Supplemental Financial Information

QUARTER ENDED MARCH 31, 2011

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KIMCO
REALTY

INTEGRITY CREATIVITY STABILITY

Supplemental Financial Information
Quarter Ended March 31, 2011

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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 our 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, 2010. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

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KIMCO REALTY

Listed on the New York Stock Exchange (KIM) **NEWS RELEASE**

Kimco Realty Corporation announces first quarter 2011 results;
Reports five percent increase in recurring FFO for first quarter 2011

NEW HYDE PARK, NY, May 4, 2011 – Kimco Realty Corporation (NYSE: KIM) today reported results for the quarter ended March 31, 2011.

Highlights for the First Quarter and Subsequent Activity:

- Recognized recurring Funds From Operations (FFO) of $121.2 million, or $0.30 per diluted share, for the first quarter 2011 compared to $115.6 million, or $0.28 per diluted share, for first quarter 2010, representing a five percent increase;
- Reported FFO of $115.1 million, or $0.28 per diluted share, for the first quarter 2011 compared to $126.0 million, or $0.31 per diluted share for the same period in 2010;
- Generated positive U.S. cash-basis leasing spreads of 1.4 percent; new leases increased 5.1 percent and renewals/options 0.7 percent;
- Increased combined same-property net operating income (NOI) 1.7 percent over the first quarter 2010;
- Acquired four shopping centers for approximately $99 million year to date; and
- Reduced the non-retail portfolio by approximately $190 million since December 31, 2010 primarily from the sale of the Valad convertible notes.

Financial Results

Net income available to common shareholders for the first quarter of 2011 was $14.1 million or $0.03 per diluted share compared to $39.0 million or $0.10 per diluted share for the first quarter of 2010. The change in year-over-year net income available to common shareholders is primarily related to increases of:

- $6.6 million in NOI relating to an improvement in property operations and acquisition activity since the comparable period of 2010; and
- $0.5 million decrease in non-cash impairments, net of tax

Offset by:

- $17.0 million decrease in non-recurring income;
- $2.6 million reduction in gains on sale of operating properties not included in FFO;
- $9.6 million increase in real estate related depreciation (including $4.9 million related to the joint ventures); and
- $3.0 million increase in preferred stock dividends resulting from the $175 million cumulative redeemable preferred stock offering in August 2010.

Funds from operations (FFO), a widely accepted supplemental measure of REIT performance, were $115.1 million, or $0.28 per diluted share, for the first quarter of 2011 compared to $126.0 million, or $0.31 per diluted share, in the same period a year ago. Recurring FFO, which excludes the effects of non-cash impairments and non-recurring income, were $121.2 million, or $0.30 per diluted share, in the first quarter 2011 compared to $115.6 million, or $0.28 per diluted share, in the same quarter of the prior year. Improvement in year-over-year recurring FFO is driven by improving core operating results, new acquisitions, lease-up of Kimco's Mexico portfolio and improvement in the InTown Suites joint venture partially offset by an increase in preferred dividends. A reconciliation of net income to FFO and recurring FFO is provided in the tables accompanying this press release.

Non-Recurring Income and Non-Cash Impairments

Recurring FFO excludes non-recurring income of $0.9 million and non-cash impairments of $6.9 million, both net of tax. Non-cash impairments in the first quarter were transaction-oriented and resulted from completed or impending dispositions of seven properties; four in the consolidated portfolio and three joint venture properties, totaling approximately $3.2 million and $3.7 million, respectively.

Core Business Operations

Shopping Center Portfolio

First quarter 2011 shopping center portfolio operating results:

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

- Gross occupancy was 92.8 percent, an increase of 20 basis points over first quarter 2010; Pro-rata occupancy was 92.4 percent;
- Same-property net operating income (NOI), including U.S., Canada and Latin America increased 1.7 percent over the first quarter 2010; and
- Total leases executed in the portfolio: 696 new leases, renewals and options totaling 2.6 million square feet.

U.S. Shopping Center Portfolio

- Gross occupancy increased 40 basis points to 92.5 percent from 92.1 percent in the first quarter of 2010; Pro-rata occupancy was 92.2 percent;
- U.S. same-property NOI (cash-basis, excluding lease termination fees and including charges for bad debts) increased 1.1 percent from the same period in 2010; and
- U.S. cash-basis leasing spreads increased 1.4 percent; new leases increased 5.1 percent and renewals/options 0.7 percent.

First quarter 2011 occupancy in the combined shopping center portfolio was negatively impacted by 10 basis points on both a gross and pro-rata basis from the addition of four former Mexican development properties that are approximately 79.9 percent occupied. Excluding these four projects, the combined shopping center portfolio gross and pro-rata occupancy would be 92.9 and 92.5 percent, respectively.

Leasing execution includes 106 same space new leases totaling 347,000 pro-rata square feet and 376 lease renewals and options for 1.8 million pro-rata square feet. In addition, the company signed more than 200 new leases totaling 393,000 square feet for spaces vacant for more than one year.

During the first quarter 2011, the company acquired for its wholly-owned portfolio two shopping centers and one outparcel, comprising 190,000 square feet, for a total of approximately $37.4 million, including $15.4 million of mortgage debt. Subsequently in April 2011, Kimco acquired a grocery anchored shopping center for $13.7 million, including $9.3 million of mortgage debt, and disposed of two unencumbered non-strategic shopping centers for $3.2 million.

Kimco's shopping center portfolio includes 941 operating properties comprising 815 assets in the United States and Puerto Rico, 62 in Canada, 51 in Mexico and 13 in South America. The operating portfolio includes 17 former development properties in Latin America that are approximately 74 percent leased and are not currently included in occupancy. These properties will be included in occupancy the earlier of (i) reaching 90 percent leased or (ii) two years following the project's inclusion in operating real estate. Additionally, the company has five development properties and two completed projects pending stabilization.

Investment Management and Other Joint Venture Programs

During the first quarter, the company realized fee income of $9.7 million primarily from its investment management business. This includes $7.5 million in management fees, $0.1 million in acquisition fees and $2.1 million in other ongoing fees.

In the first quarter, a joint venture between Kimco and Canada Pension Plan Investment Board, in which the company holds a 55% interest, acquired an unencumbered shopping center in Quakertown, Pa. for $52.0 million.

In addition, in separate transactions, the company disposed of two unconsolidated joint venture properties, in which Kimco held a 50% interest, for approximately $24.9 million, including $11.0 million of mortgage debt.

At quarter end, the company had a total of 284 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 $15.1 million of income related to its structured investments and other non-retail assets. The recurring income of $14.6 million was attributable to $5.1 million from preferred equity investments, $4.5 million from interest and dividends with the remainder primarily from non-retail joint ventures including Westmont Hospitality. Transaction income of $0.5 million was mainly related to foreign currency gains attributable to the Valad convertible notes.

During the first quarter, Kimco reduced its non-retail investments by $11 million primarily from the sale/repayment of marketable securities as well as the sale of one of the Canadian hotels in the Westmont joint venture. As previously announced, subsequent to quarter end, the company reduced the non-retail assets by $178 million from the sale of its Valad convertible notes and the repayment of the Whiterock REIT convertible debentures.

As of April 30, 2011, Kimco has reduced its non-retail assets to approximately $612 million (compared to $1.2 billion at the end of the first quarter 2009) which represents five percent of gross assets. Similarly, the company reduced the retail preferred equity portfolio to $156 million compared to $297 million over the same period.

Dividend and Capital Structure

As separately announced, Kimco's Board of Directors declared a quarterly cash dividend of $0.18 per common share, payable on July 15, 2011 to shareholders of record on July 6, 2011, representing an ex-dividend date of July 1, 2011.

At the end of the quarter, the company's consolidated net debt to recurring EBITDA was 6.2x compared to 6.3x at year end 2010. In addition, the company maintains access to approximately $1.7 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).

2011 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;
- Continued 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 leverage levels and employing a conservative capital mix.

The company reaffirms its 2011 full year recurring FFO guidance range, which does not include any estimate for transactional activities or impairments, of $1.17 - $1.21 per diluted share.

Estimated portfolio metrics for the shopping center portfolio remain as follows:

- Combined portfolio occupancy: an increase of 50 to 75 basis points; and
- Combined same-property NOI: positive one to three percent.

Conference Call and Supplemental Materials

The company will hold its quarterly conference call on Thursday, May 5 at 9:00 a.m. Eastern Time. The call will include a review of the company's first quarter 2011 performance as well as a discussion of the company's strategy and expectations for the future.

To participate, dial 1-888-778-9069. A replay will be available for one week by dialing 1-888-203-1112; the Conference ID will be 3367931. Access to the live call and replay will be available through the company's website at www.kimcorealty.com under "Investor Relations: Events & 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 March 31, 2011, the company owned interests in 948 shopping centers comprising 138 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.

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, (xiii) impairment charges, and (xiv) unanticipated changes in our 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, 2010. Copies of each filing may be obtained from the company or the Securities and Exchange Commission.

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CONTACT: David F. Bujnicki, senior director, investor relations, 1-866-831-4297

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

	Three Months Ended March 31, 2011		March 31, 2010	
Revenues from Rental Properties	$ 224,021		$ 213,350	
Rental Property Expenses:				
Rent	3,299		3,569	
Real Estate Taxes	30,772		28,732	
Operating and Maintenance	34,442		32,109	
	68,513		64,410	
Net Operating Income	**155,508**		**148,940**	
Management and Other Fee Income	9,663		9,843	
Mortgage Financing Income	1,829		2,670	
Income from Other Real Estate Investments	165		1,044	
Depreciation and Amortization	(66,243)		(56,266)	
	100,922		**106,231**	
Interest, Dividends and Other Investment Income	4,861		6,089	
Other Expense, Net	(305)		(329)	
Interest Expense	(55,557)		(55,548)	
General and Administrative Expenses	(29,756)		(28,138)	
	20,165		28,305	
Gain on Sale of Development Properties	-		1,793	
Impairments:				
Property Carrying Values	(2,778)		-	
Investments in Other Real Estate Investments	-		(3,882)	
Marketable Equity Securities & Other Investments	-		(506)	
Provision for Income Taxes, Net	(4,219)		(1,145)	
Equity in Income of Joint Ventures, Net	12,345		14,919	
Equity in Income of Other Real Estate Investments, Net	5,504		14,088	
Income from Continuing Operations	**31,017**		**53,572**	
Discontinued Operations:				
Income from Discontinued Operating Properties, Net of Tax	1,257		1,628	
Loss on Operating/Development Properties Held for Sale/Sold, Net of Tax	(415)		(482)	
Gain on Disposition of Operating Properties	163		-	
Income from Discontinued Operations	**1,005**		**1,146**	
Loss on Sale of Operating Properties, Net (1)	-		(8)	
Net Income	**32,022**		**54,710**	
Net Income Attributable to Noncontrolling Interests (3)	(3,059)		(3,874)	
Net Income Attributable to the Company	**28,963**		**50,836**	
Preferred Dividends	(14,841)		(11,822)	
Net Income Available to Common Shareholders	**$ 14,122**		**$ 39,014**	
Per Common Share:				
Income from Continuing Operations: (3)				
Basic	**$ 0.03**		**$ 0.09**	
Diluted	**$ 0.03**	(2)	**$ 0.09**	(2)
Net Income: (4)				
Basic	**$ 0.03**		**$ 0.10**	
Diluted	**$ 0.03**	(2)	**$ 0.10**	(2)
Weighted Average Shares Outstanding:				
Basic	**406,440**		**405,564**	
Diluted	**407,361**		**405,713**	

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of ($3,058) and ($3,850) for the quarters ended March 31, 2011 and March 31, 2010, respectively.

(4) Includes earnings attributable to unvested restricted shares of $171 and $78 for the quarters ended March 31, 2011 and March 31, 2010, respectively.

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

	March 31, 2011	December 31, 2010
Assets:		
Operating Real Estate, Net of Accumulated Depreciation of $1,602,054 and $1,549,380, respectively	$ 6,753,392	$ 6,708,373
Investments and Advances in Real Estate Joint Ventures	1,413,026	1,382,749
Real Estate Under Development	297,202	335,007
Other Real Estate Investments	417,287	418,564
Mortgages and Other Financing Receivables	109,455	108,493
Cash and Cash Equivalents	148,038	125,154
Marketable Securities	211,332	223,991
Accounts and Notes Receivable	139,487	130,536
Other Assets	405,939	401,008
Total Assets	$ 9,895,158	$ 9,833,875
Liabilities:		
Notes Payable	$ 3,061,279	$ 2,982,421
Mortgages Payable	1,057,098	1,046,313
Construction Loans Payable	31,716	30,253
Dividends Payable	88,074	89,037
Other Liabilities	442,267	429,505
Total Liabilities	4,680,434	4,577,529
Redeemable Noncontrolling Interests	95,074	95,060
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	70
Aggregate Liquidation Preference $175,000		
Common Stock, $.01 Par Value, Authorized 750,000,000 Shares Issued and Outstanding 406,851,612 and 406,423,514 Shares, Respectively	4,069	4,064
Paid-In Capital	5,479,817	5,469,841
Cumulative Distributions in Excess of Net Income	(574,739)	(515,164)
	4,910,101	4,959,695
Accumulated Other Comprehensive Income	(7,382)	(23,853)
Total Stockholders' Equity	4,902,719	4,935,842
Noncontrolling Interests	216,931	225,444
Total Equity	5,119,650	5,161,286
Total Liabilities and Equity	$ 9,895,158	$ 9,833,875

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

	Three Months Ended March 31, 2011		Three Months Ended March 31, 2010	
Net Income Available to Common Shareholders	$ 14,122		$ 39,014	
Gain on Disposition of Operating Property	(163)		-	
Gain on Disposition of Joint Venture Operating Properties	-		(2,768)	
Depreciation and Amortization	65,604		60,896	
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,654		29,740	
Unrealized Remeasurement of Derivative Instrument	873		(897)	
Funds From Operations	**115,090**		**125,985**	
Non-Recurring Income , Net of Tax	(851)		(17,839)	
Non-Cash Impairments Recognized, Net of Tax	6,939		7,448	
Recurring Funds From Operations	**$ 121,178**		**$ 115,594**	
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	406,440		405,564	
Units	1,528		1,543	
Dilutive Effect of Options	921		149	
Diluted	408,889	(1)	407,256	(1)
FFO Per Common Share - Basic	**$ 0.28**		**$ 0.31**	
FFO Per Common Share - Diluted	**$ 0.28**	(1)	**$ 0.31**	(1)
Recurring FFO Per Common Share - Diluted	**$ 0.30**	(1)	**$ 0.28**	(1)

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by $251 and $224 for the three months ended March 31, 2011 and March 31, 2010, respectively.

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

	Projected Range Full Year 2011	
	Low	High
Projected diluted net income available to common shareholder per share	$ 0.24	$ 0.28
Projected depreciation & amortization	0.61	0.63
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.34	0.36
Gain on disposition of operating properties	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.01)	(0.03)
Projected FFO per diluted common share	$ 1.17	$ 1.21
Non-recurring income	(0.02)	(0.02)
Non-cash impairments	0.02	0.02
Recurring FFO per diluted common share	$ 1.17	$ 1.21

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.

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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	70
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Common Stock, $.01 Par Value, Authorized 750,000,000 Shares Issued and Outstanding 406,851,612 and 406,423,514 Shares, Respectively	4,069	4,064
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Cumulative Distributions in Excess of Net Income	(574,739)	(515,164)
	4,910,101	4,959,695
Accumulated Other Comprehensive Income	(7,382)	(23,853)
Total Stockholders' Equity	4,902,719	4,935,842
Noncontrolling Interests	216,931	225,444
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Total Liabilities and Equity	$ 9,895,158	$ 9,833,875

KIMCO REALTY

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	Three Months Ended		
	March 31, 2011	**March 31, 2010**	**December 31, 2010**
Revenues from Rental Properties	$ 224,021	$ 213,350	$ 214,995
Rental Property Expenses:			
Rent	3,299	3,569	3,232
Real Estate Taxes	30,772	28,732	26,809
Operating and Maintenance	34,442	32,109	34,387
	68,513	64,410	64,428
Net Operating Income	**155,508**	**148,940**	**150,567**
Management and Other Fee Income	9,663	9,843	9,579
Mortgage Financing Income	1,829	2,670	1,879
Income from Other Real Estate Investments	165	1,044	926
Depreciation and Amortization	(66,243)	(56,266)	(62,293)
	100,922	**106,231**	**100,658**
Interest, Dividends and Other Investment Income	4,861	6,089	5,421
Other Expense, Net	(305)	(329)	(2,089)
Interest Expense	(55,557)	(55,548)	(54,920)
General and Administrative Expenses	(29,756)	(28,138)	(26,073)
	20,165	28,305	22,997
Gain on Sale of Development Properties	-	1,793	-
Impairments:			
Property Carrying Values	(2,778)	-	(13,302)
Investments in Other Real Estate Investments	-	(3,882)	(7,448)
Marketable Equity Securities & Other Investments	-	(506)	(4,104)
(Provision)/Benefit for Income Taxes, Net	(4,219)	(1,145)	351
Equity in Income of Joint Ventures, Net	12,345	14,919	6,860
Equity in Income of Other Real Estate Investments, Net	5,504	14,088	23,970
Income from Continuing Operations	**31,017**	**53,572**	**29,324**
Discontinued Operations:			
Income from Discontinued Operating Properties, Net of Tax	1,257	1,628	18,609
Loss on Operating/Development Properties Held for Sale/Sold, Net of Tax	(415)	(482)	(1,486)
Gain on Disposition of Operating Properties	163	-	228
Income from Discontinued Operations	**1,005**	**1,146**	**17,351**
Loss on Sale of Operating Properties, Net (1)	-	(8)	-
Net Income	**32,022**	**54,710**	**46,675**
Net Income Attributable to Noncontrolling Interests (3)	(3,059)	(3,874)	(9,587)
Net Income Attributable to the Company	**28,963**	**50,836**	**37,088**
Preferred Dividends	(14,841)	(11,822)	(14,841)
Net Income Available to Common Shareholders	**$ 14,122**	**$ 39,014**	**$ 22,247**
Per Common Share:			
Income from Continuing Operations: (3)			
Basic	**$ 0.03**	**$ 0.09**	**$ 0.02**
Diluted	**$ 0.03** (2)	**$ 0.09** (2)	**$ 0.02** (2)
Net Income: (4)			
Basic	**$ 0.03**	**$ 0.10**	**$ 0.05**
Diluted	**$ 0.03** (2)	**$ 0.10** (2)	**$ 0.05** (2)
Weighted Average Shares Outstanding:			
Basic	**406,440**	**405,564**	**406,177**
Diluted	**407,361**	**405,713**	**406,858**

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of ($3,058), ($3,850) and ($4,757) for the quarters ended March 31, 2011, March 31, 2010 and December 31 2010, respectively.

(4) Includes earnings attributable to unvested restricted shares of $171, $78 and $102 for the quarters ended March 31, 2011, March 31, 2010 and December 31, 2010, respectively.

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

	Three Months Ended March 31, 2011		March 31, 2010		December 31, 2010	
Net Income Available to Common Shareholders	$ 14,122		$ 39,014		$ 22,247	
Gain on Disposition of Operating Property	(163)		-		(228)	
Gain on Disposition of Joint Venture Operating Properties	-		(2,768)		-	
Depreciation and Amortization	65,604		60,896		61,736	
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,654		29,740		35,908	
Unrealized Remeasurement of Derivative Instrument	873		(897)		(1,305)	
Funds From Operations	**115,090**		**125,985**		**118,358**	
Non-Recurring Income , Net of Tax	(851)		(17,839)		(22,749)	
Non-Cash Impairments Recognized, Net of Tax	6,939		7,448		24,062	
Recurring Funds From Operations	**$ 121,178**		**$ 115,594**		**$ 119,671**	
Weighted Average Shares Outstanding for FFO Calculations:						
Basic	406,440		405,564		406,177	
Units	1,528		1,543		1,533	
Dilutive Effect of Options	921		149		681	
Diluted	408,889	(1)	407,256	(1)	408,391	(1)
FFO Per Common Share - Basic	**$ 0.28**		**$ 0.31**		**$ 0.29**	
FFO Per Common Share - Diluted	**$ 0.28**	(1)	**$ 0.31**	(1)	**$ 0.29**	(1)
Recurring FFO Per Common Share - Diluted	**$ 0.30**	(1)	**$ 0.28**	(1)	**$ 0.29**	(1)

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.
Funds from operations would be increased by $251, $224 and $251 for the three months ended March 31, 2011, March 31, 2010 and December 31, 2010, respectively.

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

	Three Months Ended		
	March 31, 2011	March 31, 2010	December 31, 2010
Net Income	$ 32,022	$ 54,710	$ 46,675
Net Income Attributable to Noncontrolling Interests	(3,059)	(3,874)	(9,587)
Interest	55,557	55,548	54,920
Interest - Discontinued Operations	-	3,189	42
Depreciation and Amortization	66,243	56,266	62,293
Depreciation and Amortization- Discontinued Operations	89	5,324	310
Gain on Sale of Operating Properties, Net of Noncontrolling Interests	(163)	-	(228)
Gain on Sale of Joint Venture Operating Properties	-	(2,768)	-
Impairment/Loss on Operating Properties Held for Sale/Sold	415	812	1,486
Impairment of:			
Property Carrying Values	2,778		13,302
Joint Venture Property Carrying Values	3,097	2,853	4,971
Other Real Estate Investments, Net of Noncontrolling Interest	-	3,842	6,967
Marketable Securities & Other Inv., Net of Noncontrolling Interests	-	506	4,104
Provision/(Benefit) for Income Taxes, Net of Noncontrolling Interests	4,219	1,145	109
Provision/(Benefit) for Income Taxes-Discontinued Operations	(26)	(286)	(19)
Unrealized Remeasurement Adjustment of Derivative Instrument	873	(897)	(1,305)
CONSOLIDATED EBITDA	162,045	176,370	184,040
Non-Recurring Income	(856)	(21,338)	(28,980)
RECURRING CONSOLIDATED EBITDA	**$ 161,189**	**$ 155,032**	**$ 155,060**
CONSOLIDATED EBITDA	$ 162,045	$ 176,370	$ 184,040
Prorata Share of Interest Expense - Noncontrolling Interests	(1,123)	(1,124)	(1,066)
Prorata Share of Interest Expense - Real Estate JV's	33,355	34,197	36,920
Prorata Share of Interest Expense - Other Investments	7,903	8,440	7,938
Prorata Share of Depreciation and Amortization - Real Estate JV's	27,558	24,268	28,638
Prorata Share of Depreciation and Amortization - Other Investments	7,096	7,663	7,270
EBITDA INCLUDING PRORATA SHARE - JV's	**236,834**	**249,814**	**263,740**
Non-Recurring Income	(856)	(21,338)	(28,980)
RECURRING EBITDA INCLUDING PRORATA SHARE - JV's	**$ 235,978**	**$ 228,476**	**$ 234,760**

KIMCO REALTY

Net Operating Income Disclosures
(in thousands)
(unaudited)

Net Operating Income (NOI)	**Three Months Ended March 31, 2011**	**2010**	% Change	**Three Months Ended 12/31/10**
Real Estate Operations:				
Revenue Breakdown:				
Minimum Rent	$ 161,583	$ 154,385		$ 159,424
Lease Terminations	1,763	1,499		676
Deferred Rents (Straight-line)	3,099	3,490		2,675
Above and Below Market Rents	3,890	4,060		2,922
Percentage Rent	2,341	2,459		685
Recovery Income	48,074	45,637		44,335
Other Rental Property Income	3,271	1,820		4,278
Revenues from Rental Property	224,021	213,350	5.0%	214,995
Rental Property Expenses:				
Rent	3,299	3,569		3,232
Real Estate Taxes	30,772	28,732		26,809
Operating and Maintenance	34,442	32,109		34,387
	68,513	64,410		64,428
NOI	**155,508**	**148,940**	4.4%	**150,567**
Noncontrolling Interests Share of NOI	(3,113)	(2,863)		(3,583)
NOI from Discontinued Operations	904	10,302		(88)
	153,299	156,379		146,896
Kimco's Prorata Share of Joint Venture NOI:				
Prudential	6,317	8,091		6,053
KIR	16,257	15,627		15,225
UBS	3,835	3,897		3,853
BIG	3,458	-		3,049
CPP	4,371	-		4,116
KIF I	933	867		893
SEB Immobilien	813	735		700
Other Institutional Programs	2,517	2,240		2,229
Other US JV Properties	12,651	13,071		13,655
Canada	20,423	15,813		20,366
Latin America	6,480	5,666		5,548
Mexico Industrial	4,992	5,193		4,716
Other Investments	12,533	10,532		14,197
Subtotal of Kimco's Share of JV NOI	95,580	81,732		94,600
Net Operating Income including Joint Ventures	**$ 248,879**	**$ 238,111**	4.5%	**$ 241,496**
Kimco Share of Consolidated NOI				
United States	$ 145,526	$ 150,542		$ 140,170
Latin America	7,678	5,300		6,508
Non-Retail Investments	95	537		218
Total Kimco Share of Consolidated NOI	**$ 153,299**	**$ 156,379**		**$ 146,896**

Same Site NOI (Kimco Share)	**2011**	**2010**	% Change
US Same Site NOI	$ 179,530	$ 177,623	1.1%
Canada Same Site NOI	17,081	15,770	8.3%
Latin America Same Site NOI	8,118	7,855	3.3%
Combined Same Site NOI	**$ 204,729**	**$ 201,248**	**1.7%**
Non Same Site Retail NOI	31,522	25,794	22.2%
Total Retail NOI	236,251	227,042	4.1%
Non-Retail NOI	12,628	11,069	14.1%
Total NOI	**$ 248,879**	**$ 238,111**	**4.5%**

Note: See Glossary for additional definition disclosure

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

	Three Months Ended March 31,	
	2011	2010
Cash flow from operating activities:		
Net income	$ 32,022	$ 54,710
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	66,332	61,590
Loss on operating/development properties held for sale/sold/transferred	415	8
Impairment charges	2,778	5,189
Gain on sale of operating properties	(164)	-
Equity in income of joint ventures, net	(12,345)	(14,919)
Equity in income from other real estate investments, net	(5,504)	(14,012)
Distributions from joint ventures and other real estate investments	29,743	30,483
Cash retained from excess tax benefits	(37)	-
Change in accounts and notes receivable	(8,951)	(777)
Change in accounts payable and accrued expenses	14,577	36,148
Change in other operating assets and liabilities	(4,024)	(13,441)
Net cash flow provided by operating activities	114,842	143,186
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(38,139)	(26,915)
Acquisition of and improvements to real estate under development	(6,902)	(14,376)
Investment in marketable securities	-	-
Proceeds from sale/repayments of marketable securities	8,534	4,453
Investments and advances to real estate joint ventures	(48,466)	(20,879)
Reimbursements of advances to real estate joint ventures	13,736	10,581
Other real estate investments	(1,080)	(1,614)
Reimbursements of advances to other real estate investments	9,899	2,699
Investment in mortgage loans receivable	-	(2,511)
Collection of mortgage loans receivable	1,018	4,272
Other investments	(115)	(122)
Reimbursements of other investments	361	13
Proceeds from sale of operating properties	533	6,631
Proceeds from sale of development properties	7,373	6,276
Net cash flow (used for) investing activities	(53,248)	(31,492)
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	-	(12,000)
Principal payments on rental property debt	(5,942)	(6,344)
Principal payments on construction loan financings	(135)	(30,256)
Proceeds from mortgage/construction loan financings	1,385	1,905
Borrowings under unsecured revolving credit facilities	65,419	40,720
Repayment of borrowings under unsecured revolving credit facilities	(705)	(573)
Financing origination costs	(290)	(62)
Redemption of non-controlling interests	(9,702)	(13,210)
Dividends paid	(89,501)	(76,706)
Cash retained from excess tax benefits	37	-
Proceeds from issuance of stock	724	211
Net cash flow (used for) financing activities	(38,710)	(96,315)
Change in cash and cash equivalents	22,884	15,379
Cash and cash equivalents, beginning of period	125,154	122,058
Cash and cash equivalents, end of period	$ 148,038	$ 137,437
Interest paid during the period (net of capitalized interest of $2,735, and $4,987, respectively)	$ 43,123	$ 30,210
Income taxes paid during the period	$ 579	$ 317
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	$ 15,445	$ 670
Issuance of Restricted Common Stock	$ 4,035	$ 2,134
Consolidation of Joint Venture		
Increase in real estate and other assets	$ -	$ 97,643
Increase in mortgage payables	$ -	$ 83,212
Declaration of dividends paid in succeeding period	$ 88,074	$ 76,731

KIMCO REALTY

Selected Balance Sheet Account Detail
(in thousands)

	March 31, 2011	December 31, 2010
Real Estate*		
Land	$ 1,867,766	$ 1,837,348
Building and Improvements		
Buildings	4,446,672	4,387,144
Building Improvements	962,087	972,086
Tenant Improvements	715,787	699,242
Fixtures and Leasehold Improvements	55,564	55,611
Other Rental Property	307,570	306,322
	8,355,446	8,257,753
Accumulated Depreciation & Amortization	(1,602,054)	(1,549,380)
Total Real Estate	**$ 6,753,392**	**$ 6,708,373**
Investments and Advances in Real Estate Joint Ventures		
Joint Ventures - Retail	$ 1,276,017	$ 1,245,465
Joint Ventures - Non-Retail	125,848	126,071
Joint Ventures - Mexico Land Fund	11,161	11,213
Total Investment and Advances in R.E. Joint Ventures	**$ 1,413,026**	**$ 1,382,749**
Real Estate Under Development		
United States- Construction In Progress	$ 72,585	$ 72,144
Latin America- Construction In Progress	197,345	235,591
United States- Land Holdings	27,272	27,272
Total Real Estate Under Development	**$ 297,202**	**$ 335,007**
Other Real Estate Investments		
Preferred Equity Retail	$ 155,907	$ 157,627
Preferred Equity Non-Retail	116,557	117,773
Net Lease Portfolio	114,923	112,311
Other - Retail Investments	24,496	25,585
Other - Non-Retail Investments	5,404	5,268
Total Other Real Estate Investments	**$ 417,287**	**$ 418,564**
Mortgages and Other Financing Receivables		
Latin America	$ 29,223	$ 29,155
Retail	21,973	22,202
Non-Retail	58,259	57,136
Total Mortgages and Other Financing Receivables	**$ 109,455**	**$ 108,493**
Accounts & Notes Receivable		
Straightline Rent Receivable	$ 89,429	$ 86,413
Other	50,058	44,123
Total Accounts & Notes Receivable	**$ 139,487**	**$ 130,536**
Other Assets		
Deferred Tax Asset	$ 130,132	$ 128,347
Leasing Commissions	95,356	91,926
Prepaid & Deferred Charges	55,148	55,121
Non-Retail Investments	50,818	50,218
Escrows & Deposits	34,288	37,362
Real Estate Held for Sale	4,445	4,445
Other	35,752	33,589
Total Other Assets	**$ 405,939**	**$ 401,008**

	March 31, 2011	December 31, 2010
Other Liabilities		
Accounts Payable & Accrued Expenses	$ 169,063	$ 154,482
Below Market Rents	159,900	164,852
Other	113,304	110,171
Total Other Liabilities	**$ 442,267**	**$ 429,505**

	March 31, 2011	December 31, 2010
Redeemable Noncontrolling Interests (Down REIT Units)	**$ 95,074**	**$ 95,060**
Noncontrolling Interests - Stockholders Equity		
Down REIT Units **	$ 62,810	$ 62,485
Other	154,121	162,959
Total Noncontrolling Interests	**$ 216,931**	**$ 225,444**

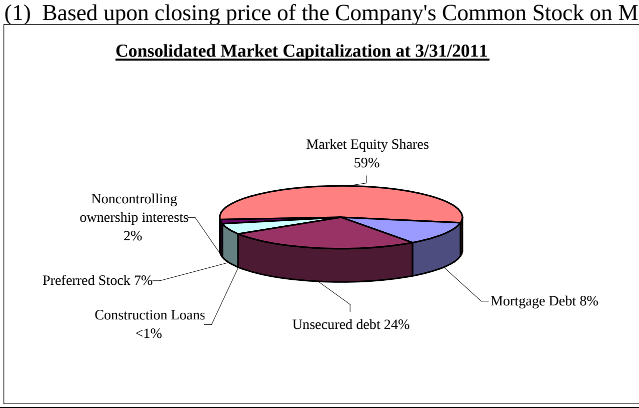
* Includes Blue Ridge, Redevelopments & Land Holding

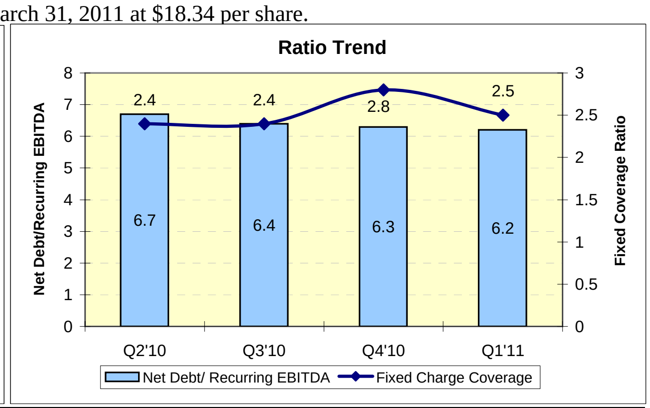
** 1,632,065 and 1,634,027 units outstanding, respectively.

Capitalization and Financial Ratios
March 31, 2011
(in 000's, except share information)

	Consolidated Only: Book Value	Consolidated Only: Market Value	Pro Rata Joint Ventures	Market Cap incl. JV's
Debt:				
Notes payable - LOC (433 unencumbered properties)	$ 188,967	$ 188,967	$ -	$ 188,967
Notes payable - Other	2,872,312	2,872,312	134,588	3,006,900
Non-recourse mortgages payable	1,057,098	1,057,098	2,779,059	3,836,157
Construction loans payable	31,716	31,716	39,223	70,939
	4,150,093	4,150,093	2,952,870	7,102,963
Equity:				
Stockholders' equity:				
Common Stock (406,851,612 shares outstanding)	4,092,719	7,461,659		7,461,659
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	216,931	216,931		216,931
	5,119,650	8,488,590 (1)		8,488,590 (1)
Total Capitalization	$ 9,269,743	$ 12,638,683		$ 15,591,553
Ratios:				
Debt to Total Capitalization	.45:1	.33:1		.46:1
Debt to Equity	.81:1	.49:1		.84:1
Debt Service Coverage	3.2x			2.1x
Fixed Charge Coverage	2.5x			1.8x
Net Debt to EBITDA	6.2x			7.3x
Net Debt to Recurring EBITDA	6.2x			7.3x
Net Debt and Preferred to Recurring EBITDA	7.5x			8.1x

(1) Based upon closing price of the Company's Common Stock on March 31, 2011 at $18.34 per share.





Debt Analysis

	Consolidated Debt		Joint Ventures Debt			Total Debt @ 100%	
Fixed Rate	$ 3,803,220	91.6%	$ 7,024,486	88.8%	$ 2,568,794	$ 10,827,706	89.8%
Floating Rate	346,873	8.4%	889,658	11.2%	384,076	1,236,531	10.2%
	$ 4,150,093	100%	$ 7,914,144	100%	$ 2,952,870	$ 12,064,237	100%

(2) Prorata share of Joint Venture debt

Dividend Data

	Q1 11	Q4 10	Q3 10	Q2 10
Common Dividend per share	$0.18	$0.18	$0.16	$0.16

Liquidity & Credit Facility As Of 4/20/11

Cash On Hand	$ 65,764
Marketable Equity Securities *	16,500
Available under US Line of Credit	1,215,983
Available under CAD Line of Credit	260,887
	$ 1,559,134

* 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 $211 million.

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

Bond Indebtedness Covenant Disclosure
(in thousands)

	Must be	As of 3/31/2011
I. Consolidated Indebtedness Ratio		
Consolidated Indebtedness	**< 60%**	$ 4,472,830
Total Assets		$ 11,585,558
		39%
II. Consolidated Secured Indebtedness Ratio		
Consolidated Secured Indebtedness	**< 40%**	$ 1,088,813
Total Assets		$ 11,480,320 (1)
		9%
III. Maximum Annual Service Charge		
Consolidated Income Available for Debt Service	**> 1.50**	$ 818,129
Maximum Annual Service Charge		$ 250,921
		3.3
IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt		
Unencumbered Total Asset Value	**> 1.50**	$ 9,603,058
Consolidated Unsecured Indebtedness		$ 3,384,017
		2.8

Sensitivity Analysis:

Additional $2.5 billion debt capacity available and reduction of $442 million of Consolidated Cash Flows before covenant violation.

Definitions for Bond Indenture Covenants:

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

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

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

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

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

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

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

(1) Does not include guarantee obligation reimbursements.

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

Line of Credit Covenant Disclosure
(in thousands)

	Must be	As of 3/31/11
I. Total Indebtedness Ratio		
Total Indebtedness	**< 60%**	$ 4,174,281
GAV		$ 9,660,052
		43%
II. Total Priority Indebtedness Ratio		
Total Priority Indebtedness	**< 35%**	$ 1,085,738
GAV		$ 9,660,052
		11%
III. Minimum Unsecured Interest Coverage Ratio		
Unencumbered Asset NOI	**> 1.75**	$ 250,423
Total Unsecured Interest Expense		$ 81,474
		3.07
IV. Fixed Charge Coverage Ratio		
Fixed Charge Total Adjusted EBITDA	**> 1.50**	$ 358,170
Total Debt Service (including Preferred Stock Dividends)		$ 157,575
		2.27

V. Limitation on Investments, Loans & Advances

Investment and Advances to Noncontrolled Entities limited to 30% of Gross Asset Value for the two most recent consecutive fiscal quarters.

Definitions for Line of Credit Covenants:

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

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

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

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

Total Unsecured Interest Expense : Interest on Unsecured Debt.

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

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

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

Schedule of Consolidated Debt
3/31/2011
(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
2011	$ 8,251	6.56%	$ 88,000	4.82%	$ 96,251	4.97%	$ 13,335	4.50%	$ 2,600	5.25%	$ 15,935	4.62%
2012	124,517	6.21%	215,875	6.00%	340,392	6.07%	39,020	2.79%	198,608 *	0.90%	237,628	1.21%
2013	79,235	6.08%	565,500 **	5.79%	644,735	5.82%	2,917	5.00%	-	-	2,917	5.00%
2014	198,239	6.47%	295,120	5.21%	493,359	5.71%	70,332	3.66%	-	-	70,332	3.66%
2015	61,352	5.96%	350,000	5.29%	411,352	5.39%	6,000	0.24%	-	-	6,000	0.24%
2016	176,909	7.20%	300,000	5.78%	476,909	6.31%	-	-	-	-	-	-
2017	180,307	6.31%	290,915	5.70%	471,222	5.93%	-	-	-	-	-	-
2018	23,764	6.57%	454,661 ***	4.87%	478,425	4.96%	-	-	-	-	-	-
2019	23,388	6.50%	300,000	6.88%	323,388	6.85%	-	-	-	-	-	-
2020	9,910	9.75%	-	-	9,910	9.75%	-	-	-	-	-	-
Thereafter	57,277	6.93%	-	-	57,277	6.93%	14,061	5.79%	-	-	14,061	5.79%
	$ 943,149	6.54%	$ 2,860,071	5.61%	$ 3,803,220	5.84%	$ 145,665	3.60%	$ 201,208	0.96%	$ 346,873	2.07%

(1) Average maturity of 5.5 years (66.3 months)

(2) Average maturity of 3.1 years (37.5 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
2011	$ 21,586	5.29%	$ 90,600	4.83%	$ 112,186	4.92%	3%	1.1%
2012	163,537	5.39%	414,483 *	3.56%	578,020	4.08%	14%	9.6%
2013	82,152	6.04%	565,500 **	5.79%	647,652	5.82%	16%	9.8%
2014	268,571	5.73%	295,120	5.21%	563,691	5.46%	14%	17.6%
2015	67,352	5.45%	350,000	5.29%	417,352	5.32%	10%	6.1%
2016	176,909	7.20%	300,000	5.78%	476,909	6.31%	11%	6.8%
2017	180,307	6.31%	290,915	5.70%	471,222	5.93%	11%	32.1%
2018	23,764	6.57%	454,661 ***	4.87%	478,425	4.96%	12%	1.8%
2019	23,388	6.50%	300,000	6.88%	323,388	6.85%	8%	-
2020	9,910	9.75%	-	-	9,910	9.75%	0%	-
Thereafter	71,338	6.70%	-	-	71,338	6.70%	1%	34.3%
	$ 1,088,814	6.15%	$ 3,061,279	5.31%	$ 4,150,093	5.53%	100%	11.1%

(3) Average maturity of 5.17 years (62.0 months)

* Includes $189 million on the revolving credit facility.
** Includes CAD $200 million bond and $83.5 million on the peso facility
*** Includes CAD $150 million bond.

Note: Above includes approximately $4.4 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.
Minority interest share of debt is approximately $74 million.

Schedule of Real Estate Joint Venture Debt
March 31, 2011
(in thousands)

	Fixed Rate Debt (1)							Floating Debt (2)						
Year	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
2011	$ 282,031	6.89%	$ -	-	$ 282,031	$ 102,741	6.89%	$ 307,024	2.27%	$ -	-	$ 307,024	$ 110,711	2.27%
2012	598,969	6.14%	128,000	5.37%	726,969	321,132	6.00%	317,717	2.68%	50,275	2.63%	367,992	197,117	2.67%
2013	608,436	5.61%	-	-	608,436	263,726	5.61%	30,493	1.86%	-	-	30,493	8,800	1.86%
2014	615,911	5.96%	-	-	615,911	212,008	5.96%	138,972	3.76%	-	-	138,972	56,409	3.76%
2015	885,956	5.66%	-	-	885,956	401,943	5.66%	33,000	6.01%	-	-	33,000	4,951	6.01%
2016	2,029,551	5.61%	-	-	2,029,551	487,343	5.61%	-	-	-	-	-	-	-
2017	1,252,223	6.19%	-	-	1,252,223	521,799	6.19%	7,235	4.95%	-	-	7,235	3,617	4.95%
2018	126,565	6.56%	-	-	126,565	59,804	6.56%	-	-	-	-	-	-	-
2019	76,716	6.37%	-	-	76,716	36,406	6.37%	4,942	5.75%	-	-	4,942	2,471	5.75%
2020	100,994	6.02%	-	-	100,994	41,028	6.02%	-	-	-	-	-	-	-
Thereafter	319,134	5.96%	-	-	319,134	120,864	5.96%	-	-	-	-	-	-	-
Total	$ 6,896,486	5.90%	$ 128,000	5.37%	$ 7,024,486	$ 2,568,794	5.89%	$ 839,383	2.85%	$ 50,275	2.63%	$ 889,658	$ 384,076	2.83%

(1) Average maturity of 4.9 years (59.3 months)

(2) Average maturity of 1.4 years (17.4 months)

	Total Real Estate Joint Venture Debt (3)									Kimco Share		
Year	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % (@ 7.5% cap rate)	Secured Debt	Unsecured Debt	Total Debt
2011	$ 589,055	4.48%	$ -	-	$ 589,055	4.48%	7%	38.4%	68.3%	$ 213,452	$ -	$ 213,452
2012	916,686	4.94%	178,275	4.60%	1,094,961	4.88%	14%	24.5%	61.7%	383,661	134,588	518,249
2013	638,928	5.43%	-	-	638,928	5.43%	8%	19.4%	53.9%	272,526	-	272,526
2014	754,883	5.55%	-	-	754,883	5.55%	10%	30.8%	57.9%	268,417	-	268,417
2015	918,956	5.67%	-	-	918,956	5.67%	12%	30.9%	65.4%	406,894	-	406,894
2016	2,029,551	5.61%	-	-	2,029,551	5.61%	26%	79.3%	74.3%	487,343	-	487,343
2017	1,259,458	6.18%	-	-	1,259,458	6.18%	16%	34.3%	67.5%	525,416	-	525,416
2018	126,565	6.56%	-	-	126,565	6.56%	2%	-	57.0%	59,804	-	59,804
2019	81,658	6.33%	-	-	81,658	6.33%	1%	6.9%	50.4%	38,877	-	38,877
2020	100,994	6.02%	-	-	100,994	6.02%	1%	46.8%	52.5%	41,028	-	41,028
Thereafter	319,134	5.96%	-	-	319,134	5.96%	3%	-		120,864	-	120,864
Total	$ 7,735,869	5.57%	$ 178,275	4.60%	$ 7,914,144	5.54%	100%	18.2%	64.5%	$ 2,818,282	$ 134,588	$ 2,952,870

(3) Average maturity of 4.6 years (54.6 months)

Note: Above includes approximately $3.9 million net premium related to unamortized fair market value adjustment.
In situations where the company has options to extend the maturity of a loan, the maturity of the extension period(s) has been assumed for this schedule.

Real Estate Joint Venture Debt by Portfolio
March 31, 2011
(in thousands)

Portfolio	Kimco %	Year 2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	There-After	Totals
Investment Management Programs													
Prudential Investment Program	15.0%	$ 31,562	$ 89,490	$ -	$ 72,138	$ 93,651	$ 976,295	$ -	$ -	$ -	$ -	$ 39,254	$ 1,302,390
Kimco Income REIT	45.0%	186,227	159,658	162,706	41,893	149,726	-	54,312	69,430	11,883	47,305	83,519	966,659
UBS Programs	17.9%	23,580	50,482	66,217	85,004	162,413	233,912	86,947	-	3,879	12,574	5,287	730,295
BIG Shopping Centers	36.5%	-	-	-	11,443	12,730	350,079	-	-	-	33,276	-	407,528
Canada Pension Plan (CPP)	55.0%	-	72,003	-	26,821	-	69,268	-	-	-	-	-	168,092
Kimco Income Fund	15.2%	-	-	-	159,213	-	-	-	-	-	7,840	-	167,053
SEB Immobilien	15.0%	-	22,500	-	-	-	-	171,000	-	-	-	13,255	206,755
Other Institutional Programs	16.3%	20,000	40,197	31,624	58,427	87,177	179,809	133,229	-	-	-	-	550,463
Total Investment Management Programs		**$ 261,369**	**$ 434,331**	**$ 260,546**	**$ 454,939**	**$ 505,697**	**$ 1,809,363**	**$ 445,488**	**$ 69,430**	**$ 15,762**	**$ 100,995**	**$ 141,315**	**$ 4,499,235**
Other Joint Venture Properties													
Canada Properties	51.1%	$ 118,501	$ 188,746	$ 316,937	$ 143,398	$ 138,801	$ 176,708	$ 40,528	$ 13,964	$ 36,433	$ -	$ 43,306	$ 1,217,322
US Properties	46.3%	21,139	259,140	43,026	76,983	-	24,801	266,567	43,171	5,663	-	134,513	875,003
Mexico Properties	49.1%	-	-	-	-	40,936	-	303,875	-	23,800	-	-	368,611
Total Other Joint Venture Properties		**$ 139,640**	**$ 447,886**	**$ 359,963**	**$ 220,381**	**$ 179,737**	**$ 201,509**	**$ 610,970**	**$ 57,135**	**$ 65,896**	**$ -**	**$ 177,819**	**$ 2,460,936**
Other Investments													
Other Investments	62.8%	$ 188,048	$ 212,744	$ 18,419	$ 79,561	$ 233,522	$ 18,679	$ 203,000	$ -	$ -	$ -	$ -	$ 953,973
Total Other Investments		**$ 188,048**	**$ 212,744**	**$ 18,419**	**$ 79,561**	**$ 233,522**	**$ 18,679**	**$ 203,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 953,973**
Totals		**$ 589,057**	**$ 1,094,961**	**$ 638,928**	**$ 754,881**	**$ 918,956**	**$ 2,029,551**	**$ 1,259,458**	**$ 126,565**	**$ 81,658**	**$ 100,995**	**$ 319,134**	**$ 7,914,144**
% of Debt per Year		7.4%	13.8%	8.1%	9.5%	11.6%	25.8%	15.9%	1.6%	1.0%	1.3%	4.0%	100.0%

KIMCO REALTY

Transaction Summary

2011 Investments and Property Transactions
(in thousands)

Acquisitions

Country	Location	Shopping Center	Co- Inv. Partner	Kimco's Interest	Month Acquired	Gross Purchase Price	Gross Debt	GLA
Consolidated								
United States	Columbia, MD	Columbia Crossing (Outparcel)	Kimco	100.0%	Jan-11	$ 4,100	$ -	31
United States	Huntington, NY	Turnpike Plaza	Kimco	100.0%	Feb-11	7,920	-	53
United States	Pikesville, MD	Centre Court	Kimco	100.0%	Mar-11	25,400	15,444	106
United States	Flowery Branch, GA	Village Shoppes	Kimco	100.0%	Apr-11	13,700	9,273	93
			Consolidated Acquisitions			$ 51,120	$ 24,717	283
Unconsolidated								
United States	Quakertown, PA	Richland Marketplace	CPP	55.0%	Jan-11	$ 52,000	$ -	266
			Total Acquisitions			$ 103,120	$ 24,717	549

Dispositions

Country	Location	Shopping Center	Co- Inv. Partner	Kimco's Interest	Month Disposed	Gross Sales Price	Gross Debt Payoff	GLA
Consolidated								
United States	Crestwood, IL	Crestwood Center	Kimco	100.0%	Jan-11	ground lease termination		80
United States	Oceanside, NY	American Muffler Shop	Kimco	100.0%	Mar-11	540	-	2
Brazil	Hortolandia	Hortolondia (development)	REP	70.0%	Mar-11	7,400	-	-
United States	Dayton, OH	Value City Plaza	Kimco	100.0%	Apr-11	1,563	-	116
United States	Redding, CA	North Point Plaza	Kimco	100.0%	Apr-11	1,636	-	22
			Consolidated Dispositions			$ 11,139	$ -	220
Unconsolidated								
United States	Derby, CT	Derby S.C.	Ripco	50.0%	Jan-11	$ 13,700	$ 11,000	141
Canada	Windsor Ontario	Rafih Auto Dealership	CARS	50.0%	Feb-11	11,245	-	47
			Unconsolidated Dispositions			$ 24,945	$ 11,000	188
			Total Dispositions			$ 36,084	$ 11,000	408

Real Estate Under Development
March 31, 2011
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf) Total Project	Kimco Owned	Kimco Committed SF	Kimco Committed %	Kimco Share Costs To Date	Gross Project Costs To Date	Remaining Costs	Total Est. Project Costs	Estimated Stabilized Date	Anchor Tenants
UNDER DEVELOPMENT													
United States													
Avenues Walk**		Jacksonville	FL	332	116	88	76%	$ 49,600	$ 49,600	$ 5,500	$ 55,000	2Q 2011	Wal-Mart, Haverty's, HH Gregg
Miramar Town Center (UJV)**[1]	50%	Miramar	FL	156	156	51	33%	22,900 [1]	57,200 [1]	(11,100)	46,100	3Q 2014	24 Hour Fitness
Subtotal US - Under Development			2	488	272	139	51%	**$ 72,500**	**$ 106,800**	**$ (5,600)**	**$ 101,100**		
Mexico (in Mexican Pesos)													
Plaza Bella Rio Bravo		Rio Bravo	MX	223	223	119	53%	199,700	199,700	6,800	206,500	3Q 2013	HEB
Plaza Lago Real		Nuevo Vallarta	MX	279	279	196	70%	240,700	240,700	72,400	313,100	3Q 2013	Wal-Mart
Subtotal Mexico - Under Development			2	502	502	315	63%	440,400	440,400	79,200	519,600		
						$US Exchange Rate		12.02	12.02	12.02	12.02		
						$US Equivalent		**$ 36,600**	**$ 36,600**	**$ 6,600**	**$ 43,200**		
Chile (in Chilean Pesos)													
Vina del Mar[2]		Vina del Mar	CH	268	268	209	78%	13,268,200	13,268,200	17,512,000	30,780,100	4Q 2012	Lider, Sodimac
Subtotal Chile - Under Development			1	268	268	209	78%	13,268,200	13,268,200	17,512,000	30,780,100		
						$US Exchange Rate		483.32	483.32	483.32	483.32		
						$US Equivalent		**$ 27,500**	**$ 27,500**	**$ 36,200**	**$ 63,700**		
TOTAL ACTIVE DEVELOPMENT			**5**	**1,258**	**1,042**	**663**	**64%**	**$ 136,600**	**$ 170,900**	**$ 37,200**	**$ 208,000**		
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US													
Avenues Walk		Jacksonville	FL	106.8	acres			**$ 27,300**	**$ 27,300**				

* Represents Kimco's interest in unconsolidated joint ventures.

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

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

(2) Vina del Mar has a construction loan balance of 8.4B CLP ($17.5M USD).

Note: Kimco's interest in Hortolandia was sold during 1Q '11.

KIMCO

Real Estate Under Development
March 31, 2011
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf) Total Project	Kimco Owned	Kimco Committed SF	%	Kimco Share Costs To Date	Gross Project Costs To Date	Remaining Costs	Total Est. Project Costs	Estimated Stabilized Date	Anchor Tenants
COMPLETED PENDING LEASE-UP													
Mexico (in Mexican Pesos)													
Multiplaza Cancun		Cancun	MX	263	263	199	76%	203,700	203,700	12,600	216,300	3Q 2012	Chedraui Grocery Store
La Ciudadela		Guadalajara	MX	760	760	503	66%	1,236,100	1,236,100	29,800	1,265,900	4Q 2012	Wal-Mart, Cinepolis
Subtotal Mexico - Completed Pending Lease-up			2	1,023	1,023	702	69%	1,439,800	1,439,800	42,400	1,482,200		
						$US Exchange Rate		12.02	12.02	12.02	12.02		
						$US Equivalent		**$ 119,700**	**$ 119,700**	**$ 3,500**	**$ 123,300**		
TOTAL COMPLETED PENDING LEASE-UP			**2**	**1,023**	**1,023**	**702**	**69%**	**$ 119,700**	**$ 119,700**	**$ 3,500**	**$ 123,300**		
LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA													
Mexico Land and Development Fund	15%			398	acres			$ 11,200	$ 73,400				

Reconciliation to Real Estate Under Development per Balance Sheet	03/31/11
Kimco Share Costs to Date - Development	$ 136,600
Kimco Share Costs to Date - Completed Pending Lease-Up	119,700
Add: US Land Held for Future Development/Future Sale	27,300
Plus: Capitalized Interest (Latin America only)	15,800
Misc Adj.	(2,198)
Total Real Estate Under Dev't per Balance Sheet	$ 297,202

* Represents Kimco's interest in unconsolidated joint ventures.

Completed Development Projects Transferred to Operating
March 31, 2011
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf) Total Project	Kimco Owned	Kimco Committed SF	Kimco Committed %	Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING 1Q 2011											
Mexico - Pending Stabilization (not included in occupancy)											
Galerias Rio Sonora		Hermosillo	MX	415	415	278	67%	523,500	523,500	1Q2013	Sears, Cinepolis
			1	415	415	278	67%	523,500	523,500		
						$US Exchange Rate		12.02	12.02		
						$US Equivalent		**$ 43,500**	**$ 43,500**		
TOTAL TRANSFERRED TO OPERATING 1Q 2011			**1**	**415**	**415**	**278**	**67%**	**$ 43,500**	**$ 43,500**		
DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)											
Mexico											
Lindavista Miguel Aleman		Monterrey	MX	381	381	290	76%	544,900	544,900	2Q 2011	HEB, MM Cinemas
Paseo Reforma		Nuevo Laredo	MX	442	442	361	82%	376,600	376,600	3Q 2011	Wal-Mart, Cinepolis, HD
Multiplaza Ojo de Agua		Mexico City	MX	230	230	197	86%	197,700	197,700	1Q 2012	Chedraui Grocery Store
Plaza Centenario		Los Mochis	MX	152	152	113	74%	91,900	91,900	2Q 2012	Wal-Mart
Plaza Bella Huinala		Monterrey	MX	183	183	80	44%	154,300	154,300	3Q 2012	HEB
Galerias Tapachula		Tapachula	MX	365	365	301	82%	389,700	389,700	3Q 2012	Wal-Mart
Plaza Mexiquense (Tecamac II) (UJV)	50%	Tecamac	MX	198	198	156	79%	87,600	175,200	2Q 2011	Bodega Aurrera (Wal-Mart)
Pabellon Rosarito Grand (UJV)	50%	Rosarito	MX	500	500	407	81%	206,100	412,200	3Q 2011	Home Depot, Cinepolis, Wal-Mart
Plaza Monumental (UJV)	50%	Juarez	MX	175	175	149	85%	98,000	195,900	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	96	70%	76,400	152,700	4Q 2011	MM Cinemas
Plaza Las Fuentes (UJV)	50%	Tijuana	MX	185	185	152	82%	99,600	199,200	1Q 2012	Comercial Mexicana
Centro Comercial Palmira (UJV)	50%	Ciudad del Carmen	MX	297	297	241	81%	222,700	445,300	4Q 2012	Chedraui Grocery Store
Los Atrios (UJV)	43%	Cuautla	MX	582	582	366	63%	166,500	387,100	4Q 2012	Sams, Wal-Mart, MM Cinemas
Paseo 2000 (UJV)	60%	Tijuana	MX	518	518	356	69%	303,600	506,000	4Q 2012	Wal-Mart, Cinepolis, Home Depot
			15	4,547	4,547	3,411	75%	3,054,900	4,307,300		
						$US Exchange Rate		12.02	12.02		
						$US Equivalent		**$ 254,100**	**$ 358,200**		
Chile											
Vicuna McKenna		Santiago	CH	27	27	18	67%	1,955,500	1,955,500	2Q 2012	Chilectra
			1	27	27	18	67%	1,955,500	1,955,500		
						$US Exchange Rate		483.32	483.32		
						$US Equivalent		**$ 4,000**	**$ 4,000**		
TOTAL PREVIOUSLY TRANSFERRED - PENDING STABILIZATION			**16**	**4,574**	**4,574**	**3,429**	**75%**	**$ 258,100**	**$ 362,200**		
TOTAL PROJECTS PENDING STABILIZATION			**17**	**4,989**	**4,989**	**3,707**	**74%**	**$ 301,600**	**$ 405,700**		

DEVELOPMENT POLICY:

- Projects that are significantly completed and are ready for their intended use are reclassed 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 reclassed to operating real estate (2 years for Latin America).

*Represents Kimco's interest in unconsolidated joint ventures.

Active Redevelopment / Expansion Projects
As of March 31, 2011

Center Name	City	State	Portfolio	Ownership %	Cost ($M)	Net Expenditures to Date ($M)	Estimated Completion	Project Description & Strategy
Consolidated Projects								
Ridge Pike	Eagleville	PA	Consolidated	100%	$ 2.8	$ 2.8	2Q 2011	Convert retail to 83K sf self storage w/ 20k sf retail to remain
West Gates	Rochester	NY	Consolidated	100%	2.3	1.9	2Q 2011	Convert vacant 105K sf to 80K sf mini storage w/ 25Ksf retail to remain.
Merchants Walk	Largo	FL	Consolidated	100%	3.9	0.6	3Q 2011	Demolish existing theater & construct new Hobby Lobby.
Crossroads	Richboro	PA	Consolidated	100%	1.2	0.4	4Q 2011	Demolish Pizza Hut and rebuild Wachovia Bank
Metro Crossing	Council Bluffs	IA	Consolidated	50%	5.0	0.3	4Q 2011	Construction of TJX, proposed Charming Charlies and adjacent shops.
Elsmere Square	Elsmere	DE	Consolidated	100%	4.2	1.8	1Q 2012	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Springfield Shopping Center	Springfield	PA	Consolidated	100%	12.4	7.5	1Q 2012	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcel.
Westmont	Westmont	NJ	Consolidated	100%	2.3	1.4	2Q 2012	Demolish 23,000 sf, replace w/ Wachovia Bank.
Wexford Plaza	Pittsburgh	PA	Consolidated	100%	6.6	1.9	2Q 2012	Whole Foods taking over 6 existing spaces
Staten Island Plaza	Staten Island	NY	FNC	67%	2.1	0.6	2Q 2013	Build new 2 Story 100K sf Kohl's
Miller Road	Miami	FL	Consolidated	100%	2.2	-	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix &Walgreens structures.
San Juan del Rio [1]	Queretaro	MX	Consolidated	100%	$ 6.2	$ -	1Q 2012	Wal-Mart Expansion
Total Consolidated Projects		**12**		85%	**$ 51.2**	**$ 19.2**		
Co-Investment Programs/Joint Ventures								
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	30.6	4Q 2011	Renovate entire shopping center.
Total Co-Investment Programs/Joint Ventures		**2**		50%	**$ 38.5**	**$ 30.9**		
Total Active Projects		**14**		70%	**$ 89.7**	**$ 50.1**		

[1] Reported in USD

RANGE OF REDEVELOPMENT YIELDS	8% - 15%

Projected Expenditures on Active Redevelopment & Expansion Projects	2011				
	1Q Actual ($M)	2Q Estimate ($M)	3Q Estimate ($M)	4Q Estimate ($M)	Total Estimate ($M)
Total Projected Expenditures	3.8	8.6	10.5	9.4	32.3
Kimco's Projected Share of Costs ($)	3.5	6.4	7.9	7.7	25.5
Kimco's Projected Share of Costs (%)	92.1%	74.4%	75.2%	81.9%	78.9%

Capital Expenditures
As of March 31, 2011
(in $ millions)

	Quarter Ended 03/31/11	Full Year Ended 12/31/10
Operating Properties		
Tenant Improvements and Allowances		
Consolidated Projects	$7.1	$36.2
Co-Investment Programs/JV's *	2.0	11.8
Total TI's and Allowances	$9.1	$48.0
Capitalized External Leasing Commissions		
Consolidated Projects	$1.3	$9.5
Co-Investment Programs/JV's *	1.1	2.2
Total Cap. Leasing Commissions	$2.4	$11.7
Building Improvements - Capitalized		
Consolidated Projects	$4.4	$14.4
Co-Investment Programs/JV's *	0.3	3.4
Total Cap. Bldg. Improvements	$4.7	$17.8
Redevelopment Projects		
Consolidated Projects	$3.4	$14.4
Co-Investment Programs/JV's *	0.1	1.9
Total Redevelopment Expenditures	$3.5	$16.3
Development Projects		
Total Gross Development Spending	$5.1	$40.9
Capitalized Leasing Commissions, Non-Operating Prop.	$0.1	$1.6
Other Consolidated Capitalized Costs		
Capitalized Interest Expense	$2.7	$14.8
Capitalized G&A**	$6.9	$30.1
Capitalized Carry Costs - Real Estate Taxes	$0.3	$1.6
Capitalized Carry Costs - CAM	$0.2	$1.1
Building Improvements - Expensed to Operations		
Consolidated Projects	$3.8	$25.3
Co-Investment Programs/JV's *	0.8	4.3
Total Exp. Bldg. Improvements	$4.6	$29.6

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

**Includes Internal Leasing Commissions of $3.4M & 12.8M, respectively.

Portfolio Summary

Shopping Center Portfolio Overview and Detail

	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010
SHOPPING CENTER PORTFOLIO SUMMARY					
Total Operating Properties					
Number of Properties	924	922	915	904	909
Prorata Share of Gross Leasable Area	83,381	82,478	81,466	80,780	81,238
Percent Leased (Kimco Prorata Share)	92.4%	92.7%	92.7%	92.7%	92.8%
Total Gross Leasable Area @ 100%	130,464	129,201	127,895	126,610	127,156
Percent Leased	92.8%	93.0%	92.9%	92.8%	92.6%
Operating Properties Pending Stabilization					
Number of Properties	17	20	21	22	18
Total Gross Leasable Area @ 100%	4,989	6,223	5,348	5,088	4,753
Percent Leased	74.0%	75.0%	75.0%	75.2%	75.0%
Ground-Up Developments					
Number of Development Projects	5	6	7	9	9
Potential Gross Leasable Area	1,042	1,201	1,628	2,634	2,566
Completed/Pending Stabilization Projects	2	3	5	5	9
Gross Leasable Area	1,023	1,433	2,427	2,060	2,375
TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	948	951	948	940	945
Total Gross Leasable Area @ 100%	137,518	138,058	137,298	136,392	136,850
OPERATING PROPERTIES DETAIL					
United States					
Number of Properties	815	816	810	813	818
Prorata Share of Gross Leasable Area	73,561	73,662	72,727	73,207	73,666
Percent Leased (Kimco Prorata Share)	92.2%	92.4%	92.3%	92.3%	92.4%
Average Rent per Leased Square Foot	$ 11.71	$ 11.66	$ 11.62	$ 11.52	$ 11.47
Total Gross Leasable Area @ 100%	112,573	112,910	111,703	112,447	112,994
Percent Leased	92.5%	92.7%	92.4%	92.4%	92.1%
Average Rent per Leased Square Foot	$ 12.50	$ 12.47	$ 12.46	$ 12.37	$ 12.33
Operating Properties Pending Stabilization					
Number of Properties	-	-	2	5	5
Total Gross Leasable Area @ 100%	-	-	379	667	667
Canada					
Number of Properties	62	63	63	49	49
Prorata Share of Gross Leasable Area	5,978	5,990	5,948	4,781	4,781
Percent Leased (Kimco Prorata Share)	96.7%	96.8%	97.2%	97.9%	97.8%
Average Rent per Leased Square Foot	$ 15.26	$ 14.92	$ 13.48	$ 14.75	$ 14.54
Total Gross Leasable Area @ 100%	11,737	11,767	11,703	9,674	9,674
Percent Leased	96.8%	96.8%	97.2%	98.0%	97.8%
Average Rent per Leased Square Foot	$ 15.37	$ 15.00	$ 13.46	$ 14.81	$ 14.59
Average Exchange Rate USD to CAD	1.01	1.01	1.04	1.03	1.04

Shopping Center Portfolio Detail

	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010
SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA					
Mexico					
Number of Properties	35	31	32	32	32
Prorata Share of Gross Leasable Area	3,566	2,551	2,626	2,626	2,625
Percent Leased (Kimco Prorata Share)	89.8%	93.4%	93.2%	93.1%	94.3%
Average Rent per Leased Square Foot	$ 11.10	$ 11.95	$ 11.51	$ 11.67	$ 11.79
Total Gross Leasable Area @ 100%	5,696	4,068	4,187	4,187	4,187
Percent Leased	88.8%	92.6%	92.4%	92.1%	93.2%
Average Rent per Leased Square Foot	$ 11.32	$ 11.87	$ 11.43	$ 11.56	$ 11.95
Average Exchange Rate USD to MXN	12.06	12.40	12.81	12.57	12.80
Operating Properties Pending Stabilization					
Number of Properties	16	19	16	14	13
Total Gross Leasable Area @ 100%	4,962	6,196	4,786	4,238	4,086
Chile					
Number of Properties	9	9	8	8	8
Prorata Share of Gross Leasable Area	126	126	120	120	120
Percent Leased (Kimco Prorata Share)	92.7%	91.9%	89.8%	89.7%	90.1%
Average Rent per Leased Square Foot	$ 15.21	$ 14.81	$ 13.41	$ 13.38	$ 13.48
Total Gross Leasable Area @ 100%	248	248	240	240	240
Percent Leased	92.7%	91.9%	89.8%	89.7%	90.1%
Average Rent per Leased Square Foot	$ 15.28	$ 14.89	$ 13.41	$ 13.38	$ 13.48
Average Exchange Rate USD to CLP	475.89	485.87	521.99	540.98	528.83
Operating Properties Pending Stabilization					
Number of Properties	1	1	2	2	
Total Gross Leasable Area @ 100%	27	27	35	35	
Peru					
Number of Properties	1	1	1	1	1
Prorata Share of Gross Leasable Area	12	12	12	12	12
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 21.95	$ 21.62	$ 21.62	$ 21.62	$ 21.62
Total Gross Leasable Area @ 100%	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 21.95	$ 21.62	$ 21.62	$ 21.62	$ 21.62
Average Exchange Rate USD to PEN	2.74	2.84	2.85	2.88	2.89
Brazil					
Number of Properties	2	2	1	1	1
Prorata Share of Gross Leasable Area	138	137	34	34	34
Percent Leased (Kimco Prorata Share)	93.1%	92.8%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 16.85	$ 16.22	$ 8.97	$ 12.62	$ 12.56
Total Gross Leasable Area @ 100%	197	196	48	48	48
Percent Leased	93.1%	92.8%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 16.85	$ 16.22	$ 8.97	$ 12.62	$ 12.56
Average Exchange Rate USD to BRL	1.66	1.70	1.76	1.80	1.81
Operating Properties Pending Stabilization					
Number of Properties	-	-	1	1	-
Total Gross Leasable Area @ 100%	-	-	148	148	-

KIMCO REALTY

Consolidated & Joint Venture Shopping Center Detail

	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010
UNITED STATES					
Consolidated Properties					
Number of Properties	459	458	452	453	461
Total Gross Leasable Area	58,677	58,577	57,772	58,375	60,806
Percent Leased	91.5%	91.8%	91.7%	91.7%	92.1%
Average Rent per Leased Square Foot	$ 11.29	$ 11.20	$ 11.21	$ 11.08	$ 11.11
Investment Management Properties					
Kimco/ Prudential Investment Program					
Number of Properties	63	65	69	75	92
Total Gross Leasable Area	10,757	11,339	11,832	12,457	15,531
Percent Leased	91.3%	91.0%	90.4%	88.7%	88.1%
Average Rent per Leased Square Foot	$ 15.58	$ 15.36	$ 15.34	$ 15.20	$ 15.04
Kimco Income REIT Properties					
Number of Properties	59	59	59	59	60
Total Gross Leasable Area	12,610	12,593	12,585	12,697	12,806
Percent Leased	95.3%	94.6%	94.3%	94.6%	93.3%
Average Rent per Leased Square Foot	$ 13.08	$ 12.95	$ 12.95	$ 12.85	$ 12.78
Kimco / UBS Programs					
Number of Properties	43	43	43	43	43
Total Gross Leasable Area	6,260	6,260	6,261	6,240	6,240
Percent Leased	92.7%	92.3%	92.9%	92.7%	92.3%
Average Rent per Leased Square Foot	$ 14.90	$ 14.98	$ 15.12	$ 15.11	$ 15.15
SEB Immobilien					
Number of Properties	11	11	10	10	10
Total Gross Leasable Area	1,473	1,473	1,382	1,382	1,382
Percent Leased	96.3%	96.6%	95.8%	95.7%	96.4%
Average Rent per Leased Square Foot	$ 15.29	$ 15.23	$ 14.82	$ 14.83	$ 14.71
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,531	1,534	1,531	1,530	1,534
Percent Leased	93.8%	96.5%	97.0%	97.1%	97.5%
Average Rent per Leased Square Foot	$ 17.37	$ 17.19	$ 17.33	$ 17.03	$ 16.97
Canada Pension Plan					
Number of Properties	6	5	5	5	
Total Gross Leasable Area	2,396	2,137	2,136	2,064	
Percent Leased	98.4%	99.1%	99.0%	99.1%	
Average Rent per Leased Square Foot	$ 12.72	$ 12.33	$ 12.35	$ 12.84	
BIG Shopping Centers					
Number of Properties	22	22	20	15	
Total Gross Leasable Area	3,507	3,508	3,369	2785	
Percent Leased	87.4%	87.9%	87.7%	90.1%	
Average Rent per Leased Square Foot	$ 14.24	$ 14.11	$ 13.81	$ 14.21	
Other Institutional Programs					
Number of Properties	68	68	68	68	67
Total Gross Leasable Area	4,852	4,866	4,873	4,872	4,700
Percent Leased	94.4%	94.4%	94.1%	94.4%	93.8%
Average Rent per Leased Square Foot	$ 13.60	$ 13.52	$ 13.53	$ 13.45	$ 13.46
Other Joint Venture Properties					
Number of Properties	72	73	72	73	73
Total Gross Leasable Area	10,510	10,624	9,961	10,045	9,996
Percent Leased	95.1%	95.4%	95.0%	95.6%	95.0%
Average Rent per Leased Square Foot	$ 11.67	$ 12.23	$ 11.92	$ 11.83	$ 11.82

Consolidated & Joint Venture Shopping Center Detail

	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010	MAR 31, 2010
CANADA					
Other Joint Venture Properties					
Number of Properties	62	63	63	49	49
Total Gross Leasable Area	11,737	11,767	11,703	9,674	9,674
Percent Leased	96.8%	96.8%	97.2%	98.0%	97.8%
Average Rent per Leased Square Foot	$ 15.37	$ 15.00	$ 13.46	$ 14.81	$ 14.59
MEXICO					
Consolidated Properties					
Number of Properties	21	19	19	19	19
Total Gross Leasable Area	1,527	898	898	898	897
Percent Leased	92.9%	98.6%	98.5%	99.3%	98.5%
Average Rent per Leased Square Foot	$ 10.04	$ 12.03	$ 11.66	$ 11.90	$ 11.83
Other Joint Venture Properties					
Number of Properties	14	12	13	13	13
Total Gross Leasable Area	4,169	3,170	3,289	3,289	3,289
Percent Leased	87.2%	90.9%	90.8%	90.2%	91.8%
Average Rent per Leased Square Foot	$ 11.82	$ 11.82	$ 11.36	$ 11.46	$ 11.99
CHILE					
Consolidated Properties					
Number of Properties	1	1	-	-	-
Total Gross Leasable Area	8	8	-	-	-
Percent Leased	93.7%	93.7%	-	-	-
Average Rent per Leased Square Foot	$ 10.29	$ 10.03	-	-	-
Other Joint Venture Properties					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	240	240	240	240	240
Percent Leased	92.7%	91.8%	89.8%	89.7%	90.1%
Average Rent per Leased Square Foot	$ 15.45	$ 15.05	$ 13.41	$ 13.38	$ 13.48
PERU					
Consolidated Properties					
Number of Properties	1	1	1	1	1
Total Gross Leasable Area	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 21.95	$ 21.62	$ 21.62	$ 21.62	$ 21.62
BRAZIL					
Consolidated Properties					
Number of Properties	2	2	1	1	1
Total Gross Leasable Area	197	196	48	48	48
Percent Leased	93.1%	92.8%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	$ 16.85	$ 16.22	$ 12.62	$ 12.62	$ 12.56
Subtotal of Shopping Center Portfolio					
Consolidated Properties					
Number of Properties	484	481	473	474	482
Total Gross Leasable Area	60,422	59,692	58,732	59,334	61,764
Percent Leased	91.5%	91.9%	91.8%	91.8%	92.2%
Investment Management Programs					
Number of Properties	284	285	286	287	284
Total Gross Leasable Area	43,386	43,709	43,970	44,027	42,193
Percent Leased	93.3%	93.1%	92.9%	92.7%	91.6%
Other Joint Venture Properties					
Number of Properties	156	156	156	143	143
Total Gross Leasable Area	26,656	25,800	25,193	23,248	23,199
Percent Leased	94.6%	95.5%	95.4%	95.8%	95.7%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	924	922	915	904	909
Total Gross Leasable Area	130,464	129,201	127,895	126,610	127,156
Percent Leased	92.8%	93.0%	92.9%	92.8%	92.6%

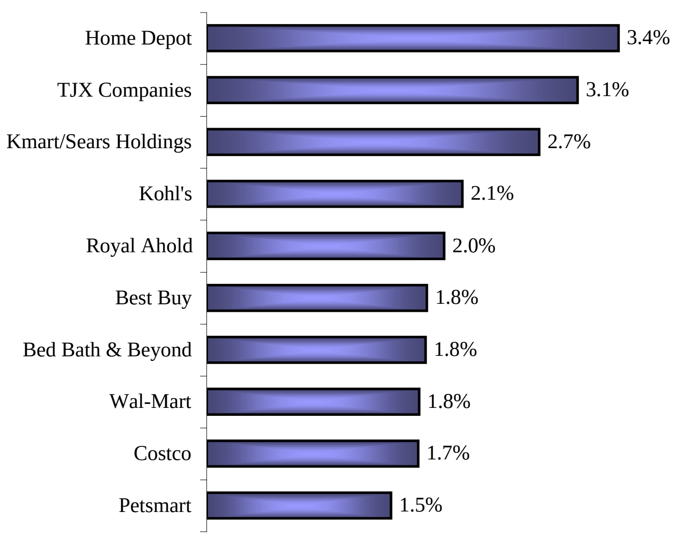
Shopping Center Portfolio
Strategic & Non-Strategic Assets

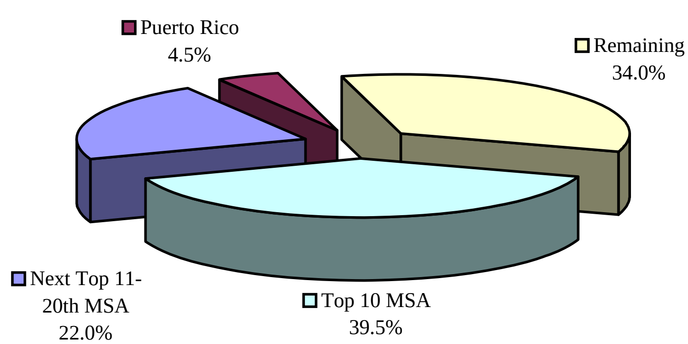
The U.S. Shopping Center Portfolio is separated into Strategic and Non-Strategic Assets. The Strategic Asset Portfolio is characterized as grocery or big-box anchored centers located in the Top 20 Metropolitan Statistical Areas (MSA) and other desirable markets with a three-mile demographic profile generally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

	As of March 31, 2011		
	Strategic Assets *	**Non-Strategic Assets**	**Total Assets**
Number of Properties	669	146	815
Prorata Share of Gross Leasable Area	63,930	9,631	73,561
Percent Leased (Kimco Prorata Share)	93.6%	82.3%	92.2%
Average Rent per Leased Square Foot	$ 11.95	$ 9.95	$ 11.71
Total Gross Leasable Area @ 100%	98,602	13,969	112,571
Percent Leased	93.7%	84.1%	92.5%
Average Rent per Leased Square Foot	$ 12.71	$ 10.85	$ 12.50
% of Annual Base Rent (ABR)	90.1%	9.9%	100.0%
Demographics (weighted by ABR)			
Total Population	110,077	81,897	107,211
Household Density	1,416	1,080	1,381
Median Household Income	69,102	63,240	68,506
Average Household Income	80,951	71,527	79,993

* Excludes two properties not included in occupancy

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





KIMCO REALTY

Combined Major Tenant Profile
(Top 50 tenants ranked by annualized base rent)
March 31, 2011

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations		Annualized Base Rent (in thousands)	% of Annualized Base Rent	Leased GLA (in thousands)	% of Leased GLA
Home Depot	BBB+ / Baa1	43	$	29,107	3.1%	3,608	4.5%
TJX Companies	A / A3	140		26,748	2.8%	2,654	3.3%
Wal-Mart	AA / Aa2	59		23,623	2.5%	3,799	4.5%
Kmart/Sears Holdings	BB- / Ba2	59		21,316	2.2%	3,825	4.8%
Best Buy	BBB- / Baa2	49		15,743	1.6%	1,181	1.5%
Kohl's	BBB+/Baa1	36		15,090	1.6%	2,239	2.8%
Royal Ahold	BBB / Baa3	37		14,793	1.5%	1,248	1.6%
Bed Bath & Beyond	BBB / NR	72		13,995	1.5%	1,251	1.6%
Costco	A+/ A2	15		12,681	1.3%	1,552	1.9%
Petsmart	BB/ NR	67		12,533	1.3%	876	1.1%
Michaels	B-/B3	73		10,728	1.1%	857	1.1%
Ross Stores	BBB/ NR	66		10,646	1.1%	1,073	1.3%
Safeway	BBB / Baa2	46		10,628	1.1%	1,012	1.3%
Dollar Tree	NR/NR	121		10,376	1.1%	938	1.2%
Sports Authority	B- / NR	26		9,385	1.0%	796	9.0%
Staples	BBB / Baa2	54		9,276	1.0%	685	0.9%
Petco	B/B2	45		7,709	0.8%	423	0.5%
Office Depot	B / B2	38		7,623	0.8%	760	0.9%
Toys R Us	B/ B1	35		7,588	0.8%	964	1.2%
Great Atlantic & Pacific	NR/NR	15		7,240	0.8%	536	0.7%
Hobby Lobby	NR/NR	23		7,198	0.8%	1,154	1.4%
SuperValu	B+ / B1	34		6,997	0.7%	942	1.2%
OfficeMax	B/ B1	41		6,955	0.7%	627	0.8%
Burlington Coat Factory	B- / B3	19		6,821	0.7%	1,427	1.8%
Lowe's Home Center	A/ A1	12		6,669	0.7%	1,059	1.3%
Top 25 Tenants		**1,225**	**$**	**311,468**	**32.6%**	**35,486**	**44.1%**
Walgreen	A/A2	24		6,500	0.7%	311	0.4%
Whole Foods	BB/ Ba2	12		5,631	0.6%	252	0.3%
Party City	NR/NR	45		5,478	0.6%	314	0.4%
Joann Fabrics	NR/NR	37		5,149	6.0%	586	0.7%
The Gap	BB+/NR	40		5,144	0.5%	382	0.5%
Cinepolis	NR/NR	13		5,096	0.5%	510	0.6%
Hudson Bay Company	NR/NR	17		4,992	0.5%	708	1.0%
CVS	BBB+/Baa2	47		4,767	0.5%	327	0.4%
Pier 1 Imports	NR/NR	47		4,565	0.5%	237	0.3%
DSW	NR/NR	17		4,508	0.5%	257	0.3%
Payless Shoesource	B+/B1	100		4,269	5.0%	193	0.2%
Dick Sporting Goods	NR/NR	13		4,228	0.4%	400	0.5%
HEB Grocery	NR/NR	9		4,167	0.4%	562	0.7%
Riteaid	B-/Caa2	36		4,078	0.4%	381	0.5%
Border Group	NR/NR	16		3,879	0.4%	216	0.3%
Kroger	BBB/Baa2	19		3,829	0.4%	674	0.8%
Bank America	A/A2	41		3,609	0.4%	108	0.1%
Yum Brands	BBB-/Baa3	78		3,528	0.4%	125	0.2%
Barnes N Noble	NR/NR	20		3,513	0.4%	223	0.3%
Publix Supermarkets	NR/NR	21		3,316	4.0%	422	0.5%
Canadian Tire	BBB+/NR	19		3,258	0.3%	229	0.3%
King Kullen	NR/NR	4		3,222	0.3%	189	0.2%
JP Morgan Chase	A+/Aa3	33		3,043	0.3%	93	0.1%
24 Hour Club	B / B3	9		3,004	0.3%	159	0.2%
Big Lots	BBB/NR	20		2,920	0.3%	579	0.7%
Tenants 26 - 50		**737**	**$**	**105,693**	**11.1%**	**8,437**	**10.5%**
Top 50 Tenants		**1,962**	**$**	**417,161**	**43.7%**	**43,923**	**54.6%**

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 15,000 leases to 7,800 tenants totaling approximately $1.6 billion of annual base rent.

Geographic Profile
(ranked by KIM share of annualized base rent)

United States & Puerto Rico	Number of Properties	Gross Leasable Area* (in thousands)	% Leased	Annualized Base Rent	Rent Per Leased SQ. FT.	
California	119	8,986	93.6%	$ 126,256	$ 15.01	
Florida	90	8,818	90.5%	89,845	11.26	
New York	62	4,393	94.4%	72,223	17.41	
Pennsylvania	46	3,852	94.3%	45,247	12.46	
Texas	42	4,025	91.1%	38,353	10.46	
New Jersey	29	3,059	93.6%	38,126	13.32	
Illinois	42	4,264	95.6%	35,786	8.77	
Puerto Rico	7	2,181	96.3%	32,491	15.47	
Maryland	47	1,852	89.4%	26,070	15.75	
Virginia	64	1,942	96.8%	25,902	13.78	
Ohio	35	4,486	88.2%	24,840	6.28	
North Carolina	18	2,354	90.5%	24,798	11.64	
Arizona	15	2,830	88.7%	23,406	9.33	
Missouri	21	2,852	99.0%	20,941	7.41	
Washington	18	1,177	93.2%	15,759	14.37	
Georgia	11	1,363	95.6%	14,508	11.13	
Oregon	14	1,313	81.6%	12,419	11.59	
South Carolina	7	1,317	87.1%	12,253	10.68	
Louisiana	8	1,150	95.9%	11,458	10.39	
Nevada	15	729	84.9%	9,557	15.44	
Minnesota	6	775	92.2%	9,511	13.32	
Michigan	13	1,242	86.6%	9,416	8.76	
Connecticut	6	844	92.9%	9,107	11.61	
Tennessee	10	1,048	83.3%	8,071	9.24	
Colorado	11	884	88.1%	7,579	9.73	
New Hampshire	4	587	97.4%	6,549	11.46	
Massachusetts	8	451	95.8%	6,058	14.02	
Indiana	9	1,108	89.8%	5,947	5.98	
Iowa	7	726	96.6%	4,353	6.21	
West Virginia	2	357	98.0%	3,299	9.43	
New Mexico	4	296	78.5%	3,125	13.45	
Oklahoma	2	337	99.3%	2,568	7.68	
Alabama	2	185	87.3%	2,534	15.69	
Kentucky	3	304	93.1%	2,431	8.59	
Mississippi	2	169	94.0%	2,160	13.60	
Kansas	3	224	97.1%	2,039	9.38	
Rhode Island	2	166	97.8%	1,935	11.92	
Maine	2	158	93.9%	1,427	9.62	
Alaska	2	236	72.4%	1,266	7.40	
Delaware	2	117	100.0%	1,156	9.88	
Nebraska	1	179	82.2%	1,054	7.16	
Utah	1	143	100.0%	761	5.32	
Hawaii	1	18	75.8%	709	51.98	
Vermont	1	54	81.6%	699	15.86	
Idaho	1	10	75.0%	120	16.00	
	815	73,561	92.2%	$ 794,112	$ 11.71	
Canada	62	5,978	96.7%	$ 88,248	$ 15.26	(1)
Mexico	35	3,566	89.8%	35,543	11.10	(2)
Chile	9	126	92.7%	1,717	14.73	(3)
Peru	1	12	100.0%	263	21.95	(4)
Brazil	2	138	93.1%	2,163	16.85	(5)
Subtotal	109	9,820	94.1%			
Grand Total	924	83,381	92.4%			

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

(1) Based on an average conversion rate of $1.00 USD to 1.01 CAD for the three months ended March 31, 2011.

(2) Based on an average conversion rate of $1.00 USD to 12.06 MXN for the three months ended March 31, 2011.

(3) Based on an average conversion rate of $1.00 USD to 475.89 CLP for the three months ended March 31, 2011.

(4) Based on an average conversion rate of $1.00 USD to 2.74 PEN for the three months ended March 31, 2011.

(5) Based on an average conversion rate of $1.00 USD to 1.66 BRL for the three months ended March 31, 2011.

All Operating Real Estate Leasing Summary
Trailing Four Quarters as of March 31, 2011
(in thousands)

Lease Type	Leases	% of Total GLA Signed	GLA	New Rent $PSF	New Rent Total $	Prior Rent $PSF	Prior Rent Total $	Incremental Increase/ (Decrease) in Base Rent	Increase/ (Decrease) in Base Rent Over Pr. Yr.	Weighted Average Term (Years)	TI's	TI's PSF
United States and Puerto Rico												
New Leases	307	17%	1,137	$ 13.04	$ 14,826	$ 13.29	$ 15,121	$ (294)	-1.9%	9.2	$ 15,672	$ 13.78
Renewals/Options	927	60%	4,020	12.55	50,458	12.49	50,214	244	0.5%	5.1	-	-
US Same Space Total	**1,234**	**77%**	**5,157**	**$ 12.66**	**$ 65,284**	**$ 12.67**	**$ 65,334**	**$ (50)**	**-0.1%**	**6.0**	**$ 15,672**	
Non-same space new leases	444	23%	1,548	$ 12.30	$ 19,036					10.1	$ 34,284	$ 22.15
US Total	**1,678**	**100%**	**6,705**	**$ 12.58**	**$ 84,320**					**6.9**	**$ 49,956**	
Canada												
New Leases	54	14%	74	$ 19.29	$ 1,419	$ 18.88	$ 1,388	$ 30	2.2%	8.6	$ 1,264	$ 17.19
Renewals/Options	140	78%	420	15.54	6,519	14.08	5,910	610	10.3%	5.0	-	-
Canada Same Space Total	**194**	**92%**	**493**	**$ 16.10**	**$ 7,938**	**$ 14.80**	**$ 7,298**	**$ 640**	**8.8%**	**5.5**	**$ 1,264**	
Non-same space new leases	35	8%	43	$ 18.26	$ 777					7.1	$ 974	$ 22.88
Canada Total	**229**	**100%**	**536**	**$ 16.27**	**$ 8,715**					**5.6**	**$ 2,238**	
Latin America												
New Leases	101	8%	61	$ 20.40	$ 1,236					3.4	$ -	$ -
Renewals/Options	116	15%	107	18.59	1,982					5.3	-	-
Latin America Same Space Total	**217**	**23%**	**167**	**$ 19.25**	**$ 3,218**					**4.6**	**$ -**	
Non-same space new leases	521	77%	546	$ 14.12	$ 7,705					4.8	$ -	$ -
Latin America Total	**738**	**100%**	**713**	**$ 15.33**	**$ 10,923**					**4.8**	**$ -**	
Grand Total	**2,645**	**100%**	**7,953**									
Total New Leases (Same Space)	462	16%	1,271									
Total Renewals/Options	1,183	57%	4,546									
Total Non-same space new leases	1,000	27%	2,136									
Grand Total	**2,645**	**100%**	**7,953**									

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

(1) If calculated using 24 months, US new lease rental spreads are (10.4%) and US comparable total is (3.1%)

KIMCO REALTY

All Operating Real Estate Leasing Summary
For the Quarter Ended March 31, 2011
(in thousands)

Lease Type	Leases	% of Total GLA Signed	GLA	New Rent $PSF	New Rent Total $	Prior Rent $PSF	Prior Rent Total $	Incremental Increase/ (Decrease) in Base Rent	Increase/ (Decrease) in Base Rent Over Pr. Yr.	Weighted Average Term (Years)	TI's	TI's PSF
United States and Puerto Rico												
New Leases	78	14%	331	$ 12.94	$ 4,287	$ 12.31	$ 4,079	$ 208	5.1%	9.2	$ 5,652	$ 17.06
Renewals/Options	296	74%	1,726	12.22	21,092	12.13	20,944	148	0.7%	5.1	-	-
US Same Space Total	**374**	**89%**	**2,058**	**$ 12.33**	**$ 25,379**	**$ 12.16**	**$ 25,023**	**$ 356**	**1.4%**	**5.8**	**$ 5,652**	
Non-same space new leases	85	11%	266	$ 15.43	$ 4,106					8.9	$ 7,000	$ 26.31
US Total	**459**	**100%**	**2,324**	**$ 12.69**	**$ 29,485**					**6.1**	**$ 12,652**	
Canada												
New Leases	8	7%	8	$ 20.45	$ 157	$ 18.85	$ 144	$ 12	8.4%	9.3	$ 85	$ 11.07
Renewals/Options	48	84%	92	22.11	2,041	19.09	1,762	279	15.8%	5.3	-	-
Canada Same Space Total	**56**	**91%**	**100**	**$ 21.98**	**$ 2,198**	**$ 19.07**	**$ 1,907**	**$ 291**	**15.3%**	**5.6**	**$ 85**	
Non-same space new leases	10	9%	9	$ 18.66	$ 176					6.9	$ 166	$ 17.64
Canada Total	**66**	**100%**	**109**	**$ 21.70**	**$ 2,373**					**5.7**	**$ 251**	
Latin America												
New Leases	20	6%	8	$ 25.85	$ 213					2.6	$ -	$ -
Renewals/Options	32	13%	19	20.88	399					3.1	-	-
Latin America Same Space Total	**52**	**19%**	**27**	**$ 22.37**	**$ 612**					**3.0**	**$ -**	
Non - same space new leases	119	81%	117	$ 11.08	$ 1,301					4.2	$ -	$ -
Latin America Total	**171**	**100%**	**145**	**$ 13.22**	**$ 1,913**					**4.0**	**$ -**	
Grand Total	**696**	**100%**	**2,578**									
Total New Leases (Same Space)	106	13%	347									
Total Renewals/Options	376	71%	1,838									
Total Non-same space new leases	214	15%	393									
Grand Total	**696**	**100%**	**2,578**									

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
March 31, 2011

LEASES EXPIRING ASSUMING NO OPTIONS

	Anchor Tenants (2)				**Small Shop Tenants**				**Total Tenants**			
Year	# 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)	17	526,485	1.0%	$ 7.10	458	700,059	5.0%	$ 18.34	475	1,226,544	1.8%	$ 13.52
2011	76	1,550,569	2.9%	8.70	732	1,102,587	7.9%	20.46	808	2,653,156	3.9%	13.59
2012	254	5,050,303	9.4%	7.96	1415	2,252,688	16.0%	21.41	1669	7,302,992	10.8%	12.11
2013	241	5,036,804	9.4%	9.52	1399	2,277,011	16.2%	20.40	1640	7,313,815	10.8%	12.91
2014	273	6,245,370	11.6%	9.00	1159	1,952,149	13.9%	20.17	1432	8,197,518	12.1%	11.66
2015	261	4,964,299	9.2%	9.77	1064	1,709,280	12.2%	21.72	1325	6,673,580	9.8%	12.83
2016	228	4,493,524	8.4%	9.64	660	1,253,502	8.9%	21.07	888	5,747,026	8.5%	12.14
2017	156	3,909,626	7.3%	9.67	297	646,411	4.6%	25.02	453	4,556,037	6.7%	11.85
2018	110	3,098,410	5.8%	8.88	240	513,253	3.7%	23.78	350	3,611,663	5.3%	11.00
2019	117	3,484,682	6.5%	9.33	219	405,744	2.9%	26.28	336	3,890,426	5.7%	11.09
2020	109	2,524,514	4.7%	10.55	211	424,461	3.0%	25.39	320	2,948,975	4.4%	12.69
2021	103	2,147,240	4.0%	8.84	140	311,490	2.2%	21.00	243	2,458,730	3.6%	10.38
2022	52	1,505,924	2.8%	8.46	42	114,918	0.8%	24.65	94	1,620,843	2.4%	9.61
Thereafter	213	9,207,668	17.1%	8.87	132	379,605	2.7%	27.59	345	9,587,273	14.1%	9.61
Grand Total (3)	2,210	53,745,419	100.0%	$ 9.14	8,168	14,043,159	100.0%	$ 21.55	10,378	67,788,577	100.0%	$ 11.71

ASSUMES EXERCISE OF RENEWAL OPTIONS

	Anchor Tenants (2)				**Small Shop Tenants**				**Total Tenants**			
Year	# 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)	17	526,485	1.0%	$ 7.10	458	700,059	5.0%	$ 18.34	475	1,226,544	1.8%	$ 13.52
2011	14	281,543	0.5%	9.05	473	639,229	4.6%	20.96	487	920,772	1.4%	17.32
2012	44	632,724	1.2%	7.65	897	1,212,405	8.6%	21.75	941	1,845,129	2.7%	16.92
2013	44	718,344	1.3%	9.66	850	1,244,741	8.9%	20.16	894	1,963,085	2.9%	16.32
2014	40	694,798	1.3%	9.26	640	925,975	6.6%	20.88	680	1,620,773	2.4%	15.90
2015	41	601,187	1.1%	9.43	597	845,988	6.0%	21.24	638	1,447,175	2.1%	16.33
2016	44	529,976	1.0%	9.00	489	736,063	5.2%	21.00	533	1,266,038	1.9%	15.98
2017	62	1,012,115	1.9%	8.86	443	708,714	5.0%	23.44	505	1,720,829	2.5%	14.87
2018	58	966,650	1.8%	9.31	421	729,027	5.2%	21.90	479	1,695,676	2.5%	14.72
2019	63	1,002,638	1.9%	10.03	380	673,807	4.8%	21.38	443	1,676,445	2.5%	14.59
2020	60	846,371	1.6%	9.63	397	640,179	4.6%	22.42	457	1,486,551	2.2%	15.14
2021	53	990,839	1.8%	7.59	337	642,888	4.6%	20.86	390	1,633,727	2.4%	12.81
2022	73	1,467,712	2.7%	8.76	220	534,750	3.8%	22.03	293	2,002,462	3.0%	12.30
Thereafter	1597	43,474,038	80.9%	9.20	1566	3,809,335	27.1%	22.49	3163	47,283,373	69.8%	10.27
Grand Total (3)	2,210	53,745,419	100.0%	$ 9.14	8,168	14,043,159	100.0%	$ 21.55	10,378	67,788,577	100.0%	$ 11.71

	Anchor Tenants (2)	**Small Shop Tenants**
Total Rentable GLA	56,236,610	17,325,179
Percentage of Occupancy	95.6%	81.1%
Percentage of Vacancy	4.4%	18.9%
Total Leaseable Area	100.0%	100.0%

(1) Leases currently under month to month lease or in process of renewal.
(2) Anchor is defined as a tenant leasing 10,000 square feet or more.
(3) Represents occupied square footage as of March 31, 2011 for US shopping center properties in occupancy.
Note: Represents only Kimco's pro-rata interest.

KIMCO REALTY

Joint Venture Summary

Operating Joint Venture Summary
Three Months Ended March 31, 2011
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/ (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (2)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	$ 58,522	$ 16,262	$ 42,260	$ 18,914	$ 10,203 [1]	$ 40,088	$ (19)	$ 24,085	$ (163)	$ (30,806)	$ (2,615)	$ 717
Kimco Income REIT	45.0%	50,253	14,145	36,108	16,048	(196)	-	-	9,609	4	10,259	5,135	9,459
UBS Programs	17.9%	29,834	8,619	21,215	10,306	(785)	-	-	9,095	-	1,029	549	2,144
BIG Shopping Centers	36.5%	13,769	4,207	9,562	6,227	(191)	-	-	5,614	-	(2,470)	(550)	1,462
Canada Pension Plan	55.0%	10,140	2,193	7,947	1,349	(821)	-	-	4,580	-	1,197	1,075	3,594
Kimco Income Fund	15.2%	8,390	2,229	6,161	2,320	(382)	-	-	1,742	-	1,717	350	611
SEB Immobilien	15.0%	7,296	1,875	5,421	2,898	(111)	-	-	2,073	-	339	95	406
Other Institutional Programs	16.3%	20,487	5,031	15,456	7,328	(181)	-	27	5,562	22	2,434	428	1,343
Total Investment Management Programs		$ 198,691	$ 54,561	$ 144,130	$ 65,390	$ 7,536	$ 40,088	$ 8	$ 62,360	$ (137)	$ (16,301)	$ 4,467	$ 19,736
Other Joint Venture Properties													
Canada Properties	51.0%	$ 63,559	$ 23,668	$ 39,891	$ 16,765	$ (229)	$ -	$ (58)	$ 11,397	$ -	$ 11,442	$ 5,924	$ 11,762
US Properties	45.3%	39,699	13,899	25,800	14,000	(415)	411	-	10,343	-	631	1,790	4,965
Mexico Properties	46.5%	29,278	7,305	21,973	6,921	18	-	-	9,007	-	6,063	2,830	7,250
Chile Properties	50.0%	1,112	299	813	-	(571)	-	-	253	-	(11)	(6)	121
Total Other JV Properties		$ 133,648	$ 45,171	$ 88,477	$ 37,686	$ (1,197)	$ 411	$ (58)	$ 31,000	$ -	$ 18,125	$ 10,538	$ 24,098
Other Investments	62.4%	$ 52,848	$ 32,304	$ 20,544	$ 11,526	$ (1,224)	$ 26	$ -	$ 10,584	$ -	$ (2,816)	$ (3,065)	$ 4,031
		$ 385,187	**$ 132,036**	**$ 253,151**	**$ 114,602**	**$ 5,115**	**$ 40,525**	**$ (50)**	**$ 103,944**	**$ (137)**	**$ (992)**	**$ 11,940**	**$ 47,865**
Income Miscellaneous												405	
Equity in Income/(Loss) of Joint Ventures, Net												**$ 12,345**	

(1) Includes additional income of approximately $11.0M 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 (2): Promote Income	Investment Adjustments (2): Investment Basis Adjustment	Investment Adjustments (2): Kimco Fees	After: Kimco Share of Net Income/ (Loss)	Kimco of FFO
Prudential Investment Program	$ (30,806)	$ (4,621)		$ 1,699	$ 307	$ (2,615)	$ 717
Kimco Income REIT	10,259	4,618			517	5,135	9,459
UBS Programs	1,029	222			327	549	2,144
BIG Shopping Centers	(2,470)	(786)			236	(550)	1,462
Canada Pension Plan	1,197	659			416	1,075	3,594
Kimco Income Fund	1,717	261			89	350	611
SEB Immobilien	339	51			44	95	406
Other Institutional Programs	2,434	344	44		40	428	1,343
Total Investment Management Programs	$ (16,301)	$ 748	$ 44	$ 1,699	$ 1,976	$ 4,467	$ 19,736

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

Investments in Real Estate Joint Ventures

March 31, 2011

(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%	*	63	10,757	$ 2,855,690	$ 1,302,391	$ 31,956	5.53%	59.5	97.47%	2.53%
Kimco Income REIT	45.0%		59	12,610	1,550,389	966,659	87,280	6.48%	53.02	98.47%	1.53%
UBS Programs	17.9%	*	43	6,260	1,367,841	730,295	30,912	5.70%	51.87	100.00%	-
BIG Shopping Centers	36.5%	*	22	3,507	507,833	407,528	9,209	5.47%	69.49	100.00%	-
Canada Pension Plan	55.0%		6	2,396	429,695	168,092	12,349	4.45%	36.24	57.16%	42.84%
Kimco Income Fund	15.2%		12	1,531	281,611	167,053	15,401	5.45%	41.71	100.00%	-
SEB Immobilien	15.0%		11	1,473	300,083	206,755	7,997	5.64%	71.73	100.00%	-
Other Institutional Programs	16.3%	*	68	4,852	839,427	550,463	30,114	5.09%	53.64	84.34%	15.66%
Total Investment Management Programs			284	43,386	$ 8,132,569	$ 4,499,236	$ 225,218				
Other Joint Venture Properties											
Canada Properties	51.0%	*	62	11,737	$ 1,755,467	$ 1,217,322	$ 45,134	5.44%	42.9	89.89%	10.11%
US Properties	45.3%	*	72	10,510	1,215,736	875,002	37,168	5.58%	74.4	74.92%	25.08%
Mexico Properties (1)	46.5%	*	121	16,922	1,239,569	368,611	131,704	7.25%	71.32	96.70%	3.30%
Chile Properties	50.0%		8	240	45,619	-	(8,005)				
Total Other JV Properties			265	39,578	$ 4,256,391	$ 2,460,935	$ 206,001				
Other Investments	62.4%	*	N/A	N/A	$ 1,304,094	$ 953,973	$ (9,246)	4.42%	37.79	65.64%	34.36%
			549	**82,964**	**$ 13,693,054**	**$ 7,914,144**	**$ 421,973**				
Kimco's Share of Mortgages & Notes Payable						**$ 2,952,870**					

* Ownership % is a blended rate

** Average Remaining term includes extensions

(1) Includes 13 land fund properties and 85 properties in American Industries

KIMCO REALTY

Guidance

2011 FFO Matrix
(in millions)

	2010	1Q11	Shopping Ctr Portfolio	Mgt Services Income	Structured & Other Non-Retail Investments: Preferred Equity	Westmont	Other
	2010 Actual	1Q11 Actual	1Q11 Actual	1Q11 Actual	1Q11 Actual	1Q11 Actual	1Q11 Actual
RECURRING							
Net Operating Income *	$ 603	$ 155	$ 155	$ -	$ -	$ -	$ -
Income from Other Real Estate Investments	3	-	-	-	-	-	-
Mortgage Financing Income	9	2	1	-	-	-	1
Management and Other Fee Income	37	10	-	10	-	-	-
Interest, Dividends & Other Investment Income	17	6	1	-	-	-	5
Other (Expense)/Income, Net	(6)	(2)	(1)	-	-	-	(1)
Equity In Income from JV's **	179	50	45	-	-	4	1
Equity in Income of Other Real Estate Investments, Net	29	6	1	-	5	-	-
Noncontrolling Interests in Income	(13)	(3)	(3)	-	-	-	-
Income from Discontinued Operating Properties	-	1	1	-	-	-	-
	$ 858	$ 225	$ 200	$ 10	$ 5	$ 4	$ 6
NON-RECURRING							
Income from Other Real Estate Investments	$ 1	$ -	$ -	$ -	$ -	$ -	$ -
Mortgage Financing Income	1	-	-	-	-	-	-
Management and Other Fee Income	3	-	-	-	-	-	-
Interest, Dividends & Other Investment Income	1	-	-	-	-	-	-
Other (Expense)/Income, Net	1	1	-	-	-	-	1
Equity In Income from JV's	12	-	-	-	-	-	-
Equity in Income of Other Real Estate Investments, Net	31	-	-	-	-	-	-
Noncontrolling Interests in Income	(6)	-	-	-	-	-	-
Gain on Sale of Development Properties	2	-	-	-	-	-	-
Early Extinguishment of Debt	(11)	-	-	-	-	-	-
DISCOP - Inc./(Loss) on operating proprty HFS/sold	20	-	-	-	-	-	-
Non-Recurring (Provision)/Benefit for Income Taxes	(8)	-	-	-	-	-	-
	$ 47	$ 1	$ -	$ -	$ -	$ -	$ 1

	2010	1Q11
Recurring (Provision)/Benefit for Income Taxes	$ (6)	$ (3)
General & Administrative Expenses	(109)	(30)
Interest Expense	(226)	(56)
Preferred Dividends	(51)	(15)
	$ (392)	$ (104)
FFO	$ 513	$ 122
Add back Noncontrolling Interest/Div for Stock Units	1	-
FFO Diluted Before Impairments - $	514	122
Diluted Average Shares	408	409
FFO Diluted Before Impairments - Per Share	$ 1.26	$ 0.30
Non-cash Impairments, Net of Taxes	(52)	(7)
FFO Diluted Per Common Share	$ 1.13	$ 0.28

Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share	2010 Actual	1Q11 Actual
Net Income/(Loss) Available to Common Stockholders	$ 0.22	$ 0.03
Unrealized remeasurement of derivative instruments	(0.01)	-
Gain on disposition of operating properties	(0.01)	-
Gain on disposition of JV operating properties	(0.01)	-
Depreciation & amortization	0.60	0.16
Depreciation & amortization real estate JV's	0.34	0.09
FFO per Diluted Common Share	**$ 1.13**	**$ 0.28**
Non-cash Impairments, Net of Taxes	0.13	0.02
FFO per Diluted Common Share Before Impairments	**$ 1.26**	**$ 0.30**
Non-Recurring Income	(0.15)	-
Early extinguishment of debt	0.03	-
Recurring FFO per Diluted Common Share	**$ 1.14**	**$ 0.30**

* Includes depreciation adjustment in FFO Reconciliation
** Amounts represent FFO attributable to Kimco's Joint Venture Investments
Certain reclassifications of prior year amounts have been made to conform with the current year presentation.

KIMCO REALTY

2011 FFO Guidance

	FFO ($ in millions)			FFO $/ Share		
	2009	2010	2011F	2009	2010	2011F
Recurring:						
Retail	$ 761	$ 814	$ 839 — $ 860	$ 2.16	$ 2.00	$ 2.05 — $ 2.10
Non-Retail	52	42	32 — 40	0.15	0.10	0.08 — 0.10
Corporate Financing	(257)	(282)	(275) — (282)	(0.73)	(0.69)	(0.67) — (0.69)
G&A	(110)	(109)	(113) — (119)	(0.31)	(0.27)	(0.28) — (0.29)
Other	(2)	-	(5) — (6)	(0.01)	-	(0.01) — (0.01)
Total Recurring	$ 444	$ 465	$ 478 — $ 493	$ 1.26	$ 1.14	$ 1.17 — $ 1.21
Non-Recurring *	22	58	8 — 8	0.07	0.15	0.02 — 0.02
	$ 466	$ 523	$ 486 — $ 501	$ 1.33	$ 1.29	$ 1.19 — $ 1.23
Debt Extinguishment	-	(11)	- — -	-	(0.03)	- — -
FFO Before Impairments	$ 466	$ 512	$ 486 — $ 501	$ 1.33	$ 1.26	$ 1.19 — $ 1.23
Impairments	(179)	(52)	(7) — (7)	(0.51)	(0.13)	(0.02) — (0.02)
FFO (1) (2)	$ 287	$ 460	$ 479 — $ 494	$ 0.82	$ 1.13	$ 1.17 — $ 1.21

(1) Weighted average shares were 351.6M in 2009 and 407.7M in 2010

(2) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.

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

Retail Investments Summary (Additional Valuation Information)
As of March 31, 2011
($ shown in millions and USD denomination)

		Net Operating Income	Description / Notes
Operating Real Estate - Consolidated and JV's			
NOI Including Pro-rata JV NOI, 1Q 2011:	$	246	Per supplemental NOI disclosures
Add: Negative NOI		2	
Less: LTA's, Straight-line, Disc. Ops NOI		(6)	
Above and Below Market Rents		(4)	
Real Estate Under Development (REUD) NOI		(2)	See Real Estate Under Development (p. 17 & 18)
Non-Retail Investments Consolidated NOI		-	
Non-Retail Investments JV NOI		(13)	
	$	223	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 19)		4	Currently yielding approx. 6% and expected to reach 10%
	$	227	

		Book Value	Description / Notes
Other Retail Investments included in Operating Real Estate			
Blue Ridge	$	56	Income included in Income from Other Real Estate Inv.
Land Holdings		102	
	$	158	
Investments & Advances in Real Estate JVs			
Mexican Land Fund	$	11	
Real Estate Under Development (REUD)			
US Construction In Progress (CIP)	$	73	
US Land		27	
Latin America CIP		197	
	$	297	
Other Real Estate Investments			
Preferred Equity Retail Investments	$	156	
Net Lease Portfolio		115	
Misc		24	Includes Retail Store and Leveraged Leases
	$	295	
Mortgage and Other Receivables			
Latin America Mortgage Receivables	$	29	
Retail-Based Mortgage Receivables			
Winn Dixie		12	
Other		10	
	$	51	
Other Assets			
Miscellaneous Other Assets	$	351	See separate Balance Sheet Detail Schedule (p. 8)
Real Estate Held for Sale		4	
	$	355	

Additional Value Consideration:			
Properties with Additional Embedded Value Through Re-leasing of Below Market Spaces*	$	125	
Major Tenants with below market rent:			
- Richmond S.C. (Staten Island, NY) - Kmart			
- Hylan Plaza (Staten Island, NY) - Kmart			
- Westlake S.C. (Daly City, CA) - Burlington Coat Factory			
- New Dorp S.C. (Staten Island, NY) - Frank's Nursery			
- Rockingham, S.C.(Salem, NH) - Kohl's			
Investment Management Business (recurring fees)		270	Annualized Fees - $36M x 15 multiple x 50% margin
Latin America REUD (in excess of book value)		40	Projected yield of approx. 12% with 10% exit cap - See Real Estate Under Development (p. 17 & 18)

* These properties contain additional value due to significantly below-market rents not captured in 1Q 2011 NOI.

Non-Retail Investments Summary
As of March 31, 2011
($ shown in millions and USD denomination)

	As of 3/31/11			Projected 4/30/11			
	Book Value	Pro-Rata Share of Debt	Total	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
Operating Real Estate - Consolidated							
Urban Properties / Other Consolidated (1)							Mixed Retail and Apartment / Office
Philadelphia, PA	$ 106		$ 106	$ 106		$ 106	
New York, NY	95		95	95		95	
Chicago, IL	17		17	17		17	
Boston, MA	1		1	1		1	
Other	3		3	3		3	
	222		222	222		222	
Investments & Advances in Real Estate JVs							
Westmont Portfolio							
InTown Suites	98	470	568	98	470	568	
Westmont Hotels	16	78	94	16	78	94	
Other Joint Venture Properties							
Willowick	9	21	30	9	21	30	Multi-Family Housing
Albertsons	3		3	3		3	
	126	569	695	126	569	695	
Other Real Estate Investments							
Preferred Equity Investments - Non-Retail	117		117	117		117	
Miscellaneous Other Investments	5		5	5		5	
	122		122	122		122	
Mortgage and Other Receivables							
Non-Retail Based Mortgage Receivables							
Financings to Healthcare Facilities	11		11	11		11	
Sandalwood - Nuns Island	24		24	24		24	15 Properties
King & Benton	17		17	17		17	Secured Convertible Bridge Loan
Other	6		6	6		6	
	58		58	58		58	
Marketable Securities							Reflects $16M in unrealized gains
Bonds							
Valad*	159		159	-		-	
Whiterock**	9		9	-		-	
Other	9		9	9		9	
Stocks							
Plazacorp Retail Properties	30		30	30		30	
Other	4		4	4		4	
	211		211	43		43	
Other Assets							
Miscellaneous Other Assets*	51		51	41		41	
Total Non-Retail Investments	**$ 790**	**$ 569**	**$ 1,359**	**$ 612**	**$ 569**	**$ 1,181**	

(1) $43M of debt associated with these properties is included in consolidated debt.

Activity Subsequent to 1Q 2011

* Valad bond redemption $169M (includes $10M from Other Assets)

** Whiterock bond redemption $9M

Reconciliation from 4Q 2010	
4Q 2010 Total Non-Retail Investments	$ 799
Valad bonds principal payment	(7)
Valad bonds market value adjustment	(6)
Sold Westmont Holiday Inn Point Claire	(2)
Sold marketable securities	(2)
Other misc	8
1Q 2011 Total Non-Retail Investments	$ 790

Miscellaneous

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RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES

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

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

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

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

Glossary of Terms

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