



## Supplemental Financial Information

QUARTER ENDED SEPTEMBER 30, 2010

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**Supplemental Financial Information**  
**Quarter Ended September 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, (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 reports third quarter 2010 earnings and increases 2010 guidance; Introduces preliminary 2011 guidance with six percent increase in recurring FFO**

NEW HYDE PARK, NY, November 3, 2010 – Kimco Realty Corporation (NYSE: KIM) today reported results for the quarter ended September 30, 2010.

**Highlights for the Third Quarter:**

- Announced a 12.5 percent increase to the quarterly common dividend to \$0.18 per common share;
- Generated funds from operations (FFO) of \$0.27 per diluted share; recurring FFO of \$0.28 per diluted share;
- Reported a 2.2 percent increase in U.S. same-property net operating income (NOI) compared to the third 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;
- Reported positive U.S. cash-basis leasing spreads of 1.5 percent on 282 new leases, renewals and options signed totaling 0.9 million square feet;
- Transferred five unencumbered shopping centers to a joint venture with BIG Shopping Centers (TLV:BIG) for approximately \$30 million;
- Acquired a shopping center in Jacksonville, Fla. for \$35.6 million; and
- Issued \$175 million of 6.90% cumulative redeemable preferred stock and a 4.30% \$300 million 7½-year unsecured bond with net proceeds repaying approximately \$440 million of debt.

**Financial Results**

Net income available to common shareholders for the third quarter was \$17.5 million, or \$0.04 per diluted share, compared to \$28.3 million, or \$0.07 per diluted share, for the same period in 2009. The change in net income available to common shareholders is attributable to:

- \$10.8 million charge relating to early extinguishment of debt and a \$1.0 million increase in preferred dividends from capital market activities in the current quarter;
- \$10.6 million increase in real estate related depreciation including \$4.3 million related to the joint ventures;
- \$3.3 million increase in interest expense and an aggregate of approximately \$8.4 million in other miscellaneous reductions to net income;

These reductions were partially offset by:

- \$16.4 million increase in NOI relating to the transfer of properties from various joint ventures to the company since the comparable period of 2009 and an improvement in property operations;
- \$3.9 million increase in non-recurring income;
- \$3.0 million of gains on sale of operating properties not included in FFO;

Year-to-date, net income available to common shareholders per diluted share was \$0.17 compared to a net loss available to common shareholders per diluted share of \$0.27 through September 30, 2009. In addition, comparable earnings per diluted share were lower by \$0.03 for the nine months ended September 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 \$110.5 million, or \$0.27 per diluted share, for the third quarter of 2010 compared to \$112.5 million, or \$0.30 per diluted share, in the same period a year ago. Recurring FFO, which excludes the effects of non-cash impairments of \$0.8 million, early extinguishment of debt \$10.8 million and non-recurring income of \$7.6 million, were \$114.5 million, or \$0.28 per diluted share, for third quarter 2010. This compares to recurring FFO of \$110.8 million, or \$0.29 per diluted share, excluding non-cash impairments and non-recurring income of \$2.0 million and \$3.7 million, respectively, in the same quarter of the prior year. In addition, comparable FFO per diluted share were lower by \$0.02 for three months ended September 30, 2010 as a result of the company's common share offerings of 134 million shares in 2009.

Year-to-date, FFO were \$342.1 million, or \$0.84 per diluted share, compared to \$167.6 million, or \$0.49 per diluted share, through September 2009. Comparable FFO per diluted share were lower by \$0.17 for the nine months ended September 30, 2010 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**

Third quarter 2010 shopping center portfolio operating results:

- U.S. same-property NOI (cash-basis, excluding lease termination fees and including charges for bad debts) increased 2.2 percent from the same period in 2009. This represents continued improvement in same-property NOI and the highest increase since the third quarter 2008;
- Occupancy in the combined shopping center portfolio was 92.7 percent, an increase of 30 basis points over third quarter 2009;
- Occupancy in the U.S. shopping center portfolio was 92.3 percent, an increase of 40 basis points over third quarter 2009;
- U.S. cash-basis leasing spreads increased 1.5 percent, representing an improvement sequentially and over the trailing four quarters. Spreads on new leases decreased 3.4 percent and renewals/options increased 2.9 percent; and
- Total leases executed in the combined shopping center portfolio: 637 new leases, renewals and options signed totaling 1.6 million square feet

Third quarter 2010 U.S. occupancy results include positive net absorption of 10 basis points as well as the negative impact relating to the inclusion of three former development properties pending stabilization. Excluding these three projects, occupancy in the U.S. shopping center portfolio would increase 10 basis points to 92.4 percent for the quarter ended September 30, 2010.

During the quarter, the company acquired Riverplace Shopping Center, a 257,000 square feet unencumbered shopping center located in Jacksonville, Fla. for \$35.6 million. This center is 95.6% occupied and is anchored by a Stein Mart, TJ Maxx and Sears.

Kimco disposed of five consolidated non-strategic shopping center properties during the quarter for a total of \$97.9 million including \$81.0 million of mortgage debt. These properties, which totaled 990,000 square feet, include three properties in Ohio and one each in Ariz. and Mich.

Kimco's shopping center portfolio includes 936 operating properties, comprising 812 assets in the United States and Puerto Rico, 63 in Canada, 48 in Mexico and 13 in South America. The operating portfolio includes 21 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). Additionally, the company has seven development properties and five completed projects pending stabilization. The remaining development properties consist of two assets in the United States, three in Mexico and two in South America.

### **Investment Management and Other Joint Venture Programs**

During the third quarter, the company and BIG acquired five unencumbered properties from the Prudential Real Estate Investors joint ventures for approximately \$30.0 million. This portfolio, which totals approximately 508,000 square feet, includes three centers 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.

In the third quarter, the company converted a Canadian retail preferred equity investment into a traditional pari-passu joint venture and sold 50% of its ownership interest to an indirect wholly-owned subsidiary of Sun Life Financial, a leading international financial services company headquartered in Toronto, Canada, for \$29.4 million. The 680,000 square feet grocery-anchored power center, which is located in Quebec, is anchored by Sobey's, Zellers, Future Shop, Toys R'Us and The Brick Warehouse.

Additionally during the third quarter, the company and its Canadian preferred equity partner, Anthem Properties, converted a twelve retail property portfolio into a traditional pari-passu joint venture in which Kimco owns a 67% interest. This portfolio, which totals approximately 1.2

million square feet, is primarily grocery-anchored and includes nine properties in British Columbia and three in Alberta.

During the third quarter 2010, the company realized fee income of \$9.1 million from its investment management business. This includes \$8.0 million in management fees, \$0.1 million in acquisition fees and \$1.0 million in other ongoing fees.

At quarter-end, the company had a total of 286 properties in its investment management program with 24 institutional partners and 156 properties in other joint ventures.

### **Structured Investments and Non-Retail Assets**

During the quarter, the company recognized \$26.3 million of income related to its structured investments and other non-retail assets, of which \$19.5 million was recurring. The recurring income was primarily attributable to \$7.3 million from preferred equity investments and \$6.5 million from non-retail joint ventures including Westmont Hospitality and \$4.8 million from interest, dividends and other investment income.

In the third quarter, the company sold its interest in the Hyatt Cancun to Westmont Hospitality Group for \$2.0 million including the assumption of \$23.4 million of mortgage debt.

As previously noted, Kimco converted the interest in two Canadian retail preferred equity investments into traditional pari-passu joint ventures during the third quarter. In addition, the company sold or transferred interests in four preferred equity investments. The company reduced its total preferred equity investments by approximately \$92.7 million and recognized non-recurring income of \$5.3 million, net of tax, during the quarter as a result of these activities.

Since the beginning of the year, the company has monetized approximately \$59.6 million of its non-retail assets and other structured investments including \$7.2 million in the third 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**

In August, the company completed the offering of 7,000,000 depositary shares, each representing a 1/100 fractional interest in a share of the company's 6.90% Class H Cumulative Redeemable Preferred Stock, \$1.00 par value per share. These depositary shares, priced at \$25.00, entitle holders to a 6.90% cumulative dividend or \$1.725 per annum, are not convertible into common stock and are redeemable at par at the option of the company on and after August 30, 2015. The net proceeds of approximately \$169.7 million were primarily used to repay five mortgage loans in

the aggregate principal amount of approximately \$150.1 million with interest rates from 6.75% to 7.87% per annum and with maturities from May 2011 to April 2013.

During the quarter, the company issued \$300 million of 7½-year unsecured senior notes due 2018 at a coupon of 4.30% per annum. The net proceeds of approximately \$297.1 million were primarily used to repay a \$25 million 7.30% medium term note that matured in September 2010 and prepay two medium term notes totaling \$250 million that were scheduled to mature in 2011.

In connection with the prepayment of these mortgage loans and unsecured notes, the company recognized a charge for the early extinguishment of debt of \$10.8 million or \$0.03 per diluted share of FFO.

During the third quarter, Moody's Investor Services affirmed Kimco's Baa1 senior debt rating and revised its outlook to stable for the company. Additionally, Fitch Ratings assigned Kimco an initial credit rating of BBB+ and a stable outlook.

For the quarter ended September 30, 2010, the company maintains access to approximately \$1.5 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).

As previously announced, Kimco's Board of Directors increased its quarterly cash dividend to \$0.18 per common share, payable on January 18, 2011 to shareholders of record on January 3, 2011, representing an ex-dividend date of December 30, 2010.

### **2010 Guidance Update and 2011 Initial Guidance**

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;
- Continue lease-up of its Latin America portfolio;
- Actively engaging in the disposition of its non-retail and non-strategic retail assets; and
- Strengthening its balance sheet with a long-term focus on reducing its leverage levels and employing a conservative capital mix.

### **2010 Guidance Update:**

The company is revising its guidance range of FFO for the full year 2010 as follows:

- Recurring FFO: \$1.11 - \$1.13 per diluted share;
- FFO including non-recurring transactions and charges for debt extinguishment and before non-cash impairments: \$1.17 – \$1.19 per diluted share (Previous full year 2010 guidance: \$1.14 - \$1.18 per diluted share)

**2011 Initial Guidance:**

The company's preliminary 2011 FFO guidance range, which does not include any estimate for non-recurring activities or impairments:

- Recurring FFO: \$1.17 - \$1.21 per diluted share

**Conference Call and Supplemental Materials**

The company will hold its quarterly conference call on Thursday, November 4 at 9:00 a.m. Eastern Time. The call will include a review of the company's third quarter 2010 performance as well as a discussion of the company's strategy and expectations for the future.

To participate, dial 1-888-708-5678. A replay will be available for one week by dialing 1-888-203-1112; the Conference ID will be 1523431. Access to the live call and replay will be available through the company's website at [www.kimcorealty.com](http://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 September 30, 2010, the company owned interests in 948 shopping centers comprising 137 million square feet of leasable space across 44 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](http://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 (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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**Condensed Consolidated Statements of Operations**  
(in thousands, except share information)  
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2010	2009	2010	2009
Revenues from Rental Properties	\$ 210,520	\$ 190,092	\$ 634,959	\$ 570,284
Rental Property Expenses:				
Rent	3,505	3,617	10,775	10,151
Real Estate Taxes	30,194	28,633	89,568	79,941
Operating and Maintenance	27,961	25,358	88,130	80,070
	61,660	57,608	188,473	170,162
<b>Net Operating Income</b>	<b>148,860</b>	<b>132,484</b>	<b>446,486</b>	<b>400,122</b>
Income from Other Real Estate Investments	15,316	9,288	32,717	26,904
Mortgage Financing Income	2,486	3,747	7,526	11,619
Management and Other Fee Income	9,082	10,166	30,343	30,361
Depreciation and Amortization	(60,923)	(55,379)	(176,183)	(167,346)
	114,821	100,306	340,889	301,660
Interest, Dividends and Other Investment Income	4,552	9,236	15,833	22,371
Other (Expense) / Income, Net	(3,854)	4,382	(12,327)	464
Interest Expense	(57,795)	(54,530)	(171,607)	(151,935)
General and Administrative Expenses	(28,463)	(27,937)	(83,035)	(83,349)
Early Extinguishment of Debt Charges	(10,811)	-	(10,811)	-
	18,450	31,457	78,942	89,211
Gain on Sale of Development Properties	336	1,073	2,130	3,476
Impairments:				
Property Carrying Values	-	-	(1,900)	(38,800)
Investments in Other Real Estate Investments	-	-	(5,994)	(40,602)
Marketable Equity Securities and Other Investments	(657)	-	(1,163)	(29,573)
Investments in Real Estate Joint Ventures	-	-	-	(26,896)
Benefit for Income Taxes	377	691	6,342	2,208
Equity in Income of Joint Ventures, Net	14,056	8,946	34,697	3,317
<b>Income / (Loss) from Continuing Operations</b>	<b>32,562</b>	<b>42,167</b>	<b>113,054</b>	<b>(37,659)</b>
<b>Discontinued Operations:</b>				
(Loss) / Income from Discontinued Operating Properties, Net of Tax	(940)	971	1,280	2,038
Impairment/Loss on Operating Properties Held for Sale/Sold, Net of Tax	(337)	-	(3,440)	(13,300)
Gain on Disposition of Operating Properties, Net of Tax	1,704	18	1,704	421
<b>Income / (Loss) from Discontinued Operations</b>	<b>427</b>	<b>989</b>	<b>(456)</b>	<b>(10,841)</b>
Gain/Loss on Transfer of Operating Properties (1)	-	-	(57)	26
Gain/Loss on Sale of Operating Properties (1)	-	489	2,434	2,044
	-	489	2,377	2,070
<b>Net Income / (Loss)</b>	<b>32,989</b>	<b>43,645</b>	<b>114,975</b>	<b>(46,430)</b>
Net Income Attributable to Noncontrolling Interests (1)	(2,656)	(3,537)	(9,196)	(9,689)
<b>Net Income / (Loss) Attributable to the Company</b>	<b>30,333</b>	<b>40,108</b>	<b>105,779</b>	<b>(56,119)</b>
Preferred Dividends	(12,862)	(11,822)	(36,505)	(35,466)
<b>Net Income / (Loss) Available to the Company's Common Shareholders</b>	<b>\$ 17,471</b>	<b>\$ 28,286</b>	<b>\$ 69,274</b>	<b>\$ (91,585)</b>
Per Common Share:				
Income / (Loss) from Continuing Operations:				
Basic	\$ 0.04	\$ 0.07	\$ 0.17	\$ (0.24)
Diluted	\$ 0.04 (2)	\$ 0.07 (2)	\$ 0.17 (2)	\$ (0.24) (2)
Net Income / (Loss):				
Basic	\$ 0.04	\$ 0.07	\$ 0.17	\$ (0.27)
Diluted	\$ 0.04 (2)	\$ 0.07 (2)	\$ 0.17 (2)	\$ (0.27) (2)
Weighted Average Shares:				
Basic	405,854	376,559	405,709	339,018
Diluted	406,253	378,127	406,076	339,018

(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.

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

	<b>September 30, 2010</b>	<b>December 31, 2009</b>
Assets:		
Operating Real Estate, Net of Accumulated Depreciation of \$1,495,052 and \$1,343,148, Respectively	\$ 6,628,972	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,341,432	1,103,625
Real Estate Under Development	394,486	465,785
Other Real Estate Investments	447,771	553,244
Mortgages and Other Financing Receivables	110,791	131,332
Cash and Cash Equivalents	158,116	122,058
Marketable Securities	236,930	209,593
Accounts and Notes Receivable	126,542	113,610
Other Assets	369,468	389,550
Total Assets	<u>\$ 9,814,508</u>	<u>\$ 10,162,205</u>
Liabilities:		
Notes Payable	\$ 2,992,051	\$ 3,000,303
Mortgages Payable	1,015,917	1,388,259
Construction Loans Payable	29,509	45,821
Dividends Payable	77,812	76,707
Other Liabilities	438,572	432,833
Total Liabilities	<u>4,553,861</u>	<u>4,943,923</u>
Redeemable Noncontrolling Interests	<u>95,029</u>	<u>100,304</u>
Stockholders' Equity:		
Preferred Stock, \$1.00 Par Value, Authorized 3,092,000 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		
Class H Preferred Stock, \$1.00 Par Value, Authorized 70,000 Shares		
Issued and Outstanding 70,000 Shares	70	-
Aggregate Liquidation Preference \$175,000		
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares		
Issued and Outstanding 405,940,556, and 405,532,566 Shares, Respectively	4,059	4,055
Paid-In Capital	5,460,974	5,283,204
Cumulative Distributions in Excess of Net Income	(464,256)	(338,738)
	<u>5,001,731</u>	<u>4,949,405</u>
Accumulated Other Comprehensive Income	(59,403)	(96,432)
Total Stockholders' Equity	<u>4,942,328</u>	<u>4,852,973</u>
Noncontrolling Interests	<u>223,290</u>	<u>265,005</u>
Total Equity	<u>5,165,618</u>	<u>5,117,978</u>
Total Liabilities and Equity	<u>\$ 9,814,508</u>	<u>\$ 10,162,205</u>

**Reconciliation of Certain Non-GAAP Financial Measures**  
(in thousands, except share information)  
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2010	2009	2010	2009
Net Income / (Loss)	\$ 32,989	\$ 43,645	\$ 114,975	\$ (46,430)
Net Income Attributable to Noncontrolling Interests	(2,656)	(3,537)	(9,196)	(9,689)
Gain on Disposition of Operating Prop., Net of Tax	(1,704)	(618)	(4,145)	(2,602)
Gain on Disposition of Joint Venture Operating Properties	(1,906)	-	(4,674)	-
Depreciation and Amortization	61,183	54,870	183,100	165,753
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	37,162	32,845	100,984	100,664
Unrealized Remeasurement of Derivative Instrument	(1,657)	(2,830)	(2,419)	(4,591)
Preferred Stock Dividends	(12,862)	(11,822)	(36,505)	(35,466)
<b>Funds From Operations</b>	<b>\$ 110,549</b>	<b>\$ 112,553</b>	<b>\$ 342,120</b>	<b>\$ 167,639</b>
Non-Cash Impairments Recognized, Net of Tax	797	2,011	28,188	178,498
<b>Funds From Operations Before Non-Cash Impairments, Net of Tax</b>	<b>111,346</b>	<b>114,564</b>	<b>370,308</b>	<b>346,137</b>
Non-Recurring Income	(7,657)	(3,727)	(35,358)	(10,625)
Early Extinguishment of Debt	10,811	-	10,811	-
<b>Recurring Funds From Operations</b>	<b>\$ 114,500</b>	<b>\$ 110,837</b>	<b>\$ 345,761</b>	<b>\$ 335,512</b>
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	405,854	376,559	405,709	339,018
Units	1,538	1,557	1,544	723
Dilutive Effect of Options	399	86	367	87
Diluted	407,791 (1)	378,202 (1)	407,620 (1)	339,828 (1)
<b>FFO Per Common Share - Basic</b>	<b>\$ 0.27</b>	<b>\$ 0.30</b>	<b>\$ 0.84</b>	<b>\$ 0.49</b>
<b>FFO Per Common Share - Diluted</b>	<b>\$ 0.27 (1)</b>	<b>\$ 0.30 (1)</b>	<b>\$ 0.84 (1)</b>	<b>\$ 0.49 (1)</b>
<b>Recurring FFO Per Common Share - Diluted</b>	<b>\$ 0.28 (1)</b>	<b>\$ 0.29 (1)</b>	<b>\$ 0.85 (1)</b>	<b>\$ 0.99 (1)</b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$224 and \$90 for the three months ended September 30, 2010 and 2009, respectively. Funds from operations would be increased by \$672 and \$324 for the nine months ended September 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		Projected Range Full Year 2011	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.20	\$ 0.22	\$ 0.24	\$ 0.28
Unrealized remeasurement of derivative instrument	(0.01)	(0.02)	-	-
Projected depreciation & amortization	0.60	0.61	0.59	0.61
Projected depreciation & amortization real estate joint ventures, net of non-controlling interests	0.34	0.35	0.36	0.38
Gain on disposition of operating properties	(0.01)	(0.02)	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of non-controlling interests	<u>(0.02)</u>	<u>(0.02)</u>	<u>(0.01)</u>	<u>(0.03)</u>
Projected FFO per diluted common share	\$ 1.10	\$ 1.12	\$ 1.17	\$ 1.21
Non-cash impairments	0.07	0.07	-	-
Projected FFO per diluted common share before impairments	<u>\$ 1.17</u>	<u>\$ 1.19</u>	<u>\$ 1.17</u>	<u>\$ 1.21</u>
Non-recurring Income	(0.09)	(0.09)	-	-
Early extinguishment of debt	0.03	0.03	-	-
Projected Recurring FFO per diluted common share	<u><u>\$ 1.11</u></u>	<u><u>\$ 1.13</u></u>	<u><u>\$ 1.17</u></u>	<u><u>\$ 1.21</u></u>

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

**Financial Summary**

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

	September 30, 2010	June 30, 2010	December 31, 2009
Assets:			
Real Estate, Net of Accumulated Depreciation of \$1,495,052, \$1,441,926 and \$1,343,148, Respectively	\$ 6,628,972	\$ 6,685,586	\$ 7,073,408
Investments and Advances in Real Estate Joint Ventures	1,341,432	1,251,755	1,103,625
Real Estate Under Development	394,486	441,561	465,785
Other Real Estate Investments	447,771	540,631	553,244
Mortgages and Other Financing Receivables	110,791	110,108	131,332
Cash and Cash Equivalents	158,116	135,283	122,058
Marketable Securities	236,930	208,611	209,593
Accounts and Notes Receivable	126,542	116,038	113,610
Other Assets	369,468	393,434	389,550
Total Assets	<u>\$ 9,814,508</u>	<u>\$ 9,883,007</u>	<u>\$ 10,162,205</u>
Liabilities:			
Notes Payable	\$ 2,992,051	\$ 2,976,260	\$ 3,000,303
Mortgages Payable	1,015,917	1,266,122	1,388,259
Construction Loans Payable	29,509	17,880	45,821
Dividends Payable	77,812	76,755	76,707
Other Liabilities	438,572	409,231	432,833
Total Liabilities	<u>4,553,861</u>	<u>4,746,248</u>	<u>4,943,923</u>
Redeemable Noncontrolling Interests	<u>95,029</u>	<u>98,945</u>	<u>100,304</u>
Stockholders' Equity:			
Preferred Stock, \$1.00 Par Value, Authorized 3,092,000 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
Class H Preferred Stock, \$1.00 Par Value, Authorized 70,000 Shares			
Issued and Outstanding 70,000 Shares			
Aggregate Liquidation Preference \$175,000	70	-	-
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares			
Issued and Outstanding 405,940,556, 405,833,213 and 405,532,566 Shares, Respectively	4,059	4,058	4,055
Paid-In Capital	5,460,974	5,286,491	5,283,204
Cumulative Distributions in Excess of Net Income	(464,256)	(416,777)	(338,738)
	<u>5,001,731</u>	<u>4,874,656</u>	<u>4,949,405</u>
Accumulated Other Comprehensive Income	(59,403)	(65,019)	(96,432)
Total Stockholders' Equity	<u>4,942,328</u>	<u>4,809,637</u>	<u>4,852,973</u>
Noncontrolling Interests	<u>223,290</u>	<u>228,177</u>	<u>265,005</u>
Total Equity	<u>5,165,618</u>	<u>5,037,814</u>	<u>5,117,978</u>
Total Liabilities and Equity	<u>\$ 9,814,508</u>	<u>\$ 9,883,007</u>	<u>\$ 10,162,205</u>

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

	<b>Three Months Ended September 30,</b>		<b>Nine Months Ended September 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
Revenues from Rental Properties	\$ 210,520	\$ 190,092	\$ 634,959	\$ 570,284
Rental Property Expenses:				
Rent	3,505	3,617	10,775	10,151
Real Estate Taxes	30,194	28,633	89,568	79,941
Operating and Maintenance	27,961	25,358	88,130	80,070
	<u>61,660</u>	<u>57,608</u>	<u>188,473</u>	<u>170,162</u>
<b>Net Operating Income</b>	<b>148,860</b>	<b>132,484</b>	<b>446,486</b>	<b>400,122</b>
Income from Other Real Estate Investments	15,316	9,288	32,717	26,904
Mortgage Financing Income	2,486	3,747	7,526	11,619
Management and Other Fee Income	9,082	10,166	30,343	30,361
Depreciation and Amortization	(60,923)	(55,379)	(176,183)	(167,346)
	<u>114,821</u>	<u>100,306</u>	<u>340,889</u>	<u>301,660</u>
Interest, Dividends and Other Investment Income	4,552	9,236	15,833	22,371
Other (Expense)/Income, Net	(3,854)	4,382	(12,327)	464
Interest Expense	(57,795)	(54,530)	(171,607)	(151,935)
General and Administrative Expenses	(28,463)	(27,937)	(83,035)	(83,349)
Early Extinguishment of Debt Charges	(10,811)	-	(10,811)	-
	<u>18,450</u>	<u>31,457</u>	<u>78,942</u>	<u>89,211</u>
Gain on Sale of Development Properties	336	1,073	2,130	3,476
Impairments:				
Property Carrying Values	-	-	(1,900)	(38,800)
Investments in Other Real Estate Investments	-	-	(5,994)	(40,602)
Marketable Equity Securities and Other Investments	(657)	-	(1,163)	(29,573)
Investments in Real Estate Joint Ventures	-	-	-	(26,896)
Benefit for Income Taxes	377	691	6,342	2,208
Equity in Income of Joint Ventures, Net	14,056	8,946	34,697	3,317
<b>Income/(Loss) from Continuing Operations</b>	<b>32,562</b>	<b>42,167</b>	<b>113,054</b>	<b>(37,659)</b>
<b>Discontinued Operations:</b>				
(Loss)/Income from Discontinued Operating Properties, Net of Tax	(940)	971	1,280	2,038
Impairment/Loss on Operating Properties Held for Sale/Sold, Net of Tax	(337)	-	(3,440)	(13,300)
Gain on Disposition of Operating Properties, Net of Tax	1,704	18	1,704	421
<b>Income/(Loss) from Discontinued Operations</b>	<b>427</b>	<b>989</b>	<b>(456)</b>	<b>(10,841)</b>
Gain/Loss on Transfer of Operating Properties (1)	-	-	(57)	26
Gain/Loss on Sale of Operating Properties (1)	-	489	2,434	2,044
	<u>-</u>	<u>489</u>	<u>2,377</u>	<u>2,070</u>
<b>Net Income / (Loss)</b>	<b>32,989</b>	<b>43,645</b>	<b>114,975</b>	<b>(46,430)</b>
Net (Income) Attributable to Noncontrolling Interests (1)	(2,656)	(3,537)	(9,196)	(9,689)
<b>Net Income / (Loss) Attributable to the Company</b>	<b>30,333</b>	<b>40,108</b>	<b>105,779</b>	<b>(56,119)</b>
Preferred Dividends	(12,862)	(11,822)	(36,505)	(35,466)
<b>Net Income / (Loss) Available to the Company's Common Shareholders</b>	<b>\$ 17,471</b>	<b>\$ 28,286</b>	<b>\$ 69,274</b>	<b>\$ (91,585)</b>
Per Common Share:				
Income / (Loss) from Continuing Operations:				
Basic	<u>\$ 0.04</u>	<u>\$ 0.07</u>	<u>\$ 0.17</u>	<u>\$ (0.24)</u>
Diluted	<u>\$ 0.04</u> (2)	<u>\$ 0.07</u> (2)	<u>\$ 0.17</u> (2)	<u>\$ (0.24)</u> (2)
Net Income / (Loss):				
Basic	<u>\$ 0.04</u>	<u>\$ 0.07</u>	<u>\$ 0.17</u>	<u>\$ (0.27)</u>
Diluted	<u>\$ 0.04</u> (2)	<u>\$ 0.07</u> (2)	<u>\$ 0.17</u> (2)	<u>\$ (0.27)</u> (2)
Weighted Average Shares:				
Basic	<u>405,854</u>	<u>376,559</u>	<u>405,709</u>	<u>339,018</u>
Diluted	<u>406,253</u>	<u>378,127</u>	<u>406,076</u>	<u>339,018</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 share information)  
(unaudited)

<b>Reconciliation of Net Income to Funds From Operations - "FFO"</b>				
	<b>Three Months Ended September 30,</b>		<b>Nine Months Ended September 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
Net Income / (Loss)	\$ 32,989	\$ 43,645	\$ 114,975	\$ (46,430)
Net Income Attributable to Noncontrolling Interests	(2,656)	(3,537)	(9,196)	(9,689)
Gain on Disposition of Operating Prop., Net of Tax	(1,704)	(618)	(4,145)	(2,602)
Gain on Disposition of Joint Venture Operating Properties	(1,906)	-	(4,674)	-
Depreciation and Amortization	61,183	54,870	183,100	165,753
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	37,162	32,845	100,984	100,664
Unrealized Remeasurement of Derivative Instrument	(1,657)	(2,830)	(2,419)	(4,591)
Preferred Stock Dividends	(12,862)	(11,822)	(36,505)	(35,466)
<b>Funds From Operations</b>	<b>\$ 110,549</b>	<b>\$ 112,553</b>	<b>\$ 342,120</b>	<b>\$ 167,639</b>
Non-Cash Impairments Recognized, Net of Tax	797	2,011	28,188	178,498
<b>Fund from Operations Before Non-Cash Impairments, Net of Tax</b>	<b>111,346</b>	<b>114,564</b>	<b>370,308</b>	<b>346,137</b>
Non-Recurring Income	(7,657)	(3,727)	(35,358)	(10,625)
Early Extinguishment of Debt	10,811	-	10,811	-
<b>Recurring Funds From Operations</b>	<b>\$ 114,500</b>	<b>\$ 110,837</b>	<b>\$ 345,761</b>	<b>\$ 335,512</b>
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	405,854	376,559	405,709	339,018
Units	1,538	1,557	1,544	723
Dilutive Effect of Options	399	86	367	87
Diluted	407,791 <sup>(1)</sup>	378,202 <sup>(1)</sup>	407,620 <sup>(1)</sup>	339,828 <sup>(1)</sup>
<b>FFO Per Common Share - Basic</b>	<b>\$ 0.27</b>	<b>\$ 0.30</b>	<b>\$ 0.84</b>	<b>\$ 0.49</b>
<b>FFO Per Common Share - Diluted</b>	<b>\$ 0.27 <sup>(1)</sup></b>	<b>\$ 0.30 <sup>(1)</sup></b>	<b>\$ 0.84 <sup>(1)</sup></b>	<b>\$ 0.49 <sup>(1)</sup></b>
<b>Recurring FFO Per Common Share - Diluted</b>	<b>\$ 0.28 <sup>(1)</sup></b>	<b>\$ 0.29 <sup>(1)</sup></b>	<b>\$ 0.85 <sup>(1)</sup></b>	<b>\$ 0.99 <sup>(1)</sup></b>
<b>EBITDA</b>				
Net Income / (Loss)	\$ 32,989	\$ 43,645	\$ 114,975	\$ (46,430)
Net Income Attributable to Noncontrolling Interests	(2,656)	(3,537)	(9,196)	(9,689)
Interest	57,795	54,530	171,607	151,935
Interest - Discontinued Operations	971	21	5,890	88
Early Extinguishment of Debt	10,811	-	10,811	-
Depreciation and Amortization	60,923	55,379	176,183	167,346
Depreciation and Amortization- Discontinued Operations	939	217	8,851	708
Gain on Sale of Operating Properties, Net of Noncontrolling Interests	(1,704)	(618)	(4,146)	(2,844)
Gain on Sale of Joint Venture Operating Properties	(1,906)	-	(4,674)	-
Impairment/Loss on Operating Properties Held for Sale/Sold	337	111	3,768	219
Impairment of:				-
Property Carrying Values	-	-	1,900	52,100
Joint Venture Property Carrying Values	671	2,011	18,785	29,327
Other Real Estate Investments, Net of Noncontrolling Interest	-	-	5,954	40,602
Marketable Securities & Other Inv., Net of Noncontrolling Interests	657	-	1,163	29,573
Investment in Real Estate Joint Venture	-	-	-	26,896
(Benefit) for Income Taxes, Net of Noncontrolling Interests	(570)	(1,723)	(6,836)	(3,420)
Provision/(Benefit) for Income Taxes-Discontinued Operations	30	-	(61)	-
Unrealized/Benefit Remeasurement Adjustment of Derivative Instrument	(1,657)	(2,830)	(2,419)	(4,591)
<b>CONSOLIDATED EBITDA</b>	<b>157,630</b>	<b>147,206</b>	<b>492,555</b>	<b>431,820</b>
Prorata Share of Interest Expense - Noncontrolling Interests	(1,109)	(1,164)	(3,337)	(3,828)
Prorata Share of Interest Expense - Real Estate JV's	36,451	34,276	103,786	100,519
Prorata Share of Interest Expense - Other Investments	8,343	8,606	24,269	25,753
Prorata Share of Depreciation and Amortization - Real Estate JV's	29,135	25,386	77,683	78,115
Prorata Share of Depreciation and Amortization - Other Investments	8,027	7,459	23,301	22,549
<b>EBITDA INCLUDING PRORATA SHARE</b>	<b>\$ 238,477</b>	<b>\$ 221,769</b>	<b>\$ 718,257</b>	<b>\$ 654,928</b>

(1) Reflects the potential impact if certain units were converted to common stock at the beginning for the period. Funds from operations would be increased by \$224 and \$90 for three months ended September 30, 2010 and 2009, respectively. Funds from operations would be increased by \$672 and \$324 for the nine months ended September 30, 2010, respectively.

**Net Operating Income Disclosures**  
(in thousands)  
(unaudited)

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2010	2009	% Change	2010	2009	% Change
<b>Net Operating Income (NOI)</b>						
<b>Real Estate Operations:</b>						
Revenue Breakdown:						
Minimum Rent	\$ 156,687	\$ 140,690		\$ 467,785	\$ 419,716	
Lease Terminations	140	573		1,975	2,078	
Deferred Rents (Straight-line)	2,703	2,596		9,390	5,348	
Above and Below Market Rents	2,959	4,614		10,024	15,157	
Percentage Rent	1,099	823		4,917	4,339	
Recovery Income	42,654	38,680		130,127	118,130	
Other Rental Property Income	4,278	2,116		10,741	5,516	
Revenues from Rental Property	<u>210,520</u>	<u>190,092</u>	10.7%	<u>634,959</u>	<u>570,284</u>	11.3%
Rental Property Expenses:						
Rent	3,505	3,617		10,775	10,151	
Real Estate Taxes	30,194	28,633		89,568	79,941	
Operating and Maintenance	27,961	25,358		88,130	80,070	
	<u>61,660</u>	<u>57,608</u>		<u>188,473</u>	<u>170,162</u>	
<b>Net Operating Income</b>	<b>148,860</b>	<b>132,484</b>	12.4%	<b>446,486</b>	<b>400,122</b>	11.6%
Noncontrolling Interests Share of NOI	(3,073)	(2,426)		(8,872)	(8,684)	
Net Operating Income from Discontinued Operations	1,528	1,228		15,614	3,004	
	<u>147,315</u>	<u>131,286</u>		<u>453,228</u>	<u>394,442</u>	
<b>Kimco's Prorata Share of Joint Venture NOI:</b>						
Prudential	6,069	9,466		21,766	29,318	
KIR	15,962	16,387		47,541	48,822	
UBS	3,870	3,815		11,630	11,843	
BIG	2,893	-		3,295	-	
CPP	4,000	-		6,740	-	
KIF I	957	883		2,533	2,686	
SEB Immobilien	702	735		2,168	2,229	
PL Retail	-	2,217		-	7,267	
Other Institutional Programs	2,416	2,115		7,146	6,418	
Other US JV Properties	12,111	13,072		38,130	40,270	
Canada	18,893	14,801		51,148	41,952	
Latin America	4,912	4,872		15,570	13,248	
Mexico Industrial	5,290	5,948		16,710	16,761	
Other Investments	14,122	11,973		37,240	38,188	
<b>Subtotal of Kimco's Share of JV NOI</b>	<u>92,197</u>	<u>86,284</u>		<u>261,617</u>	<u>259,002</u>	
<b>Net Operating Income including Joint Ventures</b>	<b>\$ 239,512</b>	<b>\$ 217,570</b>	10.1%	<b>\$ 714,845</b>	<b>\$ 653,444</b>	9.4%
<b>Kimco Share of Consolidated NOI</b>						
United States	\$ 141,050	\$ 126,734		\$ 435,164	\$ 381,814	
Latin America	5,905	3,838		17,366	10,532	
Non Core Investments	360	714		698	2,096	
<b>Total Kimco Share of Consolidated NOI</b>	<b>\$ 147,315</b>	<b>\$ 131,286</b>		<b>\$ 453,228</b>	<b>\$ 394,442</b>	

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

	Nine Months Ended September 30,	
	2010	2009
Cash flow from operating activities:		
Net income/(loss)	\$ 114,975	\$ (46,430)
Adjustments to reconcile net income/(loss) to net cash provided by operating activities:		
Depreciation and amortization	185,034	168,053
Loss on operating properties held for sale/sold/transferred	65	224
Impairment charges	12,781	149,171
Gain on sale of development properties	(2,130)	(3,476)
Gain on sale of operating properties	(4,145)	(2,870)
Equity in income of joint ventures, net	(34,697)	(3,317)
Income from other real estate investments	(29,822)	(13,223)
Distributions from joint ventures	89,034	90,265
Cash retained from excess tax benefits	(7)	-
Change in accounts and notes receivable	(13,395)	(9,129)
Change in accounts payable and accrued expenses	56,698	37,387
Change in other operating assets and liabilities	(16,187)	(44,707)
Net cash flow provided by operating activities	<u>358,204</u>	<u>321,948</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(105,112)	(78,073)
Acquisition of and improvements to real estate under development	(33,972)	(116,358)
Investment in marketable securities	(9,041)	-
Proceeds from sale of marketable securities	6,336	70,585
Investments and advances to real estate joint ventures	(114,882)	(92,186)
Reimbursements of advances to real estate joint ventures	75,289	79,985
Other real estate investments	(7,940)	(7,051)
Reimbursements of advances to other real estate investments	6,541	9,177
Investment in mortgage loans receivable	(2,738)	(4,547)
Collection of mortgage loans receivable	26,265	36,592
Other investments	(3,952)	(3,900)
Reimbursements of other investments	8,792	4,935
Proceeds from sale of operating properties	221,477	26,820
Proceeds from sale of development properties	7,028	19,059
Net cash flow provided by (used for) investing activities	<u>74,091</u>	<u>(54,962)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(213,089)	(167,838)
Principal payments on rental property debt	(18,336)	(12,178)
Principal payments on construction loan financings	(30,256)	(255,386)
Proceeds from mortgage/construction loan financings	13,960	403,815
Borrowings under unsecured revolving credit facilities	41,853	211,858
Repayment of borrowings under unsecured revolving credit facilities	(32,447)	(927,647)
Proceeds from issuance of unsecured term loan	449,720	520,000
Repayment of unsecured term loan/notes	(471,725)	(428,701)
Financing origination costs	(5,012)	(12,947)
Redemption of noncontrolling interests	(71,837)	(15,320)
Dividends paid	(230,192)	(296,599)
Cash retained from excess tax benefits	7	-
Proceeds from issuance of stock	171,117	718,537
Net cash flow used for financing activities	<u>(396,237)</u>	<u>(262,406)</u>
Change in cash and cash equivalents	36,058	4,580
Cash and cash equivalents, beginning of period	122,058	136,177
Cash and cash equivalents, end of period	<u>\$ 158,116</u>	<u>\$ 140,757</u>
Interest paid during the period (net of capitalized interest of \$11,758 and \$16,628, respectively)	<u>\$ 168,102</u>	<u>\$ 131,234</u>
Income taxes paid during the period	<u>\$ 962</u>	<u>\$ 4,265</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	<u>\$ 13,170</u>	<u>\$ -</u>
Disposition of real estate through assignment of debt	<u>\$ 81,000</u>	<u>\$ -</u>
Disposition of real estate through the issuance of unsecured obligations	<u>\$ -</u>	<u>\$ 1,366</u>
Issuance of Restricted Common Stock	<u>\$ 5,070</u>	<u>\$ 3,415</u>
Investment in joint venture by contribution of properties and assignment of debt	<u>\$ 149,034</u>	<u>\$ -</u>
Consolidation of Joint Venture:		
Increase in real estate and other assets	<u>\$ 97,643</u>	<u>\$ 47,368</u>
Increase in mortgage payables	<u>\$ 83,212</u>	<u>\$ 35,104</u>
Declaration of dividends paid in succeeding period	<u>\$ 77,812</u>	<u>\$ 34,425</u>

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

	September 30, 2010	June 30, 2010	December 31, 2009
<b>Real Estate*</b>			
Land	\$ 1,811,325	\$ 1,796,197	\$ 1,937,428
Building and Improvements			
Buildings	4,339,845	4,347,967	4,411,565
Building Improvements	942,035	926,061	1,103,798
Tenant Improvements	680,629	682,294	669,540
Fixtures and Leasehold Improvements	52,252	51,019	48,008
Other Rental Property	297,938	323,974	246,217
	8,124,024	8,127,512	8,416,556
Accumulated Depreciation & Amortization	(1,495,052)	(1,441,926)	(1,343,148)
<b>Total Real Estate</b>	<b>\$ 6,628,972</b>	<b>\$ 6,685,586</b>	<b>\$ 7,073,408</b>
<b>Investments and Advances in Real Estate Joint Ventures</b>			
Joint Ventures - Retail	\$ 1,173,038	\$ 1,079,915	\$ 931,395
Joint Ventures - Non-Retail	157,130	160,542	160,851
Joint Ventures - Mexico Land Fund	11,264	11,298	11,379
<b>Total Investment and Advances in R.E. Joint Ventures</b>	<b>\$ 1,341,432</b>	<b>\$ 1,251,755</b>	<b>\$ 1,103,625</b>
<b>Real Estate Under Development</b>			
United States- Construction In Progress	\$ 83,708	\$ 82,997	\$ 82,030
Latin America- Construction In Progress	283,506	331,292	356,483
United States- Land Holdings	27,272	27,272	27,272
<b>Total Real Estate Under Development</b>	<b>\$ 394,486</b>	<b>\$ 441,561</b>	<b>\$ 465,785</b>
<b>Other Real Estate Investments</b>			
Preferred Equity Retail	\$ 301,875	\$ 393,253	\$ 399,792
Preferred Equity Non-Retail	115,147	116,470	121,041
Other - Retail Investments	25,713	25,950	27,586
Other Non-Retail Investments	5,036	4,958	4,825
<b>Total Other Real Estate Investments</b>	<b>\$ 447,771</b>	<b>\$ 540,631</b>	<b>\$ 553,244</b>
<b>Mortgages and Other Financing Receivables</b>			
Latin America	\$ 29,266	\$ 29,628	\$ 29,728
Retail	25,496	25,602	27,610
Non-Retail	56,029	54,878	73,994
<b>Total Mortgages and Other Financing Receivables</b>	<b>\$ 110,791</b>	<b>\$ 110,108</b>	<b>\$ 131,332</b>
<b>Accounts &amp; Notes Receivable</b>			
Straightline Rent Receivable	\$ 83,755	\$ 81,045	\$ 72,916
Other	42,787	34,993	40,694
<b>Total Accounts &amp; Notes Receivable</b>	<b>\$ 126,542</b>	<b>\$ 116,038</b>	<b>\$ 113,610</b>
<b>Other Assets</b>			
Deferred Tax Asset	\$ 99,709	\$ 102,318	\$ 100,173
Leasing Commissions	86,984	86,541	80,588
Prepaid & Deferred Charges	50,755	74,655	80,406
Non-Retail Investments	50,418	54,609	60,168
Escrows & Deposits	37,518	33,989	44,040
Real Estate Held for Sale	14,926	14,390	-
Other	29,158	26,932	24,175
<b>Total Other Assets</b>	<b>\$ 369,468</b>	<b>\$ 393,434</b>	<b>\$ 389,550</b>
<b>Other Liabilities</b>			
Accounts Payable & Accrued Expenses	\$ 194,574	\$ 158,324	\$ 142,116
Below Market Rents	164,615	168,947	196,150
Other	79,383	81,960	94,567
<b>Total Other Liabilities</b>	<b>\$ 438,572</b>	<b>\$ 409,231</b>	<b>\$ 432,833</b>
<b>Redeemable Noncontrolling Interests (Down REIT Units)</b>	<b>\$ 95,029</b>	<b>\$ 98,945</b>	<b>\$ 100,304</b>
<b>Noncontrolling Interests - Stockholders Equity</b>			
Down REIT Units **	\$ 58,573	\$ 57,828	\$ 59,792
Other	164,717	170,349	205,213
<b>Total Noncontrolling Interests</b>	<b>\$ 223,290</b>	<b>\$ 228,177</b>	<b>\$ 265,005</b>

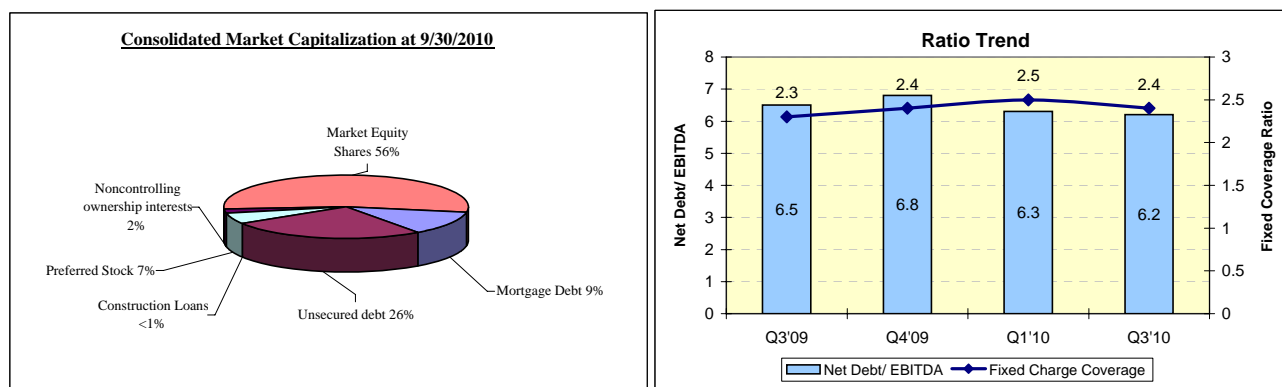
\* Includes Blue Ridge, Redevelopments & Land Holdings

\*\* 1,638,824, 1,635,996 and 1,643,344 units outstanding, respectively.

**Capitalization and Financial Ratios**  
**September 30, 2010**  
(in 000's, except share information)

	<b>Consolidated Only</b>		<b>Pro Rata</b>	<b>Market Cap</b>
	<b>Book Value</b>	<b>Market Value</b>	<b>Joint Ventures</b>	<b>incl. JV's</b>
<b>Debt:</b>				
Notes payable - LOC (429 unencumbered properties)	\$ 145,046	\$ 145,046	\$ -	\$ 145,046
Notes payable - Other	2,847,005	2,847,005	140,088	2,987,093
Non-recourse mortgages payable	1,015,917	1,015,917	2,774,067	3,789,984
Construction loans payable	29,509	29,509	37,261	66,770
	<u>4,037,477</u>	<u>4,037,477</u>	<u>2,951,416</u>	<u>6,988,893</u>
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (405,940,556 shares outstanding)	4,132,328	6,389,504		6,389,504
Preferred Stock 6.65% Series F	175,000	175,000		175,000
Preferred Stock 7.75% Series G	460,000	460,000		460,000
Preferred Stock 6.90% Series H	175,000	175,000		175,000
Noncontrolling ownership interests	223,290	223,290		223,290
	<u>5,165,618</u>	<u>7,422,794 <sup>(1)</sup></u>		<u>7,422,794 <sup>(1)</sup></u>
Total Capitalization	<u>\$ 9,203,095</u>	<u>\$ 11,460,271</u>		<u>\$ 14,411,687</u>
<b>Ratios:</b>				
Debt to Total Capitalization	<u>.44:1</u>	<u>.35:1</u>		<u>.48:1</u>
Debt to Equity	<u>.78:1</u>	<u>.54:1</u>		<u>.94:1</u>
Debt Service Coverage	<u>2.9x</u>			<u>2.0x</u>
Fixed Charge Coverage	<u>2.4x</u>			<u>1.8x</u>
Net Debt to EBITDA	<u>6.2x</u>			<u>7.1x</u>
Net Debt and Preferred to EBITDA	<u>7.4x</u>			<u>7.9x</u>

(1) Based upon closing price of the Company's Common Stock on September 30, 2010 at \$15.74 per share.



<b>Debt Analysis</b>							
	<b>Consolidated Debt</b>		<b>Joint Ventures Debt</b>		<b>Total Debt @ 100%</b>		
Fixed Rate	\$ 3,730,400	92.4%	\$ 7,057,244	89.0%	\$ 2,569,097 <sup>(2)</sup>	\$ 10,787,644	90.1%
Floating Rate	307,077	7.6%	873,732	11.0%	382,319	1,180,809	9.9%
	<u>\$ 4,037,477</u>	<u>100%</u>	<u>\$ 7,930,976</u>	<u>100%</u>	<u>\$ 2,951,416</u>	<u>\$ 11,968,453</u>	<u>100%</u>
(2) Prorata share of Joint Venture debt							

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

<b>Liquidity &amp; Credit Facility As Of 10/21/10</b>	
Cash On Hand	\$ 70,278
Marketable Equity Securities *	8,360
Available under US Line of Credit	1,265,812
Available under CAD Line of Credit	178,877
	<u>\$ 1,523,327</u>

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$215 million.

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

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

	Must be	Actual 9/30/2010
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	<b>&lt; 60%</b>	4,427,164
Total Assets		11,397,652
		39%
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	<b>&lt; 40%</b>	1,045,400
Total Assets		11,288,270 (1)
		9%
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	<b>&gt; 1.50</b>	757,029
Maximum Annual Service Charge		251,200
		3.0
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	<b>&gt; 1.50</b>	9,498,852
Consolidated Unsecured Indebtedness		3,381,764
		2.8

**Sensitivity Analysis:**

Additional \$2.4B debt capacity available and reduction of \$380M 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 9/30/10
<b>I. Total Indebtedness Ratio</b>		
Total Indebtedness	<b>&lt; 60%</b>	\$ 4,125,896
GAV		\$ 9,231,723
		45%
<b>II. Total Priority Indebtedness Ratio</b>		
Total Priority Indebtedness	<b>&lt; 35%</b>	\$ 1,042,693
GAV		\$ 9,231,723
		11%
<b>III. Minimum Unsecured Interest Coverage Ratio</b>		
Unencumbered Asset NOI	<b>&gt; 1.75</b>	\$ 252,158
Total Unsecured Interest Expense		\$ 84,439
		2.99
<b>IV. Fixed Charge Coverage Ratio</b>		
Fixed Charge Total Adjusted EBITDA	<b>&gt; 1.50</b>	\$ 316,761
Total Debt Service (including Preferred Stock Dividends)		\$ 164,359
		1.93
<b>V. Limitation on Investments, Loans &amp; Advances</b>		
Investment and Advances to Noncontrolled Entities limited to 30% of Gross Asset Value for the two most recent consecutive fiscal quarters.		

### Definitions for Line of Credit Covenants:

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

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

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

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

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

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

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

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



**Schedule of Consolidated Debt**  
**September 30, 2010**  
(in thousands)

Consolidated Fixed Rate Debt (1)							Consolidated Floating Rate Debt (2)					
Year	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2010	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-
2011	7,716	6.46%	88,000	4.82%	95,716	4.95%	14,062	4.49%	2,600	5.25%	16,662	4.60%
2012	126,159	6.26%	215,875	6.00%	342,034	6.10%	39,571	2.79%	153,732	0.95%	193,303	1.33%
2013	80,471	6.20%	550,094	5.79%	630,565	5.85%	2,938	5.00%	-	-	2,938	5.00%
2014	199,670	6.44%	295,204	5.22%	494,874	5.71%	75,165	3.65%	-	-	75,165	3.65%
2015	50,415	6.25%	350,000	5.29%	400,415	5.41%	6,000	0.26%	-	-	6,000	0.26%
2016	169,101	7.22%	300,000	5.78%	469,101	6.30%	1,418	6.35%	-	-	1,418	6.35%
2017	155,733	6.38%	290,915	5.70%	446,648	5.94%	-	-	-	-	-	-
2018	24,454	6.63%	445,631	4.85%	470,085	4.94%	-	-	-	-	-	-
2019	23,553	6.50%	300,000	6.88%	323,553	6.85%	-	-	-	-	-	-
Thereafter	57,409	7.72%	-	-	57,409	7.72%	11,591	5.22%	-	-	11,591	5.22%
	\$ 894,681	6.61%	\$ 2,835,719	5.61%	\$ 3,730,400	5.85%	\$ 150,745	3.54%	\$ 156,332	1.02%	\$ 307,077	2.26%

(1) Average maturity of 5.1 years (61.4 months)

(2) Average maturity of 3.2 years (38.1 months)

Total Consolidated Debt (3)								
Year	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt
2010	\$ -	-	\$ -	-	\$ -	-	-	-
2011	21,778	5.18%	90,600	4.83%	112,378	4.90%	3%	1.1%
2012	165,730	5.43%	369,607	3.90%	535,337	4.37%	13%	10.6%
2013	83,409	6.16%	550,094	5.79%	633,503	5.84%	16%	10.2%
2014	274,835	5.67%	295,204	5.22%	570,039	5.43%	14%	18.9%
2015	56,415	5.60%	350,000	5.29%	406,415	5.34%	10%	6.3%
2016	170,519	7.22%	300,000	5.78%	470,519	6.30%	12%	6.9%
2017	155,733	6.38%	290,915	5.70%	446,648	5.94%	11%	34.1%
2018	24,454	6.63%	445,631	4.85%	470,085	4.94%	12%	1.9%
2019	23,553	6.50%	300,000	6.88%	323,553	6.85%	8%	-
Thereafter	69,000	7.29%	-	-	69,000	7.29%	1%	36.4%
	\$ 1,045,426	6.16%	\$ 2,992,051	5.37%	\$ 4,037,477	5.58%	100%	11.8%

(3) Average maturity of 5.0 years (59.7 months)

Note: Above includes approximately \$4.3 million net premium related to unamortized fair market value adjustment.

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

Minority interest share of debt is approximately \$75.0 million.



**Schedule of Real Estate Joint Venture Debt**  
**September 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	\$ 64,233	6.79%	\$ -	-	\$ 64,233	\$ 21,717	6.79%	\$ -	-	\$ 17,275	3.01%	\$ 17,275	\$ 8,638	3.01%
2011	641,455	6.71%	-	-	641,455	290,821	6.71%	312,833	3.20%	-	-	312,833	117,053	3.20%
2012	583,608	6.21%	128,000	5.37%	711,608	317,618	6.06%	308,663	2.75%	44,000	1.26%	352,663	191,675	2.56%
2013	623,720	5.67%	-	-	623,720	269,656	5.67%	29,908	3.00%	-	-	29,908	8,480	3.00%
2014	571,229	5.86%	-	-	571,229	173,500	5.86%	123,741	3.84%	-	-	123,741	49,366	3.84%
2015	903,824	5.62%	-	-	903,824	395,054	5.62%	33,000	6.75%	-	-	33,000	4,951	6.75%
2016	2,016,099	5.61%	-	-	2,016,099	481,287	5.61%	-	-	-	-	-	-	-
2017	1,001,595	6.10%	-	-	1,001,595	396,400	6.10%	-	-	-	-	-	-	-
2018	127,150	6.55%	-	-	127,150	60,071	6.55%	-	-	-	-	-	-	-
2019	76,110	6.36%	-	-	76,110	36,059	6.36%	4,312	5.76%	-	-	4,312	2,156	5.76%
Thereafter	320,221	6.20%	-	-	320,221	126,914	6.20%	-	-	-	-	-	-	-
Total	\$ 6,929,244	5.92%	\$ 128,000	5.37%	\$ 7,057,244	\$ 2,569,097	5.91%	\$ 812,457	3.28%	\$ 61,275	1.75%	\$ 873,732	\$ 382,319	3.17%

(1) Average maturity of 5.1 years (60.6 months)

(2) Average maturity of 1.8 years (21.6 months)

	Total Real Estate Joint Venture Debt (3)											
Year	Weighted		Weighted		Gross	Total	% of	CMBS	LTV %	Kimco Share		
	Secured Debt	Avg Rate	Unsecured Debt	Avg Rate	Total Debt	Weighted Avg Rate	Total Debt			% of Debt	(@ 7.5% cap rate)	Secured Debt
2010	\$ 64,233	6.79%	\$ 17,275	3.01%	\$ 81,508	5.99%	1%	61.8%	74.5%	\$ 21,717	\$ 8,638	\$ 30,355
2011	954,288	5.56%	-	-	954,288	5.56%	12%	26.7%	61.5%	407,874	-	407,874
2012	892,271	5.01%	172,000	4.32%	1,064,271	4.90%	13%	24.3%	59.3%	377,843	131,450	509,293
2013	653,628	5.55%	-	-	653,628	5.55%	8%	19.3%	57.1%	278,136	-	278,136
2014	694,970	5.50%	-	-	694,970	5.50%	9%	33.7%	53.0%	222,866	-	222,866
2015	936,824	5.66%	-	-	936,824	5.66%	12%	34.5%	67.3%	400,005	-	400,005
2016	2,016,099	5.61%	-	-	2,016,099	5.61%	25%	79.5%	77.2%	481,287	-	481,287
2017	1,001,595	6.10%	-	-	1,001,595	6.10%	13%	43.2%	78.3%	396,400	-	396,400
2018	127,150	6.55%	-	-	127,150	6.55%	2%	0.0%	58.0%	60,071	-	60,071
2019	80,422	6.33%	-	-	80,422	6.33%	1%	7.3%	51.1%	38,215	-	38,215
Thereafter	320,221	6.20%	-	-	320,221	6.20%	4%	12.4%	61.8%	126,914	-	126,914
Total	\$ 7,741,701	5.65%	\$ 189,275	4.20%	\$ 7,930,976	5.61%	100%	28.6%	65.6%	\$ 2,811,328	\$ 140,088	\$ 2,951,416

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

Note: Above includes approximately \$11.4 million net premium related to unamortized fair market value adjustment.

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

**Real Estate Joint Venture Debt by Portfolio**  
**September 30, 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%	\$ -	\$ 88,303	\$ 90,468	\$ -	\$ 84,391	\$ 138,885	\$ 977,158	\$ -	\$ -	\$ -	\$ 39,206	\$ 1,418,411
Kimco Income REIT	45.0%	34,904	206,819	140,995	184,828	42,034	150,880	-	54,441	69,929	12,074	93,800	990,704
UBS Programs	17.9%	-	23,722	51,177	66,971	85,880	164,373	235,618	87,059	-	3,975	18,144	736,919
BIG Shopping Centers	36.7%	-	-	-	-	-	-	341,106	-	-	-	33,487	374,593
Canadian Pension Plan (CPP)	55.0%	-	-	72,023	-	27,250	-	70,044	-	-	-	-	169,317
Kimco Income Fund	15.2%	-	-	-	-	160,678	-	-	-	-	-	7,882	168,560
SEB Immobilien	15.0%	-	-	22,500	-	-	-	-	171,000	-	-	-	193,500
Other Institutional Programs	16.3%	20,177	20,000	25,091	31,894	58,811	87,922	180,029	133,345	-	-	2,167	559,436
Total Investment Management Programs		\$ 55,081	\$ 338,844	\$ 402,254	\$ 283,693	\$ 459,044	\$ 542,060	\$ 1,803,955	\$ 445,845	\$ 69,929	\$ 16,049	\$ 194,686	\$ 4,611,440
Other Joint Venture Properties													
Canada Properties	51.1%	\$ -	\$ 118,844	\$ 180,231	\$ 307,031	\$ 137,165	\$ 119,499	\$ 168,093	\$ 38,498	\$ 13,798	\$ 34,719	\$ 40,977	\$ 1,158,855
US Properties	47.4%	23,227	21,849	246,074	44,404	73,761	-	25,171	267,111	43,423	5,885	84,559	835,464
Mexico Properties	49.2%	-	222,668	22,968	-	-	38,968	-	47,141	-	23,769	-	355,514
Total Other Joint Venture Properties		\$ 23,227	\$ 363,361	\$ 449,273	\$ 351,435	\$ 210,926	\$ 158,467	\$ 193,264	\$ 352,750	\$ 57,221	\$ 64,373	\$ 125,536	\$ 2,349,833
Other Investments													
Other Investments	63.0%	\$ -	\$ 252,083	\$ 212,744	\$ 18,500	\$ 25,000	\$ 236,297	\$ 18,879	\$ 203,000	\$ -	\$ -	\$ -	\$ 966,503
Properties under Development	50.0%	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Total Other Investments		\$ 3,200	\$ 252,083	\$ 212,744	\$ 18,500	\$ 25,000	\$ 236,297	\$ 18,879	\$ 203,000	\$ -	\$ -	\$ -	\$ 969,703
Totals		\$ 81,508	\$ 954,288	\$ 1,064,271	\$ 653,628	\$ 694,970	\$ 936,824	\$ 2,016,098	\$ 1,001,595	\$ 127,150	\$ 80,422	\$ 320,222	\$ 7,930,976
% of Debt per Year		1.0%	12.0%	13.4%	8.2%	8.8%	11.8%	25.6%	12.6%	1.6%	1.0%	4.0%	100.0%

## **Transaction Summary**

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

**Acquisitions**

Acquisitions						Gross			
			Co- Inv.	Kimco's	Month				
Country	Location	Shopping Center	Partner	Interest	Acquired	Cash	Debt	Total	GLA
<u>Consolidated</u>									
United States	Jacksonville, FL	Riverplace Shopping Center	Kimco	100.0%	Aug-10	\$ 35,600	\$ -	\$ 35,600	257
<u>Unconsolidated</u>									
Canada	Ontario	1000 Islands Mall	Strathallen	50.0%	Sep-10	5,432	11,398	16,830	275
Total Acquisitions				84.0%		\$ 41,032	\$ 11,398	\$ 52,430	532

**Dispositions**

Dispositions				Gross					
Country	Location	Shopping Center	Co- Inv.	Kimco's	Month	Debt			
			Partner	Interest	Disposed	Cash	Payoff	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
United States	Columbus, OH	Morse Plaza	Kimco	100.0%	Jul-10	3,000	-	3,000	191
United States	Columbus, OH	South Hamilton	Kimco	100.0%	Jul-10	2,000	-	2,000	143
United States	Columbus, OH	West Broad Plaza	Kimco	100.0%	Jul-10	2,000	-	2,000	136
United States	Tucson, AZ	Foothills Mall	Kimco	100.0%	Aug-10	8,800	81,000	89,800	515
United States	Dearborn, MI	Dearborn Heights Plaza	Kimco	56.6%	Sep-10	1,100	-	1,100	5
United States	Brooklyn, NY	Strauss	Kimco	100.0%	Oct-10	1,200	-	1,200	5
United States	Jamaica, NY	Strauss	Kimco	100.0%	Oct-10	1,375	-	1,375	6
Consolidated Dispositions				99.6%		\$ 23,975	\$ 94,300	\$ 118,275	1,113
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	Morningside Nissan Ltd	Carskim	50.0%	Mar-10	2,480	-	2,480	13
United States	Oxnard, CA	Target Plaza	KIR	45.0%	Mar-10	14,900	-	14,900	172
United States	Carson City, NV	Eagle Station	Prudential	15.0%	Apr-10	9,000	-	9,000	114
United States	Miami Lakes, FL	Miami Lakes Chevrolet	Autofund	50.0%	Sep-10	-	9,600	9,600	87
United States	Visalia, CA	Mineral King	Prudential	15.0%	Sep-10	1,850	-	1,850	39
Unconsolidated Dispositions				35.3%		\$ 41,380	\$ 9,600	\$ 50,980	617
Total Dispositions				80.2%		\$ 65,355	\$ 103,900	\$ 169,255	1,730

**Summary of Transactions Between Kimco Entities**

Country	Location	Shopping Center	Kimco's		Purchaser	Kimco's		Month	Gross			
			Seller	Interest		Interest			Cash	Debt	Purchase/ Sales Price	GLA
United States	Tucson, AZ	Foothills Mall	Feldman Mall	*	Kimco	100.0%		Jan-10	\$ 9,254	\$ 81,000	\$ 90,254	515
United States	Hacienda Heights, CA	Bixby Hacienda Plaza	Prudential	15%	Cisterra	15.0%		Mar-10	1,150	30,800	31,950	135
United States	Lake Stevens, WA	Frontier Village S.C.	Prudential	15%	Cisterra	15.0%		Mar-10	2,400	30,900	33,300	196
United States	Mill Creek, WA	Gateway S.C.	Prudential	15%	Cisterra	15.0%		Mar-10	2,000	18,500	20,500	114
United States	Los Angeles, CA	Kenneth Hahn S.C.	Prudential	15%	Kimco	75.0%		Mar-10	5,418	6,000	11,418	165
United States	Silverdale, WA	Silverdale Plaza	Prudential	15%	Cisterra	15.0%		Apr-10	1,957	24,000	25,957	170
United States	Various: Includes 5 properties		Kimco	100%	CPPIB**	55.0%		Apr-10	209,393	159,862	369,255	2,062
United States	(2) California	Stanford Ranch/Town Ctr East	Kimco	100%	BIG	50.1%		May-10	68,823	-	68,823	343
United States	Various: Includes 13 properties		Prudential	15%	BIG	33.3%		Jun-10	33,856	360,440	394,296	2,444
United States	Various: Includes 5 properties		Prudential	15%	BIG	50.1%		Jul-10	29,875	-	29,875	508
Canada	Boisbrand, Quebec	Faubourg Boisbriand	Kimco *	90%	Sunlife	45.0%		Sep-10	65,355	97,282	162,637	687
United States	Various: Includes 2 properties		Prudential	15%	BIG	33.3%		Oct-10	3,460	24,243	27,703	138
<b>Total Transactions Between Kimco Entities</b>						<u>46.0%</u>			<u>\$ 432,941</u>	<u>\$ 833,027</u>	<u>\$ 1,265,968</u>	<u>7,477</u>

\* Preferred equity investment converted to pari-passu JV.

\*\*CPPIB - Canada Pension Plan

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

Amounts shown in local currency (000's)														
Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Kimco Share Costs To Date	Gross Project			Estimated Stabilized Date	Anchor Tenants	
				Total Project	Kimco Owned	Kimco Committed SF	%		Costs To Date	Remaining Costs	Total Est. Project Costs			
<b>UNDER DEVELOPMENT</b>														
<b>United States</b>														
Avenues Walk**	50%	Jacksonville	FL	332	116	88	76%	\$ 49,400	\$ 49,400	\$ 5,600	\$ 55,000	2Q 2011	Wal-Mart, Haverty's, HH Gregg	
Miramar Town Center (UJV)**(1)		Miramar	FL	156	156	54	35%	33,900	67,800	(900)	66,900	3Q 2014	24 Hour Fitness	
<b>Subtotal US - Under Development</b>		2	488	272	142	52%	\$ 83,300	\$ 117,200	\$ 4,700	\$ 121,900				
<b>Mexico (in Mexican Pesos)</b>														
Galerias Rio Sonora		Hermosillo	MX	415	415	265	64%	517,700	517,700	57,800	575,500	4Q 2012	Sears, Cinopolis	
Plaza Bella Rio Bravo		Rio Bravo	MX	226	226	94	42%	184,600	184,600	22,000	206,500	3Q 2013	HEB	
Plaza Lago Real		Nuevo Vallarta	MX	281	281	167	59%	227,600	227,600	85,500	313,100	3Q 2013	Wal-Mart	
<b>Subtotal Mexico - Under Development</b>		3	922	922	526	57%	929,900	929,900	165,300	1,095,100				
								\$US Exchange Rate	12.68	12.68	12.68	12.68		
								\$US Equivalent	\$ 73,300	\$ 73,300	\$ 13,000	\$ 86,400		
<b>Chile (in Chilean Pesos)</b>														
Vina del Mar		Vina del Mar	CH	268	268	209	78%	9,208,600	9,208,600	21,571,600	30,780,100	4Q 2012	Lider, Sodimac	
<b>Subtotal Chile - Under Development</b>		1	268	268	209	78%	9,208,600	9,208,600	21,571,600	30,780,100				
								\$US Exchange Rate	522.36	522.36	522.36	522.36		
								\$US Equivalent	\$ 17,600	\$ 17,600	\$ 41,300	\$ 58,900		
<b>Brazil (in Brazilian Real)</b>														
Hortolandia		Hortolandia	BR	166	166	78	47%	6,400	6,400	42,400	48,800	3Q 2013	Wal-Mart, Magazine Luiza	
<b>Subtotal Brazil - Under Development</b>		1	166	166	78	47%	6,400	6,400	42,400	48,800				
								\$US Exchange Rate	1.76	1.76	1.76	1.76		
								\$US Equivalent	\$ 3,600	\$ 3,600	\$ 24,100	\$ 27,800		
<b>TOTAL ACTIVE DEVELOPMENT</b>			7	1,844	1,628	955	59%	\$ 177,800	\$ 211,700	\$ 83,100	\$ 295,000			
<b>LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US</b>														
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**  
**September 30, 2010**  
**Amounts Shown in Local Currency (000's)**

Amounts Shown in Local Currency (000's)														
Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Kimco Share Costs To Date	Gross Project			Estimated Stabilized Date	Anchor Tenants	
				Total Project	Kimco Owned	Kimco Committed			Costs To Date	Remaining Costs	Total Est. Project Costs			
						SF	%							
COMPLETED PENDING LEASE-UP														
Mexico (in Mexican Pesos)														
Multiplaza Cancun		Cancun	MX	263	263	196	75%	193,600	193,600	22,700	216,300	3Q 2012	Chedraui Grocery Store	
La Ciudadela		Guadalajara	MX	754	754	467	62%	1,233,000	1,233,000	32,900	1,265,900	4Q 2012	Wal-Mart, Cinopolis	
Centro Comercial Palmira (UJV)	50%	Ciudad del Carmen	MX	297	297	248	84%	224,700	449,400	25,100	474,500	4Q 2011	Chedraui Grocery Store	
Los Atrios (UJV)	43%	Cuautla	MX	595	595	344	58%	165,900	385,800	26,900	412,700	4Q 2011	Sams, Wal-Mart, MM Cinemas	
Paseo 2000 (UJV)	60%	Tijuana	MX	518	518	320	62%	304,300	507,100	2,500	509,600	4Q 2012	Wal-Mart, Cinopolis, Home Depot	
Subtotal Mexico - Completed Pending Lease-up				5	2,427	2,427	1,575	65%	2,121,500	2,768,900	110,100	2,879,000		
								\$US Exchange Rate	12.68	12.68	12.68	12.68		
								\$US Equivalent	\$ 167,300	\$ 218,400	\$ 8,700	\$ 227,100		
TOTAL COMPLETED PENDING LEASE-UP														
				5	2,427	2,427	1,575	65%	\$ 167,300	\$ 218,400	\$ 8,700	\$ 227,100		

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

Mexico Land and Development Fund	15%	398	acres	\$	11,200	\$	73,400
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Reconciliation to Real Estate Under Development per Balance Sheet	
	09/30/10
Kimco Share Costs to Date - Development	\$ 177,800
Kimco Share Costs to Date - Completed Pending Lease-Up	167,300
Add: US Land Held for Future Development/Future Sale	27,300
Plus: Capitalized Interest (Latin America only)	19,700
Misc Adj.	2,386
Total Real Estate Under Dev't per Balance Sheet	\$ 394,486

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

**Completed Development Projects Transferred to Operating  
September 30, 2010**

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

Amounts Shown in Local Currency (US\$ B)											
Project	Kimco Interest*	City	State/ Country	GLA (000's sf)		Kimco		Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
				Total Project	Kimco Owned	Committed SF	%				
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING 3Q 2010											
Mexico - Pending Stabilization (not included in occupancy)											
Plaza Bella Huinala		Monterrey	MX	183	183	80	44%	152,300	152,300	3Q 2012	HEB
Galerias Tapachula		Tapachula	MX	365	365	279	76%	386,400	386,400	3Q 2012	Wal-Mart
			2	548	548	359	66%	538,700	538,700		
						\$US Exchange Rate		12.68	12.68		
						\$US Equivalent		\$ 42,500	\$ 42,500		
TOTAL TRANSFERRED TO OPERATING 3Q 2010				2	548	548	359 66%	\$ 42,500	\$ 42,500		
DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)											
United States											
Preston Lebanon Crossings		Frisco	TX	236	215	181	84%	39,900	39,900	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
			2	400	379	279	74%	\$ 86,900	\$ 86,900		
Mexico											
Plaza Nogalera Saltillo		Saltillo	MX	443	443	375	85%	319,800	319,800	1Q 2011	HEB, Cinepolis, Home Depot
Plaza Universidad Hidalgo		Pachuca	MX	196	196	155	79%	112,000	112,000	1Q 2011	Wal-Mart
Lindavista Miguel Aleman		Monterrey	MX	381	381	293	77%	538,800	538,800	2Q 2011	HEB, MM Cinemas
Paseo Reforma		Nuevo Laredo	MX	442	442	342	77%	370,400	370,400	3Q 2011	Wal-Mart, Cinepolis, HD
Multiplaza Ojo de Agua		Mexico City	MX	230	230	199	87%	196,400	196,400	1Q 2012	Chedraui Grocery Store
Plaza Centenario		Los Mochis	MX	152	152	108	71%	91,800	91,800	2Q 2012	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%	204,600	409,100	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%	205,700	411,300	3Q 2011	Home Depot, Cinepolis, Wal-Mart
Plaza Monumental (UJV)	50%	Juarez	MX	175	175	140	80%	97,900	195,800	3Q 2011	Wal-Mart
Plaza Puerta de Hierro (UJV)	50%	Pachuca	MX	202	202	146	72%	39,300	78,600	3Q 2011	Home Depot
Multiplaza Tuxtepec II (UJV)	50%	Tuxtepec	MX	137	137	61	44%	75,900	151,800	4Q 2011	MM Cinemas
Plaza Las Fuentes (UJV)	50%	Tijuana	MX	185	185	139	75%	99,100	198,200	1Q 2012	Comercial Mexicana
			14	4,238	4,238	3,190	75%	2,672,700	3,956,100		
						\$US Exchange Rate		12.68	12.68		
						\$US Equivalent		\$ 210,800	\$ 312,000		
Chile											
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		522.36	522.36		
						\$US Equivalent		\$ 5,100	\$ 5,100		
Brazil											
Valinhos		Valinhos	BR	148	148	118	80%	58,300	58,300	2Q 2012	Russi Grocery
			1	148	148	118	80%	58,300	58,300		
						\$US Exchange Rate		1.76	1.76		
						\$US Equivalent		\$ 33,200	\$ 33,200		
TOTAL PREVIOUSLY TRANSFERRED - PENDING STABILIZATION				19	4,820	4,800	3,600 75%	\$ 336,000	\$ 437,200		
TOTAL PROJECTS PENDING STABILIZATION				21	5,368	5,348	3,959 74%	\$ 378,500	\$ 479,700		

**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.

**Active Redevelopment / Expansion Projects**  
**As of September 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 &amp; Strategy</u>
<b>Consolidated Projects</b>								
Bridgehampton Commons	Bridgehampton	NJ	Consolidated	100%	\$ 1.2	\$ 0.8	4Q 2010	Combination of three stores (Ann Taylor, The Retreat & Gap Kids) for new Staples
Sea Girt Plaza	Sea Girt	NJ	FNC	57%	1.1	1.0	4Q 2010	Construction of new 4K sf Jos. A. Bank store adjacent to existing Staples
Westmont Plaza	Westmont	NJ	Consolidated	100%	2.2	0.9	4Q 2010	Demolish 23,000 sf, replace w/ Wachovia Bank.
Ridge Pike	Eagleville	PA	Consolidated	100%	2.6	0.2	1Q 2011	Convert retail to 83K sf self storage w/ 20k sf retail to remain
Springfield Shopping Center	Springfield	PA	Consolidated	100%	12.4	7.9	1Q 2011	Demo existing Value City for a new 55K sf Giant Food and additional outparcel
Crossroads	Richboro	PA	Consolidated	100%	1.1	0.2	2Q 2011	Demolish Pizza Hut and rebuild Wachovia Bank
Elsmere Square	Elsmere	DE	Consolidated	100%	1.9	0.5	2Q 2011	Demo Existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Bridgewater Plaza	Bridgewater	NJ	FNC	57%	6.3	5.9	3Q 2011	Demo 45K sf and build Crème de la Crème Day Care Center
Merchants Walk	Largo	FL	Consolidated	100%	3.9	0.1	3Q 2011	Demolish existing theater & construct new Hobby Lobby.
Wexford Plaza	Pittsburgh	PA	Consolidated	100%	6.6	0.5	4Q 2012	Whole Foods taking over 6 existing spaces
Staten Island Plaza	Staten Island	NY	FNC	57%	2.1	0.3	2Q 2013	Build new 2 Story 100K sf Kohl's
West Gates	Rochester	NY	Consolidated	100%	2.3	1.4	3Q 2014	Convert vacant 105K sf to 80K sf mini storage w/ 25Ksf retail to remain.
San Juan del Rio <sup>(1)</sup>	Queretaro	MX	Consolidated	100%	\$ 6.2	\$ -	4Q 2011	Wal-Mart Expansion
<b>Total Consolidated Projects</b>		<b>13</b>		<b>92%</b>	<b>\$ 49.9</b>	<b>\$ 19.7</b>		
<b>Co-Investment Programs/Joint Ventures</b>								
Delran S.C.	Delran	NJ	KIR	45%	1.1	0.3	3Q 2011	Demolish vacant 15k sf, replace w/ Dollar Tree.
Factoria Mall	Bellevue	WA	Schottenstein	50%	37.4	30.8	4Q 2011	Renovate entire shopping center.
Cottman & Castor S.C.	Philadelphia	PA	Olshan Mall JV	29%	\$ 9.0	\$ 0.1	4Q 2012	Redevelop existing JC Penney and in-line retail space
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>3</b>		<b>46%</b>	<b>\$ 47.5</b>	<b>\$ 31.2</b>		
<b>Total Active Projects</b>		<b>16</b>		<b>69%</b>	<b>\$ 97.4</b>	<b>\$ 50.9</b>		

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

RANGE OF REDEVELOPMENT YIELDS	9% - 14%
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<u>Projected Expenditures on Active Redevelopment &amp; Expansion Projects</u>	<b>2010</b>				
	<b>1Q Actual (\$M)</b>	<b>2Q Actual (\$M)</b>	<b>3Q Actual (\$M)</b>	<b>4Q Estimate (\$M)</b>	<b>Total (\$M)</b>
Total Projected Expenditures	4.0	2.1	8.6	9.5	24.2
Kimco's Projected Share of Costs (\$)	3.2	1.5	7.5	8.7	20.9
Kimco's Projected Share of Costs (%)	80.0%	71.4%	87.2%	91.6%	86.4%



**Capital Expenditures**  
**As of September 30, 2010**  
**(in \$ millions)**

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

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

\*\*Includes Internal Leasing Commissions of \$3.1M, \$2.0M, \$1.7M & \$11.4M, respectively.

## **Portfolio Summary**

## Combined Real Estate Portfolio Statistics

### Shopping Center Portfolio Overview and Detail

	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009
<b><u>SHOPPING CENTER PORTFOLIO SUMMARY</u></b>					
<b><u>Total Operating Properties</u></b>					
Number of Properties	915	904	909	912	886
Prorata Share of Gross Leasable Area	81,466	80,780	81,238	80,700	74,502
Percent Leased (Kimco Prorata Share)	92.7%	92.7%	92.8%	92.8%	92.4%
Total Gross Leasable Area @ 100%	127,895	126,610	127,156	127,294	126,675
Percent Leased	92.9%	92.8%	92.6%	92.6%	92.4%
<b><u>Operating Properties Pending Stabilization</u></b>					
Number of Properties	21	22	18	18	18
Total Gross Leasable Area @ 100%	5,348	5,088	4,753	4,836	5,050
Percent Leased	75.0%	75.2%	75.0%	73.0%	75.2%
<b><u>Ground-Up Developments</u></b>					
Number of Development Projects	7	9	9	11	18
Potential Gross Leasable Area	1,628	2,634	2,566	3,465	4,744
Completed/Pending Stabilization Projects	5	5	9	10	10
Gross Leasable Area	2,427	2,060	2,375	1,965	1,919
<b><u>TOTAL SHOPPING CENTER PORTFOLIO</u></b>					
Number of Properties	948	940	945	951	932
Total Gross Leasable Area @ 100%	137,298	136,392	136,850	137,560	138,388
<b><u>OPERATING PROPERTIES DETAIL</u></b>					
<b><u>United States</u></b>					
Number of Properties	810	813	818	821	796
Prorata Share of Gross Leasable Area	72,727	73,207	73,666	73,161	67,150
Percent Leased (Kimco Prorata Share)	92.3%	92.3%	92.4%	92.4%	91.9%
Average Rent per Leased Square Foot	\$ 11.62	\$ 11.52	\$ 11.47	\$ 11.52	\$ 11.39
Total Gross Leasable Area @ 100%	111,703	112,447	112,994	113,168	112,931
Percent Leased	92.4%	92.4%	92.1%	92.2%	91.9%
Average Rent per Leased Square Foot	\$ 12.46	\$ 12.37	\$ 12.33	\$ 12.40	\$ 12.42
<b><u>Operating Properties Pending Stabilization</u></b>					
Number of Properties	2	5	5	6	7
Total Gross Leasable Area @ 100%	379	667	667	893	1133
<b><u>Canada</u></b>					
Number of Properties	63	49	49	51	51
Prorata Share of Gross Leasable Area	5,948	4,781	4,781	4,800	4,801
Percent Leased (Kimco Prorata Share)	97.2%	97.9%	97.8%	97.8%	98.0%
Average Rent per Leased Square Foot	\$ 13.48	\$ 14.75	\$ 14.54	\$ 14.29	\$ 13.72
Total Gross Leasable Area @ 100%	11,703	9,674	9,674	9,713	9,714
Percent Leased	97.2%	98.0%	97.8%	97.8%	98.0%
Average Rent per Leased Square Foot	\$ 13.46	\$ 14.81	\$ 14.59	\$ 14.34	\$ 13.77
Average Exchange Rate USD to CAD	1.04	1.03	1.04	1.06	1.10

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

	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010	DEC 31, 2009	SEP 30, 2009
<b><u>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</u></b>					
<b><u>Mexico</u></b>					
Number of Properties	32	32	32	32	31
Prorata Share of Gross Leasable Area	2,626	2,626	2,625	2,620	2,423
Percent Leased (Kimco Prorata Share)	93.2%	93.1%	94.3%	94.5%	94.8%
Average Rent per Leased Square Foot	\$ 11.51	\$ 11.67	\$ 11.79	\$ 11.48	\$ 11.81
Total Gross Leasable Area @ 100%	4,187	4,187	4,187	4,174	3,774
Percent Leased	92.4%	92.1%	93.2%	93.5%	93.8%
Average Rent per Leased Square Foot	\$ 11.43	\$ 11.56	\$ 11.95	\$ 11.42	\$ 11.73
Average Exchange Rate USD to MXN	12.81	12.57	12.80	13.09	13.27
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	16	14	13	11	11
Total Gross Leasable Area @ 100%	4,786	4,238	4,086	3,671	3,917
<b><u>Chile</u></b>					
Number of Properties	8	8	8	8	8
Prorata Share of Gross Leasable Area	120	120	120	119	128
Percent Leased (Kimco Prorata Share)	89.8%	89.7%	90.1%	89.9%	91.5%
Average Rent per Leased Square Foot	\$ 13.41	\$ 13.38	\$ 13.48	\$ 13.02	\$ 11.46
Total Gross Leasable Area @ 100%	240	240	240	239	256
Percent Leased	89.8%	89.7%	90.1%	89.9%	91.5%
Average Rent per Leased Square Foot	\$ 13.41	\$ 13.38	\$ 13.48	\$ 13.02	\$ 11.46
Average Exchange Rate USD to CLP	521.99	540.98	528.83	529.11	554.97
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	2	2			
Total Gross Leasable Area @ 100%	35	35			
<b><u>Peru</u></b>					
Number of Properties	1	1	1		
Prorata Share of Gross Leasable Area	12	12	12		
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%		
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62	\$ 21.62		
Total Gross Leasable Area @ 100%	13	13	13		
Percent Leased	100.0%	100.0%	100.0%		
Average Rent per Leased Square Foot	\$ 21.62	\$ 21.62	\$ 21.62		
Average Exchange Rate USD to PEN	2.85	2.88	2.89		
<b><u>Brazil</u></b>					
Number of Properties	1	1	1		
Prorata Share of Gross Leasable Area	34	34	34		
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%		
Average Rent per Leased Square Foot	\$ 8.97	\$ 12.62	\$ 12.56		
Total Gross Leasable Area @ 100%	48	48	48		
Percent Leased	100.0%	100.0%	100.0%		
Average Rent per Leased Square Foot	\$ 8.97	\$ 12.62	\$ 12.56		
Average Exchange Rate USD to BRL	1.76	1.80	1.81		
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	1	1	-	1	
Total Gross Leasable Area @ 100%	148	148	-	272	

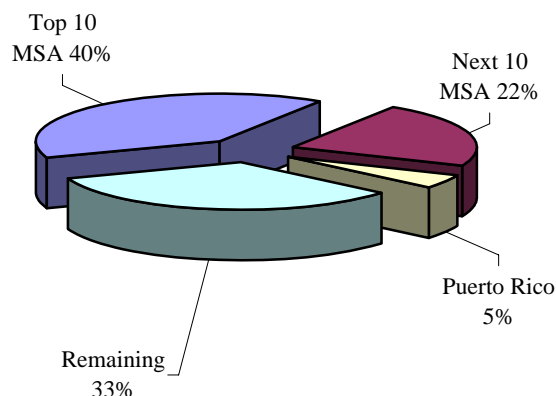
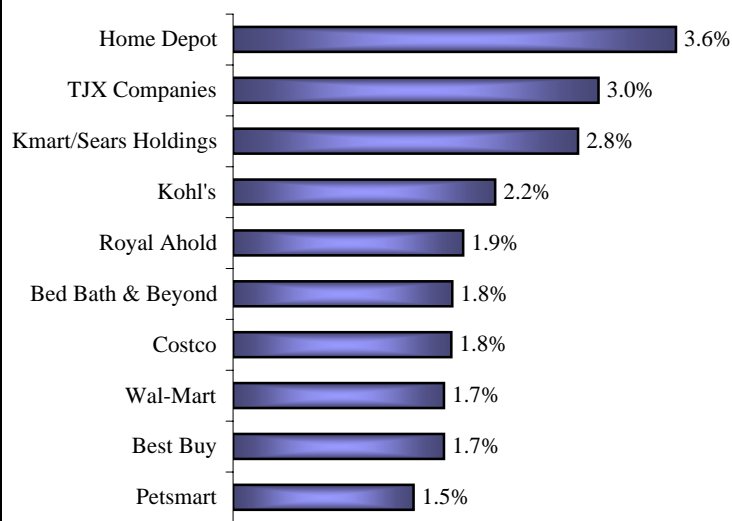
## Shopping Center Portfolio Strategic & Non-Strategic Assets

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

	As of September 30, 2010		
	<u>Strategic</u> <u>Assets *</u>	<u>Non-Strategic</u> <u>Assets</u>	<u>Total</u> <u>Assets</u>
Number of Properties	655	155	810
Prorata Share of Gross Leasable Area	62,640	10,087	72,727
Percent Leased (Kimco Prorata Share)	93.3%	86.4%	92.3%
Average Rent per Leased Square Foot	\$ 11.90	\$ 9.72	\$ 11.62
Total Gross Leasable Area @ 100%	96,872	14,831	111,703
Percent Leased	93.4%	86.1%	92.4%
Average Rent per Leased Square Foot	\$ 12.71	\$ 10.68	\$ 12.46
% of Annual Base Rent (ABR)	89%	11%	100%
Demographics (weighted by ABR)			
Total Population	112,441	81,955	
Household Density	1,445	1,064	
Median Household Income	69,163	62,365	

\* Excludes four properties not included in occupancy

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



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

<b>Tenant Name (1)</b>	<b>Credit Ratings (S&amp;P / Moody's)</b>	<b># of Locations</b>	<b>Annualized Base Rent (in thousands)</b>	<b>% of Annualized Base Rent</b>	<b>Leased GLA (in thousands)</b>	<b>% of Leased GLA</b>
Home Depot	BBB+ / Baa1	43	\$ 29,012	3.1%	3,608	4.5%
TJX Companies	A / A3	135	25,370	2.7%	2,521	3.2%
Wal-Mart	AA / Aa2	59	22,770	2.5%	3,777	4.7%
Kmart/Sears Holdings	BB- / Ba2	57	21,638	2.3%	3,843	4.8%
Kohl's	BBB+/Baa1	34	14,956	1.6%	2,199	2.8%
Best Buy	BBB- / Baa2	47	14,656	1.6%	1,133	1.4%
Royal Ahold	BBB / Baa3	35	13,902	1.5%	1,196	1.5%
Bed Bath & Beyond	BBB / NR	69	13,547	1.5%	1,205	1.5%
Costco	A+ / A2	15	12,656	1.4%	1,527	1.9%
Petsmart	BB / NR	64	11,694	1.3%	833	1.0%
Safeway	BBB / Baa2	47	10,612	1.1%	1,034	1.3%
Michaels	B- / B3	70	10,314	1.1%	819	1.0%
Dollar Tree	NR/NR	117	10,057	1.1%	913	1.1%
Sports Authority	B- / NR	28	9,856	1.1%	884	1.1%
Ross Stores	BBB / NR	63	9,374	1.0%	984	1.2%
Staples	BBB / Baa2	49	8,218	0.9%	631	0.8%
Office Depot	B / B2	40	8,081	0.9%	812	1.0%
Great Atlantic & Pacific	CCC/Caa2	16	7,688	0.8%	580	0.7%
Toys R Us	B / B1	34	7,500	0.8%	978	1.2%
Petco	B / B2	45	7,436	0.8%	422	0.5%
Hobby Lobby	NR/NR	23	7,176	0.8%	1,156	1.5%
Lowe's Home Center	A / A1	12	6,894	0.7%	1,060	1.3%
SuperValu	BB- / Ba3	34	6,860	0.7%	935	1.2%
OfficeMax	B / B1	42	6,850	0.7%	615	0.8%
Burlington Coat Factory	B- / B3	19	6,821	0.7%	1,427	1.8%
<b>Top 25 Tenants</b>		<b>1,197</b>	<b>\$ 303,938</b>	<b>32.7%</b>	<b>35,092</b>	<b>44.1%</b>
Walgreen	A/A2	23	6,368	0.7%	306	0.4%
Whole Foods	BB / Ba3	13	5,827	0.6%	278	0.3%
Party City	NR/NR	46	5,708	0.6%	321	0.4%
The Gap	BB+/NR	40	5,335	0.6%	368	0.5%
Joann Fabrics	NR/NR	37	5,049	0.5%	586	0.7%
Cinepolis	NR/NR	13	4,874	0.5%	510	0.6%
Hudson Bay Company	NR/NR	17	4,699	0.5%	705	0.9%
Pier 1 Imports	NR/NR	46	4,474	0.5%	234	0.3%
CVS	BBB+/Baa2	46	4,434	0.5%	316	0.4%
DSW	NR/NR	16	4,409	0.5%	253	0.3%
HEB Grocery	NR/NR	10	4,404	0.5%	616	0.8%
Payless Shoesource	B+/B1	101	4,283	0.5%	201	0.3%
Riteaid	B-/Caa2	35	3,871	0.4%	369	0.5%
Border Group	NR/NR	16	3,862	0.4%	215	0.3%
Kroger	BBB/Baa2	21	3,853	0.4%	631	0.8%
Bank America	A/A2	43	3,560	0.4%	109	0.1%
Dick Sporting Goods	NR/NR	12	3,550	0.4%	355	0.4%
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%
Yum Brands	BBB-/Baa3	70	3,285	0.4%	123	0.2%
King Kullen	NR/NR	4	3,222	0.3%	189	0.2%
24 Hour Club	B / B2	10	3,041	0.3%	161	0.2%
JP Morgan Chase	A+/Aa3	33	3,033	0.3%	93	0.1%
Big Lots	BBB/NR	20	2,880	0.3%	579	0.7%
Target	A+/A2	9	2,746	0.3%	546	0.7%
<b>Tenants 26 - 50</b>		<b>721</b>	<b>\$ 103,404</b>	<b>11.1%</b>	<b>8,686</b>	<b>10.9%</b>
<b>Top 50 Tenants</b>		<b>1,918</b>	<b>\$ 407,342</b>	<b>43.8%</b>	<b>43,778</b>	<b>55.0%</b>

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 14,900 leases to 7,900 tenants totaling approximately \$1.5 billion of annual base rent.

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

<b>United States &amp; Puerto Rico</b>	<b>Number of Properties</b>	<b>Gross Leasable Area* (in thousands)</b>	<b>% Leased</b>	<b>Annualized Base Rent</b>	<b>Rent Per Leased SQ. FT.</b>
California	120	9,018	93.4%	\$ 126,197	\$ 14.99
Florida	90	8,966	89.4%	89,697	11.19
New York	64	4,341	94.3%	70,671	17.26
Pennsylvania	45	3,704	95.6%	42,408	11.98
New Jersey	29	3,112	97.2%	39,417	13.03
Illinois	43	4,345	95.9%	36,857	8.84
Texas	41	3,709	90.2%	34,760	10.39
Puerto Rico	7	2,149	96.0%	32,305	15.66
Virginia	64	2,104	97.4%	26,929	13.14
Ohio	36	4,545	90.3%	26,166	6.37
Arizona	14	2,868	87.7%	24,241	9.64
Maryland	44	1,689	90.2%	23,396	15.35
North Carolina	17	2,214	90.0%	22,757	11.42
Missouri	21	2,827	99.3%	20,716	7.38
Washington	18	1,190	90.8%	15,586	14.43
Georgia	11	1,363	95.0%	14,268	11.02
Oregon	14	1,313	83.1%	12,780	11.71
Nevada	17	805	83.6%	10,522	15.64
South Carolina	6	1,201	82.2%	10,351	10.49
Michigan	13	1,239	91.3%	10,062	8.89
Connecticut	8	927	91.7%	9,490	11.16
Minnesota	6	772	93.4%	9,448	13.11
Tennessee	10	1,048	83.6%	7,849	8.96
Louisiana	4	820	97.8%	7,674	9.57
Colorado	11	884	86.3%	7,456	9.77
New Hampshire	4	587	98.5%	6,798	11.76
Indiana	10	1,118	86.5%	5,699	5.90
Massachusetts	7	382	96.4%	5,045	13.70
Iowa	7	710	96.5%	4,157	6.07
West Virginia	2	357	99.2%	3,341	9.43
New Mexico	4	296	80.8%	3,194	13.35
Oklahoma	2	337	99.3%	2,553	7.63
Kentucky	3	304	93.5%	2,498	8.79
Alabama	2	183	94.3%	2,369	13.73
Mississippi	2	169	94.3%	2,149	13.48
Kansas	3	224	95.1%	2,055	9.65
Rhode Island	2	166	94.1%	1,877	12.02
Maine	2	158	93.9%	1,413	9.52
Delaware	2	117	100.0%	1,151	9.84
Nebraska	1	179	82.2%	1,052	7.15
Utah	1	143	100.0%	761	5.32
Hawaii	1	18	76.0%	729	53.26
Vermont	1	54	81.6%	678	15.38
Alaska	1	73	100.0%	443	6.07
Subtotal	810	72,728	92.3%	\$ 779,965	\$ 11.62
Canada	63	5,948	97.2%	\$ 77,958	\$ 13.48 (1)
Mexico	32	2,626	93.2%	28,149	11.51 (2)
Chile	8	120	89.8%	1,445	13.41 (3)
Peru	1	12	100.0%	259	21.62 (4)
Brazil	1	34	100.0%	303	8.97 (5)
Subtotal	105	8,740	95.9%		
<b>Grand Total</b>	<b>915</b>	<b>81,468</b>	<b>92.7%</b>		

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

- (1) Based on an average conversion rate of \$1.00 USD to 1.04 CAD for the three months ended September 30, 2010.  
(2) Based on an average conversion rate of \$1.00 USD to 12.81 MXN for the three months ended September 30, 2010.  
(3) Based on an average conversion rate of \$1.00 USD to 521.99 CLP for the three months ended September 30, 2010.  
(4) Based on an average conversion rate of \$1.00 USD to 2.85 PEN for the three months ended September 30, 2010.  
(5) Based on an average conversion rate of \$1.00 USD to 1.76 BRL for the three months ended September 30, 2010.

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

<b>Lease Type</b>	<b>Leases</b>	<b>% of Total GLA Signed</b>	<b>GLA</b>	<b>New Rent \$PSF</b>	<b>New Rent Total \$</b>	<b>Prior Rent \$PSF</b>	<b>Prior Rent Total \$</b>	<b>Incremental Increase/ (Decrease) in Base Rent</b>	<b>Increase/ (Decrease) in Base Rent Over Pr. Yr.</b>	<b>Weighted Average Term (Years)</b>	<b>TT's</b>	<b>TT's PSF</b>
<b><u>United States and Puerto Rico</u></b>												
New Leases *	374	19%	1,355	\$ 13.50	\$ 18,287	\$ 14.09	\$ 19,085	\$ (798)	-4.2%	10.0	\$ 19,315	\$ 14.26
Renewals/Options	958	61%	4,316	11.78	50,829	11.76	50,763	66	0.1%	4.7	-	-
<b>US Same Space Total</b>	<b>1,332</b>	<b>80%</b>	<b>5,671</b>	<b>\$ 12.19</b>	<b>\$ 69,116</b>	<b>\$ 12.32</b>	<b>\$ 69,848</b>	<b>\$ (732)</b>	<b>-1.0%</b>	<b>6.0</b>	<b>\$ 19,315</b>	
Non-same space new leases	436	20%	1,454	\$ 12.62	\$ 18,350					8.6	\$ 26,868	\$ 18.48
<b>US Total</b>	<b>1,768</b>	<b>100%</b>	<b>7,125</b>	<b>\$ 12.28</b>	<b>\$ 87,466</b>					<b>6.5</b>	<b>\$ 46,183</b>	
<b><u>Canada</u></b>												
New Leases	52	15%	65	\$ 19.88	\$ 1,293	\$ 18.49	\$ 1,202	\$ 91	7.5%	7.9	\$ 1,268	\$ 19.49
Renewals/Options	126	79%	335	16.30	5,467	15.36	5,153	314	6.1%	4.8	-	-
<b>Canada Same Space Total</b>	<b>178</b>	<b>94%</b>	<b>400</b>	<b>\$ 16.88</b>	<b>\$ 6,760</b>	<b>\$ 15.87</b>	<b>\$ 6,355</b>	<b>\$ 405</b>	<b>6.4%</b>	<b>5.3</b>	<b>\$ 1,268</b>	
Non - same space new leases	17	6%	25	\$ 15.73	\$ 386					7.7	\$ 610	\$ 24.81
<b>Canada Total</b>	<b>195</b>	<b>100%</b>	<b>425</b>	<b>\$ 16.81</b>	<b>\$ 7,146</b>					<b>5.4</b>	<b>\$ 1,878</b>	
<b><u>Latin America</u></b>												
New Leases	80	6%	41	\$ 18.36	\$ 759	\$ 19.89	\$ 822	\$ (63)	-7.7%	3.1	\$ -	
Renewals/Options	137	18%	121	20.72	2,503	20.50	2,476	26	1.1%	4.9	-	
<b>Latin America Same Space Total</b>	<b>217</b>	<b>24%</b>	<b>162</b>	<b>\$ 20.12</b>	<b>\$ 3,262</b>	<b>\$ 20.34</b>	<b>\$ 3,298</b>	<b>\$ (37)</b>	<b>-1.1%</b>	<b>4.5</b>	<b>\$ -</b>	
Non - same space new leases	530	76%	520	\$ 15.86	\$ 8,255					4.4	\$ -	\$ -
<b>Latin America Total</b>	<b>747</b>	<b>100%</b>	<b>682</b>	<b>\$ 16.87</b>	<b>\$ 11,517</b>					<b>4.4</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>2,710</b>	<b>100%</b>	<b>8,232</b>									
Total New Leases (Same Space)	506	18%	1,461									
Total Renewals/Options	1,221	58%	4,772									
Total Non-same space new leases	983	24%	1,999									
<b>Grand Total</b>	<b>2,710</b>	<b>100%</b>	<b>8,232</b>									

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

Note: Rental Spreads include leases with a 12 month downtime



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

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>												
New Leases	70	19%	248	\$ 11.26	\$ 2,787	\$ 11.65	\$ 2,884	\$ (97)	-3.4%	9.3	\$ 1,736	\$ 7.01
Renewals/Options	212	52%	690	14.92	10,296	14.51	10,008	288	2.9%	4.7	-	-
<b>US Same Space Total</b>	<b>282</b>	<b>70%</b>	<b>938</b>	<b>\$ 13.96</b>	<b>\$ 13,083</b>	<b>\$ 13.75</b>	<b>\$ 12,892</b>	<b>\$ 191</b>	<b>1.5%</b>	<b>5.9</b>	<b>\$ 1,736</b>	
Non-same space new leases	117	30%	394	\$ 12.38	\$ 4,878					8.5	\$ 10,162	\$ 25.80
<b>US Total</b>	<b>399</b>	<b>100%</b>	<b>1,332</b>	<b>\$ 13.49</b>	<b>\$ 17,961</b>					<b>6.7</b>	<b>\$ 11,898</b>	
<b><u>Canada</u></b>												
New Leases	12	20%	16	\$ 17.38	\$ 280	\$ 16.93	\$ 273	\$ 7	2.6%	9.0	\$ 190	\$ 11.78
Renewals/Options	26	77%	63	17.66	1,109	16.10	1,012	98	9.6%	4.7	-	-
<b>Canada Same Space Total</b>	<b>38</b>	<b>96%</b>	<b>79</b>	<b>\$ 17.60</b>	<b>\$ 1,389</b>	<b>\$ 16.27</b>	<b>\$ 1,285</b>	<b>\$ 105</b>	<b>8.2%</b>	<b>5.6</b>	<b>\$ 190</b>	
Non-same space new leases	3	4%	3	\$ 19.00	\$ 60					6.0	\$ 85	\$ 26.92
<b>Canada Total</b>	<b>41</b>	<b>100%</b>	<b>82</b>	<b>\$ 17.65</b>	<b>\$ 1,449</b>					<b>5.6</b>	<b>\$ 275</b>	
<b><u>Latin America</u></b>												
New Leases	25	9%	15	\$ 18.24	\$ 269	\$ 19.67	\$ 290	\$ (21)	-7.3%	3.5	\$ -	\$ -
Renewals/Options	29	11%	18	25.28	460	25.39	462	(2)	-0.4%	2.6	-	-
<b>Latin America Same Space Total</b>	<b>54</b>	<b>20%</b>	<b>33</b>	<b>\$ 22.12</b>	<b>\$ 729</b>	<b>\$ 22.83</b>	<b>\$ 752</b>	<b>\$ (23)</b>	<b>-3.1%</b>	<b>3.0</b>	<b>\$ -</b>	
Non - same space new leases	143	80%	130	\$ 16.21	\$ 2,110					4.4	\$ -	\$ -
<b>Latin America Total</b>	<b>197</b>	<b>100%</b>	<b>163</b>	<b>\$ 17.40</b>	<b>\$ 2,839</b>					<b>4.1</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>637</b>	<b>100%</b>	<b>1,577</b>									
Total New Leases (Same Space)	107	18%	278									
Total Renewals/Options	267	48%	771									
Total Non-same space new leases	263	33%	527									
<b>Grand Total</b>	<b>637</b>	<b>100%</b>	<b>1,577</b>									

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

Note: Rental Spreads include leases with a 12 month downtime

**US Lease Expiration Schedule  
Operating Shopping Centers  
September 30, 2010**

**LEASES EXPIRING ASSUMING NO OPTIONS**

Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF
(1)	19	696,054	1.3%	\$ 4.84	412	795,068	5.7%	\$ 16.86	431	1,491,121	2.2%	\$ 11.25
2010	3	35,537	0.1%	3.80	100	157,006	1.1%	19.52	103	192,543	0.3%	16.62
2011	156	3,018,587	5.7%	7.88	1,262	1,912,070	13.6%	20.04	1,418	4,930,658	7.3%	12.60
2012	265	5,380,003	10.1%	7.87	1,408	2,269,546	16.1%	21.22	1,673	7,649,549	11.4%	11.83
2013	235	4,968,117	9.4%	9.49	1,339	2,196,639	15.6%	20.33	1,574	7,164,756	10.7%	12.82
2014	268	6,203,316	11.7%	8.86	1,060	1,802,375	12.8%	20.40	1,328	8,005,691	11.9%	11.46
2015	264	5,085,660	9.6%	9.71	979	1,612,445	11.5%	20.99	1,243	6,698,105	10.0%	12.42
2016	197	3,939,370	7.4%	9.69	386	797,481	5.7%	21.97	583	4,736,852	7.1%	11.76
2017	128	3,224,147	6.1%	10.49	285	610,726	4.3%	25.68	413	3,834,873	5.7%	12.91
2018	105	3,004,782	5.7%	9.93	231	488,884	3.5%	23.66	336	3,493,666	5.2%	11.85
2019	114	3,371,081	6.4%	9.09	208	396,629	2.8%	25.93	322	3,767,710	5.6%	10.86
2020	104	2,520,054	4.7%	10.01	195	412,240	2.9%	23.88	299	2,932,293	4.4%	11.96
2021	70	1,671,388	3.1%	8.62	66	149,700	1.1%	18.86	136	1,821,088	2.7%	9.46
Thereafter	235	9,947,980	18.7%	8.86	154	463,094	3.3%	27.38	389	10,411,074	15.5%	9.68
Grand Total (3)	2,163	53,066,076	100.0%	\$ 9.07	8,085	14,063,903	100.0%	\$ 34.22	10,248	67,129,980	100.0%	\$ 11.62

**ASSUMES EXERCISE OF RENEWAL OPTIONS**

Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF
(1)	19	696,054	1.3%	\$ 4.84	412	795,068	5.7%	\$ 16.86	431	1,491,121	2.2%	\$ 11.25
2010	1	32,272	0.1%	2.50	79	128,969	0.9%	19.97	80	161,241	0.2%	16.47
2011	39	687,766	1.3%	7.97	790	1,131,505	8.0%	20.14	829	1,819,272	2.7%	15.54
2012	37	528,467	1.0%	7.80	873	1,186,781	8.4%	21.71	910	1,715,248	2.6%	17.42
2013	41	679,256	1.3%	9.30	802	1,194,990	8.5%	20.04	843	1,874,246	2.8%	16.14
2014	40	741,728	1.4%	8.42	581	831,129	5.9%	21.28	621	1,572,857	2.3%	15.22
2015	39	599,025	1.1%	9.37	550	815,343	5.8%	20.72	589	1,414,367	2.1%	15.91
2016	45	498,366	0.9%	9.40	471	708,199	5.0%	21.10	516	1,206,566	1.8%	16.26
2017	63	1,038,974	2.0%	8.83	434	715,308	5.1%	23.46	497	1,754,282	2.6%	14.80
2018	54	853,367	1.6%	9.68	409	710,383	5.1%	21.61	463	1,563,751	2.3%	15.10
2019	66	1,037,213	2.0%	10.07	381	668,197	4.8%	21.03	447	1,705,410	2.5%	14.36
2020	66	933,328	1.8%	9.12	381	606,726	4.3%	21.56	447	1,540,053	2.3%	14.02
2021	56	1,107,607	2.1%	7.68	242	507,762	3.6%	20.75	298	1,615,369	2.4%	11.79
Thereafter	1,597	43,632,655	82.2%	9.18	1,680	4,063,544	28.9%	22.35	3,277	47,696,199	71.1%	10.30
Grand Total (3)	2,163	53,066,078	100.0%	\$ 9.07	8,085	14,063,904	100.0%	\$ 34.22	10,248	67,129,982	100.0%	\$ 11.62

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

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

(3) Represents occupied square footage and in-place minimum rent as of September 30, 2010 for US shopping center properties in occupancy.

Note: Represents only Kimco's interest

## **Joint Venture Summary**

**Operating Joint Venture Summary**  
**Three Months Ended September 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
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 60,144	\$ 18,760	\$ 41,384	\$ 20,421	\$ (128)	\$ 10,585	\$ (233)	\$ 25,652	\$ (881)	\$ (16,516)	\$ (933)	\$ 2,685
Kimco Income REIT	45.0%	48,508	13,207	35,301	17,092	(392)	472	(33)	9,812	4,420 <sup>(1)</sup>	11,920	5,887	10,310
UBS Programs	17.9%	29,135	7,771	21,364	10,574	(781)	-	-	10,154	-	(145)	332	2,133
BIG Shopping Centers	36.7%	11,436	3,494	7,942	6,189	(576)	-	-	4,602	-	(3,425)	(901)	764
Canadian Pension Plan	55.0%	9,093	1,821	7,272	1,429	(306)	-	-	4,933	-	604	567	3,281
Kimco Income Fund	15.2%	8,530	2,210	6,320	2,343	(381)	-	-	1,793	-	1,803	343	609
SEB Immobilien	15.0%	6,123	1,444	4,679	2,812	(109)	-	-	1,961	-	(203)	165	305
Other Institutional Programs	16.3%	19,797	5,002	14,795	7,552	(110)	1,828	315	6,005	61	(324)	(468)	441
<b>Total Investment Management Programs</b>		<b>\$ 192,766</b>	<b>\$ 53,709</b>	<b>\$ 139,057</b>	<b>\$ 68,412</b>	<b>\$ (2,783)</b>	<b>\$ 12,885</b>	<b>\$ 49</b>	<b>\$ 64,912</b>	<b>\$ 3,600</b>	<b>\$ (6,286)</b>	<b>\$ 4,992</b>	<b>\$ 20,528</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 56,131	\$ 19,508	\$ 36,623	\$ 14,524	\$ (159)	\$ -	\$ -	\$ 9,981	\$ -	\$ 11,959	\$ 6,345	\$ 11,511
US Properties	47.4%	35,566	12,108	23,458	13,328	(518)	-	3,181	9,125	-	3,668	970	4,325
Mexico Properties	49.2%	25,660	5,669	19,991	6,943	(2,078)	-	-	7,543	-	3,427	1,350	5,061
Chile Properties	50.0%	816	242	574	-	(399)	-	-	227	-	(52)	(26)	88
<b>Total Other JV Properties</b>		<b>\$ 118,173</b>	<b>\$ 37,527</b>	<b>\$ 80,646</b>	<b>\$ 34,795</b>	<b>\$ (3,154)</b>	<b>\$ -</b>	<b>\$ 3,181</b>	<b>\$ 26,876</b>	<b>\$ -</b>	<b>\$ 19,002</b>	<b>\$ 8,639</b>	<b>\$ 20,985</b>
<b>Other Investments</b>	63.0%	<b>\$ 57,730</b>	<b>\$ 35,248</b>	<b>\$ 22,482</b>	<b>\$ 12,031</b>	<b>\$ 1,596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,552</b>	<b>\$ -</b>	<b>\$ (505)</b>	<b>\$ (734)</b>	<b>\$ 7,039</b>
		<b>\$ 368,669</b>	<b>\$ 126,484</b>	<b>\$ 242,185</b>	<b>\$ 115,238</b>	<b>\$ (4,341)</b>	<b>\$ 12,885</b>	<b>\$ 3,230</b>	<b>\$ 104,340</b>	<b>\$ 3,600</b>	<b>\$ 12,211</b>	<b>\$ 12,897</b>	<b>\$ 48,552</b>
Income from Albertson's												958	
Income Miscellaneous												201	
<b>Equity in Loss of Joint Ventures, Net</b>												<b>\$ 14,056</b>	

(1) Includes additional income of approximately \$4.7M from gain on extinguishment of debt.

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

Venture	Net Income/ (Loss)	Before Kimco Share of Net Income/ (Loss)	Investment Adjustments			After Kimco Share of Net Income/ (Loss)	Kimco Share of FFO
			Promote Income	Investment Basis Adjustment	All Fees		
Prudential Investment Program	\$ (16,516)	\$ (2,477)	\$ -	\$ 1,188	\$ 356	\$ (933)	\$ 2,685
Kimco Income REIT	11,920	5,362	-	-	525	5,887	10,310
UBS Programs	(145)	6	-	-	326	332	2,133
BIG Shopping Centers	(3,425)	(1,122)	-	-	221	(901)	764
Canadian Pension Plan	604	332	-	-	235	567	3,281
Kimco Income Fund	1,803	273	-	-	70	343	609
SEB Immobilien	(203)	(30)	-	154	41	165	305
Other Institutional Programs	(324)	(148)	(363)	-	43	(468)	441
<b>Total Investment Management Programs</b>	<b>\$ (6,286)</b>	<b>\$ 2,196</b>	<b>\$ (363)</b>	<b>\$ 1,342</b>	<b>\$ 1,817</b>	<b>\$ 4,992</b>	<b>\$ 20,528</b>

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

**Operating Joint Venture Summary**  
**Nine Months Ended September 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) (3)	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 188,996	\$ 58,176	\$ 130,820	\$ 66,215	\$ 821	\$ 177,872	\$ 1,155	\$ 78,689	\$ (7,444)	\$ (197,424)	\$ (16,668)	\$ (4,146)
Kimco Income REIT	45.0%	145,101	40,001	105,100	50,859	(2,060)	6,737	5,639	29,227	4,401 <sup>(2)</sup>	\$ 26,257	13,353	24,032
UBS Programs	17.9%	88,556	24,450	64,106	31,611	(2,074)	-	-	31,833	-	\$ (1,412)	754	6,425
BIG Shopping Centers	36.7%	12,595	3,799	8,796	6,298	(3,083)	-	-	4,805	-	\$ (5,390)	(683)	1,077
Canadian Pension Plan	55.0%	15,422	3,167	12,255	2,524	(2,501)	-	-	6,417	-	\$ 813	1,846	5,375
Kimco Income Fund	15.2%	23,269	6,552	16,717	6,972	(1,125)	-	-	5,547	-	\$ 3,073	706	1,534
SEB Immobilien	15.0%	19,383	4,928	14,455	8,345	(261)	-	-	5,814	-	\$ 35	817	999
Other Institutional Programs	16.3%	58,565	14,875	43,690	20,715	(1,257)	1,828	315	17,236	24	\$ 2,993	(129)	2,667
<b>Total Investment Management Programs</b>		<b>\$ 551,887</b>	<b>\$ 155,948</b>	<b>\$ 395,939</b>	<b>\$ 193,539</b>	<b>\$ (11,540)</b>	<b>\$ 186,437</b>	<b>\$ 7,109</b>	<b>\$ 179,568</b>	<b>\$ (3,019)</b>	<b>\$ (171,055)</b>	<b>\$ (4)</b>	<b>\$ 37,963</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 157,544	\$ 56,413	\$ 101,131	\$ 41,167	\$ (401)	-	\$ 423	\$ 27,670	\$ -	\$ 32,316	\$ 16,524	\$ 30,322
US Properties	47.4%	109,477	36,252	73,225	38,870	(2037)	-	3,181	26,217	-	9,282 <sup>(1)</sup>	9,899	22,804
Mexico Properties	49.2%	79,027	16,883	62,144	20,398	(3,119)	-	0	22,116	-	16,511	7,701	18,594
Chile Properties	50.0%	2,847	738	2,109	-	(1,180)	-	-	671	-	258	129	465
<b>Total Other JV Properties</b>		<b>\$ 348,895</b>	<b>\$ 110,286</b>	<b>\$ 238,609</b>	<b>\$ 100,435</b>	<b>\$ (6,737)</b>	<b>\$ -</b>	<b>\$ 3,604</b>	<b>\$ 76,674</b>	<b>\$ -</b>	<b>\$ 58,367</b>	<b>\$ 34,253</b>	<b>\$ 72,185</b>
<b>Other Investments</b>	63.0%	<b>\$ 165,418</b>	<b>\$ 105,045</b>	<b>\$ 60,373</b>	<b>\$ 35,119</b>	<b>\$ 2,498</b>	<b>\$ -</b>	<b>\$ (1,970)</b>	<b>\$ 35,548</b>	<b>\$ -</b>	<b>\$ (9,766)</b>	<b>\$ (7,403)</b>	<b>\$ 15,661</b>
		<b>\$ 1,066,200</b>	<b>\$ 371,279</b>	<b>\$ 694,921</b>	<b>\$ 329,093</b>	<b>\$ (15,779)</b>	<b>\$ 186,437</b>	<b>\$ 8,743</b>	<b>\$ 291,790</b>	<b>\$ (3,019)</b>	<b>\$ (122,454)</b>	<b>\$ 26,846</b>	<b>\$ 125,809</b>
Income from Albertson's												7,005	
Income Miscellaneous												846	
<b>Equity in Loss of Joint Ventures, Net</b>												<b>\$ 34,697</b>	

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

(2) Includes additional income of approximately \$4.7M from gain on extinguishment of debt.

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

Venture	Net Income/ (Loss)	Before Kimco Share of Net Income/ (Loss)	Investment Adjustments			After Kimco Share of Net Income/ (Loss)	Kimco of FFO
			Promote Income	Investment Basis Adjustment	All Fees		
Prudential Investment Program	\$ (197,424)	\$ (29,613)		\$ 11,714	\$ 1,231	\$ (16,668)	\$ (4,146)
Kimco Income REIT	26,257	11,812			1,541	13,353	24,032
UBS Programs	(1,412)	(161)			915	754	6,425
BIG Shopping Centers	(5,390)	(1,744)			1,061	(683)	1,077
Canadian Pension Plan	813	447			1,399	1,846	5,375
Kimco Income Fund	3,073	466			240	706	1,534
SEB Immobilien	35	5		690	122	817	999
Other Institutional Programs	2,993	172	(270)	(143)	112	(129)	2,667
<b>Total Investment Management Programs</b>	<b>\$ (171,055)</b>	<b>\$ (18,616)</b>	<b>\$ (270)</b>	<b>\$ 12,261</b>	<b>\$ 6,621</b>	<b>\$ (4)</b>	<b>\$ 37,963</b>

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

**Investments in Real Estate Joint Ventures**  
**September 30, 2010**  
(in thousands)

(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%	*	69	11,832	\$ 2,918,888	\$ 1,418,411	\$ 121,449	5.58%	62.6	97.67%	2.33%
Kimco Income REIT	45.0%		59	12,585	1,554,015	990,704	89,999	6.66%	53.4	98.51%	1.49%
UBS Programs	17.9%	*	43	6,261	1,366,715	736,919	31,807	5.63%	57.8	100.00%	-
BIG Shopping Centers	36.7%	*	20	3,369	469,605	374,593	15,167	5.46%	57.3	100.00%	-
Canadian Pension Plan	55.0%		5	2,136	377,461	169,317	12,099	4.59%	14.2	57.46%	42.54%
Kimco Income Fund	15.2%		12	1,531	282,001	168,560	14,707	5.45%	47.7	100.00%	-
SEB Immobilien	15.0%		10	1,382	275,988	193,500	6,438	5.67%	74.4	100.00%	-
Other Institutional Programs	16.3%	*	68	4,873	836,075	559,436	32,564	5.37%	59.1	85.00%	15.00%
Total Investment Management Programs			286	43,969	\$ 8,080,748	\$ 4,611,440	\$ 324,230				
Other Joint Venture Properties											
Canada Properties	51.1%		63	11,703	\$ 1,667,970	\$ 1,158,855	\$ 81,113	5.66%	48.5	90.00%	10.00%
US Properties	47.4%	*	72	9,961	1,133,092	835,464	41,294	5.57%	75.5	73.83%	26.17%
Mexico Properties (1)	49.2%	*	118	15,444	1,009,679	355,514	120,033	7.56%	33.5	98.79%	1.21%
Chile Properties	50.0%		8	240	41,320	-	(31,733)				
Total Other JV Properties			261	37,348	\$ 3,852,061	\$ 2,349,833	\$ 210,707				
Other Investments	63.0%	*	N/A	N/A	\$ 1,315,138	\$ 966,503	\$ (30,180)	4.44%	41.4	66.07%	33.93%
			547	81,317	\$ 13,247,947	\$ 7,927,776	\$ 504,757				
Kimco's Share of Mortgages & Notes Payable						\$ 2,949,816 (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)

[illegible]

\* Includes depreciation adjustment in FFO Reconciliation

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

**Note:** 2010 FFO Guidance Matrix Disclosure will be discontinued after the 2010 operating year. Kimco will provide the 2010/2011 FFO Guidance Disclosure (p. 48) on a go forward basis.



2010/ 2011 FFO Guidance				
	2010 FFO Range	2010 FFO/ Share	2011 FFO Range	2011 FFO/ Share
Recurring:				
Retail	\$ 807 — \$ 818	\$1.98 — \$2.01	\$ 830 — \$ 852	\$2.04 — \$2.09
Non-Retail	44 — 48	0.11 — 0.12	42 — 50	0.10 — 0.12
Financing (incl. Pref. Dividends)	(281) — (284)	(0.69) — (0.70)	(275) — (282)	(0.67) — (0.69)
G&A	(111) — (115)	(0.27) — (0.28)	(113) — (118)	(0.28) — (0.29)
Other	<u>(7) — (8)</u>	<u>(0.02) — (0.02)</u>	<u>(8) — (10)</u>	<u>(0.02) — (0.02)</u>
Total Recurring	\$ 452 — \$ 459	\$1.11 — \$1.13	\$ 476 — \$ 492	\$1.17 — \$1.21
Non-Recurring **	<u>36 — 37</u>	<u>0.09 — 0.09</u>	<u>- — -</u>	<u>- — -</u>
	\$ 488 — \$ 496	\$1.20 — \$1.22	\$ 476 — \$ 492	\$1.17 — \$1.21
Debt Extinguishment	<u>(11) — (11)</u>	<u>(0.03) — (0.03)</u>	<u>- — -</u>	<u>- — -</u>
FFO Before Impairments	\$ 477 — \$ 485	\$1.17 — \$1.19	\$ 476 — \$ 492	\$1.17 — \$1.21
Impairments *	<u>(28) — (28)</u>	<u>(0.07) — (0.07)</u>	<u>- — -</u>	<u>- — -</u>
FFO	\$ 449 — \$ 457	\$1.10 — \$1.12	\$ 476 — \$ 492	\$1.17 — \$1.21
* Impairments incurred through Q3'10				
** Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events				

# Retail Investments Summary (Additional Valuation Information)

As of September 30, 2010

(\$ shown in millions and USD denomination)

	Net Operating Income	Description / Notes
<b>Operating Real Estate - Consolidated and JV's</b>		
NOI Including Pro-rata JV NOI, 3Q 2010:	\$ 240	Per supplemental NOI disclosures
Add: Negative NOI	1	
Less: LTA's, Straight-line, Disc. Ops NOI	(4)	
Above and Below Market Rents	(3)	
Real Estate Under Development (REUD) NOI	(1)	See Real Estate Under Development (p. 28 & 29)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	(14)	
	<u>\$ 219</u>	
Adj. on 3Q 2010 acquired properties to reflect a full quarter of NOI	2	
Development Project Transfers to Operating - Pending Stabilization (US and Latin America) - (p. 30)	5	Currently yielding approx. 5% and expected to reach 10%
	<u>\$ 226</u>	

	Book Value	Description / Notes
<b>Other Retail Investments included in Operating Real Estate</b>		
Blue Ridge	\$ 59	Income included in Income from Other Real Estate Inv.
Land Holdings	111	
	<u>\$ 170</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>		
Mexican Land Fund	\$ 11	
<b>Real Estate Under Development (REUD)</b>		
US Construction In Progress (CIP)	\$ 84	
US Land	27	
Latin America CIP	284	
	<u>\$ 395</u>	
<b>Other Real Estate Investments</b>		
Preferred Equity Retail Investments	\$ 192	
Net Lease Portfolio	110	
Misc	26	Includes Retail Store and Leveraged Leases
	<u>\$ 328</u>	
<b>Mortgage and Other Receivables</b>		
Latin America Mortgage Receivables	\$ 29	
Retail-Based Mortgage Receivables		
Winn Dixie	13	
Other	13	
	<u>\$ 55</u>	
<b>Other Assets</b>		
Miscellaneous Other Assets	\$ 304	See separate Balance Sheet Detail Schedule (p. 19)
Real Estate Held for Sale	15	
	<u>\$ 319</u>	

<b>Additional Value Consideration:</b>		
Properties with Additional Embedded Value Through Re-leasing of Below Market Spaces*		
	\$ 175	
Major Tenants with below market rent:		
- Richmond S.C. (Staten Island, NY) - Kmart		
- Hylan Plaza (Staten Island, NY) - Kmart		
- Westlake S.C. (Daly City, CA) - Burlington Coat Factory		
- New Dorp S.C. (Staten Island, NY) - Frank's Nursery		
- Springfield S.C. (Springfield, PA) - Value City		
Investment Management Business (recurring fees)	260	Annualized Fees - \$35M x 15 multiple x 50% margin
Latin America REUD (in excess of book value)	60	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 3Q 2010 NOI.

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

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
<b>Operating Real Estate - Consolidated</b>				
Urban Properties / Other Consolidated *				Mixed Retail and Apartment / Office
New York, NY	\$ 102		\$ 102	
Philadelphia, PA	103		103	
Boston, MA	1		1	
Chicago, IL	17		17	
Other	3		3	
	<u>226</u>		<u>226</u>	
<b>Investments &amp; Advances in Real Estate JVs</b>				
Westmont Portfolio				
InTown Suites	102	472	574	
Westmont Hotels	24	85	109	
Other Joint Venture Properties				
Willowick	8	21	29	Multi-Family Housing
125th Street, Harlem	2	13	15	Mixed Retail and Office
Albertsons	21		21	
	<u>157</u>	<u>591</u>	<u>748</u>	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	115		115	
Miscellaneous Other Investments	5		5	
	<u>120</u>		<u>120</u>	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	12		12	
Sandalwood - Nuns Island	23		23	15 Properties
King & Benton	16		16	Secured Convertible Bridge Loan
Other	5		5	
	<u>56</u>		<u>56</u>	
<b>Marketable Securities</b>				
				Reflects \$5M in unrealized gains
Bonds				
Valad	168		168	
Rite Aid	17		17	
Whiterock	9		9	
Other	17		17	
Stocks				
Plazacorp Retail Properties	23		23	
Other	3		3	
	<u>237</u>		<u>237</u>	
<b>Other Assets</b>				
Miscellaneous Other Assets	50		50	
<b>Total Non-Retail Investments</b>	<b>\$ 846</b>	<b>\$ 591</b>	<b>\$ 1,437</b>	

\* \$45M of debt associated with these properties is included in consolidated debt.

**Reconciliation from 2Q 2010**

2Q 2010 Total Non-Retail Investments	\$ 828
Valad Bonds market value adjustment	28
Sold two Preferred Equity investments	(4)
Sold interest in Hyatt Cancun JV	(2)
Other misc	(4)
3Q 2010 Total Non-Retail Investments	\$ 846

**Activity Subsequent to 9/30/10**

- 4 Urban Properties under contract of sale
- Estimated reduction in Non-Retail Investments \$10M

**Miscellaneous**

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Fitch Ratings	Steven Marks	(212) 908-9161

## **RECONCILIATION OF NON-GAAP FINANCIAL MEASURES**

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

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

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

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

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

## **Glossary of Terms**

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