) Based on an average conversion rate of \$1.00 USD to 2.88 PEN for the three months ended June 30, 2010.

(5) Based on an average conversion rate of \$1.00 USD to 1.80 BRL for the three months ended June 30, 2010.

(6) Excludes 3 land parcels held for development.

All Operating Real Estate Leasing Summary
Trailing Four Quarters as of June 30, 2010
(in thousands)

<u>Lease Type</u>	<u>% of Total GLA Signed</u>		<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
	<u>Leases</u>	<u>GLA</u>										
<u>United States and Puerto Rico</u>												
New Leases *	411	20%	1,479	\$ 13.47	\$ 19,920	\$ 14.10	\$ 20,850	\$ (930)	-4.5%	10.5	\$ 22,723	\$ 15.36
Renewals/Options	974	61%	4,621	11.17	51,623	11.17	51,612	11	0.0%	4.7	-	-
US Same Space Total	1,385	81%	6,100	\$ 11.73	\$ 71,543	\$ 11.88	\$ 72,462	\$ (919)	-1.3%	6.1	\$ 22,723	
Non-same space new leases	410	19%	1,428	\$ 12.94	\$ 18,477					9.5	\$ 24,155	\$ 16.92
US Total	1,795	100%	7,527	\$ 11.96	\$ 90,020					6.8	\$ 46,879	
<u>Canada</u>												
New Leases	62	18%	90	\$ 18.84	\$ 1,695	\$ 18.42	\$ 1,657	\$ 38	2.3%	7.7	\$ 1,931	\$ 21.47
Renewals/Options	142	77%	385	16.24	6,259	15.29	5,894	365	6.2%	4.8	-	-
Canada Same Space Total	204	95%	475	\$ 16.73	\$ 7,954	\$ 15.88	\$ 7,551	\$ 403	5.3%	5.4	\$ 1,931	
Non - same space new leases	20	5%	27	\$ 16.02	\$ 427					7.6	\$ 660	\$ 24.78
Canada Total	224	100%	502	\$ 16.69	\$ 8,381					5.5	\$ 2,592	
<u>Latin America</u>												
New Leases	65	5%	31	\$ 18.85	\$ 577	\$ 20.50	\$ 628	\$ (50)	-8.0%	3.2	\$ -	
Renewals/Options	130	16%	112	19.67	2,201	19.46	2,178	23	1.1%	5.1	-	
Latin America Same Space Total	195	21%	143	\$ 19.49	\$ 2,778	\$ 19.68	\$ 2,805	\$ (27)	-1.0%	4.7	\$ -	
Non - same space new leases	493	79%	537	\$ 15.87	\$ 8,520					4.7	\$ -	\$ -
Latin America Total	688	100%	679	\$ 16.63	\$ 11,298					4.7	\$ -	
Grand Total	2,707	100%	8,709									
Total New Leases (Same Space)	538	18%	1,600									
Total Renewals/Options	1,246	59%	5,118									
Total Non-same space new leases	923	23%	1,991									
Grand Total	2,707	100%	8,709									

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	398	17%	1,220	\$ 13.80	\$ 16,836	\$ 13.65	\$ 16,652	\$ 184	1.1%	10.0	\$ 15,630	\$ 12.81
Renewals/Options	974	64%	4,621	11.55	51,623	11.47	51,612	11	0.0%	4.7	-	-
US Same Space Total	1,372	80%	5,840	\$ 11.72	\$ 68,458	\$ 11.69	\$ 68,264	\$ 195	0.3%	5.8	\$ 15,630	

All Operating Real Estate Leasing Summary
For the Quarter Ended June 30, 2010
(in thousands)

<u>Lease Type</u>	<u>% of Total GLA</u>		<u>New GLA</u>	<u>New \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior GLA</u>	<u>Prior \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
	<u>Leases</u>	<u>Signed</u>											
<u>United States and Puerto Rico</u>													
New Leases	92	24%	411	\$ 12.74	\$ 5,232	\$ 12.72	\$ 5,222	\$ 10	0.2%	9.6	\$ 5,929	\$ 14.44	
Renewals/Options	230	52%	876	9.80	8,588	10.07	8,821	(233)	-2.6%	4.8	-	-	
US Same Space Total	322	76%	1,287	\$ 10.74	\$ 13,820	\$ 10.91	\$ 14,043	\$ (224)	-1.6%	6.3	\$ 5,929		
Non-same space new leases	123	24%	406	\$ 12.38	\$ 5,029					8.7	\$ 7,004	\$ 17.24	
US Total	445	100%	1,693	\$ 11.13	\$ 18,849					6.9	\$ 12,934		
<u>Canada</u>													
New Leases	14	8%	12	\$ 22.68	\$ 264	\$ 23.47	\$ 273	\$ (9)	-3.3%	6.5	\$ 213	\$ 18.30	
Renewals/Options	36	83%	128	13.43	1,716	12.30	1,572	144	9.2%	4.9	-	-	
Canada Same Space Total	50	90%	139	\$ 14.20	\$ 1,981	\$ 13.24	\$ 1,845	\$ 135	7.3%	5.0	\$ 213		
Non - same space new leases	10	10%	15	\$ 15.88	\$ 242					7.6	\$ 448	\$ 29.41	
Canada Total	60	100%	155	\$ 14.37	\$ 2,222					5.3	\$ 661		
<u>Latin America</u>													
New Leases	33	8%	19	\$ 17.78	\$ 331	\$ 19.30	\$ 359	\$ (28)	-7.8%	3.3	\$ -	\$ -	
Renewals/Options	52	29%	68	16.18	1,103	15.83	1,079	24	2.2%	6.7	-	-	
Latin America Same Space Total	85	38%	87	\$ 16.52	\$ 1,434	\$ 16.57	\$ 1,438	\$ (4)	-0.3%	6.0	\$ -		
Non - same space new leases	124	62%	145	\$ 14.58	\$ 2,106					4.4	\$ -	\$ -	
Latin America Total	209	100%	231	\$ 15.31	\$ 3,540					5.0	\$ -		
Grand Total	714	100%	2,079										
Total New Leases (Same Space)	139	21%	441										
Total Renewals/Options	318	51%	1,072										
Total Non-same space new leases	257	27%	566										
Grand Total	714	100%	2,079										

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 Lease Expiration Schedule
Operating Shopping Centers
June 30, 2010

LEASES EXPIRING ASSUMING NO OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants		
	Minimum			Minimum			% of Total		Minimum Rent
	# of Leases	Expiring SQ. FT.	Rent PSF	# of Leases	Expiring SQ. FT.	Rent PSF	# of Leases	Expiring SQ. FT.	Rent PSF
2010	27	655,069	\$ 7.43	445	702,834	\$ 20.11	472	1,357,903	2.0% \$ 13.99
2011	155	3,919,458	7.70	1,387	2,364,596	19.11	1,542	6,284,054	9.3% 11.99
2012	187	4,771,146	7.41	1,512	2,778,438	20.09	1,699	7,549,584	11.2% 12.08
2013	168	4,422,214	9.14	1,367	2,572,021	19.91	1,535	6,994,235	10.4% 13.10
2014	217	5,932,898	8.79	1,135	2,201,646	20.50	1,352	8,134,545	12.0% 11.96
2015	184	4,232,665	9.54	874	1,938,146	20.36	1,058	6,170,811	9.1% 12.94
2016	146	3,393,811	9.93	312	802,622	23.76	458	4,196,433	6.2% 12.58
2017	105	3,018,799	10.96	302	750,581	26.80	407	3,769,380	5.6% 14.11
2018	88	2,825,762	9.17	254	649,146	25.37	342	3,474,908	5.1% 12.19
2019	94	3,314,245	8.92	236	553,061	27.78	330	3,867,306	5.7% 11.62
2020	80	2,265,230	10.47	181	470,440	27.48	261	2,735,670	4.0% 13.40
2021	47	1,307,265	9.19	38	111,428	21.79	85	1,418,695	2.1% 10.18
							Thereafter	11,619,068	17.2% 6.88
							Total (2)	67,572,591	100.0% \$ 11.52

ASSUMES EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants		
	Minimum			Minimum			% of Total		Minimum Rent
	# of Leases	Expiring SQ. FT.	Rent PSF	# of Leases	Expiring SQ. FT.	Rent PSF	# of Leases	Expiring SQ. FT.	Rent PSF
2010	6	153,968	\$ 5.34	315	469,471	\$ 20.11	321	623,439	0.9% \$ 16.47
2011	34	804,396	7.80	801	1,187,410	19.78	835	1,991,805	2.9% 14.94
2012	19	370,932	7.80	904	1,301,827	21.35	923	1,672,760	2.5% 18.34
2013	26	499,504	8.79	787	1,234,644	20.61	813	1,734,150	2.6% 17.21
2014	27	697,150	8.86	604	1,496,628	13.86	631	2,193,778	3.2% 12.27
2015	27	495,532	9.31	509	866,181	22.00	536	1,361,714	2.0% 17.38
2016	21	372,280	8.38	494	894,652	23.13	515	1,266,933	1.9% 18.79
2017	36	819,671	8.19	479	940,796	24.31	515	1,760,466	2.6% 16.81
2018	37	845,346	11.51	450	871,343	23.43	487	1,716,689	2.5% 17.56
2019	44	879,687	10.00	410	850,562	24.39	454	1,730,250	2.6% 17.07
2020	41	706,545	8.96	382	800,316	24.87	423	1,506,861	2.2% 17.41
2021	41	1,155,994	8.43	246	615,447	23.19	287	1,771,441	2.6% 13.56
							Thereafter	48,242,306	71.4% 9.62
							Total (2)	67,572,591	100.0% \$ 11.52

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

(2) Represents occupied square footage as of June 30, 2010 for US shopping center properties in occupancy.

Joint Venture Summary

Operating Joint Venture Summary
Three Months Ended June 30, 2010
(in thousands)

Venture	Average Ownership %	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/(Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/(Loss)	Kimco Share of Net Income/(Loss) (1)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 72,114	\$ 21,432	\$ 50,682	\$ 28,045	\$ 1,894	\$ 137,474	\$ (259)	\$ 31,734	\$ 31	\$ (144,905)	\$ (12,924)	\$ (6,998)
Kimco Income REIT	45.0%	48,168	12,641	35,527	17,376	(1,186)	6,265	-	9,870	(63)	767	843	5,284
UBS Programs	17.9%	29,456	8,115	21,341	10,554	(490)	-	-	10,538	-	(241)	267	2,147
SEB Immobilien	15.0%	6,650	1,778	4,872	2,782	(98)	-	-	1,927	-	65	338	341
Kimco Income Fund	15.2%	6,844	2,170	4,674	2,363	(478)	-	-	1,900	-	(67)	75	360
GE Investment Program (KROP)	18.5%	2,169	760	1,409	601	(110)	-	-	479	(61)	158	31	118
Other Institutional Programs	30.9%	26,093	6,264	19,829	8,482	(5,063)	-	-	6,892	-	(608)	1,651	3,420
Total Investment Management Programs		\$ 191,494	\$ 53,160	\$ 138,334	\$ 70,203	\$ (5,531)	\$ 143,739	\$ (259)	\$ 63,340	\$ (93)	\$ (144,831)	\$ (9,719)	\$ 4,672
Other Joint Venture Properties													
US Properties	47.1%	\$ 36,667	\$ 10,893	\$ 25,774	\$ 12,993	\$ (785)	-	\$ -	\$ 8,889	-	\$ 3,107	\$ 351	\$ 5,214
Canada Properties	50.0%	51,318	18,436	32,882	13,349	(232)	-	-	8,861	-	10,440	5,220	9,651
Mexico Properties	48.9%	27,707	5,810	21,897	6,632	(119)	-	-	7,473	-	7,673	3,769	7,444
Chile Properties	50.0%	993	237	756	-	(626)	-	-	222	-	(92)	(46)	65
Total Other JV Properties		\$ 116,685	\$ 35,376	\$ 81,309	\$ 32,974	\$ (1,762)	\$ -	\$ -	\$ 25,445	\$ -	\$ 21,128	\$ 9,294	\$ 22,374
Other Investments	63.3%	\$ 55,455	\$ 34,803	\$ 20,652	\$ 11,126	\$ (848)	-	\$ -	\$ 11,511	\$ -	\$ (2,833)	\$ (102)	\$ 7,557
		\$ 363,634	\$ 123,339	\$ 240,295	\$ 114,303	\$ (8,141)	\$ 143,739	\$ (259)	\$ 100,296	\$ (93)	\$ (126,536)	\$ (527)	\$ 34,603
Income from Albertson's													\$ (35)
Income Miscellaneous													\$ 201
Equity in Loss of Joint Ventures, Net													\$ (361)

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

Venture	Before		Investment Adjustments			After		Kimco Share of Net Income/(Loss)	Kimco Share of FFO		
	Net Income/(Loss)	Kimco Share of Net Income/(Loss)	Investment		All Fees	Kimco Share of Net Income/(Loss)	Kimco Share of FFO				
			Promote Income	Adjustment							
Prudential Investment Program	\$ (144,905)	\$ (21,738)	\$ -	\$ 8,413	\$ 401	\$ (12,924)	\$ (6,998)				
Kimco Income REIT	767	345	-	-	498	843	5,284				
UBS Programs	(241)	(24)	-	-	291	267	2,147				
SEB Immobilien	65	10	-	286	42	338	341				
Kimco Income Fund	(67)	(10)	-	-	85	75	360				
GE Investment Program (KROP)	158	27	(14)	-	18	31	118				
Other Institutional Programs	(608)	(392)	-	-	2,043	1,651	3,420				
Total Investment Management Programs	\$ (144,831)	\$ (21,782)	\$ (14)	\$ 8,699	\$ 3,378	\$ (9,719)	\$ 4,672				

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

Operating Joint Venture Summary
Six Months Ended June 30, 2010
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/ (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (2)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 149,389	\$ 44,727	\$ 104,662	\$ 56,361	\$ 848	\$ 167,287	\$ 1,387	\$ 64,135	\$ (21)	\$ (180,907)	\$ (15,735)	\$ (6,831)
Kimco Income REIT	45.0%	96,807	26,851	69,956	34,033	(1,654)	6,265	5,680	19,523	177	14,338	7,466	13,722
UBS Programs	17.9%	59,422	16,680	42,742	21,036	(1,294)	-	-	21,678	-	(1,266)	422	4,292
SEB Immobilien	15.0%	13,259	3,484	9,775	5,533	(152)	-	-	3,852	-	238	653	694
Kimco Income Fund	15.2%	14,739	4,342	10,397	4,629	(745)	-	-	3,754	-	1,269	362	925
GE Investment Program (KROP)	18.5%	3,727	1,239	2,488	1,210	(277)	-	-	1,049	(36)	(84)	(40)	154
Other Institutional Programs	30.9%	42,527	10,284	32,243	13,157	(5,573)	-	-	11,869	-	1,644	1,875	4,479
Total Investment Management Programs		\$ 379,870	\$ 107,607	\$ 272,263	\$ 135,959	\$ (8,847)	\$ 173,552	\$ 7,067	\$ 125,860	\$ 120	\$ (164,768)	\$ (4,997)	\$ 17,435
Other Joint Venture Properties													
US Properties	47.1%	\$ 73,911	\$ 24,144	\$ 49,767	\$ 25,543	\$ (1,519)	\$ -	\$ -	\$ 17,092	\$ -	\$ 5,613	\$ 8,929 ⁽¹⁾	\$ 18,479
Canada Properties	50.0%	101,414	36,905	64,509	26,643	(243)	-	423	17,689	-	20,357	10,178	18,811
Mexico Properties	48.9%	53,367	11,215	42,152	13,455	(1,041)	-	-	14,573	-	13,083	6,351	13,533
Chile Properties	50.0%	2,031	496	1,535	-	(781)	-	-	444	-	311	155	377
Total Other JV Properties		\$ 230,723	\$ 72,760	\$ 157,963	\$ 65,641	\$ (3,584)	\$ -	\$ 423	\$ 49,798	\$ -	\$ 39,363	\$ 25,613	\$ 51,200
Other Investments	63.3%	\$ 107,687	\$ 69,797	\$ 37,890	\$ 23,088	\$ (2,814)	\$ -	\$ (1,970)	\$ 22,996	\$ -	\$ (12,978)	(6,668)	\$ 8,622
		\$ 718,280	\$ 250,164	\$ 468,116	\$ 224,688	\$ (15,245)	\$ 173,552	\$ 5,520	\$ 198,654	\$ 120	\$ (138,383)	\$ 13,948	\$ 77,257
Income from Albertson's												\$ 6,047	
Income Miscellaneous												645	
Equity in Loss of Joint Ventures, Net												\$ 20,640	

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

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

Venture	Net Income/ (Loss)	Before		Investment Adjustments			After		Kimco Share of Net Income/ (Loss)	Kimco of FFO
		Kimco Share of Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Promote Income	Basis Adjustment	All Fees	Kimco Share of Net Income/ (Loss)	Kimco of FFO		
Prudential Investment Program	\$ (180,907)	\$ (27,136)		\$ 10,526	\$ 875	\$ (15,735)	\$ (6,831)			
Kimco Income REIT	14,338	6,450			1,016	7,466	13,722			
UBS Programs	(1,266)	(168)			590	422	4,292			
SEB Immobilien	238	36		536	81	653	694			
Kimco Income Fund	1,269	192			170	362	925			
GE Investment Program (KROP)	(84)	(20)	93	(143)	30	(40)	154			
Other Institutional Programs	1,644	(168)			2,043	1,875	4,479			
Total Investment Management Programs	\$ (164,768)	\$ (20,814)	\$ 93	\$ 10,919	\$ 4,805	\$ (4,997)	\$ 17,435			

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

Investments in Real Estate Joint Ventures

June 30, 2010

(in thousands)

Venture	Average Ownership Interest	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate
Investment Management Programs										
Prudential Investment Program	15.0%	*	75	12,457	\$ 2,932,378	\$ 1,707,469	\$ 154,362	4.91%	54.9	81.23%
Kimco Income REIT	45.0%	59	12,697	1,558,014	1,010,692	91,015	6.70%	53.8	98.54%	1.46%
UBS Programs	17.9%	*	43	6,240	1,366,825	740,051	30,406	5.69%	60.8	100.00%
SEB Immobilien	15.0%	10	1,382	275,755	193,500	5,894	5.67%	77.4	100.00%	-
Kimco Income Fund	15.2%	12	1,530	281,910	169,292	14,316	5.45%	50.7	100.00%	-
GE Investment Program (KROP)	18.5%	*	3	785	75,870	56,182	3,153	4.12%	52.9	54.29%
Other Institutional Programs	30.9%	*	<u>85</u>	<u>9,065</u>	<u>1,603,295</u>	<u>1,031,594</u>	<u>44,904</u>	5.20%	63.8	87.30%
Total Investment Management Programs		<u>287</u>	<u>44,156</u>	<u>\$ 8,094,047</u>	<u>\$ 4,908,780</u>	<u>\$ 344,050</u>				
Other Joint Venture Properties										
US Properties	47.1%	*	73	10,048	\$ 1,140,325	\$ 847,557	\$ 39,596	5.54%	77.8	72.39%
Canada Properties	50.0%	49	9,674	1,335,955	899,490	10,349	5.85%	57.0	100.00%	-
Mexico Properties (1)	48.9%	*	117	15,291	1,012,463	360,000	111,137	7.57%	36.7	98.79%
Chile Properties	50.0%	8	240	41,170	-	(31,356)				
Total Other JV Properties		<u>247</u>	<u>35,253</u>	<u>\$ 3,529,913</u>	<u>\$ 2,107,047</u>	<u>\$ 129,726</u>				
Other Investments	63.3%	*	N/A	N/A	\$ 1,338,283	\$ 990,553	\$ (28,252)	4.57%	43.4	66.81%
	<u>534</u>	<u>79,409</u>	<u>\$ 12,962,243</u>	<u>\$ 8,006,380</u>	<u>\$ 445,524</u>					
Kimco's Share of Mortgages & Notes Payable						<u>\$ 2,881,036</u> ⁽²⁾				

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

* Ownership % is a blended rate

** Average Remaining term includes extensions

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

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

Guidance

2010 FFO Guidance Matrix
(in millions)

RECURRING	2009 Actual	2010 Guidance												Structured and Other Non-Retail Investments										
		YTD				2Q10		2010 Range		Shopping Ctr Portfolio			Mgt Services Income			Preferred Equity			Westmont					
		Actual	Actual	Low	High	Actual	Low	High	Actual	Low	High	Actual	Low	High	Actual	Low	High	Actual	Low	High	Actual	Low	High	
		\$ 545	\$ 309	\$ 151	\$ 595	\$ 610	\$ 151	\$ 595	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	
Net Operating Income *																								
Income from Other Real Estate Investments	32	17	8	29	33	1	2	3	-	-	-	-	-	-	7	26	28	-	-	-	-	1	2	
Mortgage Financing Income	14	4	1	6	8	-	3	4	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4	
Management and Other Fee Income	41	18	9	35	37	-	-	-	9	35	37	-	-	-	-	-	-	-	-	-	-	-	-	
Interest, Dividends & Other Investment Income	25	9	4	14	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	14	15		
Other (Expense)/Income, Net	(11)	(12)	(6)	(16)	(20)	(5)	(14)	(18)	-	-	-	-	-	-	-	-	-	-	(1)	(2)	(2)	-	-	
Equity In Income from JV's **	171	85	48	170	181	43	158	165	-	-	-	-	-	-	-	4	10	13	1	2	3	-	-	
Noncontrolling Interests in Income	(9)	(6)	(3)	(9)	(12)	(3)	(9)	(12)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	\$ 808	\$ 424	\$ 212	\$ 824	\$ 852	\$ 187	\$ 735	\$ 751	\$ 9	\$ 35	\$ 37				\$ 7	\$ 26	\$ 28	\$ 4	\$ 10	\$ 13	\$ 5	\$ 18	\$ 23	
NON-RECURRING																								
Income from Other Real Estate Investments	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mortgage Financing Income	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	
Management and Other Fee Income	1	3	2	3	5	-	-	-	2	3	5	-	-	-	-	-	-	-	-	-	-	-	-	
Interest, Dividends & Other Investment Income	8	2	1	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	3	-	-	
Other (Expense)/Income, Net	5	3	1	3	4	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Equity In Income from JV's	(1)	16	3	16	16	-	8	8	-	-	-	-	-	-	-	3	3	3	-	5	5	5	5	
Extraordinary Gain from JV Transaction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Noncontrolling Interests in Income	(1)	(1)	-	(1)	(1)	-	(1)	(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gain on Sale of Development Properties	6	2	-	2	2	-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Income from Discontinued Operating Properties	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DISCOP - Inc./Loss) on operating property HFS/sold	-	2	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	-	-	
Loss on Transfer of Operating Properties	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	\$ 23	\$ 28	\$ 10	\$ 28	\$ 32	\$ 2	\$ 13	\$ 14	\$ 2	\$ 3	\$ 5				\$ -	\$ -	\$ -	\$.3	\$.3	\$.3	\$.3	\$ 9	\$ 10	
(Provision)/Benefit for Income Taxes	\$ 3	\$ 4	\$ 2	\$ 2	\$ (2)																			
General & Administrative Expenses	(110)	(55)	(26)	(110)	(114)																			
Interest Expense	(210)	(119)	(60)	(233)	(240)																			
Preferred Dividends	(47)	(24)	(12)	(47)	(47)																			
	\$ (365)	\$ (194)	\$ (96)	\$ (388)	\$ (403)																			
FFO	\$ 466	\$ 258	\$ 126	\$ 464	\$ 481																			
Add back Noncontrolling Interest/Div for Stock Units	1	1	-	1	1																			
FFO Diluted Before Impairments - \$	467	259	126	465	482																			
Diluted Average Shares	352	407	408	408	408																			
FFO Diluted Before Impairments - Per Share	\$ 1.33	\$ 0.64	\$ 0.31	\$ 1.14	\$ 1.18																			
Non-cash Impairments, Net of Taxes	(179)	(27)	(20)	(27)	(27)																			
FFO Diluted Per Common Share	\$ 0.82	\$ 0.57	\$ 0.26	\$ 1.07	\$ 1.11																			

Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share

Net Income/(Loss) Available to Common Stockholders

2009 Actual	YTD Actual	2010 Range		
		2Q10 Actual	Low	High
\$ (0.15)	\$ 0.14	\$ 0.04	\$ 0.21	\$ 0.26
(0.01)	-	-	0.01	(0.01)
(0.01)	(0.01)	(0.01)	(0.02)	(0.03)
(0.02)	(0.01)	-	(0.01)	(0.03)
0.63	0.30	0.15	0.58	0.60
0.38	0.15	0.08	0.30	0.32
\$ 0.82	\$ 0.57	\$ 0.26	\$ 1.07	\$ 1.11
0.51	0.07	0.05	0.07	0.07
\$ 1.33	\$ 0.64	\$ 0.31	\$ 1.14	\$ 1.18

* Includes depreciation adjustment in FFO Reconciliation

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

Retail Investments Summary (Additional Valuation Information)

As of June 30, 2010

(\$ shown in millions and USD denomination)

	Net Operating Income	Description / Notes
Operating Real Estate - Consolidated and JV's		
NOI Including Pro-rata JV NOI, 2Q 2010:	\$ 238	Per supplemental NOI disclosures
Add: Negative NOI	1	
Less: LTA's, Straight-line, Disc. Ops NOI	(6)	
FAS141 Rents	(3)	
Real Estate Under Development NOI	(1)	See Real Estate Under Development (p. 28 & 29)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	<u>(13)</u>	
	\$ 216	
Development Project Transfers to Operating - Pending Stabilization (US and Latin America) - (p. 30)	<u>5</u>	Currently yielding approx. 5% and expected to reach 10%
	\$ 221	

	Book Value	Description / Notes
Other Retail Investments included in Operating Real Estate		
Blue Ridge Land Holdings	\$ 60 <u>110</u>	Income included in Income from Other Real Estate Inv.
	\$ 170	
Investments & Advances in Real Estate JVs		
Mexican Land Fund	\$ 11	
Real Estate Under Development (REUD)		
US Construction In Progress (CIP)	\$ 83	
US Land	27	
Latin America CIP	<u>331</u>	
	\$ 441	
Other Real Estate Investments		
Preferred Equity Retail Investments	\$ 286	
Net Lease Portfolio	107	
Misc	<u>26</u>	Includes Retail Store and Leveraged Leases
	\$ 419	
Mortgage and Other Receivables		
Latin America Mortgage Receivables	\$ 30	
Retail-Based Mortgage Receivables		
Winn Dixie	13	
Other	<u>13</u>	
	\$ 56	
Other Assets		
Miscellaneous Other Assets	\$ 325	See separate Balance Sheet Detail Schedule (p. 19)
Real Estate Held for Sale	<u>14</u>	
	\$ 339	

Additional Value Consideration:

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 REUD (in excess of book value)	\$ 66	Projected yield of approx. 12% with 10% exit cap
		- See Real Estate Under Development (p. 28 & 29)

* These properties contain additional value due to significantly below-market rents not captured in 2Q 2010 NOI.

Non-Retail Investments Summary
As of June 30, 2010
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
Operating Real Estate - Consolidated				
Urban Properties / Other Consolidated *				Mixed Retail and Apartment / Office
New York, NY	\$ 104		\$ 104	
Philadelphia, PA	101		101	
Boston, MA	1		1	
Chicago, IL	18		18	
Other	<u>3</u>		<u>3</u>	
	<u>227</u>		<u>227</u>	
Investments & Advances in Real Estate JVs				
Westmont Portfolio				
InTown Suites	104	473	577	
Westmont Hotels	24	85	109	
Hyatt Cancun	2	19	21	
Other Joint Venture Properties				
Willowick	8	21	29	Multi-Family Housing
125th Street, Harlem	2	13	15	Mixed Retail and Office
Albertsons	<u>20</u>		<u>20</u>	
	<u>160</u>	<u>611</u>	<u>771</u>	
Other Real Estate Investments				
Preferred Equity Investments - Non-Retail	117		117	
Miscellaneous Other Investments	<u>5</u>		<u>5</u>	
	<u>122</u>		<u>122</u>	
Mortgage and Other Receivables				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	11		11	
Sandalwood - Nuns Island	22		22	15 Properties
King & Benton	16		16	Secured Convertible Bridge Loan
Other	<u>6</u>		<u>6</u>	
	<u>55</u>		<u>55</u>	
Marketable Securities				
Bonds				Reflects \$15M in unrealized losses
Valad	140		140	
Rite Aid	17		17	
Whiterock	9		9	
Other	18		18	
Stocks				
Plazacorp Retail Properties	22		22	
Other	<u>3</u>		<u>3</u>	
	<u>209</u>		<u>209</u>	
Other Assets				
Miscellaneous Other Assets	<u>55</u>		<u>55</u>	
Total Non-Retail Investments	\$ 828		\$ 611	\$ 1,439

* \$61M of debt associated with these properties is included in consolidated debt.

Reconciliation from 1Q 2010

1Q 2010 Total Non-Retail Investments	\$ 875
Mortgage Receivables repaid	(17)
Sold three Urban Properties	(21)
Other misc	<u>(9)</u>
2Q 2010 Total Non-Retail Investments	\$ 828

Activity Subsequent to 6/30/10

- 1 Urban Property under contract for sale
- Estimated reduction in Non-Retail Investments \$5M

Miscellaneous

Research Coverage:

Argus	John Eade	(212) 425-7500
Bank of America / Merrill Lynch	Jeff Spector	(646) 855-1363
Barclays Capital	Craig Schmidt	(646) 855-3640
Benchmark Company	Ross Smotrich	(212) 526-2306
Citi Investment Research	William Acheson	(212) 312-6737
	Michael Bileman	(212) 816-1383
	Quentin Velleley	(212) 816-6981
Cowen and Company	Jim Sullivan	(646) 562-1380
	Michael Gorman	(646) 562-1381
Credit Suisse	Andrew Rosivach	(415) 249-7942
Deutsche Bank Securities Inc.	John Perry	(212) 250-4912
Edward D. Jones & Company	John Sheehan	(314) 515-3031
Gleacher & Company	David Harris	(203) 532-7332
Goldman Sachs & Co.	Jay Habermann	(917) 343-4260
Green Street Advisors	James Sullivan	(949) 640-8780
ISI Group	Steve Sakwa	(212) 446-9462
	Ian Weissman	(212) 446-9461
Janney Montgomery Scott	Andrew DiZio	(215) 665-6439
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
	Joseph Dazio	(212) 622-6416
Macquarie Research	David Wigginton	(212) 231-6380
	Rob Stevenson	(212) 231-8068
Morgan Stanley	Paul Morgan	(415) 576-2627
	Samir Khanal	(415) 576-2696
Morningstar	Todd Lukasik	(303) 688-7418
	Matthew Warren	(312) 696-6496
Raymond James & Associates	Paul D. Puryear	(727) 567-2253
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Robert W. Baird & Co.	Chris Lucas	(703) 821-5780
Standard & Poors	Robert McMillan	(212) 438-9522
Sandler O' Neill & Partners, L.P.	Alexander D. Goldfarb	(212) 466-7937
	James Milam	(212) 466-8066
Stifel Nicolaus & Company Inc.	David Fick	(443) 224-1308
	Nathan Isbee	(443) 224-1346
UBS Investment Research	Ross Nussbaum	(212) 713-2484
	Christy McElroy	(203) 719-7831
Wells Fargo Securities, LLC	Jeffrey J. Donnelly	(617) 603-4262
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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.