



## Supplemental Financial Information

QUARTER ENDED JUNE 30, 2011

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**Supplemental Financial Information**  
**Quarter Ended June 30, 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.

The company refers you to the documents filed by the company from time to time with the Securities and Exchange Commission, specifically the section titled "Risk Factors" in the company's Annual Report on Form 10-K for the year ended December 31, 2010, as may be updated or supplemented in the company's Form 10-Q filings, which discuss these and other factors that could adversely affect the company's results.

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

NEW HYDE PARK, N.Y., July 26, 2011 – Kimco Realty Corporation (NYSE: KIM) today reported results for the quarter ended June 30, 2011.

**Highlights for the Second Quarter:**

- Recognized recurring Funds From Operations (FFO) of \$121.4 million, or \$0.30 per diluted share, for the second quarter 2011 compared to \$115.7 million, or \$0.28 per diluted share, for the second quarter 2010, representing a five percent increase;
- Reported FFO of \$118.0 million, or \$0.29 per diluted share, for the second quarter 2011 compared to \$105.6 million, or \$0.26 per diluted share, for the same period in 2010;
- Closed the quarter with gross occupancy in the combined and U.S. shopping center portfolios of 93.1 percent and 92.9 percent, respectively, representing increases of 30 basis points and 50 basis points over the second quarter 2010;
- Increased combined same-property net operating income (NOI) 3.1 percent over the second quarter 2010;
- Generated positive U.S. cash-basis leasing spreads of 2.1 percent on 292 new leases, renewals and options totaling 1.1 million square feet;
- Acquired a total of three shopping centers for approximately \$75 million and disposed of eleven non-strategic shopping centers for approximately \$49 million;
- Improved the company's consolidated net debt to EBITDA ratio, on a recurring basis, to 6.0x; and
- Reduced the non-retail portfolio to \$612 million or five percent of gross assets at June 30, 2011.

**Financial Results**

Net income available to common shareholders for the second quarter of 2011 was \$23.9 million, or \$0.06 per diluted share, compared to \$12.8 million, or \$0.03 per diluted share, for the second quarter of 2010. The change in year-over-year net income available to common shareholders is primarily related to increases of approximately:

- \$11 million in NOI relating to an improvement in property operations and acquisition activity since the comparable period of 2010;
- \$12 million from the decrease in non-cash impairments, net of tax; and
- \$2 million increase in gains on sale of operating properties not included in FFO;

Offset by approximately:

- \$9 million decrease in non-recurring income (which excludes \$3.4 million from the remeasurement of a derivative instrument associated with the Valad convertible notes and included in the calculation of FFO);
- \$2 million decrease in recurring equity in income of other real estate joint ventures resulting primarily from the transfer or conversion of several preferred equity investments since the comparable period of 2010; and
- \$3 million increase in preferred stock dividends resulting from the \$175 million cumulative redeemable preferred stock offering in August 2010.

Year-to-date, net income available to common shareholders was \$38.0 million, or \$0.09 per diluted share, compared to \$51.8 million, or \$0.13 per diluted share, through June 30, 2010.

Funds from operations (FFO), a widely accepted supplemental measure of REIT performance, were \$118.0 million, or \$0.29 per diluted share, for the second quarter of 2011 compared to \$105.6 million, or \$0.26 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 \$121.4 million, or \$0.30 per diluted share, in the second quarter 2011 compared to \$115.7 million, or \$0.28 per diluted share, in the same quarter of the prior year.

For the six months ended June 30, 2011, FFO were \$233.0 million, or \$0.57 per diluted share, compared to \$231.6 million, or \$0.57 per diluted share, for the same period last year. Recurring FFO for the six months ended June 30, 2011 were \$242.6 million, or \$0.59 per diluted share, compared to \$231.3 million, or \$0.57 per diluted share, for the same period in 2010. A reconciliation of net income to FFO is provided in the tables accompanying this press release.

### **Non-Recurring FFO and Non-Cash Impairments**

During the second quarter of 2011, Kimco recognized non-recurring FFO of \$4.6 million and non-cash impairments of \$8.1 million, both net of tax.

Non-recurring FFO for the second quarter of 2011 includes \$3.6 million of income related to structured investments and non-retail assets offset by \$2.4 million of net non-recurring expenses primarily associated with shopping center dispositions (which are included as a component of discontinued operations). In addition, the company recognized \$3.4 million from the sale of the Valad convertible notes included in the calculation of FFO only.

Second quarter 2011 non-cash impairments were transaction-oriented resulting from the completed or pending disposition of the company's interest in 13 properties; nine in the consolidated portfolio and four joint venture properties, totaling approximately \$5.9 million and \$2.2 million, respectively.

For the second quarter in 2010, the company recognized non-recurring FFO of \$9.9 million and non-cash impairments of \$19.9 million, both net of tax.

Year-to-date, non-recurring FFO was \$5.4 million and non-cash impairments were \$15.0 million. For the comparable period in 2010, non-recurring FFO was \$27.7 million and non-cash impairments were \$27.4 million.

## **Core Business Operations**

### **Shopping Center Portfolio**

Second quarter 2011 shopping center portfolio operating results:

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

- Gross occupancy was 93.1 percent, an increase of 30 basis points both sequentially and over second quarter 2010;
- Pro-rata occupancy was 92.7 percent, an increase of 30 basis points sequentially and flat compared to the second quarter 2010;
- Combined same-property net operating income (NOI) increased 3.1 percent over the second quarter 2010; and
- Total leases executed in the portfolio: 594 new leases, renewals and options totaling 1.9 million square feet.

Pro-rata occupancy in the combined portfolio was negatively impacted by 10 basis points from the inclusion of two former Mexican development properties (approximately 76.6 percent occupied) in the second quarter 2011.

#### **U.S. Shopping Center Portfolio**

- Gross occupancy was 92.9 percent, an increase of 40 basis points sequentially and 50 basis points over the second quarter of 2010;
- Pro-rata occupancy was 92.6 percent, an increase of 40 basis points sequentially and 30 basis points over the second quarter of 2010;
- U.S. same-property NOI (cash-basis, excluding lease termination fees and including charges for bad debts) increased 2.6% percent from the same period in 2010; and
- Pro-rata U.S. cash-basis leasing spreads increased 2.1 percent; new leases decreased 1.0 percent offset by renewals/options which increased 3.1 percent.

Second quarter 2011 occupancy in the U.S. shopping center portfolio was negatively impacted by 20 basis points from the closure of six Borders and 11 Blockbuster locations. Excluding the effects of the Borders and Blockbuster closings, occupancy in the U.S. portfolio on a gross and pro-rata basis would be 93.1 percent and 92.8 percent, respectively.

The increase in U.S. same-property NOI of 2.6 percent over the comparable period in 2010 represents the fifth consecutive quarter of positive same-property NOI and the highest increase since the first quarter of 2008.

Second quarter leasing execution for the U.S. shopping center portfolio includes 80 same space new leases totaling 212,000 pro-rata square feet and 212 lease renewals and options for 927,000 pro-rata

square feet. In addition, the company signed more than 130 new leases totaling 617,000 square feet for spaces vacant for more than one year. The pro-rata spread on new leases in the U.S. portfolio declined 1.0 percent. On a gross-basis (without regard to ownership percentage), the spreads on new leases in the U.S. portfolio increased 2.7 percent.

During the second quarter 2011, the company acquired for its wholly-owned portfolio two shopping centers, comprising 350,000 square feet, for a total purchase price of approximately \$32.0 million, including \$9.3 million of mortgage debt.

Kimco's shopping center portfolio includes 939 operating properties comprising 813 assets in the United States and Puerto Rico, 62 in Canada, 51 in Mexico and 13 in South America. The operating portfolio includes 15 former development properties in Latin America that are approximately 74.3 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 four development properties and three completed projects pending stabilization.

### **Non-Strategic U.S. Shopping Center Portfolio**

During the quarter, Kimco disposed of, in separate transactions, 11 unencumbered non-strategic shopping centers (nine wholly-owned and two unconsolidated joint ventures) comprising 1.0 million square feet for a total of \$48.5 million. Kimco's share of proceeds from these sales was \$44.6 million.

For the six months ended June 30, 2011, the company has completed the sale of 13 non-strategic shopping centers (10 wholly-owned and three unconsolidated joint ventures) for a total of \$62.8 million, including \$11.0 million of mortgage debt. Kimco's share of proceeds from these sales was \$46.5 million.

As of June 30, 2011, the company has 139 non-strategic U.S. shopping centers, comprising 9 million square feet and 83.2 percent pro-rata occupancy. Currently, Kimco has 10 non-strategic properties under contract negotiations for approximately \$51.8 million.

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

During the second quarter, the company realized fee income of \$8.4 million primarily from its investment management business. This includes \$7.2 million in management fees, \$0.2 million in acquisition fees and \$1.0 million in other ongoing fees.

In the second quarter, an existing institutional joint venture between Kimco and BIG Shopping Centers acquired a grocery-anchored shopping center in Selden (Long Island), N.Y. for a purchase price of \$43.5 million, including \$34.0 million of mortgage debt. Kimco holds a 50.1% interest in this joint venture.

Also during the quarter, the company and its preferred equity partner converted their interest in six retail properties into a traditional pari-passu joint venture structure in which Kimco holds a 70% interest.

At quarter end, the company had a total of 285 properties in its investment management program with 24 institutional partners and 161 properties in other joint ventures.

**Structured Investments and Non-Retail Assets**

During the quarter, the company's structured investments and other non-retail assets contributed earnings of \$25.3 million of which \$14.9 million was recurring; \$5.5 million from preferred equity investments, \$5.4 million from non-retail joint ventures, including Westmont Hospitality, with the remainder primarily from interest and dividends.

Transaction earnings for the second quarter 2011 were \$3.6 million, net of tax (\$7.0 million before tax) which excludes \$3.4 million from the sale of the Valad convertible notes (included in the calculation of FFO only). The remaining transaction earnings include \$1.0 million from the repayment of the Whiterock REIT convertible debentures with remainder primarily attributable to a gain from a private equity distribution that was in excess of the company's investment.

As of June 30, 2011, non-retail assets total approximately \$612 million which represents five percent of gross assets. In addition, the company reduced the retail preferred equity portfolio to \$136 million compared to \$156 million last quarter and \$286 million at June 30, 2010.

**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 October 17, 2011 to shareholders of record on October 5, 2011, representing an ex-dividend date of October 3, 2011.

At the end of the quarter, the company's consolidated net debt to recurring EBITDA improved to 6.0x compared to 6.3x at year end 2010 and 6.6x for the second quarter 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 non-recurring income or impairments, of \$1.17 - \$1.21 per diluted share.

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

- Combined portfolio occupancy: an increase of 50 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 Wednesday, July 27, 2011 at 9:00 a.m. Eastern Time. The call will include a review of the company's second quarter 2011 performance as well as a discussion of the company's strategy and expectations for the future.

To participate, dial 1-888-256-9157. A replay will be available for one week by dialing 1-888-203-1112; the passcode will be 3838136. Access to the live call and replay will be available through the company's website at [www.kimcorealty.com](http://www.kimcorealty.com) under "Investor Relations: 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 June 30, 2011, the company owned interests in 946 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](http://www.kimcorealty.com).

**Safe Harbor Statement**

The statements in this release state the company's and management's intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. Factors that could cause actual results to differ materially from current expectations include, but are not limited to, (i) general adverse economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt, or

other sources of financing or refinancing on favorable terms, (iv) the company's ability to raise capital by selling its assets, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates and foreign currency exchange rates, (vii) the availability of suitable acquisition opportunities, (viii) valuation of joint venture investments, (ix) valuation of marketable securities and other investments, (x) increases in operating costs, (xi) changes in the dividend policy for our common stock, (xii) the reduction in our income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (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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### Condensed Consolidated Statements of Operations

(in thousands, except share information)

(unaudited)

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2011	2010	2011	2010
Revenues from Rental Properties	\$ 219,236	\$ 208,322	\$ 441,038	\$ 419,613
Rental Property Expenses:				
Rent	3,808	3,543	7,104	7,110
Real Estate Taxes	29,145	30,265	59,625	58,764
Operating and Maintenance	28,279	27,514	62,260	59,082
	<u>61,232</u>	<u>61,322</u>	<u>128,989</u>	<u>124,956</u>
<b>Net Operating Income</b>	<b>158,004</b>	<b>147,000</b>	<b>312,049</b>	<b>294,657</b>
Management and Other Fee Income	8,437	11,417	18,100	21,261
Mortgage Financing Income	1,940	2,371	3,769	5,041
Income from Other Real Estate Investments	447	424	612	1,468
Depreciation and Amortization	(61,521)	(57,808)	(126,946)	(113,501)
	<u>107,307</u>	<u>103,404</u>	<u>207,584</u>	<u>208,926</u>
Interest, Dividends and Other Investment Income	8,932	5,177	13,797	11,264
Other Income/(Loss), Net	742	(1,109)	437	(1,424)
Interest Expense	(55,804)	(58,167)	(111,361)	(113,702)
General and Administrative Expenses	(29,634)	(26,425)	(59,389)	(54,559)
	<u>31,543</u>	<u>22,880</u>	<u>51,068</u>	<u>50,505</u>
Gain on Sale of Development Properties	-	-	-	1,793
Impairments:				
Property Carrying Values	(598)	(1,900)	(1,076)	(1,900)
Investments in Other Real Estate Investments	-	(2,112)	-	(5,994)
Marketable Equity Securities & Other Investments	-	-	-	(506)
Investments in Real Estate Joint Ventures	(3,123)	-	(3,123)	-
(Provision)/Benefit for Income Taxes, Net	(5,588)	101	(9,782)	(1,017)
Equity in Income/(Loss) of Joint Ventures, Net	17,824	(300)	30,169	14,619
Equity in Income of Other Real Estate Investments, Net	4,831	7,738	10,335	21,826
<b>Income from Continuing Operations</b>	<b>44,889</b>	<b>26,407</b>	<b>77,591</b>	<b>79,326</b>
<b>Discontinued Operations:</b>				
(Loss)/Income from Discontinued Operating Properties, Net of Tax	(2,161)	1,103	(290)	3,706
Impairment/Loss on Operating/Development Properties Sold, Net of Tax	(5,438)	(2,618)	(8,153)	(3,422)
Gain on Disposition of Operating Properties	4,025	-	4,188	-
<b>(Loss)/Income from Discontinued Operations</b>	<b>(3,574)</b>	<b>(1,515)</b>	<b>(4,255)</b>	<b>284</b>
Loss on Transfer of Operating Properties, Net (1)	-	(57)	-	(57)
Gain on Sale of Operating Properties, Net (1)	-	2,442	-	2,434
	<u>-</u>	<u>2,385</u>	<u>-</u>	<u>2,377</u>
<b>Net Income</b>	<b>41,315</b>	<b>27,277</b>	<b>73,336</b>	<b>81,987</b>
Net Income Attributable to Noncontrolling Interests (3)	(2,606)	(2,666)	(5,665)	(6,540)
<b>Net Income Attributable to the Company</b>	<b>38,709</b>	<b>24,611</b>	<b>67,671</b>	<b>75,447</b>
Preferred Dividends	(14,841)	(11,822)	(29,681)	(23,644)
<b>Net Income Available to Common Shareholders</b>	<b>\$ 23,868</b>	<b>\$ 12,789</b>	<b>\$ 37,990</b>	<b>\$ 51,803</b>
Per Common Share:				
Income from Continuing Operations: (3)				
Basic	\$ 0.07	\$ 0.04	\$ 0.10	\$ 0.13
Diluted	<u>\$ 0.07</u> (2)	<u>\$ 0.04</u> (2)	<u>\$ 0.10</u> (2)	<u>\$ 0.13</u> (2)
Net Income: (4)				
Basic	\$ 0.06	\$ 0.03	\$ 0.09	\$ 0.13
Diluted	<u>\$ 0.06</u> (2)	<u>\$ 0.03</u> (2)	<u>\$ 0.09</u> (2)	<u>\$ 0.13</u> (2)
Weighted Average Shares Outstanding:				
Basic	406,559	405,705	406,500	405,635
Diluted	<u>407,562</u>	<u>406,009</u>	<u>407,472</u>	<u>405,871</u>

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,565) and (\$2,573) for the quarters ended June 30, 2011 and June 30, 2010, respectively. Additionally, the net income attributable to noncontrolling interests related to continued operations of (\$5,607) and (\$6,432) for the six months ended June 30, 2011 and June 30, 2010, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$165 and \$103 for the quarters ended June 30, 2011 and June 30, 2010, respectively. Additionally the earnings attributable to unvested restricted shares of \$331 and \$207 for the six months ended June 30, 2011 and June 30, 2010, respectively.

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

	<b>June 30, 2011</b>	<b>December 31, 2010</b>
<b>Assets:</b>		
Operating Real Estate, Net of Accumulated Depreciation of \$1,618,626 and \$1,549,380 Respectively	\$ 6,730,008	\$ 6,708,373
Investments and Advances in Real Estate Joint Ventures	1,436,361	1,382,749
Real Estate Under Development	321,574	335,007
Other Real Estate Investments	400,177	418,564
Mortgages and Other Financing Receivables	108,605	108,493
Cash and Cash Equivalents	144,067	125,154
Marketable Securities	44,898	223,991
Accounts and Notes Receivable	134,986	130,536
Other Assets	384,004	401,008
<b>Total Assets</b>	<b>\$ 9,704,680</b>	<b>\$ 9,833,875</b>
<b>Liabilities:</b>		
Notes Payable	\$ 2,899,069	\$ 2,982,421
Mortgages Payable	1,041,082	1,046,313
Construction Loans Payable	40,218	30,253
Dividends Payable	88,093	89,037
Other Liabilities	429,514	429,505
<b>Total Liabilities</b>	<b>4,497,976</b>	<b>4,577,529</b>
Redeemable Noncontrolling Interests	95,059	95,060
<b>Stockholders' Equity:</b>		
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 406,958,596 and 406,423,514		
Shares, Respectively	4,070	4,064
Paid-In Capital	5,484,402	5,469,841
Cumulative Distributions in Excess of Net Income	(624,129)	(515,164)
Accumulated Other Comprehensive Income	4,865,297	4,959,695
Total Stockholders' Equity	27,989	(23,853)
Noncontrolling Interests	4,893,286	4,935,842
Total Equity	218,359	225,444
Total Liabilities and Equity	<b>\$ 9,704,680</b>	<b>\$ 9,833,875</b>

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	<b>2011</b>	<b>2010</b>	<b>2011</b>	<b>2010</b>
Net Income Available to Common Shareholders	\$ 23,868	\$ 12,789	\$ 37,990	\$ 51,803
Gain on Disposition of Operating Property	(4,025)	(2,442)	(4,188)	(2,442)
Gain on Disposition of Joint Venture Operating Properties	(680)	-	(680)	(2,768)
Depreciation and Amortization	61,173	61,021	126,777	121,917
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,203	34,083	68,857	63,823
Remeasurement of Derivative Instrument	3,414	135	4,287	(762)
<b>Funds From Operations</b>	<b>117,953</b>	<b>105,586</b>	<b>233,043</b>	<b>231,571</b>
Non-Recurring Income , Net of Tax	(4,596)	(9,862)	(5,448)	(27,701)
Non-Cash Impairments Recognized, Net of Tax	8,060	19,943	14,999	27,391
<b>Recurring Funds From Operations</b>	<b><u>\$ 121,417</u></b>	<b><u>\$ 115,667</u></b>	<b><u>\$ 242,594</u></b>	<b><u>\$ 231,261</u></b>

Weighted Average Shares Outstanding for FFO Calculations:

Basic	406,559	405,705	406,500	405,635
Units	1,609	1,690	2,127	1,769
Dilutive Effect of Options	921	149	374	11
Diluted	<u>409,089</u>	<u>(1)</u>	<u>407,544</u>	<u>(1)</u>
<b>FFO Per Common Share - Basic</b>	<b><u>\$ 0.29</u></b>	<b><u>\$ 0.26</u></b>	<b><u>\$ 0.57</u></b>	<b><u>\$ 0.57</u></b>
<b>FFO Per Common Share - Diluted</b>	<b><u>\$ 0.29</u></b>	<b><u>(1)</u></b>	<b><u>\$ 0.26</u></b>	<b><u>(1)</u></b>
<b>Recurring FFO Per Common Share - Diluted</b>	<b><u>\$ 0.30</u></b>	<b><u>(1)</u></b>	<b><u>\$ 0.28</u></b>	<b><u>(1)</u></b>
	<b><u>\$ 0.59</u></b>	<b><u>(1)</u></b>	<b><u>\$ 0.57</u></b>	<b><u>(1)</u></b>

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

Funds from operations would be increased by \$251 and \$224 for the three months ended June 30, 2011 and 2010, respectively. Funds from operations would be increased by \$501 and \$448 for the six months ended June 30, 2011 and 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	
	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.22	\$ 0.26
Remeasurement of derivative instrument	0.01	0.01
Projected depreciation & amortization	0.61	0.63
Projected depreciation & amortization real estate joint ventures, net of non-controlling interests	0.33	0.35
Gain on disposition of operating properties	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of non-controlling interests	(0.01)	(0.03)
Projected FFO per diluted common share	<u>\$ 1.15</u>	<u>\$ 1.19</u>
Non-recurring income	(0.02)	(0.02)
Non-cash impairments	0.04	0.04
Recurring FFO per diluted common share	<u><u>\$ 1.17</u></u>	<u><u>\$ 1.21</u></u>

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

## **Financial Summary**

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

	<b>June 30, 2011</b>	<b>March 31, 2011</b>	<b>December 31, 2010</b>
<b>Assets:</b>			
Operating Real Estate, Net of Accumulated Depreciation of \$1,618,626, \$1,602,054 and \$1,549,380, respectively	\$ 6,730,008	\$ 6,753,392	\$ 6,708,373
Investments and Advances in Real Estate Joint Ventures	1,436,361	1,413,026	1,382,749
Real Estate Under Development	321,574	297,202	335,007
Other Real Estate Investments	400,177	417,287	418,564
Mortgages and Other Financing Receivables	108,605	109,455	108,493
Cash and Cash Equivalents	144,067	148,038	125,154
Marketable Securities	44,898	211,332	223,991
Accounts and Notes Receivable	134,986	139,487	130,536
Other Assets	384,004	405,939	401,008
<b>Total Assets</b>	<b><u>\$ 9,704,680</u></b>	<b><u>\$ 9,895,158</u></b>	<b><u>\$ 9,833,875</u></b>
<b>Liabilities:</b>			
Notes Payable	\$ 2,899,069	\$ 3,061,279	\$ 2,982,421
Mortgages Payable	1,041,082	1,057,098	1,046,313
Construction Loans Payable	40,218	31,716	30,253
Dividends Payable	88,093	88,074	89,037
Other Liabilities	429,514	442,267	429,505
<b>Total Liabilities</b>	<b><u>4,497,976</u></b>	<b><u>4,680,434</u></b>	<b><u>4,577,529</u></b>
Redeemable Noncontrolling Interests	95,059	95,074	95,060
<b>Stockholders' Equity:</b>			
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	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	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	70
Aggregate Liquidation Preference \$175,000			
Common Stock, \$.01 Par Value, Authorized 750,000,000 Shares			
Issued and outstanding 406,958,596, 406,851,612, and 406,423,514 Shares, Respectively	4,070	4,069	4,064
Paid-In Capital	5,484,402	5,479,817	5,469,841
Cumulative Distributions in Excess of Net Income	(624,129)	(574,739)	(515,164)
	4,865,297	4,910,101	4,959,695
Accumulated Other Comprehensive Income	27,989	(7,382)	(23,853)
<b>Total Stockholders' Equity</b>	<b><u>4,893,286</u></b>	<b><u>4,902,719</u></b>	<b><u>4,935,842</u></b>
Noncontrolling Interests	218,359	216,931	225,444
<b>Total Equity</b>	<b><u>5,111,645</u></b>	<b><u>5,119,650</u></b>	<b><u>5,161,286</u></b>
<b>Total Liabilities and Equity</b>	<b><u>\$ 9,704,680</u></b>	<b><u>\$ 9,895,158</u></b>	<b><u>\$ 9,833,875</u></b>

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

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2011	2010	2011	2010
Revenues from Rental Properties	\$ 219,236	\$ 208,322	\$ 441,038	\$ 419,613
Rental Property Expenses:				
Rent	3,808	3,543	7,104	7,110
Real Estate Taxes	29,145	30,265	59,625	58,764
Operating and Maintenance	28,279	27,514	62,260	59,082
	<u>61,232</u>	<u>61,322</u>	<u>128,989</u>	<u>124,956</u>
<b>Net Operating Income</b>	<b>158,004</b>	<b>147,000</b>	<b>312,049</b>	<b>294,657</b>
Management and Other Fee Income	8,437	11,417	18,100	21,261
Mortgage Financing Income	1,940	2,371	3,769	5,041
Income from Other Real Estate Investments	447	424	612	1,468
Depreciation and Amortization	(61,521)	(57,808)	(126,946)	(113,501)
	<u>107,307</u>	<u>103,404</u>	<u>207,584</u>	<u>208,926</u>
Interest, Dividends and Other Investment Income	8,932	5,177	13,797	11,264
Other Income/(Loss), Net	742	(1,109)	437	(1,424)
Interest Expense	(55,804)	(58,167)	(111,361)	(113,702)
General and Administrative Expenses	(29,634)	(26,425)	(59,389)	(54,559)
	<u>31,543</u>	<u>22,880</u>	<u>51,068</u>	<u>50,505</u>
Gain on Sale of Development Properties	-	-	-	1,793
Impairments:				
Property Carrying Values	(598)	(1,900)	(1,076)	(1,900)
Investments in Other Real Estate Investments	-	(2,112)	-	(5,994)
Marketable Equity Securities & Other Investments	-	-	-	(506)
Investments in Real Estate Joint Ventures	(3,123)	-	(3,123)	-
(Provision)/Benefit for Income Taxes, Net	(5,588)	101	(9,782)	(1,017)
Equity in Income/(Loss) of Joint Ventures, Net	17,824	(300)	30,169	14,619
Equity in Income of Other Real Estate Investments, Net	4,831	7,738	10,335	21,826
<b>Income from Continuing Operations</b>	<b>44,889</b>	<b>26,407</b>	<b>77,591</b>	<b>79,326</b>
<b>Discontinued Operations:</b>				
(Loss)/Income from Discontinued Operating Properties, Net of Tax	(2,161)	1,103	(290)	3,706
Impairment/Loss on Operating/Development Properties Sold, Net of Tax	(5,438)	(2,618)	(8,153)	(3,422)
Gain on Disposition of Operating Properties	4,025	-	4,188	-
<b>(Loss)/Income from Discontinued Operations</b>	<b>(3,574)</b>	<b>(1,515)</b>	<b>(4,255)</b>	<b>284</b>
Loss on Transfer of Operating Properties (1)	-	(57)	-	(57)
Gain on Sale of Operating Properties (1)	-	2,442	-	2,434
	<u>-</u>	<u>2,385</u>	<u>-</u>	<u>2,377</u>
<b>Net Income</b>	<b>41,315</b>	<b>27,277</b>	<b>73,336</b>	<b>81,987</b>
Net Income attributable to noncontrolling interests (3)	(2,606)	(2,666)	(5,665)	(6,540)
<b>Net Income Attributable to the Company</b>	<b>38,709</b>	<b>24,611</b>	<b>67,671</b>	<b>75,447</b>
Preferred Dividends	(14,841)	(11,822)	(29,681)	(23,644)
<b>Net Income Available to Common Shareholders</b>	<b>\$ 23,868</b>	<b>\$ 12,789</b>	<b>\$ 37,990</b>	<b>\$ 51,803</b>
Per Common Share:				
Income from Continuing Operations: (3)				
Basic	\$ 0.07	\$ 0.04	\$ 0.10	\$ 0.13
Diluted	<u>\$ 0.07</u> (2)	<u>\$ 0.04</u> (2)	<u>\$ 0.10</u> (2)	<u>\$ 0.13</u> (2)
Net Income: (4)				
Basic	\$ 0.06	\$ 0.03	\$ 0.09	\$ 0.13
Diluted	<u>\$ 0.06</u> (2)	<u>\$ 0.03</u> (2)	<u>\$ 0.09</u> (2)	<u>\$ 0.13</u> (2)
Weighted Average Shares Outstanding:				
Basic	406,559	405,705	406,500	405,635
Diluted	<u>407,562</u>	<u>406,009</u>	<u>407,472</u>	<u>405,871</u>

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$2,565) and (\$2,573) for the quarters ended June 30, 2011 and June 30, 2010, respectively. Additionally, the net income attributable to noncontrolling interests related to continued operations of (\$5,607) and (\$6,432) for the six months ended June 30, 2011 and June 30, 2010, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$165 and \$103 for the quarters ended June 30, 2011 and June 30, 2010, respectively. Additionally the earnings attributable to unvested restricted shares of \$331 and \$207 for the six months ended June 30, 2011 and June 30, 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 June 30,		Six Months Ended June 30,	
	<b>2011</b>	<b>2010</b>	<b>2011</b>	<b>2010</b>
Net Income Available to Common Shareholders	\$ 23,868	\$ 12,789	\$ 37,990	\$ 51,803
Gain on Disposition of Operating Property	(4,025)	(2,442)	(4,188)	(2,442)
Gain on Disposition of Joint Venture Operating Properties	(680)	-	(680)	(2,768)
Depreciation and Amortization	61,173	61,021	126,777	121,917
Depr. and Amort. - Real Estate JV's, Net of Noncontrolling Interests	34,203	34,083	68,857	63,823
Remeasurement of Derivative Instrument	3,414	135	4,287	(762)
<b>Funds From Operations</b>	<b>117,953</b>	<b>105,586</b>	<b>233,043</b>	<b>231,571</b>
Non-Recurring Income , Net of Tax	(4,596)	(9,862)	(5,448)	(27,701)
Non-Cash Impairments Recognized, Net of Tax	8,060	19,943	14,999	27,391
<b>Recurring Funds From Operations</b>	<b><u>\$ 121,417</u></b>	<b><u>\$ 115,667</u></b>	<b><u>\$ 242,594</u></b>	<b><u>\$ 231,261</u></b>
Weighted Average Shares Outstanding for FFO Calculations:				
Basic	406,559	405,705	406,500	405,635
Units	1,609	1,690	2,127	1,769
Dilutive Effect of Options	921	149	374	11
Diluted	<u>409,089</u> (1)	<u>407,544</u> (1)	<u>409,001</u> (1)	<u>407,415</u> (1)
<b>FFO Per Common Share - Basic</b>	<b><u>\$ 0.29</u></b>	<b><u>\$ 0.26</u></b>	<b><u>\$ 0.57</u></b>	<b><u>\$ 0.57</u></b>
<b>FFO Per Common Share - Diluted</b>	<b><u>\$ 0.29</u></b> (1)	<b><u>\$ 0.26</u></b> (1)	<b><u>\$ 0.57</u></b> (1)	<b><u>\$ 0.57</u></b> (1)
<b>Recurring FFO Per Common Share - Diluted</b>	<b><u>\$ 0.30</u></b> (1)	<b><u>\$ 0.28</u></b> (1)	<b><u>\$ 0.59</u></b> (1)	<b><u>\$ 0.57</u></b> (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 June 30, 2011 and 2010, respectively. Funds from operations would be increased by \$501 and \$448 for the six months ended June 30, 2011 and 2010, respectively.

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Net Income Attributable to the Company	\$ 38,709	\$ 24,611	\$ 67,671	\$ 75,447
Interest	55,804	58,167	111,361	113,703
Interest - Discontinued Operations	3	1,827	7	5,028
Depreciation and Amortization	61,521	57,808	126,946	113,501
Depreciation and Amortization- Discontinued Operations	432	3,772	1,340	9,669
Gain on Sale of Operating Properties, Net of Noncontrolling Interests	(4,025)	(2,442)	(4,188)	(2,442)
Gain on Sale of Joint Venture Operating Properties	(680)	-	(680)	(2,768)
Impairment/Loss on Operating Properties Held for Sale/Sold	5,438	2,619	8,153	3,431
Impairment of:				
Property Carrying Values	598	1,900	1,076	1,900
Joint Venture Property Carrying Values	(968)	15,262	2,129	18,114
Other Real Estate Investments, Net of Noncontrolling Interest	-	2,112	-	5,954
Marketable Securities & Other Inv., Net of Noncontrolling Interests	-	-	-	506
Investment in Real Estate Joint Venture	3,123	-	3,123	-
Provision/(Benefit) for Income Taxes, Net of Noncontrolling Interests	5,588	(450)	9,782	322
Provision/(Benefit) for Income Taxes-Discontinued Operations	58	403	58	444
Remeasurement Adjustment of Derivative Instrument	-	135	873	(762)
<b>CONSOLIDATED EBITDA</b>	<b>165,601</b>	<b>165,724</b>	<b>327,651</b>	<b>342,047</b>
Non-Recurring Income	(4,881)	(10,182)	(5,737)	(31,501)
<b>RECURRING CONSOLIDATED EBITDA</b>	<b><u>\$ 160,720</u></b>	<b><u>\$ 155,542</u></b>	<b><u>\$ 321,914</u></b>	<b><u>\$ 310,546</u></b>
 <b>CONSOLIDATED EBITDA</b>				
Prorata Share of Interest Expense - Noncontrolling Interests	165,601	165,724	327,651	342,047
Prorata Share of Interest Expense - Real Estate JV's	(1,138)	(989)	(2,261)	(2,664)
Prorata Share of Interest Expense - Other Investments	34,204	34,330	67,559	66,243
Prorata Share of Depreciation and Amortization - Real Estate JV's	7,427	7,630	15,330	17,147
Prorata Share of Depreciation and Amortization - Other Investments	27,315	26,424	54,873	52,730
<b>EBITDA INCLUDING PRORATA SHARE - JV's</b>	<b>6,888</b>	<b>7,659</b>	<b>13,984</b>	<b>15,090</b>
Non-Recurring Income	240,297	240,778	477,136	490,593
RECURRING EBITDA INCLUDING PRORATA SHARE - JV's	(4,881)	(10,182)	(5,737)	(31,501)
	<b><u>\$ 235,416</u></b>	<b><u>\$ 230,596</u></b>	<b><u>\$ 471,399</u></b>	<b><u>\$ 459,092</u></b>

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

	Three Months Ended June 30,			Six Months Ended June 30,		
	2011	2010	% Change	2011	2010	% Change
<b>Net Operating Income (NOI)</b>						
<b>Real Estate Operations:</b>						
Revenue Breakdown:						
Minimum Rent	\$ 162,303	\$ 154,733		\$ 322,444	\$ 307,594	
Lease Terminations	791	336		2,553	1,835	
Deferred Rents (Straight-line)	3,632	3,151		6,730	6,641	
Above and Below Market Rents	2,108	2,992		5,750	7,047	
Percentage Rent	1,232	1,358		3,573	3,817	
Recovery Income	43,092	41,116		90,646	86,233	
Other Rental Property Income	6,078	4,636		9,342	6,446	
Revenues from Rental Property	<u>219,236</u>	<u>208,322</u>	5.2%	<u>441,038</u>	<u>419,613</u>	5.1%
Rental Property Expenses:						
Rent	3,808	3,543		7,104	7,110	
Real Estate Taxes	29,145	30,265		59,625	58,764	
Operating and Maintenance	28,279	<u>27,514</u>		<u>62,260</u>	<u>59,082</u>	
	<u>61,232</u>	<u>61,322</u>		<u>128,989</u>	<u>124,956</u>	
<b>Net Operating Income</b>	<b>158,004</b>	<b>147,000</b>	7.5%	<b>312,049</b>	<b>294,657</b>	5.9%
Noncontrolling Interests Share of NOI	(2,595)	(2,986)		(5,709)	(5,798)	
Net Operating Income from Discontinued Operations	(1,954)	5,471		413	17,055	
	<u>153,455</u>	<u>149,485</u>		<u>306,753</u>	<u>305,914</u>	
<b>Kimco's Prorata Share of Joint Venture NOI:</b>						
Prudential	4,981	7,607 <sup>(1)</sup>		11,298	15,697 <sup>(1)</sup>	
KIR	16,749	15,959		33,006	31,586	
UBS	3,768	3,863		7,603	7,761	
BIG	2,991	401 <sup>(1)</sup>		6,449	401 <sup>(1)</sup>	
CPP	4,677	2,740 <sup>(1)</sup>		9,048	2,740 <sup>(1)</sup>	
KIF I	820	708		1,753	1,575	
SEB Immobilien	760	731		1,573	1,466	
Other Institutional Programs	2,476	2,488		4,993	4,729	
Other US JV Properties	13,145	12,946		25,796	26,027	
Canada	21,461	16,441		41,884	32,254	
Latin America	6,010	5,647		12,490	11,313	
Mexico Industrial	5,090	6,226		10,082	11,420	
Other Investments	13,939	12,586		26,472	23,118	
<b>Subtotal of Kimco's Share of JV NOI</b>	<b>96,867</b>	<b>88,343</b>		<b>192,447</b>	<b>170,087</b>	
<b>Net Operating Income including Joint Ventures</b>	<b>\$ 250,322</b>	<b>\$ 237,828</b>	5.3%	<b>\$ 499,200</b>	<b>\$ 476,001</b>	4.9%
<b>Kimco Share of Consolidated NOI</b>						
United States	\$ 145,833	\$ 143,394		\$ 291,358	\$ 293,936	
Latin America	7,478	6,111		15,156	11,461	
Non-Retail Investments	144	(20)		239	517	
<b>Total Kimco Share of Consolidated NOI</b>	<b>\$ 153,455</b>	<b>\$ 149,485</b>		<b>\$ 306,753</b>	<b>\$ 305,914</b>	
<b>Same Site NOI (Kimco Share)</b>						
US Same Site NOI	\$ 181,515	\$ 176,961	2.6%			
Canada Same Site NOI	17,673	16,321	8.3%			
Latin America Same Site NOI	9,582	9,154	4.7%			
<b>Combined Same Site NOI</b>	<b>\$ 208,770</b>	<b>\$ 202,436</b>	<b>3.1%</b>			
Non Same Site Retail NOI	27,470	22,826	20.3%			
<b>Total Retail NOI</b>	<b>236,240</b>	<b>225,262</b>	<b>4.9%</b>			
Non-Retail NOI	14,082	12,566	12.1%			
<b>Total NOI</b>	<b>\$ 250,322</b>	<b>\$ 237,828</b>	<b>5.3%</b>			

(1) Prior Period NOIs for sites transferred between portfolios adjusted to current ownership percentages for comparative purposes. (See Table Below)

	For		For	
	As Reported	Comparative Purposes	As Reported	Comparative Purposes
Prudential	7,607	6,522	15,697	13,310
BIG	401	3,246	401	6,811
CPP	2,740	3,307	2,740	6,972

**Condensed Consolidated Statements of Cash Flows**

**(in thousands)**

**(unaudited)**

	<b>Six Months Ended June 30,</b>	
	<b>2011</b>	<b>2010</b>
Cash flow from operating activities:		
Net income	\$ 73,336	\$ 81,987
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	128,286	123,171
Loss on operating/development properties held for sale/sold/transferred	-	65
Impairment charges	12,352	11,791
Gain on sale of development properties	-	(1,793)
Gain on sale of operating properties	(4,188)	(2,442)
Equity in income of joint ventures, net	(30,169)	(14,619)
Equity in income from other real estate investments, net	(10,335)	(21,749)
Distributions from joint ventures and other real estate investments	57,134	64,164
Cash retained from excess tax benefits	(69)	-
Change in accounts and notes receivable	(4,450)	(2,419)
Change in accounts payable and accrued expenses	(5,622)	20,640
Change in other operating assets and liabilities	(440)	(29,062)
Net cash flow provided by operating activities	<u>215,835</u>	<u>229,734</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(79,401)	(52,292)
Acquisition of and improvements to real estate under development	(16,655)	(27,668)
Investment in marketable securities	-	-
Proceeds from sale/repayments of marketable securities	178,279	5,723
Investments and advances to real estate joint ventures	(71,219)	(50,394)
Reimbursements of advances to real estate joint ventures	25,480	24,196
Other real estate investments	(3,709)	(4,492)
Reimbursements of advances to other real estate investments	20,586	6,074
Investment in mortgage loans receivable	-	(2,613)
Collection of mortgage loans receivable	3,170	25,746
Other investments	(730)	(962)
Reimbursements of other investments	10,914	94
Proceeds from sale of operating properties	39,523	175,323
Proceeds from sale of development properties	7,373	6,276
Net cash flow provided by investing activities	<u>113,611</u>	<u>105,011</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(20,331)	(46,928)
Principal payments on rental property debt	(11,256)	(12,063)
Principal payments on construction loan financings	(272)	(30,256)
Proceeds from mortgage/construction loan financings	9,023	2,316
Borrowings under unsecured revolving credit facilities	65,419	41,314
Repayment of borrowings under unsecured revolving credit facilities	(166,844)	(10,573)
Proceeds from issuance of unsecured term loan/notes	-	149,720
Repayment of unsecured term loan/notes	-	(196,725)
Financing origination costs	(402)	(1,583)
Redemption of non-controlling interests	(9,702)	(63,664)
Dividends paid	(177,580)	(153,438)
Cash retained from excess tax benefits	69	-
Proceeds from issuance of stock	2,758	360
Repurchase of common stock	(1,415)	-
Net cash flow (used for) financing activities	<u>(310,533)</u>	<u>(321,520)</u>
Change in cash and cash equivalents	18,913	13,225
Cash and cash equivalents, beginning of period	<u>125,154</u>	<u>122,058</u>
Cash and cash equivalents, end of period	<u>\$ 144,067</u>	<u>\$ 135,283</u>
Interest paid during the period (net of capitalized interest of \$5,151, and \$8,556, respectively)	<u>\$ 108,049</u>	<u>\$ 118,206</u>
Income taxes paid during the period	<u>\$ 851</u>	<u>\$ 651</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 24,718</u>	<u>\$ 13,170</u>
Issuance of Common Stock	<u>\$ 4,940</u>	<u>\$ 5,070</u>
Surrender of Common Stock	<u>\$ (244)</u>	<u>\$ (643)</u>
Investment in joint venture by contribution of properties and assignment of debt	<u>\$ -</u>	<u>\$ 149,034</u>
Consolidation of Joint Venture	<u>\$ -</u>	<u>\$ 97,643</u>
Increase in real estate and other assets	<u>\$ -</u>	<u>\$ 83,212</u>
Increase in mortgage payables	<u>\$ 88,093</u>	<u>\$ 76,755</u>
Declaration of dividends paid in succeeding period		

**Selected Balance Sheet Account Detail**  
**June 30, 2011**  
**(in thousands)**

	June 30, 2011	March 31, 2011	December 31, 2010
<b>Real Estate*</b>			
Land	\$ 1,886,496	\$ 1,867,766	\$ 1,837,348
Building and Improvements			
Buildings	4,420,818	4,446,672	4,387,144
Building Improvements	962,415	962,087	972,086
Tenant Improvements	714,222	715,787	699,242
Fixtures and Leasehold Improvements	57,573	55,564	55,611
Other Rental Property	307,110	307,570	306,322
	<u>8,348,634</u>	<u>8,355,446</u>	<u>8,257,753</u>
Accumulated Depreciation & Amortization	(1,618,626)	(1,602,054)	(1,549,380)
<b>Total Real Estate</b>	<b>\$ 6,730,008</b>	<b>\$ 6,753,392</b>	<b>\$ 6,708,373</b>
<b>Investments and Advances in Real Estate Joint Ventures</b>			
Joint Ventures - Retail	\$ 1,299,966	\$ 1,276,017	\$ 1,245,465
Joint Ventures - Non-Retail	124,742	125,848	126,071
Joint Ventures - Mexico Land Fund	11,653	11,161	11,213
<b>Total Investment and Advances in R.E. Joint Ventures</b>	<b>\$ 1,436,361</b>	<b>\$ 1,413,026</b>	<b>\$ 1,382,749</b>
<b>Real Estate Under Development</b>			
Latin America- Construction In Progress	\$ 220,739	\$ 197,345	\$ 235,591
United States- Construction In Progress	100,835	99,857	99,416
<b>Total Real Estate Under Development</b>	<b>\$ 321,574</b>	<b>\$ 297,202</b>	<b>\$ 335,007</b>
<b>Other Real Estate Investments</b>			
Preferred Equity Retail	\$ 135,555	\$ 155,907	\$ 157,627
Preferred Equity Non-Retail	116,837	116,557	117,773
Net Lease Portfolio	117,498	114,923	112,311
Other - Retail Investments	24,899	24,496	25,585
Other Non-Retail Investments	5,388	5,404	5,268
<b>Total Other Real Estate Investments</b>	<b>\$ 400,177</b>	<b>\$ 417,287</b>	<b>\$ 418,564</b>
<b>Mortgages and Other Financing Receivables</b>			
Latin America	\$ 29,397	\$ 29,223	\$ 29,155
Retail	20,949	21,973	22,202
Non-Retail	58,259	58,259	57,136
<b>Total Mortgages and Other Financing Receivables</b>	<b>\$ 108,605</b>	<b>\$ 109,455</b>	<b>\$ 108,493</b>
<b>Accounts &amp; Notes Receivable</b>			
Straightline Rent Receivable	\$ 91,134	\$ 89,429	\$ 86,413
Other	43,852	50,058	44,123
<b>Total Accounts &amp; Notes Receivable</b>	<b>\$ 134,986</b>	<b>\$ 139,487</b>	<b>\$ 130,536</b>
<b>Other Assets</b>			
Deferred Tax Asset	\$ 126,194	\$ 130,132	\$ 128,347
Leasing Commissions	96,298	95,356	91,926
Prepaid & Deferred Charges	47,268	55,148	55,121
Non-Retail Investments	40,741	50,818	50,218
Escrows & Deposits	32,587	34,288	37,362
Real Estate Held for Sale	2,558	4,445	4,445
Other	38,358	35,752	33,589
<b>Total Other Assets</b>	<b>\$ 384,004</b>	<b>\$ 405,939</b>	<b>\$ 401,008</b>
<b>Other Liabilities</b>			
Accounts Payable & Accrued Expenses	\$ 154,616	\$ 169,063	\$ 154,482
Below Market Rents	164,315	159,900	164,852
Other	110,583	113,304	110,171
<b>Total Other Liabilities</b>	<b>\$ 429,514</b>	<b>\$ 442,267</b>	<b>\$ 429,505</b>
<b>Redeemable Noncontrolling Interests (Down REIT Units)</b>	<b>\$ 95,059</b>	<b>\$ 95,074</b>	<b>\$ 95,060</b>
<b>Noncontrolling Interests - Stockholders Equity</b>			
Down REIT Units **	\$ 61,429	\$ 62,810	\$ 62,485
Other	156,930	154,121	162,959
<b>Total Noncontrolling Interests</b>	<b>\$ 218,359</b>	<b>\$ 216,931</b>	<b>\$ 225,444</b>

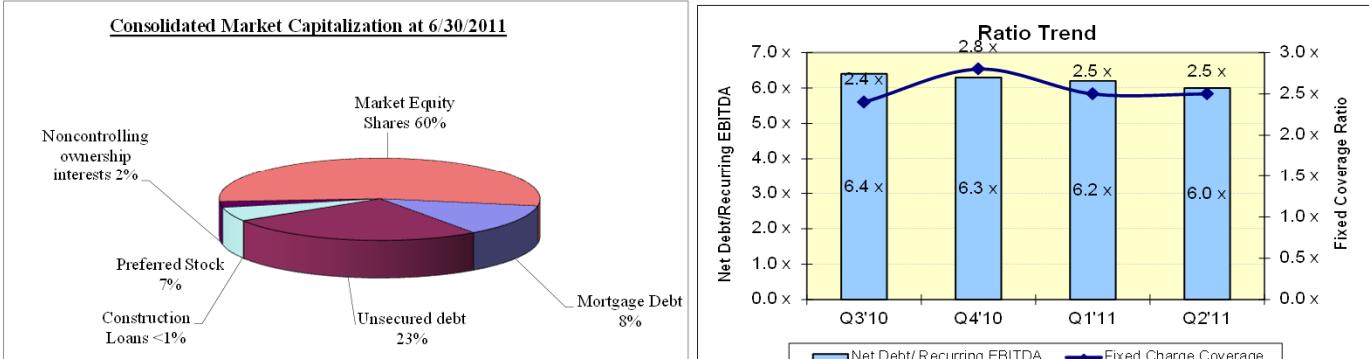
\* Includes Blue Ridge, Redevelopments & Land Holdings

\*\* 1,630,545, 1,632,065 and 1,634,027 units outstanding, respectively.

**Capitalization and Financial Ratios**  
**June 30, 2011**  
**(in 000's, except share information)**

	Consolidated Only			
	Book Value	Market Value	Pro Rata Joint Ventures	Market Cap incl. JV's
<b>Debt:</b>				
Notes payable - LOC (427 unencumbered properties)	\$ 23,455	\$ 23,455	\$ -	\$ 23,455
Notes payable - Other	2,875,614	2,875,614	134,150	3,009,764
Non-recourse mortgages payable	1,041,082	1,041,082	2,819,086	3,860,168
Construction loans payable	40,218	40,218	42,527	82,745
	<u>3,980,369</u>	<u>3,980,369</u>	<u>2,995,763</u>	<u>6,976,133</u>
<b>Equity:</b>				
Stockholders' equity:				
Common Stock (406,958,596 shares outstanding)	4,083,286	7,585,708		7,585,708
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	218,359	218,359		218,359
	<u>5,111,645</u>	<u>8,614,067</u> <sup>(1)</sup>		<u>8,614,067</u> <sup>(1)</sup>
Total Capitalization	<u>\$ 9,092,014</u>	<u>\$ 12,594,436</u>		<u>\$ 15,590,200</u>
<b>Ratios:</b>				
Debt to Total Capitalization	.44:1	.32:1		.45:1
Debt to Equity	.78:1	.46:1		.81:1
Debt Service Coverage	3.2x			2.1x
Fixed Charge Coverage	2.5x			1.8x
Net Debt to EBITDA	5.8x			7.0x
Net Debt to Recurring EBITDA	6.0x			7.2x
Net Debt and Preferred to Recurring EBITDA	7.2x			8.1x

(1) Based upon closing price of the Company's Common Stock on June 30, 2011 at \$18.64 per share.



Debt Analysis					
	Consolidated Debt		Joint Ventures Debt		Total Debt @ 100%
Fixed Rate	\$ 3,804,160	95.6%	\$ 7,058,420	89.4%	\$ 10,862,580
Floating Rate	176,209	4.4%	841,192	10.6%	1,017,401
	<u>\$ 3,980,369</u>	<u>100%</u>	<u>\$ 7,899,612</u>	<u>100%</u>	<u>\$ 11,879,981</u>

(2) Prorata share of Joint Venture debt

	Dividend Data				Liquidity & Credit Facility As Of 7/18/11	
	Q2 11	Q1 11	Q4 10	Q3 10		
Common Dividend per share	\$0.18	\$0.18	\$0.18	\$0.16	Cash On Hand	\$ 56,318

Marketable Equity Securities *	17,800
Available under US Line of Credit	1,410,000
Available under CAD Line of Credit	260,097
	<u>\$ 1,744,215</u>

\* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$9.3 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 6/30/2011
<b>I. Consolidated Indebtedness Ratio</b>		
Consolidated Indebtedness	< 60%	4,263,810
Total Assets		<u>11,390,622</u>
		37%
<b>II. Consolidated Secured Indebtedness Ratio</b>		
Consolidated Secured Indebtedness	< 40%	1,081,300
Total Assets		<u>11,308,646</u> (1)
		10%
<b>III. Maximum Annual Service Charge</b>		
Consolidated Income Available for Debt Service	> 1.50	823,812
Maximum Annual Service Charge		<u>245,871</u>
		3.4
<b>IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt</b>		
Unencumbered Total Asset Value	> 1.50	9,417,622
Consolidated Unsecured Indebtedness		<u>3,182,510</u>
		3.0

**Sensitivity Analysis:**

Additional \$2.6 billion debt capacity available and reduction of \$455 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 6/30/11
<b>I. Total Indebtedness Ratio</b>			
Total Indebtedness		< 60%	\$ 4,003,904
GAV			\$ 9,625,720
			<u>42%</u>
<b>II. Total Priority Indebtedness Ratio</b>			
Total Priority Indebtedness		< 35%	\$ 1,077,867
GAV			\$ 9,625,720
			<u>11%</u>
<b>III. Minimum Unsecured Interest Coverage Ratio</b>			
Unencumbered Asset NOI		> 1.75	\$ 253,022
Total Unsecured Interest Expense			\$ 81,605
			<u>3.10</u>
<b>IV. Fixed Charge Coverage Ratio</b>			
Fixed Charge Total Adjusted EBITDA		> 1.50	\$ 333,752
Total Debt Service (including Preferred Stock Dividends)			\$ 157,986
			<u>2.11</u>

**V. Limitation on Investments, Loans & Advances**

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

**Definitions for Line of Credit Covenants:**

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

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

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

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

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

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

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

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

**Schedule of Consolidated Debt**

June 30, 2011

(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Weighted Total	Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Weighted Total	Avg Rate
2011	\$ 1,183	7.24%	\$ 88,000	4.82%	\$ 89,183	4.85%	\$ -	-	\$ 2,600	5.25%	\$ 2,600	5.25%
2012	123,864	6.18%	215,875	6.00%	339,739	6.07%	38,743	2.70%	32,976	* 2.03%	71,719	2.39%
2013	88,332	5.90%	568,024	** 5.79%	656,356	5.80%	2,905	5.00%	-	-	2,905	5.00%
2014	197,526	6.49%	295,078	5.19%	492,604	5.71%	70,285	3.63%	-	-	70,285	3.63%
2015	60,250	5.87%	350,000	5.29%	410,250	5.38%	6,000	0.19%	-	-	6,000	0.19%
2016	176,478	7.24%	300,000	5.78%	476,478	6.32%	-	-	-	-	-	-
2017	179,748	6.30%	290,915	5.70%	470,663	5.93%	-	-	-	-	-	-
2018	23,604	6.53%	455,601	*** 4.88%	479,205	4.96%	-	-	-	-	-	-
2019	23,303	6.50%	300,000	6.88%	323,303	6.85%	-	-	-	-	-	-
2020	9,713	8.08%	-	-	9,713	8.08%	-	-	-	-	-	-
Thereafter	56,666	6.80%	-	-	56,666	6.80%	22,700	5.80%	-	-	22,700	5.80%
	\$ 940,667	6.50%	\$ 2,863,493	5.61%	\$ 3,804,160	5.83%	\$ 140,633	3.61%	\$ 35,576	2.26%	\$ 176,209	3.34%

(1) Average maturity of 5.3 years (63.8 months)

(2) Average maturity of 2.6 years (31.6 months)

Year	Total Consolidated Debt (3)						% of Total Debt	CMBS % of Debt
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Weighted Avg Rate		
2011	\$ 1,183	7.24%	\$ 90,600	4.83%	\$ 91,783	4.86%	2.0%	1.3%
2012	162,607	5.35%	248,851	* 5.47%	411,458	5.42%	10.0%	13.4%
2013	91,237	5.87%	568,024	** 5.79%	659,261	5.80%	17.0%	9.6%
2014	267,811	5.74%	295,078	5.19%	562,889	5.45%	14.0%	18.8%
2015	66,250	5.36%	350,000	5.29%	416,250	5.30%	11.0%	6.2%
2016	176,478	7.24%	300,000	5.78%	476,478	6.32%	12.0%	6.8%
2017	179,748	6.30%	290,915	5.70%	470,663	5.93%	12.0%	32.0%
2018	23,604	6.53%	455,601	*** 4.88%	479,205	4.96%	12.0%	1.8%
2019	23,303	6.50%	300,000	6.88%	323,303	6.85%	8.0%	-
2020	9,713	8.08%	-	-	9,713	8.08%	-	-
Thereafter	79,366	6.51%	-	-	79,366	6.51%	2.0%	30.5%
	\$ 1,081,300	6.12%	\$ 2,899,069	5.57%	\$ 3,980,369	5.72%	100%	11.7%

(3) Average maturity of 4.9 years (59.1 months)

\* Includes \$23 million on the revolving credit facility.

\*\* Includes CAD \$200 million bond and \$84.9 million on the peso facility.

\*\*\* Includes CAD \$150 million bond.

Note: Above includes approximately \$4.6 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**  
**June 30, 2011**  
**(in thousands)**

Year	Fixed Rate Debt (1)							Floating Debt (2)						
	Weighted		Weighted		Kimco		Total	Weighted		Weighted		Kimco		Total
	Secured	Avg	Unsecured	Avg	Total	Share of	Weighted	Secured	Avg	Unsecured	Avg	Total	Share of	Weighted
2011	\$ 158,056	6.83%	\$ -	-	\$ 158,056	\$ 54,315	6.83%	\$ 209,106	2.44%	\$ -	-	\$ 209,106	\$ 64,711	2.44%
2012	579,935	6.27%	128,000	5.37%	707,935	323,318	6.11%	322,150	2.04%	49,750	2.57%	371,900	198,784	2.11%
2013	606,552	5.61%	-	-	606,552	263,034	5.61%	39,582	3.23%	-	-	39,582	10,167	3.23%
2014	628,614	5.57%	-	-	628,614	194,314	5.57%	100,916	4.19%	-	-	100,916	66,209	4.19%
2015	894,002	5.66%	-	-	894,002	408,592	5.66%	33,000	6.75%	-	-	33,000	4,950	6.75%
2016	2,007,366	5.61%	-	-	2,007,366	499,912	5.61%	-	-	-	-	-	-	-
2017	1,252,137	6.19%	-	-	1,252,137	521,792	6.19%	23,586	4.86%	-	-	23,586	11,793	4.86%
2018	133,446	6.56%	-	-	133,446	64,761	6.56%	-	-	-	-	-	-	-
2019	76,146	6.38%	-	-	76,146	36,142	6.38%	4,871	5.69%	-	-	4,871	2,436	5.69%
2020	100,608	6.02%	-	-	100,608	40,879	6.02%	-	-	-	-	-	-	-
Thereafter	551,789	5.72%	-	-	551,789	229,655	5.72%	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 6,988,651</b>	<b>5.86%</b>	<b>\$ 128,000</b>	<b>5.37%</b>	<b>\$ 7,116,651</b>	<b>\$ 2,636,714</b>	<b>5.85%</b>	<b>\$ 733,210</b>	<b>2.84%</b>	<b>\$ 49,750</b>	<b>2.57%</b>	<b>\$ 782,960</b>	<b>\$ 359,050</b>	<b>2.82%</b>

(1) Average maturity of 5 years (60.3 months)

(2) Average maturity of 2.3 years (27.9 months)

Year	Total Real Estate Joint Venture Debt (3)											
	Weighted		Weighted		Gross	Total	% of	CMBS	LTV %	Kimco Share		
	Secured	Avg	Unsecured	Avg	Total	Weighted	Total	% of	(@ 7.5% cap rate)	Secured	Unsecured	Total
2011	\$ 367,162	4.33%	\$ -	-	\$ 367,162	4.33%	5%	36.2%	53.2%	\$ 119,025	\$ -	\$ 119,025
2012	902,085	4.76%	177,750	4.59%	1,079,835	4.73%	14%	24.8%	61.0%	387,953	134,150	522,103
2013	646,134	5.47%	-	-	646,134	5.47%	8%	19.1%	52.1%	273,201	-	273,201
2014	729,530	5.38%	-	-	729,530	5.38%	9%	31.7%	58.4%	260,522	-	260,522
2015	927,002	5.70%	-	-	927,002	5.70%	12%	30.5%	66.9%	413,542	-	413,542
2016	2,007,366	5.61%	-	-	2,007,366	5.61%	25%	76.4%	79.7%	499,912	-	499,912
2017	1,275,723	6.17%	-	-	1,275,723	6.17%	16%	33.9%	70.2%	533,586	-	533,586
2018	133,446	6.56%	-	-	133,446	6.56%	2%	0.0%	59.6%	64,761	-	64,761
2019	81,017	6.34%	-	-	81,017	6.34%	1%	6.9%	54.5%	38,578	-	38,578
2020	100,608	6.02%	-	-	100,608	6.02%	1%	46.8%	56.1%	40,879	-	40,879
Thereafter	551,789	5.72%	-	-	551,789	5.72%	6%	-	62.9%	229,655	-	229,655
<b>Total</b>	<b>\$ 7,721,862</b>	<b>5.57%</b>	<b>\$ 177,750</b>	<b>4.59%</b>	<b>\$ 7,899,612</b>	<b>5.53%</b>	<b>100%</b>	<b>39.7%</b>	<b>65.3%</b>	<b>\$ 2,861,614</b>	<b>\$ 134,150</b>	<b>\$ 2,995,764</b>

(3) Average maturity of 4.7 years (56.4 months)

Note: Above includes approximately \$.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**  
**June 30, 2011**  
**(in thousands)**

Portfolio	Kimco %	Year										There- After	Totals
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 16,656	\$ 68,326	\$ -	\$ 71,863	\$ 93,475	\$ 919,682	\$ -	\$ -	\$ -	\$ -	\$ 39,279	\$ 1,209,281
Kimco Income REIT	45.0%	102,854	158,848	161,760	41,821	149,156	-	54,251	69,191	11,786	47,123	173,670	970,460
UBS Programs	17.9%	23,509	43,280	65,848	84,570	161,437	239,186	86,893	-	3,829	12,489	5,224	726,265
BIG Shopping Centers	36.5%	-	-	-	11,400	12,730	350,565	-	-	-	33,175	37,021	444,891
Canada Pension Plan (CPP)	55.0%	-	72,000	-	26,610	-	68,879	-	-	-	-	-	167,489
Kimco Income Fund	15.2%	-	-	-	158,466	-	-	-	-	-	7,821	-	166,287
SEB Immobilien	15.0%	-	22,500	-	-	-	-	171,000	-	-	-	13,255	206,755
Other Institutional Programs	16.3%	20,000	40,650	31,458	58,231	86,812	179,790	133,173	-	-	-	-	550,114
<b>Total Investment Management Programs</b>		<b>\$ 163,019</b>	<b>\$ 405,604</b>	<b>\$ 259,066</b>	<b>\$ 452,961</b>	<b>\$ 503,610</b>	<b>\$ 1,758,102</b>	<b>\$ 445,317</b>	<b>\$ 69,191</b>	<b>\$ 15,615</b>	<b>\$ 100,608</b>	<b>\$ 268,449</b>	<b>\$ 4,441,542</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.1%	\$ 8,073	\$ 188,588	\$ 317,260	\$ 143,065	\$ 138,883	\$ 176,855	\$ 40,589	\$ 13,694	\$ 36,427	\$ -	\$ 149,376	1,212,810
US Properties	46.3%	17,685	273,399	42,310	78,529	9,926	53,839	266,282	50,561	5,551	-	133,964	\$ 932,046
Mexico Properties	49.1%	-	-	-	-	42,533	-	320,535	-	23,424	-	-	386,492
<b>Total Other Joint Venture Properties</b>		<b>\$ 25,758</b>	<b>\$ 461,987</b>	<b>\$ 359,570</b>	<b>\$ 221,594</b>	<b>\$ 191,342</b>	<b>\$ 230,694</b>	<b>\$ 627,406</b>	<b>\$ 64,255</b>	<b>\$ 65,402</b>	<b>\$ -</b>	<b>\$ 283,340</b>	<b>\$ 2,531,348</b>
<b>Other Investments</b>													
Other Investments	62.8%	\$ 178,385	\$ 212,244	\$ 27,498	\$ 54,975	\$ 232,050	\$ 18,570	\$ 203,000	\$ -	\$ -	\$ -	\$ -	\$ 926,722
<b>Total Other Investments</b>		<b>\$ 178,385</b>	<b>\$ 212,244</b>	<b>\$ 27,498</b>	<b>\$ 54,975</b>	<b>\$ 232,050</b>	<b>\$ 18,570</b>	<b>\$ 203,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 926,722</b>
<b>Totals</b>		<b>\$ 367,162</b>	<b>\$ 1,079,835</b>	<b>\$ 646,134</b>	<b>\$ 729,530</b>	<b>\$ 927,002</b>	<b>\$ 2,007,366</b>	<b>\$ 1,275,723</b>	<b>\$ 133,446</b>	<b>\$ 81,017</b>	<b>\$ 100,608</b>	<b>\$ 551,789</b>	<b>\$ 7,899,612</b>
<b>% of Debt per Year</b>													
		4.6%	13.7%	8.2%	9.2%	11.7%	25.6%	16.0%	1.7%	1.0%	1.3%	7.0%	100.0%

## **Transaction Summary**

**2011 Investments and Property Transactions**  
(in thousands)

							<b>Gross</b>		
<b>Country</b>	<b>Location</b>	<b>Shopping Center</b>	<b>Co- Inv. Partner</b>	<b>Kimco's Interest</b>	<b>Month Acquired</b>	<b>Purchase Price</b>	<b>Debt</b>	<b>GLA</b>	
<b>Consolidated</b>									
United States	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	
United States	Cherry Hill, NJ	Garden State Pavilions	Kimco	100.0%	Jun-11	18,250	-	257	
				Consolidated Acquisitions		\$ 69,370	\$ 24,717	540	
<b>Unconsolidated</b>									
United States	Quakertown, PA	Richland Marketplace	CPP	55.0%	Jan-11	\$ 52,000	\$ -	266	
United States	Selden, NY	Independence Plaza	BIG1	50.1%	May-11	\$ 43,500	\$ 34,121	245	
				Unconsolidated Acquisitions		\$ 95,500	\$ 34,121	511	
				<b>Total Acquisitions</b>		<b>\$ 164,870</b>	<b>\$ 58,838</b>	<b>1,051</b>	
<b>Dispositions</b>							<b>Gross</b>		
<b>Country</b>	<b>Location</b>	<b>Shopping Center</b>	<b>Co- Inv. Partner</b>	<b>Kimco's Interest</b>	<b>Month Disposed</b>	<b>Sales Price</b>	<b>Debt Payoff</b>	<b>GLA</b>	
<b>Consolidated</b>									
United States	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	Hortolandia (development)	REP	70.0%	Mar-11	7,400	-	-	
United States	Dayton, OH	Value City	Kimco	100.0%	Apr-11	1,563	-	116	
United States	Redding, CA	North Point Plaza	Kimco	100.0%	Apr-11	1,636	-	22	
United States	Charlotte, NC	Independence Square	Kimco	100.0%	May-11	8,500	-	139	
United States	Queens, NY	Strauss	Kimco	100.0%	May-11	2,300	-	15	
United States	Mentor, OH	Erie Commons	Kimco	100.0%	Jun-11	13,900	-	237	
United States	Vancouver, WA	Garrison Square	Kimco	100.0%	Jun-11	3,350	-	70	
United States	Willoughby Hills, OH	Chardon Bishop Plaza	Kimco	100.0%	Jun-11	1,450	-	157	
United States	Wickliffe, OH	Town Square	Kimco	100.0%	Jun-11	3,000	-	128	
United States	Merced, CA	Yosemite North Shopping Center	Kimco	100.0%	Jun-11	5,000	-	27	
			Consolidated Dispositions			\$ 48,639	\$ -	993	
<b>Unconsolidated</b>									
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	
United States	Phoenix, AZ	Camelback BMW	Autofund	50.0%	May-11	3,100	-	16	
United States	Agustine, FL	Riverside Center Shopping Center	Gordon Bros.	50.0%	Jun-11	4,725	-	62	
			Unconsolidated Dispositions			\$ 32,770	\$ 11,000	266	
			<b>Total Dispositions</b>			<b>\$ 81,409</b>	<b>\$ 11,000</b>	<b>1,259</b>	
<b>Summary of Transactions Between Kimco Entities</b>							<b>Gross</b>		
<b>Country</b>	<b>Location</b>	<b>Shopping Center</b>	<b>Seller</b>	<b>Kimco's Interest</b>	<b>Month</b>	<b>Total Value</b>	<b>Assumed Debt</b>	<b>GLA</b>	
United States	Texas: 6 properties	Austin Portfolio	Weitzman	70.0%*	Jun-11	74,741	56,668	638	

\* Preferred equity investment converted to pari-passu JV

**Real Estate Under Development**  
**June 30, 2011**  
**Amounts Shown in Local Currency (000's)**

Project	Kimco Interest*	City	GLA (000's sf)					Kimco Share Costs To Date	Gross Project			Total Est. Project Costs	Estimated Stabilized Date	Anchor Tenants			
			State/ Country	Total Project	Kimco Owned	SF	%		Costs To Date	Costs To Date	Remaining Costs	Est. Project Costs					
<b>ACTIVE DEVELOPMENT</b>																	
<b>United States</b>																	
Miramar Town Center (UJV) <sup>(1)</sup>	50%	Miramar	FL	156	156	54	35%	23,300	57,600	(11,500)	46,100	3Q 2014	24 Hour Fitness				
<b>Subtotal US - Active Development</b>			1	156	156	54	35%	\$ 23,300	\$ 57,600	\$ (11,500)	\$ 46,100						
<b>Mexico (in Mexican Pesos)</b>																	
Plaza Lago Real		Nuevo Vallarta	MX	279	279	203	73%	270,600	270,600	42,500	313,100	3Q 2013	Wal-Mart				
<b>Subtotal Mexico - Active Development</b>			1	279	279	203	73%	270,600	270,600	42,500	313,100						
			<b>SUS Exchange Rate</b>				11.54	11.54	11.54	11.54							
			<b>SUS Equivalent</b>				\$ 23,400	\$ 23,400	\$ 3,700	\$ 27,100							
<b>Chile (in Chilean Pesos)</b>																	
Vina del Mar <sup>(2)</sup>		Vina del Mar	CH	268	268	209	78%	18,032,400	18,032,400	12,747,700	30,780,100	4Q 2012	Lider, Sodimac				
<b>Subtotal Chile - Active Development</b>			1	268	268	209	78%	18,032,400	18,032,400	12,747,700	30,780,100						
			<b>SUS Exchange Rate</b>				460.04	460.04	460.04	460.04							
			<b>SUS Equivalent</b>				\$ 39,200	\$ 39,200	\$ 27,700	\$ 66,900							
<b>TOTAL ACTIVE DEVELOPMENT</b>			3	703	703	466	66%	\$ 85,900	\$ 120,200	\$ 19,900	\$ 140,100						
<b>PROJECTS HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - US</b>																	
Avenues Walk		Jacksonville	FL	332	116			76,900	76,900			(3)					
<b>Subtotal US - Held for Future Development / Future Sale</b>			1	332	116			\$ 76,900	\$ 76,900								
<b>TOTAL DEVELOPMENT</b>			4	1,035	819												

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

(1) Remaining Costs above are net of reimbursements of \$12.5M. 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 10.4B CLP (\$22.6M USD).

(3) Avenues Walk development presently deferred- additional activity expected over the next five years.

**Real Estate Under Development**  
**June 30, 2011**  
**Amounts Shown in Local Currency (000's)**

Project	Kimco Interest*	City	GLA (000's sf)				Kimco Share Costs To Date	Gross Project			Total Est. Project Costs	Estimated Stabilized Date	Anchor Tenants					
			State/ Country	Total Project	Kimco Owned	Kimco Committed SF		Costs To Date	Costs To Date	Remaining Costs	Est. Project Costs							
<b><u>COMPLETED PENDING LEASE-UP</u></b>																		
<b><u>Mexico (in Mexican Pesos)</u></b>																		
Multiplaza Cancun		Cancun	MX	263	263	199	76%	205,400	205,400	10,900	216,300	3Q 2012	Chedraui Grocery Store					
La Ciudadela		Guadalajara	MX	758	758	508	67%	1,240,900	1,240,900	25,000	1,265,900	4Q 2012	Wal-Mart, Cinepolis					
Plaza Bella Rio Bravo		Rio Bravo	MX	223	223	118	53%	206,200	206,200	400	206,500	3Q 2013	HEB					
<b>Subtotal Mexico - Completed Pending Lease-up</b>			3	1,244	1,244	825	66%	1,652,500	1,652,500	36,300	1,688,700							
								<b>SUS Exchange Rate</b>		11.54	11.54	11.54	11.54					
								<b>SUS Equivalent</b>	\$	143,200	\$	143,200	\$					
									\$	3,100	\$	146,300						
<b>TOTAL COMPLETED PENDING LEASE-UP</b>			3	1,244	1,244	825	66%	\$	143,200	\$	143,200	\$	3,100	\$	146,300			
<b><u>LAND HELD FOR FUTURE DEVELOPMENT / FUTURE SALE - LATIN AMERICA</u></b>																		
Mexico Land and Development Fund	15%			414	acres			\$	11,700	\$	75,600							
<b>Reconciliation to Real Estate Under Development per Balance Sheet</b>																		
06/30/11																		
Kimco Share Costs to Date - Development	\$	85,900																
Add: US Projects Held for Future Development/Future Sale		76,900																
Kimco Share Costs to Date - Completed Pending Lease-Up		143,200																
Plus: Capitalized Interest (Latin America only)		17,300																
Misc Adj.		(1,726)																
Total Real Estate Under Dev't per Balance Sheet	\$	321,574																

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

**Completed Development Projects Transferred to Operating**

**June 30, 2011**

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

Project	Kimco Interest*	City	State/Country	Total Project	GLA (000's sf)		Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants								
					Kimco Owned	Committed SF %												
<b>DEVELOPMENT PROJECTS PREVIOUSLY TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)</b>																		
<b><u>Mexico</u></b>																		
Paseo Reforma		Nuevo Laredo	MX	440	440	365 83%	378,000	378,000	3Q 2011	Wal-Mart, Cinepolis, HD								
Multiplaza Ojo de Agua		Mexico City	MX	230	230	199 87%	200,300	200,300	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%	156,500	156,500	3Q 2012	HEB								
Galerias Tapachula		Tapachula	MX	365	365	301 82%	391,500	391,500	3Q 2012	Wal-Mart								
Galerias Rio Sonora		Hermosillo	MX	415	415	281 68%	525,000	525,000	1Q2013	Sears, Cinepolis								
Pabellon Rosarito Grand (UJV)	50%	Rosarito	MX	500	500	414 83%	206,100	412,200	3Q 2011	Home Depot, Cinepolis, Wal-Mart								
Plaza Monumental (UJV)	50%	Juarez	MX	175	175	148 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	138	138	93 67%	76,400	152,700	4Q 2011	MM Cinemas								
Plaza Las Fuentes (UJV)	50%	Tijuana	MX	185	185	155 84%	99,600	199,200	1Q 2012	Comercial Mexicana								
Centro Comercial Palmira (UJV)	53%	Ciudad del Carmen	MX	297	297	241 81%	237,600	446,100	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	354 68%	303,800	506,300	4Q 2012	Wal-Mart, Cinepolis, Home Depot								
				14	4,382	4,382 3,256 74%	2,970,500	4,121,300										
						<b>\$US Exchange Rate</b>	11.54	11.54										
						<b>\$US Equivalent</b>	<b>\$ 257,300</b>	<b>\$ 357,000</b>										
<b><u>Chile</u></b>																		
Vicuna McKenna		Santiago	CH	27	27	18 67%	1,955,800	1,955,800	2Q 2012	Chilectra								
				1	27	27 18 67%	1,955,800	1,955,800										
						<b>\$US Exchange Rate</b>	460.04	460.04										
						<b>\$US Equivalent</b>	<b>\$ 4,300</b>	<b>\$ 4,300</b>										
<b>TOTAL PREVIOUSLY TRANSFERRED - PENDING STABILIZATION</b>																		
<b>TOTAL PROJECTS PENDING STABILIZATION</b>	<b>15</b>	<b>4,409</b>	<b>4,409</b>	<b>3,274</b>	<b>74%</b>	<b>\$ 261,600</b>	<b>\$ 361,300</b>											

**DEVELOPMENT POLICY:**

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

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

**Active Redevelopment / Expansion Projects**  
**As of June 30, 2011**

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Net Expenditures to Date (\$M)</u>		<u>Estimated Completion</u>	<u>Project Description &amp; Strategy</u>
					<u>Cost (\$M)</u>	<u>\$ to Date (\$M)</u>		
<b><u>Consolidated Projects</u></b>								
Merchants Walk	Largo	FL	Consolidated	100%	\$ 3.9	\$ 1.1	3Q 2011	Demolish existing theater & construct new Hobby Lobby.
Cypress Towne Center	Houston	TX	Consolidated	50%		5.7	-	Proposed Michaels project and small shop space.
Elsmere Square	Elsmere	DE	Consolidated	100%		4.2	2.1	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island and pads
Springfield Shopping Center	Springfield	PA	Consolidated	100%		12.4	7.5	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcel.
Metro Crossing	Council Bluffs	IA	Consolidated	50%		9.6	3.0	Construction of TJX, proposed Charming Charlies and adjacent shops; Ulta deal; Multi-tenant building w/ Panera Bread.
Wexford Plaza	Pittsburgh	PA	Consolidated	100%		6.6	2.5	4Q2012 Whole Foods taking over 6 existing spaces
Mesa Riverview	Mesa	AZ	Consolidated	100%		4.8	-	Redevelopment / rebranding of existing movie theater district.
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%		3.9	0.3	Redevelop existing anchor space 102K sf for new Target 142K sf and Miller's Ale House 8K sf.
Miller Road	Miami	FL	Consolidated	100%		2.6	-	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
San Juan del Rio <sup>(1)</sup>	Queretaro	MX	Consolidated	100%		6.2	-	Wal-Mart Expansion
<b>Total Consolidated Projects</b>		<b>10</b>			<b>95%</b>	<b>\$ 59.9</b>	<b>\$ 16.5</b>	
<b><u>Co-Investment Programs/Joint Ventures</u></b>								
Factoria Mall	Bellevue	WA	Schottenstein	50%	\$ 37.4	\$ 30.6	4Q 2011	Renovate entire shopping center.
Mobile Festival S.C.	Mobile	AL	KROP II	18%		3.3	2.3	4Q 2011 Demolishing existing Marshalls and small shops and constructing ground up hhgregg 31K sf and 7,500 sf of small shops.
Oakwood Plaza North	Hollywood	FL	CPP	55%		5.5	0.1	4Q2012 Expansion of BJ's Wholesale 10K sf. Demo existing Barnes & Noble and replace w/ 35K sf Sports Authority
Forest Avenue S.C.	Staten Island	NY	KIR	45%		7.9	0.1	1Q2014 Relocate existing Rainbow Apparel, demo former National Wholesale Liquidators 34K sf and two adjacent units 7K sf; construct a new Stop & Shop 55K sf.
<b>Total Co-Investment Programs/Joint Ventures</b>		<b>4</b>			<b>48%</b>	<b>\$ 54.1</b>	<b>\$ 33.1</b>	
<b>Total Other Projects</b>		<b>6</b>			<b>80%</b>	<b>\$ 10.7</b>	<b>\$ 3.8</b>	
<b>Total Active Projects</b>		<b>20</b>			<b>70%</b>	<b>\$ 124.7</b>	<b>\$ 53.4</b>	

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

<b>RANGE OF REDEVELOPMENT YIELDS</b>	8% - 16%
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<u>Projected Expenditures on Active Redevelopment &amp; Expansion Projects</u>	<b>2011</b>				
	<b>1Q Actual (\$M)</b>	<b>2Q Actual (\$M)</b>	<b>3Q Estimate (\$M)</b>	<b>4Q Estimate (\$M)</b>	<b>Total Estimate (\$M)</b>
Total Projected Expenditures	4.0	7.1	11.8	12.7	33.8
Kimco's Projected Share of Costs (\$)	3.5	6.2	9.4	10.0	25.5
Kimco's Projected Share of Costs (%)	87.5%	87.4%	79.7%	78.7%	75.4%

**Capital Expenditures**  
**As of June 30, 2011**  
**(in \$ millions)**

	Quarter Ended	Quarter Ended	Full Year Ended
	<u>03/31/11</u>	<u>06/30/11</u>	<u>12/31/10</u>
<b><u>Operating Properties</u></b>			
Tenant Improvements and Allowances			
Consolidated Projects	\$7.1	\$6.7	\$36.2
Co-Investment Programs/JV's *	2.0	3.5	11.8
Total TI's and Allowances	<u>\$9.1</u>	<u>\$10.2</u>	<u>\$48.0</u>
Capitalized External Leasing Commissions			
Consolidated Projects	\$1.3	\$2.1	\$9.5
Co-Investment Programs/JV's *	1.1	1.0	2.2
Total Cap. Leasing Commissions	<u>\$2.4</u>	<u>\$3.1</u>	<u>\$11.7</u>
Building Improvements - Capitalized			
Consolidated Projects	\$4.4	\$0.8	\$14.4
Co-Investment Programs/JV's *	0.3	0.2	3.4
Total Cap. Bldg. Improvements	<u>\$4.7</u>	<u>\$1.0</u>	<u>\$17.8</u>
<b><u>Redevelopment Projects</u></b>			
Consolidated Projects	\$3.4	\$5.9	\$14.4
Co-Investment Programs/JV's *	0.1	0.3	1.9
Total Redevelopment Expenditures	<u>\$3.5</u>	<u>\$6.2</u>	<u>\$16.3</u>
<b><u>Development Projects</u></b>			
Total Gross Development Spending	\$5.1	\$13.8	\$40.9
Capitalized Leasing Commissions, Non-Operating Prop.	\$0.1	\$0.2	\$1.6
<b><u>Other Consolidated Capitalized Costs</u></b>			
Capitalized Interest Expense	\$2.7	\$2.4	\$14.8
Capitalized G&A**	\$6.9	\$7.2	\$30.1
Capitalized Carry Costs - Real Estate Taxes	\$0.3	\$0.2	\$1.6
Capitalized Carry Costs - CAM	\$0.2	\$0.1	\$1.1
<b><u>Building Improvements - Expensed to Operations</u></b>			
Consolidated Projects	\$3.8	\$5.0	\$25.3
Co-Investment Programs/JV's *	0.8	1.3	4.3
Total Exp. Bldg. Improvements	<u>\$4.6</u>	<u>\$6.3</u>	<u>\$29.6</u>

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

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

## **Portfolio Summary**

## Shopping Center Portfolio Overview and Detail

	JUN 30, 2011	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010
<b><u>SHOPPING CENTER PORTFOLIO SUMMARY</u></b>					
<b>Total Operating Properties</b>					
Number of Properties	924	924	922	915	904
Prorata Share of Gross Leasable Area	83,763	83,381	82,478	81,466	80,780
Percent Leased (Kimco Prorata Share)	92.7%	92.4%	92.7%	92.7%	92.7%
Total Gross Leasable Area @ 100%	131,366	130,464	129,201	127,895	126,610
Percent Leased	93.1%	92.8%	93.0%	92.9%	92.8%
<b>Operating Properties Pending Stabilization</b>					
Number of Properties	15	17	20	21	22
Total Gross Leasable Area @ 100%	4,409	4,989	6,223	5,348	5,088
Percent Leased	74.3%	74.0%	75.0%	75.0%	75.2%
<b>Ground-Up Developments</b>					
Number of Development Projects	4	5	6	7	9
Potential Gross Leasable Area	819	1,042	1,201	1,628	2,634
Completed/Pending Stabilization Projects	3	2	3	5	5
Gross Leasable Area	1,244	1,023	1,433	2,427	2,060
<b>TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	946	948	951	948	940
Total Gross Leasable Area @ 100%	137,838	137,518	138,058	137,298	136,392
<b>OPERATING PROPERTIES DETAIL</b>					
<b>United States</b>					
Number of Properties	813	815	816	810	813
Prorata Share of Gross Leasable Area	73,557	73,561	73,662	72,727	73,207
Percent Leased (Kimco Prorata Share)	92.6%	92.2%	92.4%	92.3%	92.3%
Average Rent per Leased Square Foot	\$ 11.75	\$ 11.71	\$ 11.66	\$ 11.62	\$ 11.52
Total Gross Leasable Area @ 100%	112,905	112,573	112,910	111,703	112,447
Percent Leased	92.9%	92.5%	92.7%	92.4%	92.4%
Average Rent per Leased Square Foot	\$ 12.49	\$ 12.50	\$ 12.47	\$ 12.46	\$ 12.37
<b>Operating Properties Pending Stabilization</b>					
Number of Properties	-	-	-	2	5
Total Gross Leasable Area @ 100%	-	-	-	379	667
<b>Canada</b>					
Number of Properties	62	62	63	63	49
Prorata Share of Gross Leasable Area	5,951	5,978	5,990	5,948	4,781
Percent Leased (Kimco Prorata Share)	97.0%	96.7%	96.8%	97.2%	97.9%
Average Rent per Leased Square Foot	\$ 15.57	\$ 15.26	\$ 14.92	\$ 13.48	\$ 14.75
Total Gross Leasable Area @ 100%	11,710	11,737	11,767	11,703	9,674
Percent Leased	97.1%	96.8%	96.8%	97.2%	98.0%
Average Rent per Leased Square Foot	\$ 15.69	\$ 15.37	\$ 15.00	\$ 13.46	\$ 14.81
Average Exchange Rate USD to CAD	0.97	1.01	1.01	1.04	1.03

## Shopping Center Portfolio Detail

	JUN 30, 2011	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010
<b>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</b>					
<b><u>Mexico</u></b>					
Number of Properties	37	35	31	32	32
Prorata Share of Gross Leasable Area	3,975	3,566	2,551	2,626	2,626
Percent Leased (Kimco Prorata Share)	88.3%	89.8%	93.4%	93.2%	93.1%
Average Rent per Leased Square Foot	\$ 11.82	\$ 11.10	\$ 11.95	\$ 11.51	\$ 11.67
Total Gross Leasable Area @ 100%	6,283	5,696	4,068	4,187	4,187
Percent Leased	87.7%	88.8%	92.6%	92.4%	92.1%
Average Rent per Leased Square Foot	\$ 11.83	\$ 11.32	\$ 11.87	\$ 11.43	\$ 11.56
Average Exchange Rate USD to MXN	11.73	12.06	12.40	12.81	12.57
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	14	16	19	16	14
Total Gross Leasable Area @ 100%	4,382	4,962	6,196	4,786	4,238
<b><u>Chile</u></b>					
Number of Properties	9	9	9	8	8
Prorata Share of Gross Leasable Area	130	126	126	120	120
Percent Leased (Kimco Prorata Share)	95.2%	92.7%	91.9%	89.8%	89.7%
Average Rent per Leased Square Foot	\$ 14.79	\$ 15.21	\$ 14.81	\$ 13.41	\$ 13.38
Total Gross Leasable Area @ 100%	257	248	248	240	240
Percent Leased	95.2%	92.7%	91.9%	89.8%	89.7%
Average Rent per Leased Square Foot	\$ 14.85	\$ 15.28	\$ 14.89	\$ 13.41	\$ 13.38
Average Exchange Rate USD to CLP	469.43	475.89	485.87	521.99	540.98
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	1	1	1	2	2
Total Gross Leasable Area @ 100%	27	27	27	35	35
<b><u>Peru</u></b>					
Number of Properties	1	1	1	1	1
Prorata Share of Gross Leasable Area	12	12	12	12	12
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 21.95	\$ 21.95	\$ 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	\$ 21.95	\$ 21.62	\$ 21.62	\$ 21.62
Average Exchange Rate USD to PEN	2.78	2.74	2.84	2.85	2.88
<b><u>Brazil</u></b>					
Number of Properties	2	2	2	1	1
Prorata Share of Gross Leasable Area	138	138	137	34	34
Percent Leased (Kimco Prorata Share)	94.1%	93.1%	92.8%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 17.72	\$ 16.85	\$ 16.22	\$ 8.97	\$ 12.62
Total Gross Leasable Area @ 100%	197	197	196	48	48
Percent Leased	94.1%	93.1%	92.8%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 17.72	\$ 16.85	\$ 16.22	\$ 8.97	\$ 12.62
Average Exchange Rate USD to BRL	1.60	1.66	1.70	1.76	1.80
<b><i>Operating Properties Pending Stabilization</i></b>					
Number of Properties	-	-	-	1	1
Total Gross Leasable Area @ 100%	-	-	-	148	148

## Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2011	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010
<b>UNITED STATES</b>					
<b><u>Consolidated Properties</u></b>					
Number of Properties	452	459	458	452	453
Total Gross Leasable Area	58,092	58,677	58,577	57,772	58,375
Percent Leased	92.0%	91.5%	91.8%	91.7%	91.7%
Average Rent per Leased Square Foot	\$ 11.32	\$ 11.29	\$ 11.20	\$ 11.21	\$ 11.08
<b><u>Investment Management Properties</u></b>					
<b>Kimco/ Prudential Investment Program</b>					
Number of Properties	63	63	65	69	75
Total Gross Leasable Area	10,907	10,757	11,339	11,832	12,457
Percent Leased	90.9%	91.3%	91.0%	90.4%	88.7%
Average Rent per Leased Square Foot	\$ 15.09	\$ 15.58	\$ 15.36	\$ 15.34	\$ 15.20
<b>Kimco Income REIT Properties</b>					
Number of Properties	59	59	59	59	59
Total Gross Leasable Area	12,611	12,610	12,593	12,585	12,697
Percent Leased	95.6%	95.3%	94.6%	94.3%	94.6%
Average Rent per Leased Square Foot	\$ 13.15	\$ 13.08	\$ 12.95	\$ 12.95	\$ 12.85
<b>Kimco / UBS Programs</b>					
Number of Properties	43	43	43	43	43
Total Gross Leasable Area	6,259	6,260	6,260	6,261	6,240
Percent Leased	93.0%	92.7%	92.3%	92.9%	92.7%
Average Rent per Leased Square Foot	\$ 14.96	\$ 14.90	\$ 14.98	\$ 15.12	\$ 15.11
<b>SEB Immobilien</b>					
Number of Properties	11	11	11	10	10
Total Gross Leasable Area	1,473	1,473	1,473	1,382	1,382
Percent Leased	95.9%	96.3%	96.6%	95.8%	95.7%
Average Rent per Leased Square Foot	\$ 15.19	\$ 15.29	\$ 15.23	\$ 14.82	\$ 14.83
<b>Kimco Income Fund I</b>					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,531	1,531	1,534	1,531	1,530
Percent Leased	94.5%	93.8%	96.5%	97.0%	97.1%
Average Rent per Leased Square Foot	\$ 17.37	\$ 17.37	\$ 17.19	\$ 17.33	\$ 17.03
<b>Canada Pension Plan</b>					
Number of Properties	6	6	5	5	5
Total Gross Leasable Area	2,396	2,396	2,137	2,136	2,064
Percent Leased	98.5%	98.4%	99.1%	99.0%	99.1%
Average Rent per Leased Square Foot	\$ 12.80	\$ 12.72	\$ 12.33	\$ 12.35	\$ 12.84
<b>BIG Shopping Centers</b>					
Number of Properties	23	22	22	20	15
Total Gross Leasable Area	3,756	3,507	3,508	3,369	2,785
Percent Leased	88.6%	87.4%	87.9%	87.7%	90.1%
Average Rent per Leased Square Foot	\$ 14.51	\$ 14.24	\$ 14.11	\$ 13.81	\$ 14.21
<b>Other Institutional Programs</b>					
Number of Properties	68	68	68	68	68
Total Gross Leasable Area	4,853	4,852	4,866	4,873	4,872
Percent Leased	94.4%	94.4%	94.4%	94.1%	94.4%
Average Rent per Leased Square Foot	\$ 13.63	\$ 13.60	\$ 13.52	\$ 13.53	\$ 13.45
<b><u>Other Joint Venture Properties</u></b>					
Number of Properties	76	72	73	72	73
Total Gross Leasable Area	11,030	10,510	10,624	9,961	10,045
Percent Leased	95.5%	95.1%	95.4%	95.0%	95.6%
Average Rent per Leased Square Foot	\$ 11.63	\$ 11.67	\$ 12.23	\$ 11.92	\$ 11.83

## Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2011	MAR 31, 2011	DEC 31, 2010	SEP 30, 2010	JUN 30, 2010
<b>CANADA</b>					
<b>Other Joint Venture Properties</b>					
Number of Properties	62	62	63	63	49
Total Gross Leasable Area	11,710	11,737	11,767	11,703	9,674
Percent Leased	97.1%	96.8%	96.8%	97.2%	98.0%
Average Rent per Leased Square Foot	\$ 15.69	\$ 15.37	\$ 15.00	\$ 13.46	\$ 14.81
<b>MEXICO</b>					
<b>Consolidated Properties</b>					
Number of Properties	22	21	19	19	19
Total Gross Leasable Area	1,908	1,527	898	898	898
Percent Leased	88.9%	92.9%	98.6%	98.5%	99.3%
Average Rent per Leased Square Foot	\$ 11.50	\$ 10.04	\$ 12.03	\$ 11.66	\$ 11.90
<b>Other Joint Venture Properties</b>					
Number of Properties	15	14	12	13	13
Total Gross Leasable Area	4,376	4,169	3,170	3,289	3,289
Percent Leased	87.2%	87.2%	90.9%	90.8%	90.2%
Average Rent per Leased Square Foot	\$ 11.98	\$ 11.82	\$ 11.82	\$ 11.36	\$ 11.46
<b>CHILE</b>					
<b>Consolidated Properties</b>					
Number of Properties	1	1	1	-	-
Total Gross Leasable Area	8	8	8	-	-
Percent Leased	93.7%	93.7%	93.7%	-	-
Average Rent per Leased Square Foot	\$ 10.57	\$ 10.29	\$ 10.03	\$ -	\$ -
<b>Other Joint Venture Properties</b>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	249	240	240	240	240
Percent Leased	95.3%	92.7%	91.8%	89.8%	89.7%
Average Rent per Leased Square Foot	\$ 14.98	\$ 15.45	\$ 15.05	\$ 13.41	\$ 13.38
<b>PERU</b>					
<b>Consolidated Properties</b>					
Number of Properties	1	1	1	1	1
Total Gross Leasable Area	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 21.95	\$ 21.95	\$ 21.62	\$ 21.62	\$ 21.62
<b>BRAZIL</b>					
<b>Consolidated Properties</b>					
Number of Properties	2	2	2	1	1
Total Gross Leasable Area	197	197	196	48	48
Percent Leased	94.1%	93.1%	92.8%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 17.72	\$ 16.85	\$ 16.22	\$ 12.62	\$ 12.62
<b>Subtotal of Shopping Center Portfolio</b>					
<b>Consolidated Properties</b>					
Number of Properties	478	484	481	473	474
Total Gross Leasable Area	60,217	60,422	59,692	58,732	59,334
Percent Leased	91.9%	91.5%	91.9%	91.8%	91.8%
<b>Investment Management Programs</b>					
Number of Properties	285	284	285	286	287
Total Gross Leasable Area	43,784	43,386	43,709	43,970	44,027
Percent Leased	93.5%	93.3%	93.1%	92.9%	92.7%
<b>Other Joint Venture Properties</b>					
Number of Properties	161	156	156	156	143
Total Gross Leasable Area	27,365	26,656	25,800	25,193	23,248
Percent Leased	94.8%	94.6%	95.5%	95.4%	95.8%
<b>GRAND TOTAL SHOPPING CENTER PORTFOLIO</b>					
Number of Properties	924	924	922	915	904
Total Gross Leasable Area	131,366	130,464	129,201	127,895	126,610
Percent Leased	93.1%	92.8%	93.0%	92.9%	92.8%

# Shopping Center Portfolio

## U.S. Strategic & Non-Strategic Assets

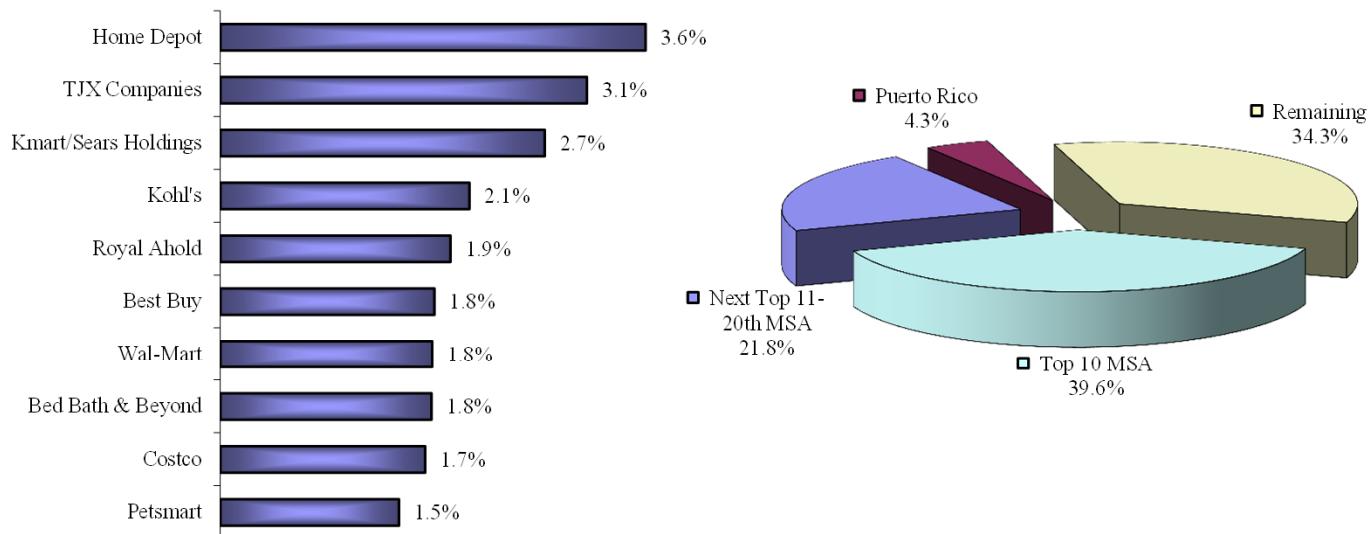
The U.S. Shopping Center Portfolio is separated into Strategic and Non-Strategic Assets. The Strategic Asset Portfolio is characterized as grocery or big-box anchored centers located in the Top 20 Metropolitan Statistical Areas (MSA) and other desirable markets with a three-mile demographic profile generally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

**As of June 30, 2011**

	<u>Strategic</u> <u>Assets *</u>	<u>Non-Strategic</u> <u>Assets</u>	<u>Total</u> <u>Assets</u>
Number of Properties	674	139	813
Prorata Share of Gross Leasable Area	64,647	8,910	73,557
Percent Leased (Kimco Prorata Share)	93.9%	83.2%	92.6%
Average Rent per Leased Square Foot	\$ 11.94	\$ 10.22	\$ 11.75
Total Gross Leasable Area @ 100%	99,486	13,419	112,905
Percent Leased	94.1%	84.4%	92.9%
Average Rent per Leased Square Foot	\$ 12.69	\$ 10.80	\$ 12.49
% of Annual Base Rent (ABR)	90.5%	9.5%	100.0%
Demographics (weighted by ABR)			
Total Population	107,548	79,839	104,837
Household Density	1,394	1,054	1,360
Median Household Income	68,779	63,601	68,272
Average Household Income	80,604	72,768	79,838

\* Excludes two properties not included in occupancy

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



**Combined Major Tenant Profile**  
**(Top 50 tenants ranked by annualized base rent)**  
**June 30, 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	44	\$ 29,827	3.1%	3,659	4.5%
TJX Companies	A / A3	141	27,305	2.8%	2,687	3.3%
Wal-Mart	AA / Aa2	59	24,114	2.5%	3,810	4.7%
Kmart/Sears Holdings	B+ / Ba2	60	21,485	2.2%	3,831	4.7%
Best Buy	BBB- / Baa2	49	15,866	1.6%	1,184	1.4%
Kohl's	BBB+/Baa1	36	15,189	1.6%	2,249	2.7%
Royal Ahold	BBB / Baa3	37	14,798	1.5%	1,248	1.5%
Bed Bath & Beyond	BBB+ / NR	72	13,755	1.4%	1,242	1.5%
Costco	A+/ A2	15	12,685	1.3%	1,552	1.9%
Petsmart	BB / NR	67	12,569	1.3%	876	1.1%
Michaels	B-/B3	73	10,760	1.1%	857	1.0%
Ross Stores	BBB+/ NR	68	10,757	1.1%	1,126	1.4%
Safeway	BBB / Baa2	45	10,682	1.1%	1,012	1.2%
Dollar Tree	NR/NR	124	10,576	1.1%	959	1.2%
Sports Authority	B- / NR	27	9,626	1.0%	811	1.0%
Staples	BBB / Baa2	56	9,212	1.0%	709	0.9%
Petco	B/B2	48	8,226	0.9%	461	0.6%
Toys R Us	B / B1	35	7,745	0.8%	964	1.2%
Office Depot	B- / B2	38	7,648	0.8%	760	0.9%
Burlington Coat Factory	B- / B3	20	7,363	0.8%	1,447	1.8%
Great Atlantic & Pacific	NR/NR	15	7,304	0.8%	539	0.7%
Hobby Lobby	NR/NR	22	7,016	0.7%	1,126	1.4%
OfficeMax	B- / B1	40	6,955	0.7%	616	0.8%
SuperValu	B+/ B1	33	6,837	0.7%	926	1.1%
Lowe's Home Center	A/ A1	12	6,682	0.7%	1,059	1.3%
<b>Top 25 Tenants</b>		<b>1,236</b>	<b>\$ 314,982</b>	<b>32.6%</b>	<b>35,709</b>	<b>43.8%</b>
Walgreen	A/A2	24	6,509	0.7%	311	0.4%
Target	A+/A2	19	6,273	0.6%	1,081	1.3%
The Gap	BB+/Baa3	41	5,793	0.6%	386	0.5%
Party City	NR/NR	46	5,737	0.6%	326	0.4%
Whole Foods	BB+/ NR	12	5,631	0.6%	252	0.3%
Cinepolis	NR/NR	13	5,469	0.6%	510	0.6%
Joann Fabrics	NR/NR	37	4,898	0.5%	553	0.7%
Pier 1 Imports	NR/NR	48	4,708	0.5%	244	0.3%
Riteaid	B-/Caa2	38	4,579	0.5%	406	0.5%
CVS	BBB+/Baa2	46	4,567	0.5%	313	0.4%
DSW	NR/NR	17	4,508	0.5%	257	0.3%
HEB Grocery	NR/NR	9	4,407	0.5%	562	0.7%
Dick Sporting Goods	NR/NR	13	4,364	0.5%	400	0.5%
Payless Shoesource	B+/B1	101	4,283	0.4%	195	0.2%
Kroger	BBB/Baa2	19	3,830	0.4%	674	0.8%
Publix Supermarkets	NR/NR	22	3,805	0.4%	476	0.6%
Barnes N Noble	NR/NR	21	3,780	0.4%	240	0.3%
King Kullen	NR/NR	5	3,728	0.4%	216	0.3%
Yum Brands	BBB-/Baa3	81	3,685	0.4%	130	0.2%
Bank America	A/A2	40	3,531	0.4%	104	0.1%
Canadian Tire	BBB+/NR	19	3,320	0.3%	229	0.3%
JP Morgan Chase	A+/Aa3	38	3,181	0.3%	97	0.1%
24 Hour Club	B / B3	10	3,181	0.3%	180	0.2%
AMC Entertainment, Inc.	B/B1	6	3,112	0.3%	154	0.2%
GameStop Corporation	BB+/Ba1	104	2,879	0.3%	107	0.1%
<b>Tenants 26 - 50</b>		<b>829</b>	<b>\$ 109,758</b>	<b>11.5%</b>	<b>8,404</b>	<b>10.3%</b>
<b>Top 50 Tenants</b>		<b>2,065</b>	<b>\$ 424,740</b>	<b>44.1%</b>	<b>44,113</b>	<b>54.1%</b>

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 15,200 leases to 7,800 tenants totaling approximately \$1.6 billion of annual base rent.

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

<b>United States &amp; Puerto Rico</b>	<b>Number of Properties</b>	<b>Gross Leasable</b>		<b>Annualized Base Rent</b>	<b>Rent Per Leased SQ. FT.</b>
		<b>Area*</b> (in thousands)	<b>% Leased</b>		
California	118	8,951	94.2%	\$ 125,778	\$ 14.91
Florida	89	8,792	91.2%	89,651	11.18
New York	62	4,507	94.9%	74,813	17.49
Pennsylvania	46	3,855	95.1%	45,566	12.43
Texas	48	4,462	92.4%	43,578	10.56
New Jersey	30	3,325	89.5%	39,131	13.14
Illinois	42	4,268	95.4%	36,065	8.86
Puerto Rico	7	2,171	95.4%	31,919	15.41
Maryland	47	1,853	91.8%	26,592	15.64
Virginia	64	1,946	97.1%	26,023	13.77
Ohio	31	3,844	89.5%	22,020	6.40
North Carolina	17	2,216	92.9%	24,068	11.69
Arizona	14	2,826	89.2%	23,566	9.35
Missouri	21	2,852	98.1%	20,735	7.41
Washington	17	1,110	94.3%	14,800	14.14
Georgia	12	1,456	94.1%	15,639	11.41
Oregon	14	1,313	86.2%	12,862	11.37
South Carolina	7	1,317	87.8%	12,458	10.78
Louisiana	8	1,149	95.6%	11,594	10.55
Nevada	15	729	85.6%	9,633	15.45
Minnesota	6	781	94.0%	9,821	13.37
Michigan	13	1,250	84.6%	9,213	8.71
Connecticut	6	844	96.9%	9,811	11.99
Tennessee	9	1,042	82.7%	7,767	9.01
Colorado	11	884	88.1%	7,590	9.74
New Hampshire	4	587	98.1%	6,636	11.52
Massachusetts	8	446	94.9%	5,729	13.54
Indiana	9	1,108	91.8%	6,132	6.03
Iowa	7	732	96.6%	4,493	6.35
West Virginia	2	357	98.0%	3,302	9.44
New Mexico	4	296	77.1%	2,875	12.60
Oklahoma	2	337	100.0%	2,604	7.73
Alabama	2	185	84.8%	2,367	15.09
Kentucky	3	292	96.8%	2,436	8.62
Mississippi	2	169	94.0%	2,173	13.68
Kansas	3	224	97.1%	2,039	9.38
Rhode Island	2	166	97.1%	1,915	11.88
Maine	2	158	93.2%	1,395	9.48
Alaska	2	236	74.2%	1,337	7.63
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%	724	53.08
Vermont	1	54	81.6%	664	15.06
Idaho	1	10	75.0%	120	16.00
	<b>813</b>	<b>73,557</b>	<b>92.6%</b>	<b>\$ 800,605</b>	<b>\$ 11.75</b>
<b>Canada</b>	<b>62</b>	<b>5,951</b>	<b>97.0%</b>	<b>\$ 89,839</b>	<b>\$ 15.57 (1)</b>
<b>Mexico</b>	<b>37</b>	<b>3,975</b>	<b>88.3%</b>	<b>41,475</b>	<b>11.82 (2)</b>
<b>Chile</b>	<b>9</b>	<b>130</b>	<b>95.2%</b>	<b>1,833</b>	<b>14.79 (3)</b>
<b>Peru</b>	<b>1</b>	<b>12</b>	<b>100.0%</b>	<b>263</b>	<b>21.95 (4)</b>
<b>Brazil</b>	<b>2</b>	<b>138</b>	<b>94.1%</b>	<b>2,299</b>	<b>17.72 (5)</b>
<b>Subtotal</b>	<b>111</b>	<b>10,206</b>	<b>93.5%</b>		
<b>Grand Total</b>	<b>924</b>	<b>83,763</b>	<b>92.7%</b>		

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

(1) Based on an average conversion rate of \$1.00 USD to 0.97 CAD for the three months ended June 30, 2011.

(2) Based on an average conversion rate of \$1.00 USD to 11.73 MXN for the three months ended June 30, 2011.

(3) Based on an average conversion rate of \$1.00 USD to 469.43 CLP for the three months ended June 30, 2011.

(4) Based on an average conversion rate of \$1.00 USD to 2.78 PEN for the three months ended June 30, 2011.

(5) Based on an average conversion rate of \$1.00 USD to 1.60 BRL for the three months ended June 30, 2011.

**All Operating Real Estate Leasing Summary**  
**Trailing Four Quarters as of June 30, 2011**  
(in thousands)

<u>Lease Type</u>		<u>% of Total GLA</u>		<u>New GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>		
	<u>Leases</u>	<u>Signed</u>										<u>TI's</u>	<u>TI's PSF</u>
<b><u>United States and Puerto Rico</u></b>													
New Leases <sup>(1)</sup>	295	14%	939	\$ 13.73	\$ 12,893	\$ 14.09	\$ 13,231	\$ (337)	-2.6%	8.5	\$ 12,682	\$ 13.51	
Renewals/Options	909	60%	4,070	12.80	52,093	12.60	51,306	787	1.5%	5.0	-	-	
<b>U.S. Same Space Total <sup>(1)</sup></b>	<b>1,204</b>	<b>74%</b>	<b>5,009</b>	<b>\$ 12.97</b>	<b>\$ 64,986</b>	<b>\$ 12.88</b>	<b>\$ 64,537</b>	<b>\$ 449</b>	<b>0.7%</b>	<b>5.7</b>	<b>\$ 12,682</b>		
Non-same space new leases	454	26%	1,758	\$ 11.97	\$ 21,049					10.2	\$ 42,590	\$ 24.22	
<b>U.S. Total</b>	<b>1,658</b>	<b>100%</b>	<b>6,768</b>	<b>\$ 12.71</b>	<b>\$ 86,035</b>					<b>6.9</b>	<b>\$ 55,272</b>		
<b><u>Canada</u></b>													
New Leases	51	19%	76	\$ 19.35	\$ 1,467	\$ 18.40	\$ 1,396	\$ 72	5.1%	8.9	\$ 1,287	\$ 16.96	
Renewals/Options	104	71%	292	16.46	4,803	14.86	4,338	465	10.7%	5.0	-	-	
<b>Canada Same Space Total</b>	<b>155</b>	<b>90%</b>	<b>368</b>	<b>\$ 17.05</b>	<b>\$ 6,271</b>	<b>\$ 15.59</b>	<b>\$ 5,734</b>	<b>\$ 537</b>	<b>9.4%</b>	<b>5.8</b>	<b>\$ 1,287</b>		
Non-same space new leases	35	10%	42	\$ 18.81	\$ 790					7.1	\$ 812	\$ 19.32	
<b>Canada Total</b>	<b>190</b>	<b>100%</b>	<b>410</b>	<b>\$ 17.23</b>	<b>\$ 7,061</b>					<b>5.9</b>	<b>\$ 2,098</b>		
<b><u>Latin America</u></b>													
New Leases	106	11%	63	\$ 22.24	\$ 1,398					3.1	\$ -	\$ -	
Renewals/Options	64	7%	38	22.87	879					2.8	-	-	
<b>Latin America Same Space Total</b>	<b>170</b>	<b>18%</b>	<b>101</b>	<b>\$ 22.48</b>	<b>\$ 2,278</b>					<b>3.0</b>	<b>\$ -</b>		
Non-same space new leases	474	82%	456	\$ 14.15	\$ 6,454					4.9	\$ -	\$ -	
<b>Latin America Total</b>	<b>644</b>	<b>100%</b>	<b>557</b>	<b>\$ 15.67</b>	<b>\$ 8,732</b>					<b>4.5</b>	<b>\$ -</b>		
<b>Grand Total</b>	<b>2,492</b>	<b>100%</b>	<b>7,735</b>										
Total New Leases (Same Space)	452	14%	1,077										
Total Renewals/Options	1,077	57%	4,401										
Total Non-same space new leases	963	29%	2,256										
<b>Grand Total</b>	<b>2,492</b>	<b>100%</b>	<b>7,735</b>										

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

Note: Rental Spreads include leases with a 12 month downtime

<sup>(1)</sup> If calculated using 24 months, U.S. new lease rental spreads are (11.1%) and U.S. comparable total is (2.2%)

**All Operating Real Estate Leasing Summary**  
**For the Quarter Ended June 30, 2011**  
(in thousands)

<u>Lease Type</u>	<u>% of Total GLA</u>		<u>New Rent \$PSF</u>	<u>New Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Total \$</u>	<u>Incremental Increase/ (Decrease) in</u>	<u>Increase/ (Decrease) in</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
	<u>Leases</u>	<u>Signed</u>					<u>Base Rent</u>	<u>Base Rent Over Pr. Yr.</u>			
<b><u>United States and Puerto Rico</u></b>											
New Leases	80	12%	212	\$ 15.56	\$ 3,299	\$ 15.72	\$ 3,332	\$ (33)	-1.0%	7.0	\$ 2,940
Renewals/Options	212	53%	927	11.03	10,223	10.69	9,913	310	3.1%	4.8	-
<b>U.S. Same Space Total</b>	<b>292</b>	<b>65%</b>	<b>1,139</b>	<b>\$ 11.87</b>	<b>\$ 13,522</b>	<b>\$ 11.63</b>	<b>\$ 13,245</b>	<b>\$ 277</b>	<b>2.1%</b>	<b>5.2</b>	<b>\$ 2,940</b>
Non-same space new leases	133	35%	617	\$ 11.42	\$ 7,042					9.4	\$ 15,310
<b>U.S. Total</b>	<b>425</b>	<b>100%</b>	<b>1,756</b>	<b>\$ 11.71</b>	<b>\$ 20,563</b>					<b>6.7</b>	<b>\$ 18,249</b>
<b><u>Canada</u></b>											
New Leases	11	32%	14	\$ 22.44	\$ 313	\$ 20.15	\$ 281	\$ 32	11.4%	8.7	\$ 235
Renewals/Options	16	34%	15	21.11	307	18.61	271	36	13.4%	3.4	-
<b>Canada Same Space Total</b>	<b>27</b>	<b>66%</b>	<b>29</b>	<b>\$ 21.76</b>	<b>\$ 620</b>	<b>\$ 19.37</b>	<b>\$ 552</b>	<b>\$ 68</b>	<b>12.4%</b>	<b>6.0</b>	<b>\$ 235</b>
Non-same space new leases	10	34%	15	\$ 17.37	\$ 255					7.6	\$ 286
<b>Canada Total</b>	<b>37</b>	<b>100%</b>	<b>43</b>	<b>\$ 20.27</b>	<b>\$ 875</b>					<b>6.5</b>	<b>\$ 521</b>
<b><u>Latin America</u></b>											
New Leases	38	24%	21	\$ 23.61	\$ 494					2.5	\$ -
Renewals/Options	17	12%	10	22.85	227					2.6	-
<b>Latin America Same Space Total</b>	<b>55</b>	<b>36%</b>	<b>31</b>	<b>\$ 23.36</b>	<b>\$ 720</b>					<b>2.5</b>	<b>\$ -</b>
Non - same space new leases	77	64%	55	\$ 15.57	\$ 856					4.0	\$ -
<b>Latin America Total</b>	<b>132</b>	<b>100%</b>	<b>86</b>	<b>\$ 18.37</b>	<b>\$ 1,576</b>					<b>3.5</b>	<b>\$ -</b>
<b>Grand Total</b>	<b>594</b>	<b>100%</b>	<b>1,885</b>								
Total New Leases (Same Space)	129	13%	247								
Total Renewals/Options	245	50%	951								
Total Non-same space new leases	220	36%	686								
<b>Grand Total</b>	<b>594</b>	<b>100%</b>	<b>1,885</b>								

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

Note: Rental Spreads include leases with a 12 month downtime

**U.S. Lease Expiration Schedule**  
**Operating Shopping Centers**  
**June 30, 2011**

**LEASES EXPIRING ASSUMING NO OPTIONS**

Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF
(1)	12	803,623	1.5%	\$ 3.41	479	721,410	5.1%	\$ 16.04	491	1,525,033	2.2%	\$ 9.39
2011	38	779,641	1.4%	9.02	421	619,932	4.4%	20.70	459	1,399,573	2.1%	14.19
2012	229	4,508,112	8.4%	7.98	1416	2,218,260	15.6%	21.35	1645	6,726,371	9.9%	12.39
2013	244	4,954,482	9.2%	9.75	1415	2,305,012	16.2%	20.50	1659	7,259,494	10.7%	13.16
2014	277	6,171,144	11.4%	9.05	1225	2,028,593	14.3%	19.94	1502	8,199,737	12.0%	11.75
2015	260	4,933,629	9.1%	9.79	1081	1,733,715	12.2%	21.77	1341	6,667,344	9.8%	12.91
2016	262	5,130,831	9.5%	9.56	835	1,460,944	10.3%	21.31	1097	6,591,775	9.7%	12.17
2017	182	4,422,389	8.2%	9.61	339	752,737	5.3%	24.24	521	5,175,126	7.6%	11.74
2018	110	3,111,154	5.8%	9.30	251	522,982	3.7%	23.88	361	3,634,136	5.3%	11.40
2019	116	3,406,974	6.3%	9.45	228	416,879	2.9%	26.42	344	3,823,853	5.6%	11.30
2020	103	2,444,921	4.5%	10.50	209	431,716	3.0%	25.17	312	2,876,637	4.2%	12.70
2021	110	2,335,266	4.3%	8.85	191	404,205	2.8%	22.25	301	2,739,471	4.0%	10.83
2022	69	1,789,647	3.3%	9.09	62	166,873	1.2%	23.90	131	1,956,521	2.9%	10.35
Thereafter	216	9,161,788	17.0%	8.94	143	402,260	2.8%	28.35	359	9,564,048	14.0%	9.76
Total	2,228	53,953,601	100.0%	\$ 9.18	8,295	14,185,520	100.0%	\$ 21.52	10,523	68,139,121	100.0%	\$ 11.75

**ASSUMES EXERCISE OF RENEWAL OPTIONS**

Year	Anchor Tenants				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF	# of Leases	Expiring SQ. FT.	Total SF	In-Place Rent PSF
(1)	12	803,623	1.5%	\$ 3.41	479	721,410	5.1%	\$ 16.04	491	1,525,033	2.2%	\$ 9.39
2011	9	144,701	0.3%	11.69	276	391,647	2.8%	20.55	285	536,348	0.8%	18.16
2012	48	692,495	1.3%	7.70	921	1,248,122	8.8%	21.37	969	1,940,617	2.8%	16.49
2013	41	665,160	1.2%	9.60	880	1,295,836	9.1%	20.22	921	1,960,996	2.9%	16.61
2014	45	760,985	1.4%	9.20	679	972,689	6.9%	20.60	724	1,733,674	2.5%	15.59
2015	41	638,760	1.2%	9.72	615	878,829	6.2%	21.40	656	1,517,589	2.2%	16.48
2016	51	589,778	1.1%	9.24	515	727,395	5.1%	21.28	566	1,317,174	1.9%	15.89
2017	60	960,883	1.8%	9.09	461	721,836	5.1%	23.79	521	1,682,720	2.5%	15.40
2018	61	952,718	1.8%	9.30	418	729,712	5.1%	22.08	479	1,682,430	2.5%	14.84
2019	61	968,365	1.8%	10.46	391	684,540	4.8%	21.35	452	1,652,905	2.4%	14.97
2020	59	828,110	1.5%	9.74	398	640,351	4.5%	22.23	457	1,468,461	2.2%	15.19
2021	53	1,034,040	1.9%	7.72	389	643,821	4.5%	21.38	442	1,677,861	2.5%	12.96
2022	78	1,430,256	2.7%	9.27	233	567,905	4.0%	21.59	311	1,998,161	2.9%	12.77
Thereafter	1,609	43,483,727	80.6%	9.28	1,640	3,961,425	27.9%	22.81	3,249	47,445,152	69.6%	10.41
Total	2,228	53,953,601	100.0%	\$ 9.18	8,295	14,185,520	100.0%	\$ 21.52	10,523	68,139,121	100.0%	\$ 11.75

	Anchor Tenants (2)	Small Shop Tenants
Total Rentable GLA	56,163,092	17,393,471
Percentage of Occupancy	96.1%	81.6%
Percentage of Vacancy	3.9%	18.4%
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 June 30, 2011 for U.S. shopping center properties in occupancy.

Note: Represents only Kimco's pro-rata interest.

## **Joint Venture Summary**

**Operating Joint Venture Summary**  
**Six Months Ended June 30, 2011**  
(in thousands)

Venture	Average Ownership %	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/(Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/(Loss)	Kimco Share of Net Income/(Loss) **	Kimco Share of FFO
<b>Investment Management Programs</b>													
Prudential Investment Program	15.0%	\$ 107,936	\$ 31,993	\$ 75,943	\$ 36,982	\$ 28,150 *	\$ 47,405	\$ (24)	\$ 47,595	\$ (584)	\$ (28,496)	\$ (1,658)	\$ 4,968
Kimco Income REIT	45.0%	99,982	26,697	73,285	31,919	(656)	-	-	19,281	51	21,480	10,646	19,322
UBS Programs	17.9%	58,668	16,712	41,956	20,612	(1,669)	-	-	18,040	(1)	1,634	1,048	4,198
BIG Shopping Centers	37.7%	26,518	8,835	17,683	12,766	(805)	-	-	10,247	5	(6,130)	(1,528)	2,197
Canada Pension Plan	55.0%	20,909	4,458	16,451	2,702	(1,121)	-	-	8,794	-	3,834	2,796	7,633
Kimco Income Fund	15.2%	16,099	4,523	11,576	4,623	(744)	-	-	3,488	3	2,724	588	1,112
SEB Immobilien	15.0%	13,948	3,459	10,489	5,854	(213)	-	-	4,312	-	110	104	751
Other Institutional Programs	16.3%	40,557	9,841	30,716	14,953	(297)	-	27	11,088	84	4,489	697	2,520
<b>Total Investment Management Programs</b>		<b>\$ 384,617</b>	<b>\$ 106,518</b>	<b>\$ 278,099</b>	<b>\$ 130,411</b>	<b>\$ 22,645</b>	<b>\$ 47,405</b>	<b>\$ 3</b>	<b>\$ 122,845</b>	<b>\$ (442)</b>	<b>\$ (355)</b>	<b>\$ 12,693</b>	<b>\$ 42,701</b>
<b>Other Joint Venture Properties</b>													
Canada Properties	51.0%	\$ 129,518	\$ 47,687	\$ 81,831	\$ 34,502	\$ (478)	\$ -	\$ (70)	\$ 23,666	\$ (2)	\$ 23,113	\$ 11,968	\$ 24,086
US Properties	46.7%	81,219	28,228	52,991	27,874	(1,452)	-	2,003	1,360	18,920	23	4,125	3,517
Mexico Properties	49.5%	58,532	15,895	42,637	13,914	(724)	-	-	17,930	6	10,076	4,858	13,718
Chile Properties	50.0%	2,283	584	1,699	-	(1,018)	-	-	515	(3)	163	546	804
<b>Total Other JV Properties</b>		<b>\$ 271,553</b>	<b>\$ 92,395</b>	<b>\$ 179,158</b>	<b>\$ 76,290</b>	<b>\$ (3,672)</b>	<b>\$ 2,003</b>	<b>\$ 1,290</b>	<b>\$ 61,031</b>	<b>\$ 25</b>	<b>\$ 37,477</b>	<b>\$ 20,890</b>	<b>\$ 47,585</b>
<b>Other Investments</b>	<b>62.9%</b>	<b>\$ 106,700</b>	<b>\$ 63,837</b>	<b>\$ 42,863</b>	<b>\$ 22,349</b>	<b>\$ (1,917)</b>	<b>\$ 26</b>	<b>\$ -</b>	<b>\$ 21,085</b>	<b>\$ 53</b>	<b>\$ (2,461)</b>	<b>\$ (3,889)</b>	<b>\$ 10,095</b>
		<b>\$ 762,869</b>	<b>\$ 262,749</b>	<b>\$ 500,120</b>	<b>\$ 229,050</b>	<b>\$ 17,057</b>	<b>\$ 49,434</b>	<b>\$ 1,293</b>	<b>\$ 204,960</b>	<b>\$ (364)</b>	<b>\$ 34,661</b>	<b>\$ 29,694</b>	<b>\$ 100,381</b>
Income Miscellaneous													475
<b>Equity in Income/(Loss) of Joint Ventures, Net</b>													<b>\$ 30,169</b>

\* Includes additional income of approximately \$29.5M from gain on extinguishment of debt.

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

Venture	Before		Investment Adjustments **			After		Kimco Share of FFO
	Net Income/(Loss)	Kimco Share of Net Income/(Loss)	Promote Income	Basis Adjustment	Kimco Fees	Kimco Share of Net Income/(Loss)		
Prudential Investment Program	\$ (28,496)	\$ (4,275)		\$ 1,999	\$ 618	\$ (1,658)	\$ 4,968	
Kimco Income REIT	21,480	9,670				10,646	19,322	
UBS Programs	1,634	401				1,047	4,198	
BIG Shopping Centers	(6,130)	(1,994)				(1,529)	2,197	
Canada Pension Plan	3,834	2,108				2,796	7,633	
Kimco Income Fund	2,724	413				589	1,112	
SEB Immobilien	110	16				104	751	
Other Institutional Programs	4,489	623		(4)	78	697	2,520	
<b>Total Investment Management Programs</b>	<b>\$ (355)</b>	<b>\$ 6,962</b>	<b>\$ (4)</b>	<b>\$ 1,999</b>	<b>\$ 3,735</b>	<b>\$ 12,692</b>	<b>\$ 42,701</b>	

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

**Operating Joint Venture Summary**  
**Three Months Ended June 30, 2011**  
(in thousands)

Venture	Average Ownership %	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other Income/ (Expenses)	Gain/(Loss) On Sale	Depreciation & Amortization	Income/(Loss) Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) **	Kimco Share of FFO
<b>Investment Management Programs</b>												
Prudential Investment Program	15.0%	\$ 49,413	\$ 15,731	\$ 33,682	\$ 18,068	\$ 17,948 *	\$ 7,317	\$ (5) 23,510	\$ (421)	\$ 2,308	\$ 958	\$ 4,252
Kimco Income REIT	45.0%	49,729	12,552	37,177	15,871	(460)	-	-	9,672	47	11,221	5,511
UBS Programs	17.9%	28,834	8,093	20,741	10,306	(884)	-	-	8,946	(1)	604	499
BIG Shopping Centers	37.7%	12,749	4,627	8,122	6,539	(614)	-	-	4,633	5	(3,659)	736
Canada Pension Plan	55.0%	10,769	2,265	8,504	1,353	(300)	-	-	4,214	-	2,637	1,721
Kimco Income Fund	15.2%	7,709	2,295	5,414	2,303	(361)	-	-	1,746	3	1,007	239
SEB Immobilien	15.0%	6,653	1,584	5,069	2,956	(102)	-	-	2,239	-	(228)	10
Other Institutional Programs	16.3%	20,070	4,809	15,261	7,625	(115)	-	-	5,526	63	2,058	269
<b>Total Investment Management Programs</b>		<b>\$ 185,926</b>	<b>\$ 51,956</b>	<b>\$ 133,969</b>	<b>\$ 65,021</b>	<b>\$ 15,112</b>	<b>\$ 7,317</b>	<b>\$ (5)</b>	<b>\$ 60,486</b>	<b>\$ (304)</b>	<b>\$ 15,949</b>	<b>\$ 8,229</b>
<b>Other Joint Venture Properties</b>												
Canada Properties	51.0%	\$ 65,959	\$ 24,019	\$ 41,940	\$ 17,737	\$ (249)	\$ -	\$ (12)	\$ 12,269	\$ (2)	\$ 11,671	\$ 6,045
US Properties	46.7%	41,520	14,330	27,190	13,873	(1,037)	1,592	1,360	8,577	23	3,494	1,727
Mexico Properties	49.5%	29,255	8,590	20,665	6,993	(742)	-	-	8,923	6	4,014	2,028
Chile Properties	50.0%	1,171	286	885	-	(446)	-	-	262	(3)	174	552
<b>Total Other JV Properties</b>		<b>\$ 137,904</b>	<b>\$ 47,224</b>	<b>\$ 90,680</b>	<b>\$ 38,603</b>	<b>\$ (2,474)</b>	<b>\$ 1,592</b>	<b>\$ 1,348</b>	<b>\$ 30,030</b>	<b>\$ 25</b>	<b>\$ 19,353</b>	<b>\$ 10,352</b>
<b>Other Investments</b>	<b>62.9%</b>	<b>\$ 53,852</b>	<b>\$ 31,533</b>	<b>\$ 22,319</b>	<b>\$ 10,823</b>	<b>\$ (693)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,500</b>	<b>\$ 53</b>	<b>\$ 357</b>	<b>\$ (824)</b>
		<b>\$ 377,682</b>	<b>\$ 130,713</b>	<b>\$ 246,969</b>	<b>\$ 114,447</b>	<b>\$ 11,945</b>	<b>\$ 8,909</b>	<b>\$ 1,343</b>	<b>\$ 101,015</b>	<b>\$ (227)</b>	<b>\$ 35,659</b>	<b>\$ 17,757</b>
Income Miscellaneous												67
<b>Equity in Income/(Loss) of Joint Ventures, Net</b>												<b>\$ 17,824</b>

\* Includes additional income of approximately \$18.5M from gain on extinguishment of debt.

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

Venture	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Before		Investment Adjustments **		After		Kimco Share of Net Income/ (Loss)	Kimco Share of FFO
			Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/ (Loss)				
Prudential Investment Program	\$ 2,308	\$ 347	\$ -	\$ 300	\$ 311	\$ 958	\$ 4,252			
Kimco Income REIT	11,221	5,052	-	-	459	5,511	9,863			
UBS Programs	604	179	-	-	320	499	2,055			
BIG Shopping Centers	(3,659)	(1,207)	-	-	229	(978)	736			
Canada Pension Plan	2,637	1,450	-	-	271	1,721	4,039			
Kimco Income Fund	1,007	153	-	-	86	239	501			
SEB Immobilien	(228)	(34)	-	-	44	10	345			
Other Institutional Programs	2,058	279	(47)	-	37	269	1,177			
<b>Total Investment Management Programs</b>	<b>\$ 15,949</b>	<b>\$ 6,219</b>	<b>\$ (47)</b>	<b>\$ 300</b>	<b>\$ 1,757</b>	<b>\$ 8,229</b>	<b>\$ 22,968</b>			

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

## Investments in Real Estate Joint Ventures

June 30, 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
<b>Investment Management Programs</b>										
Prudential Investment Program	15.0%	*	63	10,907	\$ 2,789,260	\$ 1,209,281	\$ 99,989	5.59%	57.6	97.3%
Kimco Income REIT	45.0%	59	12,611	1,551,793	970,460	103,461	6.29%	66.0	98.5%	1.5%
UBS Programs	17.9%	*	43	6,259	1,367,660	726,265	37,249	5.66%	49.4	97.5%
BIG Shopping Centers	37.7%	*	23	3,756	555,536	444,891	9,758	5.52%	83.4	100.0%
Canada Pension Plan	55.0%	6	2,396	429,950	167,489	12,963	4.47%	33.2	57.0%	43.0%
Kimco Income Fund	15.2%	12	1,531	281,735	166,288	15,485	5.45%	38.7	100.0%	0.0%
SEB Immobilien	15.0%	11	1,473	299,857	206,755	8,355	5.64%	68.8	100.0%	0.0%
Other Institutional Programs	16.3%	*	68	4,853	842,004	550,113	30,023	4.94%	50.6	95.2%
<b>Total Investment Management Programs</b>			<u>285</u>	<u>43,786</u>	<u>\$ 8,117,795</u>	<u>\$ 4,441,542</u>	<u>\$ 317,283</u>			
<b>Other Joint Venture Properties</b>										
Canada Properties	51.0%	*	62	11,710	\$ 1,774,008	\$ 1,212,810	\$ 59,746	5.74%	50.4	98.3%
US Properties	46.7%	*	76	11,030	1,286,264	932,046	26,486	5.36%	69.8	75.8%
Mexico Properties (1)	49.5%	*	121	16,931	1,208,669	386,492	145,026	7.17%	68.2	92.6%
Chile Properties	50.0%	8	249	48,063	-	(37,291)				
<b>Total Other JV Properties</b>			<u>267</u>	<u>39,920</u>	<u>\$ 4,317,004</u>	<u>\$ 2,531,348</u>	<u>\$ 193,967</u>			
<b>Other Investments</b>			<u>63.8%</u>	<u>*</u>	<u>N/A</u>	<u>N/A</u>	<u>\$ 1,256,465</u>	<u>\$ 926,722</u>	<u>\$ 9,040</u>	<u>4.34%</u>
<b></b>			<u><b>552</b></u>	<u><b>83,706</b></u>	<u><b>\$ 13,691,264</b></u>	<u><b>\$ 7,899,612</b></u>	<u><b>\$ 520,290</b></u>			
<b>Kimco's Share of Mortgages &amp; Notes Payable</b>						<u><b>\$ 2,995,763</b></u>				

\* Ownership % is a blended rate

\*\* Average Remaining term includes extensions

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

**Guidance**

# 2011 FFO Matrix

(in millions)

	RECURRING	2010 Actual	2011 FFO Matrix (in millions)											
			Shopping Ctr Portfolio				Mgt Services Income				Structured and Other Non-Retail Investments			
			2Q11	YTD	2Q11	YTD	2Q11	YTD	2Q11	YTD	2Q11	YTD	2Q11	YTD
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Net Operating Income *		\$ 603	\$ 158	\$ 311	\$ 158	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income from Other Real Estate Investments		3	1	1	1	1	-	-	-	-	-	-	-	-
Mortgage Financing Income		9	2	4	1	2	-	-	-	-	-	-	1	2
Management and Other Fee Income		37	8	18	-	-	8	18	-	-	-	-	-	-
Interest, Dividends & Other Investment Income		17	2	8	-	-	-	-	-	-	-	-	2	8
Other (Expense)/Income, Net		(6)	(1)	(2)	(1)	(1)	-	-	-	-	-	-	-	(1)
Equity In Income from JV's **		179	51	99	45	89	-	-	-	-	5	9	1	1
Equity in Income of Other Real Estate Investments, Net		29	6	12	1	1	-	-	5	11	-	-	-	-
Noncontrolling Interests in Income		(13)	(3)	(6)	(3)	(6)	-	-	-	-	-	-	-	-
Income from Discontinued Operating Properties		-	-	2	-	2	-	-	-	-	-	-	-	-
		<b>\$ 858</b>	<b>\$ 224</b>	<b>\$ 447</b>	<b>\$ 202</b>	<b>\$ 399</b>	<b>\$ 8</b>	<b>\$ 18</b>	<b>\$ 5</b>	<b>\$ 11</b>	<b>\$ 5</b>	<b>\$ 9</b>	<b>\$ 4</b>	<b>\$ 10</b>
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	10	10	-	-	-	-	-	-	-	-	10	10
Other (Expense)/Income, Net		1	2	3	-	-	-	-	-	-	-	-	2	3
Equity In Income from JV's		12	-	-	-	-	-	-	-	-	-	-	-	-
Equity in Income of Other Real Estate Investments, Net		31	(1)	(1)	-	-	-	-	(1)	(1)	-	-	-	-
Noncontrolling Interests in Income		(6)	-	-	-	-	-	-	-	-	-	-	-	-
Gain on Sale of Development Properties		2	-	-	-	-	-	-	-	-	-	-	-	-
Early Extinguishment of Debt		(11)	-	-	-	-	-	-	-	-	-	-	-	-
DISCOP - Inc./Loss on operating property HFS/sold		20	(2)	(2)	(2)	-	-	-	-	-	-	-	-	-
Non-Recurring (Provision)/Benefit for Income Taxes		(8)	(4)	(4)	-	-	-	-	-	-	-	(4)	(4)	
		<b>\$ 47</b>	<b>\$ 5</b>	<b>\$ 6</b>	<b>\$ (2)</b>	<b>\$ (2)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ (1)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	<b>\$ 9</b>
Recurring (Provision)/Benefit for Income Taxes		\$ (6)	\$ (2)	\$ (6)										
General & Administrative Expenses		(109)	(30)	(59)										
Interest Expense		(226)	(56)	(111)										
Preferred Dividends		(51)	(15)	(30)										
		<b>\$ (392)</b>	<b>\$ (103)</b>	<b>\$ (206)</b>										
<b>FFO</b>		<b>\$ 513</b>	<b>\$ 126</b>	<b>\$ 247</b>										
Add back Noncontrolling Interest/Div for Stock Units		1	-	1										
<b>FFO Diluted Before Impairments - \$</b>		<b>514</b>	<b>126</b>	<b>248</b>										
Diluted Average Shares		408	409	409										
<b>FFO Diluted Before Impairments - Per Share</b>		<b>\$ 1.26</b>	<b>\$ 0.31</b>	<b>\$ 0.61</b>										
Non-cash Impairments, Net of Taxes		(52)	(8)	(15)										
<b>FFO Diluted Per Common Share</b>		<b>\$ 1.13</b>	<b>\$ 0.29</b>	<b>\$ 0.57</b>										
Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share														
Net Income/(Loss) Available to Common Stockholders														
Remeasurement of derivative instruments														
Gain on disposition of operating properties														
Gain on disposition of JV operating properties														
Depreciation & amortization														
Depreciation & amortization real estate JV's														
<b>FFO per Diluted Common Share</b>														
Non-cash Impairments, Net of Taxes														
<b>FFO per Diluted Common Share Before Impairments</b>														
Non-Recurring Income														
Early extinguishment of debt														
<b>Recurring FFO per Diluted Common Share</b>														
2010 Actual														
2Q11 Actual														
YTD Actual														

\* Includes depreciation adjustment in FFO Reconciliation

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

\*\*\* Includes Remeasurement of Derivative Instrument from FFO Reconciliation

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

## 2011 FFO Guidance

	FFO (\$ in millions)			FFO \$/ Share		
	2009	2010	2011F	2009	2010	2011F
<b>Recurring:</b>						
Retail	\$ 761	\$ 814	\$ 845 – \$ 862	\$ 2.16	\$ 2.00	\$ 2.07 – \$ 2.11
Non-Retail	52	42	33 – 41	0.15	0.10	0.08 – 0.10
Corporate Financing	(257)	(282)	(282) – (286)	(0.73)	(0.69)	(0.69) – (0.70)
G&A	(110)	(109)	(115) – (119)	(0.31)	(0.27)	(0.28) – (0.29)
Other	<u>(2)</u>	<u>-</u>	<u>(4) – (6)</u>	<u>(0.01)</u>	<u>-</u>	<u>(0.01) – (0.01)</u>
<b>Total Recurring</b>	<b>\$ 444</b>	<b>\$ 465</b>	<b>\$ 477 – \$ 492</b>	<b>\$ 1.26</b>	<b>\$ 1.14</b>	<b>\$ 1.17 – \$ 1.21</b>
<b>Non-Recurring *</b>	<b><u>22</u></b>	<b><u>58</u></b>	<b><u>7 – 7</u></b>	<b><u>0.07</u></b>	<b><u>0.15</u></b>	<b><u>0.02 – 0.02</u></b>
	<b><u>\$ 466</u></b>	<b><u>\$ 523</u></b>	<b><u>\$ 484 – \$ 499</u></b>	<b><u>\$ 1.33</u></b>	<b><u>\$ 1.29</u></b>	<b><u>\$ 1.19 – \$ 1.23</u></b>
<b>Debt Extinguishment</b>	<b><u>-</u></b>	<b><u>(11)</u></b>	<b><u>- – -</u></b>	<b><u>-</u></b>	<b><u>(0.03)</u></b>	<b><u>- – -</u></b>
<b><i>FFO Before Impairments</i></b>	<b><i>\$ 466</i></b>	<b><i>\$ 512</i></b>	<b><i>\$ 484 – \$ 499</i></b>	<b><i>\$ 1.33</i></b>	<b><i>\$ 1.26</i></b>	<b><i>\$ 1.19 – \$ 1.23</i></b>
<b>Impairments</b>	<b><u>(179)</u></b>	<b><u>(52)</u></b>	<b><u>(15) – (15)</u></b>	<b><u>(0.51)</u></b>	<b><u>(0.13)</u></b>	<b><u>(0.04) – (0.04)</u></b>
<b><i>FFO</i> <sup>(1)(2)</sup></b>	<b><i>\$ 287</i></b>	<b><i>\$ 460</i></b>	<b><i>\$ 469 – \$ 484</i></b>	<b><i>\$ 0.82</i></b>	<b><i>\$ 1.13</i></b>	<b><i>\$ 1.15 – \$ 1.19</i></b>

(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 June 30, 2011

(\$ shown in millions and USD denomination)

	Net Operating Income	Description / Notes
<b>Operating Real Estate - Consolidated and JV's</b>		
NOI Including Pro-rata JV NOI, 2Q 2011:	\$ 250	Per supplemental NOI disclosures
Add: Negative NOI	2	
Less: LTA's, Straight-line, Disc. Ops NOI	(2)	
Above and Below Market Rents	(2)	
Real Estate Under Development (REUD) NOI	(1)	See Real Estate Under Development (p. 17 & 18)
Non-Retail Investments Consolidated NOI	-	
Non-Retail Investments JV NOI	<u>(14)</u>	
	<u>\$ 233</u>	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 19)	<u>4</u>	Currently yielding approx. 4% and expected to reach 10%
	<u>\$ 237</u>	

	Book Value	Description / Notes
<b>Other Retail Investments included in Operating Real Estate</b>		
Blue Ridge Land Holdings	\$ 55 103 <u>\$ 158</u>	Income included in Income from Other Real Estate Inv.
<b>Investments &amp; Advances in Real Estate JVs</b>		
Mexican Land Fund	\$ 12	
<b>Real Estate Under Development (REUD)</b>		
US Construction In Progress (CIP)	\$ 101	
Latin America CIP	<u>221</u>	
	<u>\$ 322</u>	
<b>Other Real Estate Investments</b>		
Preferred Equity Retail Investments	\$ 136	
Net Lease Portfolio	117	
Misc	<u>25</u>	Includes Retail Store and Leveraged Leases
	<u>\$ 278</u>	
<b>Mortgage and Other Receivables</b>		
Latin America Mortgage Receivables	\$ 29	
Retail-Based Mortgage Receivables		
Winn Dixie	12	
Other	<u>9</u>	
	<u>\$ 50</u>	
<b>Other Assets</b>		
Miscellaneous Other Assets	\$ 341	See separate Balance Sheet Detail Schedule (p. 8)
Real Estate Held for Sale	<u>3</u>	
	<u>\$ 344</u>	

<b>Additional Value Consideration:</b>		
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 2Q 2011 NOI.

**Non-Retail Investments Summary**  
**As of June 30, 2011**  
**(\$ shown in millions and USD denomination)**

	<b>Book Value</b>	<b>Pro-Rata Share of Debt</b>	<b>Total</b>	<b>Description / Notes</b>
<b>Operating Real Estate - Consolidated</b>				
Urban Properties / Other Consolidated <sup>(1)</sup>				
Philadelphia, PA	\$ 106		\$ 106	
New York, NY	95		95	
Chicago, IL	17		17	
Boston, MA	1		1	
Other	3		3	
	222		222	
<b>Investments &amp; Advances in Real Estate JVs</b>				
Westmont Portfolio				
InTown Suites	95	469	564	
Westmont Hotels	17	78	95	
Other Joint Venture Properties				
Willowick	9	20	29	
Albertsons	4		4	
	125	567	692	
<b>Other Real Estate Investments</b>				
Preferred Equity Investments - Non-Retail	117		117	
Miscellaneous Other Investments	5		5	
	122		122	
<b>Mortgage and Other Receivables</b>				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	11		11	
Sandalwood - Nuns Island	24		24	
King & Benton	17		17	
Other	6		6	
	58		58	
<b>Marketable Securities</b>				
Bonds				
Other	9		9	
Stocks				
Plazacorp Retail Properties	32		32	
Other	3		3	
	44		44	
<b>Other Assets</b>				
Miscellaneous Other Assets	41		41	
<b>Total Non-Retail Investments</b>	<b>\$ 612</b>	<b>\$ 567</b>	<b>\$ 1,179</b>	

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

<b>Reconciliation from 1Q 2011</b>		
1Q 2011 Total Non-Retail Investments	\$ 790	
Sold Valad bonds (\$10M Other Assets)	(169)	
Whiterock bond redemption	(9)	
2Q 2011 Total Non-Retail Investments	\$ 612	

## **Miscellaneous**

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**Research Coverage:**

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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

Annualized Base Rent (ABR)

### Definition

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).