



Supplemental Financial Information

QUARTER ENDED JUNE 30, 2012

3333 New Hyde Park Road
New Hyde Park, NY
1 • (866) 831 • 4297
www.kimcorealty.com



INTEGRITY

CREATIVITY

STABILITY

Supplemental Financial Information
Quarter Ended June 30, 2012

Table of Contents

<u>Second Quarter 2012 Earnings Release</u>	<i>i - x</i>
<u>Financial Summary</u>	
Condensed Consolidated Balance Sheets.....	2
Condensed Consolidated Statements of Income	3
Non-GAAP Financial Measures:	
Reconciliation of Net Income Available to Common Shareholders to FFO.....	4
Reconciliation of Net Income to EBITDA	5
Net Operating Income Disclosures.....	6
Condensed Consolidated Statements of Cash Flows.....	7
Selected Balance Sheet Account Detail.....	8
Capitalization & Financial Ratios.....	9
Debt Covenants.....	10-11
Schedule of Consolidated Debt.....	12
Schedule of Real Estate Joint Venture Debt.....	13-14
<u>Transaction Summary</u>	
Shopping Center Transactions.....	16-17
Real Estate Under Development.....	18
Completed Projects Transferred to Operating.....	19
Redevelopment Activity.....	20
Capital Expenditures.....	21
<u>Shopping Center Portfolio Summary</u>	
Shopping Center Portfolio Overview & Detail.....	23-24
Consolidated & Joint Venture Shopping Center Detail.....	25-26
Strategic & Non-Strategic Assets.....	27
Combined Major Tenant Profile.....	28
MSA and Geographic Profile.....	29
Leasing Summary.....	30-31
U.S. Lease Expiration Schedule.....	32
<u>Joint Venture Summary</u>	
Operating Summary.....	34-35
Investment Summary.....	36
<u>Guidance and Other Disclosures</u>	
Funds From Operations Matrix.....	38
Funds From Operations Guidance 2012.....	39
Retail and Non-Retail Investments Summary.....	40-41
<u>Miscellaneous</u>	
Analyst Coverage.....	43
Disclosure regarding Non-GAAP Financial Measures.....	44
Glossary of Terms.....	45

Forward-Looking Statements

The statements in this news 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 which may 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) risks related to our international operations, (viii) the availability of suitable acquisition and disposition opportunities, (ix) valuation and risks related to our joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the Company's common stock, (xiii) the reduction in the Company's income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges, (xv) unanticipated changes in the Company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity and (xvi) the board of directors' consideration of all facts and circumstances relating to any possible redemption of shares or declaration of dividends and the board's ultimate determination regarding any redemption or dividends. 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, 2011. 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, 2011, 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 Corp. announces second quarter 2012 results;
Gross combined portfolio occupancy increases to 93.5 percent. Company delivers ninth
consecutive quarter of positive same-property net operating income growth.**

NEW HYDE PARK, N.Y., July 31, 2012 -- Kimco Realty Corp. (NYSE: KIM) today reported results for the quarter ended June 30, 2012.

Highlights for the Second Quarter and Subsequent Activity

- Funds from operations (FFO) increased 9.7 percent to \$0.34 per diluted share compared to the second quarter of 2011; FFO as adjusted increased to \$0.31 per diluted share compared to \$0.30 for the second quarter of 2011;
- Gross occupancy in the combined and U.S. shopping center portfolios increased 40 basis points to 93.5 percent and 93.4 percent, respectively, from the first quarter of 2012;
- Reported U.S. cash-basis leasing spreads of 4.5 percent; new leases increased 5.4 percent and renewals/options increased 4.2 percent;
- Combined same-property net operating income (NOI) increased 2.6 percent before the impact of foreign currency changes from the second quarter 2011;
- Improved consolidated net debt to EBITDA as adjusted to 5.6x at June 30, 2012 compared to 6.0x at the same time in the prior year; and
- Issued \$225 million of 5.50 percent Series J Cumulative Redeemable Preferred Stock, which is believed to be the lowest coupon for a perpetual preferred stock ever, and announced the redemption of the \$175 million 6.65 percent Series F Cumulative Redeemable Preferred Stock.

Financial Results

Net income available to common shareholders for the second quarter of 2012 was \$48.3 million, or \$0.12 per diluted share, compared to \$23.9 million, or \$0.06 per diluted share, for the second quarter of 2011. Year to date, net income available to common shareholders was \$86.3 million, or \$0.21 per diluted share, compared to \$38.0 million, or \$0.09 per diluted share, through June 30, 2011.

FFO, a widely accepted supplemental measure of REIT performance, was \$138.0 million, or \$0.34 per diluted share, for the second quarter of 2012 compared to \$126.0 million, or \$0.31 per diluted share, for the second quarter of 2011. For the six months ended June 30, 2012, FFO was \$264.2 million, or \$0.65 per diluted share, compared to \$248.0 million, or \$0.61 per diluted share, for the same period last year.

FFO as adjusted, which excludes the effects of non-operating impairments and transactional income and expenses, was \$126.2 million, or \$0.31 per diluted share, for the second quarter of 2012 compared

to \$121.4 million, or \$0.30 per diluted share, for the second quarter of 2011. FFO as adjusted, for the six months ended June 30, 2012 was \$252.1 million, or \$0.62 per diluted share, compared to \$242.6 million, or \$0.59 per diluted share, for the same period in 2011.

The company calculates FFO for all periods presented in accordance with the NAREIT definition. A reconciliation of net income to FFO and FFO as adjusted are provided in the tables accompanying this press release.

Shopping Center Operating Results

Second quarter 2012 shopping center portfolio operating results:

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

- Gross occupancy was 93.5 percent, an increase of 40 basis points both sequentially and over the second quarter 2011;
- Pro-rata occupancy was 93.3 percent, an increase of 40 basis points sequentially and 60 basis points over the second quarter 2011;
- Combined same-property NOI increased 2.6 percent before the impact of foreign currency changes over the second quarter 2011. NOI is reported on a cash-basis, excluding lease termination fees and including charges for bad debts; and
- Total leases executed in the combined portfolio: 649 new leases, renewals and options totaling 2 million square feet of pro-rata gross leasable area (GLA).

In the combined shopping center portfolio, same-property NOI for the second quarter of 2012 including the impact of foreign currency was 1.7 percent compared to the same period in 2011. For the six months ended June 30, 2012, combined same-property NOI including the impact of foreign currency was 2.1 percent.

Second quarter leasing activity for the combined shopping center portfolio, on a pro-rata basis, included 161 same-space new leases totaling 373,000 square feet, and 315 lease renewals/options for 1.3 million square feet representing increases in GLA of 51 percent and 39 percent, respectively, from the second quarter of 2011. Additionally, the company signed 173 new leases totaling 301,000 square feet for spaces vacant for more than one year.

U.S. Shopping Center Portfolio

- Gross occupancy was 93.4 percent, an increase of 40 basis points sequentially and 50 basis points over the second quarter 2011;
- Pro-rata occupancy was 93.3 percent, an increase of 50 basis points sequentially and 70 basis points over the second quarter 2011;

- U.S. same-property NOI increased 2.1 percent during the second quarter 2012 compared to the same period in 2011; and
- Pro-rata U.S. cash-basis leasing spreads increased 4.5 percent; new leases increased 5.4 percent, and renewals/options increased 4.2 percent.

In the U.S. shopping center portfolio, the second quarter pro-rata occupancy increased from the first quarter of 2012 approximately 20 basis points due to positive net absorption and 30 basis points from the net effect of acquisition and disposition activity. In addition, the pro-rata occupancy for small shop space, defined as space less than 10,000 square feet, increased 100 basis points sequentially and 170 basis points from the second quarter 2011 to 83.3 percent.

Kimco's combined shopping center portfolio includes 922 operating properties comprising 788 assets in the United States and Puerto Rico, 66 in Canada, 54 in Mexico and 14 in South America. The operating portfolio includes seven former development properties in Latin America that are, on a gross basis, approximately 74 percent leased and are not currently included in the company's 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 three development properties and one completed project pending stabilization.

Investment Activity

Acquisitions

During the second quarter of 2012, the company acquired five high-quality wholly owned unencumbered shopping centers in core markets, comprising 435,000 square feet, and two outparcels, for a total purchase price of approximately \$97.3 million. These properties have an average pro-rata occupancy of 94.8 percent and an annual base rent of \$16.97 per square foot.

In addition, Kimco acquired the remaining 70-percent interest in a 680,000 square foot grocery-anchored power center located in Towson, Md., from an existing institutional joint venture for a gross price of \$127 million, including \$57.6 million of mortgage debt which was subsequently paid off. This fully occupied property is anchored by Wal-Mart, Target, Bed Bath & Beyond, TJ Maxx, Marshalls, PetSmart, Babies R Us/Toys R Us, Sports Authority, DSW Shoe Warehouse, Michaels and Weis Markets.

In Canada, the company purchased a 90-percent interest in a grocery-anchored shopping center, comprising 140,000 square feet, in Edmonton, Alberta, for a gross purchase price of US\$42.4 million, including US\$26.4 million of mortgage debt. This property is anchored by Sobey's, one of Canada's leading grocers, and is located within a three-mile radius of approximately 121,000 people.

Transfers:

The company transferred a wholly owned former development property, comprising 291,000 square feet, into a new joint venture with RioCan for a gross sales price of \$55.7 million. Kimco holds a 20-percent interest in this joint venture, in addition to serving as the operating partner.

Dispositions:

Kimco sold 10 consolidated non-strategic properties, totaling nearly 887,000 square feet, and one outparcel, for approximately \$77.6 million. As of June 30, 2012, the company has 12 non-strategic properties in contract negotiations for approximately \$120 million.

Since the company initiated its U.S. shopping center recycling program in September 2010 to improve the overall quality of the portfolio, Kimco has selectively acquired in its core markets 42 properties, comprising 5.4 million square feet, for a gross purchase price of \$860.6 million. These properties have, on a pro-rata basis, an average occupancy of 93.8 percent and an annual base rent of \$13.60 per square foot. During this same period, the company sold 63 non-strategic shopping centers, comprising 5.3 million square feet, for a gross amount of \$364.9 million. These properties had a pro-rata average occupancy of 80.9 percent and an annual base rent of \$9.35 per square foot.

Non-Retail Investments

During the second quarter, Kimco recognized FFO of \$15.3 million from its non-retail investments, including \$5.3 million of transactional income. The recurring non-retail income of \$10.0 million was primarily attributable to \$5.9 million from joint ventures, including InTown Suites and \$2.0 million from non-retail preferred equity investments.

The company's non-retail investment portfolio book value was \$459 million and 3.9 percent of gross assets at June 30, 2012 compared to \$612 million, or 5.4 percent of gross assets at June 30, 2011.

Capital Structure

In April, Kimco closed on a new \$400 million unsecured term loan that matures on April 17, 2014, with three additional one-year options to extend the maturity until April 17, 2017, at the company's discretion. Interest on this term loan accrues at an annualized rate of LIBOR plus 105 basis points. Proceeds from this loan are for general corporate purposes including the repayment of upcoming debt maturities.

At June 30, 2012, Kimco's consolidated net debt to EBITDA as adjusted was 5.6x compared to 6.0x from the prior year. In addition, the company maintains access to approximately \$2 billion of immediate liquidity.

As previously announced in July 2012, Kimco issued \$225 million of 5.50 percent Class J Cumulative Redeemable Preferred Stock. Proceeds from this offering will be used to fund the redemption of the company's \$175 million 6.65 percent Class F Cumulative Redeemable Preferred Stock as well as for general corporate purposes, including the potential redemption at the company's option of additional classes of the company's preferred stock when they become redeemable. In connection with this redemption, the company expects to incur a transaction charge to FFO of approximately \$0.02 per diluted share during the quarter ending September 30, 2012.

The Company is considering the redemption of its 7.75% Class G Cumulative Redeemable Preferred Stock (and the related depositary shares) when permitted under the terms of the Class G Preferred Stock and expects, on or about August 15, 2012, to declare dividends on its common and each class of preferred stock after determining whether to redeem the Class G Preferred Stock.

2012 Guidance

The company has revised its 2012 full-year guidance range for FFO as adjusted, which does not include any estimate for transactional activities or non-operating impairments, as follows:

	<u>Revised Guidance</u>	<u>Previous Guidance</u>
FFO as adjusted per diluted share:	\$1.24 - \$1.26	\$1.22 - \$1.26

Estimated shopping center portfolio metrics remain as follows:

- Combined portfolio occupancy: +50 to +100 basis points
- Combined same-property NOI: +1.5 to +3.5 percent

Conference Call and Supplemental Materials

Kimco will hold its quarterly conference call on Wednesday, August 1, 2012 at 9:00 a.m. EDT. The call will include a review of the company's second quarter performance as well as a discussion of the company's strategy and expectations for the future. To participate, dial 1-877-883-0383 (Passcode: 1101936).

A replay will be available through 9:00 a.m. EDT September 28, 2012 by dialing 1-877-344-7529 (Passcode: 10014958). Access to the live call and replay will be available through the company's website at investors.kimcorealty.com.

About Kimco

Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that owns and operates North America's largest portfolio of neighborhood and community shopping centers. As of June 30, 2012, the company owned interests in 926 shopping centers comprising 136 million square feet of leasable space across 44 states, Puerto Rico, Canada, Mexico and South America. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for more than 50 years. For further information, please visit www.kimcorealty.com, the company's blog at blog.kimcorealty.com, or follow Kimco on Twitter at www.twitter.com/kimcorealty.

Safe Harbor Statement

The statements in this news 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 which may 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) risks related to our international operations, (viii) the availability of suitable acquisition and disposition opportunities, (ix) valuation and risks related to our joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the Company's common stock, (xiii) the reduction in the Company's income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges, (xv) unanticipated changes in the Company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity and (xvi) the board of directors' consideration of all facts and circumstances relating to any possible redemption of shares or declaration of dividends and the board's ultimate determination regarding any redemption or dividends. 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, 2011. 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, 2011, 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.

- # # # -

CONTACT:

David F. Bujnicki

Vice President, Investor Relations and Corporate Communications

Kimco Realty Corporation

1-866-831-4297

CONDENSED CONSOLIDATED STATEMENTS OF INCOME
(unaudited)
(in thousands, except share information)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2012	2011	2012	2011
Revenues				
Revenues from rental properties	\$ 226,709	\$ 211,637	\$ 447,054	\$ 425,607
Management and other fee income	8,710	8,437	18,135	18,100
Total revenues	235,419	220,074	465,189	443,707
Operating expenses				
Rent	2,932	3,807	6,201	7,101
Real estate taxes	29,632	28,141	59,175	57,562
Operating and maintenance	28,980	26,868	56,938	59,432
General and administrative expenses	30,973	29,612	65,404	59,358
Impairment charges	24,495	3,721	25,948	3,721
Depreciation and amortization	63,124	59,131	124,917	121,963
Total operating expenses	180,136	151,280	338,583	309,137
Operating income	55,283	68,794	126,606	134,570
Other income/(expense)				
Mortgage financing income	1,985	1,940	3,992	3,769
Interest, dividends and other investment income	349	8,932	510	13,797
Other income/(expense), net	511	772	(3,077)	479
Interest expense	(57,387)	(55,601)	(114,881)	(110,941)
Income from other real estate investments	416	447	1,143	612
Income from continuing operations before income taxes, equity in income of joint ventures and equity in income from other real estate investments	1,157	25,284	14,293	42,286
Benefit/(provision) for income taxes, net	4,656	(5,640)	616	(9,893)
Equity in income of joint ventures, net	42,500	17,824	79,246	30,169
Equity in income of other real estate investments, net	14,074	4,831	25,103	10,335
Income from continuing operations	62,387	42,299	119,258	72,897
Discontinued operations				
(Loss)/income from discontinued operating properties, net of tax	(4,285)	487	(6,283)	4,940
Impairment/loss on operating properties sold, net of tax	(1,037)	(5,496)	(8,741)	(8,689)
Gain on disposition of operating properties	11,263	4,025	23,242	4,188
Income/(loss) from discontinued operations	5,941	(984)	8,218	439
Gain on sale of operating properties, net of tax (1)	4,059	-	4,059	-
Net income	72,387	41,315	131,535	73,336
Net income attributable to noncontrolling interests (3)	(3,275)	(2,606)	(8,785)	(5,665)
Net income attributable to the Company	69,112	38,709	122,750	67,671
Preferred stock dividends	(20,841)	(14,841)	(36,415)	(29,681)
Net income available to the Company's common shareholders	\$ 48,271	\$ 23,868	\$ 86,335	\$ 37,990
Per common share:				
Income from continuing operations: (3)				
Basic	\$ 0.10	\$ 0.06	\$ 0.20	\$ 0.09
Diluted	\$ 0.10 (2)	\$ 0.06 (2)	\$ 0.20 (2)	\$ 0.09 (2)
Net income: (4)				
Basic	\$ 0.12	\$ 0.06	\$ 0.21	\$ 0.09
Diluted	\$ 0.12 (2)	\$ 0.06 (2)	\$ 0.21 (2)	\$ 0.09 (2)
Weighted average shares:				
Basic	405,560	406,559	405,916	406,500
Diluted	406,476	407,562	406,827	407,472

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$3,224) and (\$2,488) for the quarters ended June 30, 2012 and 2011 and (\$6,503) and (\$5,438) for the six months ended June 30, 2012 and 2011, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$313 and \$166 for the quarters ended June 30, 2012 and 2011 and \$627 and \$331 for the six months ended June 30, 2012 and 2011, respectively.

CONDENSED CONSOLIDATED BALANCE SHEETS
(unaudited)
(in thousands, except share information)

	June 30, 2012	December 31, 2011
Assets:		
Operating real estate, net of accumulated depreciation of \$1,743,276 and \$1,693,090, respectively	\$ 7,087,796	\$ 6,898,445
Investments and advances in real estate joint ventures	1,436,038	1,404,214
Real estate under development	129,877	179,722
Other real estate investments	340,325	344,131
Mortgages and other financing receivables	96,150	102,972
Cash and cash equivalents	383,729	112,882
Marketable securities	34,439	33,540
Accounts and notes receivable	131,487	149,807
Other assets	390,230	388,803
Total assets	\$ 10,030,071	\$ 9,614,516
Liabilities:		
Notes payable	\$ 3,161,028	\$ 2,983,886
Mortgages payable	990,586	1,085,371
Construction loans payable	40,002	45,128
Dividends payable	98,883	92,159
Other liabilities	439,424	432,755
Total liabilities	4,729,923	4,639,299
Redeemable noncontrolling interests	95,059	95,074
Stockholders' equity:		
Preferred stock, \$1.00 par value, authorized 5,109,200 and 5,146,000 shares, respectively		
Class F preferred stock, \$1.00 par value, authorized 700,000 shares issued and outstanding 700,000 shares		
Aggregate liquidation preference \$175,000	700	700
Class G preferred stock, \$1.00 par value, authorized 184,000 shares issued and outstanding 184,000 shares		
Aggregate liquidation preference \$460,000	184	184
Class H preferred stock, \$1.00 par value, authorized 70,000 shares issued and outstanding 70,000 shares		
Aggregate liquidation preference \$175,000	70	70
Class I preferred stock, \$1.00 par value, authorized 18,400 and zero shares, respectively		
issued and outstanding 16,000 and zero shares, respectively		
Aggregate liquidation preference \$400,000	16	-
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 406,891,427 and 406,937,830 shares, respectively	4,069	4,069
Paid-in capital	5,880,740	5,492,022
Cumulative distributions in excess of net income	(771,282)	(702,999)
	5,114,497	4,794,046
Accumulated other comprehensive income	(99,889)	(107,660)
Total stockholders' equity	5,014,608	4,686,386
Noncontrolling interests	190,481	193,757
Total equity	5,205,089	4,880,143
Total liabilities and equity	\$ 10,030,071	\$ 9,614,516

**RECONCILIATION OF NET INCOME AVAILABLE TO COMMON SHAREHOLDERS
TO FUNDS FROM OPERATIONS - "FFO"**
(unaudited)
(in thousands, except per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2012	2011	2012	2011
Net income available to common shareholders	\$ 48,271	\$ 23,868	\$ 86,335	\$ 37,990
Gain on disposition of operating property, net of noncontrolling interests	(15,332)	(4,025)	(24,722)	(4,188)
Gain on disposition of joint venture operating properties	(11,948)	(680)	(22,372)	(680)
Depreciation and amortization - real estate related	64,873	61,173	128,537	126,777
Depr. and amort. - real estate jv's, net of noncontrolling interests	33,643	34,203	67,685	68,857
Remeasurement of derivative instrument	-	3,414	-	4,287
Impairments of operating properties, net of tax and noncontrolling interests	18,482	8,060	28,775	14,999
Funds from operations	137,989	126,013	264,238	248,042
Transactional income, net	(11,746)	(4,596)	(12,107)	(5,448)
Funds from operations as adjusted	\$ 126,243	\$ 121,417	\$ 252,131	\$ 242,594
Weighted average shares outstanding for FFO calculations:				
Basic	405,560	406,559	405,916	406,500
Units	1,524	1,609	1,532	2,127
Dilutive effect of equity awards	2,260	921	2,255	374
Diluted	409,344 ⁽¹⁾	409,089 ⁽¹⁾	409,703 ⁽¹⁾	409,001 ⁽¹⁾
FFO per common share - basic	\$ 0.34	\$ 0.31	\$ 0.65	\$ 0.61
FFO per common share - diluted	\$ 0.34 ⁽¹⁾	\$ 0.31 ⁽¹⁾	\$ 0.65	\$ 0.61
FFO as adjusted per common share - diluted	\$ 0.31 ⁽¹⁾	\$ 0.30 ⁽¹⁾	\$ 0.62 ⁽¹⁾	\$ 0.59 ⁽¹⁾

(1) 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 funds from operations and therefore have not been included. Funds from operations would be increased by \$520 and \$251 for the three months ended June 30, 2012 and 2011, respectively and \$1,039 and \$502 for the six months ended June 30, 2012 and 2011, respectively.

FFO is a widely accepted supplemental measure of REIT performance with the standards established by the National Association of Real Estate Investment Trusts (NAREIT). Given the company's business as a real estate owner and operator, Kimco believes that FFO and FFO as adjusted is helpful to investors as a measure of its operating performance. NAREIT defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles, excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments. Included in these items are also the company's share of unconsolidated real estate joint ventures and partnerships. FFO as adjusted excludes the effects of non-operating impairments, transactional income and expenses.

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

	Projected Range Full Year 2012	
	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.35	\$ 0.37
Projected depreciation & amortization	0.61	0.63
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.33	0.35
Gain on disposition of operating properties	(0.06)	(0.08)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.05)	(0.07)
impairments of operating properties, net of tax and noncontrolling interests	0.07	0.07
Projected FFO per diluted common share	<u>\$ 1.25</u>	<u>\$ 1.27</u>
Transactional income, net	(0.03)	(0.03)
Preferred stock redemption charge	0.02	0.02
Non-operating impairments recognized, net of tax	-	-
Projected FFO, as adjusted per diluted common share	<u><u>\$ 1.24</u></u>	<u><u>\$ 1.26</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

(unaudited)

(in thousands, except share information)

	June 30, 2012	March 31, 2012	December 31, 2011
Assets:			
Operating real estate, net of accumulated depreciation of \$1,743,276, \$1,717,196 and \$1,693,090, respectively	\$ 7,087,796	\$ 7,021,874	\$ 6,898,445
Investments and advances in real estate joint ventures	1,436,038	1,416,274	1,404,214
Real estate under development	129,877	130,103	179,722
Other real estate investments	340,325	337,684	344,131
Mortgages and other financing receivables	96,150	104,276	102,972
Cash and cash equivalents	383,729	242,300	112,882
Marketable securities	34,439	34,643	33,540
Accounts and notes receivable	131,487	136,244	149,807
Other assets	390,230	403,167	388,803
Total assets	<u>\$ 10,030,071</u>	<u>\$ 9,826,565</u>	<u>\$ 9,614,516</u>
Liabilities:			
Notes payable	\$ 3,161,028	\$ 2,813,459	\$ 2,983,886
Mortgages payable	990,586	1,058,661	1,085,371
Construction loans payable	40,002	41,438	45,128
Dividends payable	98,883	92,887	92,159
Other liabilities	439,424	441,472	432,755
Total liabilities	<u>4,729,923</u>	<u>4,447,917</u>	<u>4,639,299</u>
Redeemable noncontrolling interests	<u>95,059</u>	<u>95,074</u>	<u>95,074</u>
Stockholders' equity:			
Preferred stock, \$1.00 par value, authorized 5,109,200, 5,109,200 and 5,146,000 shares, respectively			
Class F preferred stock, \$1.00 par value, authorized 700,000 shares issued and outstanding 700,000 shares			
Aggregate liquidation preference \$175,000	700	700	700
Class G preferred stock, \$1.00 par value, authorized 184,000 shares issued and outstanding 184,000 shares			
Aggregate liquidation preference \$460,000	184	184	184
Class H preferred stock, \$1.00 par value, authorized 70,000 shares issued and outstanding 70,000 shares			
Aggregate liquidation preference \$175,000	70	70	70
Class I preferred stock, \$1.00 par value, authorized 18,400, 18,400 and zero shares, respectively; issued and outstanding 16,000, 16,000, and zero shares, respectively			
Aggregate liquidation preference \$400,000	16	16	-
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 406,891,427, 406,912,671 and 406,937,830 shares, respectively	4,069	4,069	4,069
Paid-in capital	5,880,740	5,879,768	5,492,022
Cumulative distributions in excess of net income	(771,282)	(742,248)	(702,999)
	<u>5,114,497</u>	<u>5,142,559</u>	<u>4,794,046</u>
Accumulated other comprehensive income	(99,889)	(55,397)	(107,660)
Total stockholders' equity	<u>5,014,608</u>	<u>5,087,162</u>	<u>4,686,386</u>
Noncontrolling interests	190,481	196,412	193,757
Total equity	<u>5,205,089</u>	<u>5,283,574</u>	<u>4,880,143</u>
Total liabilities and equity	<u>\$ 10,030,071</u>	<u>\$ 9,826,565</u>	<u>\$ 9,614,516</u>

CONDENSED CONSOLIDATED STATEMENTS OF INCOME
(unaudited)
(in thousands, except share information)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2012	2011	2012	2011
Revenues				
Revenues from rental properties	\$ 226,709	\$ 211,637	\$ 447,054	\$ 425,607
Management and other fee income	8,710	8,437	18,135	18,100
Total revenues	235,419	220,074	465,189	443,707
Operating expenses				
Rent	2,932	3,807	6,201	7,101
Real estate taxes	29,632	28,141	59,175	57,562
Operating and maintenance	28,980	26,868	56,938	59,432
General and administrative expenses	30,973	29,612	65,404	59,358
Impairment charges	24,495	3,721	25,948	3,721
Depreciation and amortization	63,124	59,131	124,917	121,963
Total operating expenses	180,136	151,280	338,583	309,137
Operating income	55,283	68,794	126,606	134,570
Other income/(expense)				
Mortgage financing income	1,985	1,940	3,992	3,769
Interest, dividends and other investment income	349	8,932	510	13,797
Other income/(expense), net	511	772	(3,077)	479
Interest expense	(57,387)	(55,601)	(114,881)	(110,941)
Income from other real estate investments	416	447	1,143	612
Income from continuing operations before income taxes, equity in income of joint ventures and equity in income from other real estate investments	1,157	25,284	14,293	42,286
Benefit/(provision) for income taxes, net	4,656	(5,640)	616	(9,893)
Equity in income of joint ventures, net	42,500	17,824	79,246	30,169
Equity in income of other real estate investments, net	14,074	4,831	25,103	10,335
Income from continuing operations	62,387	42,299	119,258	72,897
Discontinued operations				
(Loss)/income from discontinued operating properties, net of tax	(4,285)	487	(6,283)	4,940
Impairment/loss on operating properties sold, net of tax	(1,037)	(5,496)	(8,741)	(8,689)
Gain on disposition of operating properties	11,263	4,025	23,242	4,188
Income/(loss) from discontinued operations	5,941	(984)	8,218	439
Gain on sale of operating properties, net of tax (1)	4,059	-	4,059	-
Net income	72,387	41,315	131,535	73,336
Net income attributable to noncontrolling interests (3)	(3,275)	(2,606)	(8,785)	(5,665)
Net income attributable to the Company	69,112	38,709	122,750	67,671
Preferred stock dividends	(20,841)	(14,841)	(36,415)	(29,681)
Net income available to the Company's common shareholders	\$ 48,271	\$ 23,868	\$ 86,335	\$ 37,990
Per common share:				
Income from continuing operations: (3)				
Basic	\$ 0.10	\$ 0.06	\$ 0.20	\$ 0.09
Diluted	\$ 0.10 ⁽²⁾	\$ 0.06 ⁽²⁾	\$ 0.20 ⁽²⁾	\$ 0.09 ⁽²⁾
Net income: (4)				
Basic	\$ 0.12	\$ 0.06	\$ 0.21	\$ 0.09
Diluted	\$ 0.12 ⁽²⁾	\$ 0.06 ⁽²⁾	\$ 0.21 ⁽²⁾	\$ 0.09 ⁽²⁾
Weighted average shares:				
Basic	405,560	406,559	405,916	406,500
Diluted	406,476	407,562	406,827	407,472

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

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

(3) Includes the net income attributable to noncontrolling interests related to continued operations of (\$3,224) and (\$2,488) for the quarters ended June 30, 2012 and 2011 and (\$6,503) and (\$5,438) for the six months ended June 30, 2012 and 2011, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$313 and \$166 for the quarters ended June 30, 2012 and 2011 and \$627 and \$331 for the six months ended June 30, 2012 and 2011, 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,	
	2012	2011	2012	2011
Net income available to common shareholders	\$ 48,271	\$ 23,868	\$ 86,335	\$ 37,990
Gain on disposition of operating property, net of noncontrolling interests	(15,332)	(4,025)	(24,722)	(4,188)
Gain on disposition of joint venture operating properties	(11,948)	(680)	(22,372)	(680)
Depreciation and amortization - real estate related	64,873	61,173	128,537	126,777
Depr. and amort. - real estate jv's, net of noncontrolling interests	33,643	34,203	67,685	68,857
Remeasurement of derivative instrument	-	3,414	-	4,287
Impairments of operating properties, net of tax and noncontrolling interests	18,482	8,060	28,775	14,999
Funds from operations	137,989	126,013	264,238	248,042
Transactional income, net	(11,746)	(4,596)	(12,107)	(5,448)
Funds from operations as adjusted	\$ 126,243	\$ 121,417	\$ 252,131	\$ 242,594
Weighted average shares outstanding for FFO calculations:				
Basic	405,560	406,559	405,916	406,500
Units	1,524	1,609	1,532	2,127
Dilutive effect of equity awards	2,260	921	2,255	374
Diluted	409,344 ⁽¹⁾	409,089 ⁽¹⁾	409,703 ⁽¹⁾	409,001 ⁽¹⁾
FFO per common share - basic	\$ 0.34	\$ 0.31	\$ 0.65	\$ 0.61
FFO per common share - diluted	\$ 0.34 ⁽¹⁾	\$ 0.31 ⁽¹⁾	\$ 0.65	\$ 0.61
FFO as adjusted per common share - diluted	\$ 0.31 ⁽¹⁾	\$ 0.30 ⁽¹⁾	\$ 0.62 ⁽¹⁾	\$ 0.59 ⁽¹⁾

(1) 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 funds from operations and therefore have not been included. Funds from operations would be increased by \$520 and \$251 for the three months ended June 30, 2012 and 2011, respectively and \$1,039 and \$502 for the six months ended June 30, 2012 and 2011, respectively.

FFO is a widely accepted supplemental measure of REIT performance with the standards established by the National Association of Real Estate Investment Trusts (NAREIT). Given the company's business as a real estate owner and operator, Kimco believes that FFO and FFO as adjusted is helpful to investors as a measure of its operating performance. NAREIT defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles, excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments. Included in these items are also the company's share of unconsolidated real estate joint ventures and partnerships. FFO as adjusted excludes the effects of non-operating impairments, transactional income and expenses.

RECONCILIATION OF NET INCOME TO EBITDA
(in thousands, except per share data)
(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2012	2011	2012	2011
Net Income attributable to the company	\$ 69,112	\$ 38,709	\$ 122,750	\$ 67,671
Interest	57,387	55,601	114,881	110,941
Interest - discontinued operations	25	206	24	427
Depreciation and amortization	63,124	59,131	124,917	121,963
Depreciation and amortization- discontinued operations	3,182	2,822	6,274	6,323
Gain on sale of operating properties, net of noncontrolling interests	(15,332)	(4,025)	(24,722)	(4,188)
Gain on sale of joint venture operating properties	(11,826)	(680)	(22,250)	(680)
Impairment/loss on operating properties held for sale/sold, net of noncontrolling interests	553	5,438	8,741	8,689
Impairment of:				
Property carrying values	24,495	3,721	25,948	3,663
Joint venture property carrying values	237	(968)	1,295	2,129
(Provision)/benefit for income taxes, net of noncontrolling interests	(4,656)	5,640	(616)	9,893
Benefit/(provision) for income taxes-discontinued operations	485	6	(40)	(53)
Remeasurement adjustment of derivative instrument	-	-	-	873
Consolidated EBITDA	186,786	165,601	357,202	327,651
Transactional income, net	(16,908)	(4,881)	(17,269)	(5,737)
Consolidated EBITDA as adjusted	\$ 169,878	\$ 160,720	\$ 339,933	\$ 321,914
Consolidated EBITDA	186,786	165,601	357,202	327,651
Prorata share of interest expense - noncontrolling interests	(1,006)	(1,138)	(2,022)	(2,261)
Prorata share of interest expense - real estate jv's	32,929	34,204	66,646	67,559
Prorata share of interest expense - other investments	6,396	7,427	13,215	15,330
Prorata share of depreciation and amortization - real estate jv's	28,389	27,315	56,614	54,873
Prorata share of depreciation and amortization - other investments	5,254	6,888	11,071	13,984
EBITDA including prorata share - JV's	258,748	240,297	502,726	477,136
Transactional income, net	(16,908)	(4,881)	(17,269)	(5,737)
EBITDA as adjusted including prorata share - JV's	\$ 241,840	\$ 235,416	\$ 485,457	\$ 471,399

EBITDA is 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. EBITDA as adjusted excludes the effects of non-operating transactional income and expenses.

Net Operating Income Disclosures

(in thousands)

(unaudited)

	Three Months Ended			Six Months Ended		
	June 30,		%	June 30,		%
	2012	2011	Change	2012	2011	Change
Revenue breakdown:						
Minimum rent	\$ 169,211	\$ 156,115		\$ 333,143	\$ 310,214	
Lease terminations	1,032	792		1,615	2,552	
Deferred rents (Straight-line)	1,919	3,648		3,859	6,745	
Above and below market rents	3,706	2,224		9,003	5,705	
Percentage rent	1,580	1,198		4,337	3,537	
Recovery income	41,560	41,668		83,454	87,657	
Other rental property income	7,701	5,992		11,643	9,197	
Revenues from rental property	226,709	211,637	7.1%	447,054	425,607	5.0%
Rental property expenses:						
Rent	2,932	3,807		6,201	7,101	
Real estate taxes	29,632	28,141		59,175	57,562	
Operating and maintenance	28,980	26,868		56,938	59,432	
	61,544	58,816		122,314	124,095	
Net operating income (NOI)	165,165	152,821	8.1%	324,740	301,512	7.7%
Noncontrolling interests share of NOI	(2,584)	(2,595)		(5,432)	(5,709)	
Net operating (loss)/income from discontinued operations	(1,114)	3,229		(52)	10,950	
Consolidated NOI, net	161,467	153,455		319,256	306,753	
Prorata share of joint venture NOI:						
Prudential	6,196	4,981		12,576	11,298	
KIR	16,350	16,749		33,142	33,006	
UBS	3,649	3,768		7,341	7,603	
BIG	3,185	2,991		6,419	6,449	
CPP	4,135	4,677		8,219	9,048	
KIF I	785	820		2,168	1,753	
SEB Immobilien	891	760		1,766	1,573	
Other Institutional Programs	1,460	2,476		3,881	4,993	
Other US JV Properties	12,089	13,145		25,935	25,796	
Canada	24,428	21,461		48,031	41,884	
Latin America	6,933	6,053		13,552	12,533	
Mexico Industrial	5,938	5,090		11,622	10,082	
Other Investments	12,676	13,939		26,308	26,472	
Subtotal of prorata share of JV NOI	98,715	96,910		200,960	192,490	
Total NOI including prorata share - JV's	\$ 260,182	\$ 250,365	3.9%	\$ 520,216	\$ 499,243	4.2%
Consolidated NOI, net						
United States	\$ 151,322	\$ 145,833		\$ 300,990	\$ 291,358	
Latin America	9,568	7,478		17,744	15,156	
Non-Retail Investments	577	144		522	239	
Total consolidated NOI, net	\$ 161,467	\$ 153,455		\$ 319,256	\$ 306,753	
Same Property NOI (Prorata share)						
US same property NOI	\$ 184,342	\$ 180,576	2.1%	\$ 363,106	\$ 355,149	2.2%
Canada same property NOI	21,648	22,284	-2.9%	43,404	43,092	0.7%
Latin America same property NOI	12,412	11,823	5.0%	24,345	23,637	3.0%
Combined same property NOI	\$ 218,402	\$ 214,683	1.7% *	\$ 430,855	\$ 421,878	2.1% *
Non same property retail NOI	28,527	21,599	32.1%	62,531	50,654	23.4%
Total retail NOI	246,929	236,282	4.5%	493,386	472,532	4.4%
Non retail NOI	13,253	14,083	-5.9%	26,830	26,711	0.4%
Total NOI including prorata share - JV's	\$ 260,182	\$ 250,365	3.9%	\$ 520,216	\$ 499,243	4.2%

* Combined same property NOI excluding currency impact for the three months and six months ended 6/30/12 is 2.6% & 2.9%, respectively.

Condensed Consolidated Statements of Cash Flows

(in thousands)

(unaudited)

	Six Months Ended June 30	
	2012	2011
Cash flow from operating activities:		
Net income	\$ 131,535	\$ 73,336
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	131,191	128,286
Impairment charges	34,570	12,352
Gain on sale of operating properties	(31,318)	(4,188)
Equity in income of joint ventures, net	(79,246)	(30,169)
Equity in income from other real estate investments, net	(25,103)	(10,335)
Distributions from joint ventures and other real estate investments	115,627	57,134
Cash retained from excess tax benefits	-	(69)
Change in accounts and notes receivable	18,320	(4,450)
Change in accounts payable and accrued expenses	114	(5,622)
Change in other operating assets and liabilities	(20,258)	(440)
Net cash flow provided by operating activities	275,432	215,835
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(329,020)	(79,401)
Acquisition of and improvements to real estate under development	(1,749)	(16,655)
Proceeds from sale/repayments of marketable securities	118	178,279
Investments and advances to real estate joint ventures	(121,242)	(71,219)
Reimbursements of advances to real estate joint ventures	80,023	25,480
Other real estate investments	(4,123)	(3,709)
Reimbursements of advances to other real estate investments	6,906	20,586
Investment in mortgage loans receivable	(25)	-
Collection of mortgage loans receivable	9,733	3,170
Other investments	(762)	(730)
Reimbursements of other investments	9,151	10,914
Proceeds from sale of operating properties	206,107	39,523
Proceeds from sale of development properties	-	7,373
Net cash flow (used for) provided by investing activities	(144,883)	113,611
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(200,312)	(20,331)
Principal payments on rental property debt	(11,651)	(11,256)
Principal payments on construction loan financings	-	(272)
Proceeds from mortgage/construction loan financings	6,276	9,023
Repayment under unsecured revolving credit facilities, net	(226,220)	(101,425)
Proceeds from issuance of unsecured term loan/notes	400,000	-
Financing origination costs	(1,391)	(402)
Redemption of noncontrolling interests	(7,548)	(9,702)
Dividends paid	(184,307)	(177,580)
Cash retained from excess tax benefits	-	69
Proceeds from issuance of stock	394,409	2,758
Repurchase of common stock	(28,958)	(1,415)
Net cash flow provided by (used for) financing activities	140,298	(310,533)
Change in cash and cash equivalents	270,847	18,913
Cash and cash equivalents, beginning of period	112,882	125,154
Cash and cash equivalents, end of period	\$ 383,729	\$ 144,067
Interest paid during the year (net of capitalized interest of \$926, and \$5,151, respectively)	\$ 113,411	\$ 108,049
Income taxes paid during the year	\$ 1,584	\$ 851
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	\$ 116,735	\$ 24,718
Disposition of real estate interests by assignment of mortgage debt	\$ 13,655	\$ -
Disposition of real estate through the issuance of an unsecured obligation	\$ 1,750	\$ -
Issuance of restricted common stock	\$ 18,066	\$ 4,940
Surrender of restricted common stock	\$ (1,555)	\$ (244)
Declaration of dividends paid in succeeding period	\$ 98,883	\$ 88,093

SELECTED BALANCE SHEET ACCOUNT DETAIL
(in thousands)

	June 30, 2012	March 31, 2012	December 31, 2011
Operating real estate*			
Land	\$ 2,013,539	\$ 1,983,482	\$ 1,945,045
Building and improvements			
Buildings	4,625,657	4,601,407	4,513,339
Building improvements	1,065,798	1,033,013	1,024,514
Tenant improvements	723,095	728,504	715,951
Fixtures and leasehold improvements	58,796	60,717	56,826
Other rental property	344,187	331,947	335,859
	8,831,072	8,739,070	8,591,535
Accumulated depreciation & amortization	(1,743,276)	(1,717,196)	(1,693,090)
Total operating real estate	\$ 7,087,796	\$ 7,021,874	\$ 6,898,445
Investments and advances in real estate joint ventures			
Joint ventures - retail	\$ 1,331,976	\$ 1,314,316	\$ 1,292,565
Joint ventures - non-retail	88,397	89,735	99,497
Joint ventures - Mexico Land Fund	15,665	12,223	12,152
Total investment and advances in real estate joint ventures	\$ 1,436,038	\$ 1,416,274	\$ 1,404,214
Real estate under development			
Latin America- construction in progress	\$ 29,712	\$ 29,705	\$ 79,287
United States- construction in progress	100,165	100,398	100,435
Total real estate under development	\$ 129,877	\$ 130,103	\$ 179,722
Other real estate investments			
Preferred equity retail	\$ 108,923	\$ 111,121	\$ 114,607
Preferred equity non-retail	75,514	73,909	78,746
Net lease portfolio	127,142	124,411	122,653
Other retail investments	23,572	22,925	22,964
Other non-retail investments	5,174	5,318	5,161
Total other real estate investments	\$ 340,325	\$ 337,684	\$ 344,131
Mortgages and other financing receivables			
Latin America	\$ 13,542	\$ 16,112	\$ 16,158
Retail	26,214	30,885	31,058
Non-retail	56,394	57,279	55,756
Total mortgages and other financing receivables	\$ 96,150	\$ 104,276	\$ 102,972
Accounts and notes receivable			
Straightline rent receivable	\$ 94,075	\$ 93,594	\$ 93,108
Other	37,412	42,650	56,699
Total accounts and notes receivable	\$ 131,487	\$ 136,244	\$ 149,807
Other assets			
Deferred tax asset	\$ 122,256	\$ 122,201	\$ 122,464
Leasing commissions	106,273	106,011	105,323
Prepaid & deferred charges	67,097	75,548	56,650
Non-retail investments	29,967	30,648	37,666
Escrows & deposits	28,088	26,581	29,047
Real estate held for sale	2,832	8,148	3,757
Other	33,717	34,030	33,896
Total other assets	\$ 390,230	\$ 403,167	\$ 388,803
Other liabilities			
Accounts payable & accrued expenses	\$ 124,309	\$ 142,765	\$ 125,544
Below market rents	177,869	159,151	164,864
Other	137,245	139,556	142,347
Total other liabilities	\$ 439,424	\$ 441,472	\$ 432,755
Redeemable noncontrolling interests (Down REIT units)	\$ 95,059	\$ 95,074	\$ 95,074
Noncontrolling interests - stockholders equity			
Down REIT units **	\$ 61,720	\$ 63,292	\$ 62,592
Other	128,761	133,120	131,165
Total noncontrolling interests	\$ 190,481	\$ 196,412	\$ 193,757

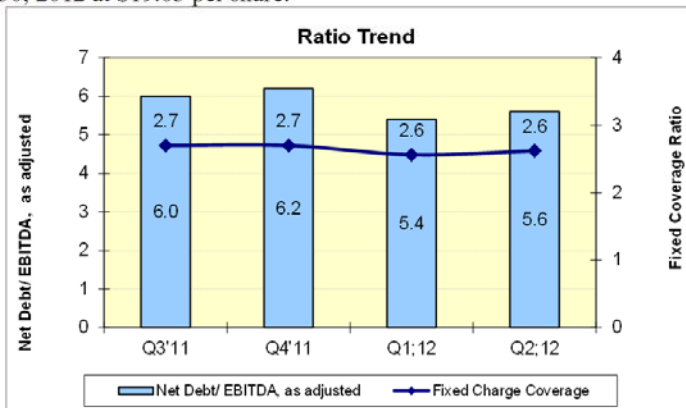
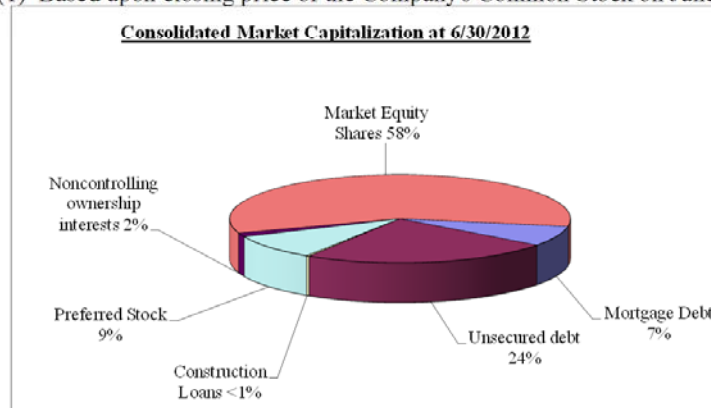
* Includes Blue Ridge, Redevelopments & Land Holdings

** 1,633,718 and 1,633,718, units outstanding, respectively.

Capitalization and Financial Ratios
June 30, 2012
(in 000's, except share information)

	Consolidated Only		Pro Rata	Market Cap
	Book Value	Market Value	Joint Ventures	incl. JV's
Debt:				
Notes payable - LOC (414 unencumbered properties)	\$ 14,210	\$ 14,210	\$ -	\$ 14,210
Notes payable - Other	3,146,818	3,146,818	112,033	3,258,851
Non-recourse mortgages payable	990,586	990,586	2,715,837	3,706,423
Construction loans payable	40,002	40,002	12,645	52,647
	<u>4,191,616</u>	<u>4,191,616</u>	<u>2,840,515</u>	<u>7,032,131</u>
Equity:				
Stockholders' equity:				
Common Stock (406,891,427 shares outstanding)	3,804,608	7,743,140		7,743,140
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
Preferred Stock 6.00% Series I	400,000	400,000		400,000
Noncontrolling ownership interests	190,481	190,481		190,481
	<u>5,205,089</u>	<u>9,143,621 ⁽¹⁾</u>		<u>9,143,621 ⁽¹⁾</u>
Total Capitalization	\$ 9,396,705	\$ 13,335,237		\$ 16,175,752
Ratios:				
Debt to Total Capitalization	.45:1	.31:1		.43:1
Debt to Equity	.81:1	.46:1		.77:1
Debt Service Coverage	3.6x			2.3x
Fixed Charge Coverage	2.6x			1.9x
Net Debt to EBITDA	5.1x			6.3x
Net Debt to EBITDA, as adjusted	5.6x			6.8x
Net Debt and Preferred to EBITDA, as adjusted	7.4x			8.0x

(1) Based upon closing price of the Company's Common Stock on June 30, 2012 at \$19.03 per share.



Dividend Data				
	Q3 11	Q4 11	Q1 12	Q2 12
Common Dividend per share	\$0.18	\$0.19	\$0.19	\$0.19

Liquidity & Credit Facility As Of 7/19/12	
Cash On Hand	\$ 259,673
Marketable Equity Securities *	15,671
Available under Credit Facility	1,709,692

* 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 \$3.4 million.

Note: The Company has a \$1.75 billion revolving credit facility, which matures October 27, 2016.

Bond Indebtedness Covenant Disclosure (in thousands)

	Must be	Actual 6/30/2012
I. Consolidated Indebtedness Ratio		
Consolidated Indebtedness	< 60%	\$ 4,393,136
Total Assets		\$ 11,794,857
		<u>37%</u>
II. Consolidated Secured Indebtedness Ratio		
Consolidated Secured Indebtedness	< 40%	\$ 1,030,588
Total Assets		\$ 11,751,200 (1)
		<u>9%</u>
III. Maximum Annual Service Charge		
Consolidated Income Available for Debt Service	> 1.50	\$ 924,991
Maximum Annual Service Charge		\$ 231,680
		<u>4.0</u>
IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt		
Unencumbered Total Asset Value	> 1.50	\$ 9,957,857
Consolidated Unsecured Indebtedness		\$ 3,362,548
		<u>3.0</u>

Sensitivity Analysis:

Additional \$2.7 B debt capacity available and reduction of \$577 M of Consolidated Cash Flows before covenant violation.

Definitions for Bond Indenture Covenants:

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

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

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

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

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

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

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

(1) Does not include guarantee obligation reimbursements.

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

Line of Credit Covenant Disclosure
(in thousands)

	Must be	As of 6/30/12
I. Total Indebtedness Ratio		
Total Indebtedness	< 60%	\$ 3,871,001
GAV		\$ 9,399,935
		41%
II. Total Priority Indebtedness Ratio		
Total Priority Indebtedness	< 35%	\$ 751,184
GAV		\$ 9,474,749
		8%
III. Minimum Unsecured Interest Coverage Ratio		
Unencumbered Asset NOI	> 1.75	\$ 261,185
Total Unsecured Interest Expense		\$ 80,977
		3.23
IV. Fixed Charge Coverage Ratio		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 379,528
Total Debt Service (including Preferred Stock Dividends)		\$ 165,509
		2.29

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; adjusted for applicable debt exclusion.

GAV (Gross Asset Value) : Total adjusted EBITDA less replacement reserve (\$.15 per square foot) less straight line rent less EBITDA of Unconsolidated entities less income from mezzanine and mortgage loan receivables less dividend & interest income from marketable securities less EBITDA of Properties acquired within the last 24 months 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, 100% of the purchase price of properties acquired within the last 24 months & investment and advances in unconsolidated entities at book value within certain limitations.

Total Priority Indebtedness: Total Mortgages & Construction Loans less FMV adjustments; adjusted for applicable debt exclusion.

Unencumbered Asset NOI: Consolidated NOI (including discontinued operations) for unencumbered properties less Minority Interest share less 3% management fee reserve less replacement reserve (\$.15 per square foot) 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 EBITDA for properties acquired within the last 24 months plus applicable distributions from unconsolidated entities.

Debt Service : Interest Expense per Kimco's financials plus principal 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 27, 2011 filed in the Company's Current Report on form 8-K dated November 2, 2011.

Schedule of Consolidated Debt
June 30, 2012
(in thousands)

Year	Consolidated Fixed Rate Debt (1)						Consolidated Floating Rate Debt (2)					
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total	Total Weighted Avg Rate
2012	\$ 30,557	5.73%	\$ 215,875	6.00%	\$ 246,432	5.96%	\$ -	-	\$ 2,443	5.50%	\$ 2,443	5.50%
2013	112,695	5.86%	545,162 **	5.74%	657,857	5.76%	-	-	-	-	-	-
2014	214,239	6.24%	294,908	5.20%	509,147	5.64%	-	-	-	-	-	-
2015	102,090	5.45%	350,000	5.29%	452,090	5.33%	6,000	0.25%	-	-	6,000	0.25%
2016	236,262	6.73%	300,000	5.78%	536,262	6.20%	-	-	14,211 *	1.37%	14,211	1.37%
2017	177,200	6.30%	290,915	5.70%	468,115	5.93%	-	-	400,000	1.30%	400,000	1.30%
2018	22,140	6.50%	447,515 ***	4.86%	469,655	4.93%	-	-	-	-	-	-
2019	22,951	6.50%	300,000	6.88%	322,951	6.85%	-	-	-	-	-	-
2020	23,663	6.29%	-	-	23,663	6.29%	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-
Thereafter	44,752	6.55%	-	-	44,752	6.55%	38,038	5.72%	-	-	38,038	5.72%
	\$ 986,549	6.25%	\$ 2,744,375	5.63%	\$ 3,730,924	5.79%	\$ 44,038	4.97%	\$ 416,654	1.32%	\$ 460,692	1.67%

(1) Weighted average maturity of 3.6 years (42.9 months)

(2) Weighted average maturity of 6.2 years (74.9 months)

Total Consolidated Debt (3)								
Year	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt
2012	\$ 30,557	5.67%	\$ 218,318	5.99%	\$ 248,875	5.96%	6%	10.6%
2013	112,695	5.84%	545,162 **	5.76%	657,857	5.76%	16%	14.9%
2014	214,239	6.24%	294,908	5.20%	509,147	5.64%	11%	20.4%
2015	108,090	5.17%	350,000	5.29%	458,090	5.26%	11%	15.0%
2016	236,262	6.72%	314,211 *	5.19%	550,473	6.08%	13%	5.9%
2017	177,200	6.30%	690,915	5.70%	868,115	3.79%	21%	20.3%
2018	22,140	6.50%	447,515 ***	4.86%	469,655	4.93%	11%	1.6%
2019	22,951	6.50%	300,000	6.88%	322,951	6.85%	8%	-
2020	23,663	6.29%	-	-	23,663	6.29%	1%	-
2021	-	-	-	-	-	-	-	-
Thereafter	82,790	6.16%	-	-	82,790	6.17%	2%	19.8%
	\$ 1,030,587	6.16%	\$ 3,161,029	5.56%	\$ 4,191,616	5.34%	100%	12.6%

(3) Weighted average maturity of 3.9 years (46.4 months)

* Includes \$14 million on the revolving credit facility.

** Includes CAD \$200 million bond and \$73.2 million on the peso facility.

*** Includes CAD \$150 million bond.

Note: Above includes approximately \$10.4 million net premium related to unamortized fair market value adjustment.

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

Minority interest share of debt is approximately \$68.9 million.

Schedule of Real Estate Joint Venture Debt

June 30, 2012

(in thousands)

Year	Fixed Rate Debt (1)							Floating Debt (2)						
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Total Debt	Kimco Share of JV Debt	Total Weighted Avg Rate
2012	\$ 293,992	6.12%	\$ -	-	\$ 293,992	\$ 128,038	6.12%	\$ 215,540	2.05%	\$ 2,815	1.75%	\$ 218,355	\$ 73,256	2.05%
2013	644,327	5.59%	-	-	644,327	279,377	5.59%	11,215	5.00%	-	-	11,215	5,608	5.00%
2014	612,813	5.84%	-	-	612,813	208,586	5.84%	66,254	4.28%	-	-	66,254	27,709	4.28%
2015	837,433	5.59%	-	-	837,433	385,042	5.59%	50,000	2.14%	147,500	1.40%	197,500	138,125	1.59%
2016	1,971,675	5.54%	-	-	1,971,675	502,916	5.54%	18,000	2.65%	-	-	18,000	8,098	2.65%
2017	1,359,118	5.99%	-	-	1,359,118	575,241	5.99%	23,152	4.92%	-	-	23,152	11,577	4.92%
2018	156,925	6.54%	-	-	156,925	75,119	6.54%	-	-	-	-	-	-	-
2019	101,353	6.17%	-	-	101,353	54,680	6.17%	-	-	-	-	-	-	-
2020	98,975	6.02%	-	-	98,975	40,254	6.02%	-	-	-	-	-	-	-
2021	422,879	5.12%	-	-	422,879	189,041	5.12%	-	-	-	-	-	-	-
Thereafter	326,639	4.99%	-	-	326,639	137,848	4.99%	-	-	-	-	-	-	-
Total	\$ 6,826,129	5.68%	\$ -	-	\$ 6,826,129	\$ 2,576,142	5.68%	\$ 384,161	2.74%	\$ 150,315	1.41%	\$ 534,476	\$ 264,373	2.36%

(1) Weighted average maturity of 4.3 years (51.2 months)

(2) Weighted average maturity of 1.9 years (22.7 months)

	Total Real Estate Joint Venture Debt (3)											
Year	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	LTV % (@ 7.5% cap rate)	Kimco Share		
										Secured Debt	Unsecured Debt	Total Debt
2012	\$ 509,532	4.40%	\$ 2,815	1.75%	\$ 512,347	4.39%	7.0%	23.1%	54.2%	\$ 199,887	\$ 1,407	\$ 201,294
2013	655,542	5.58%	-	-	655,542	5.58%	8.9%	23.7%	56.9%	284,985	-	284,985
2014	679,067	5.69%	-	-	679,067	5.69%	9.2%	34.2%	56.5%	236,295	-	236,295
2015	887,433	5.40%	147,500	1.40%	1,034,933	4.83%	14.1%	28.2%	65.8%	412,542	110,625	523,167
2016	1,989,675	5.51%	-	-	1,989,675	5.51%	27.0%	72.7%	79.3%	511,014	-	511,014
2017	1,382,270	5.97%	-	-	1,382,270	5.97%	18.8%	28.7%	67.0%	586,818	-	586,818
2018	156,925	6.54%	-	-	156,925	6.54%	2.1%	24.3%	51.6%	75,119	-	75,119
2019	101,353	6.17%	-	-	101,353	6.17%	1.4%	5.0%	57.8%	54,680	-	54,680
2020	98,975	6.02%	-	-	98,975	6.02%	1.3%	87.7%	49.3%	40,254	-	40,254
2021	422,879	5.12%	-	-	422,879	5.12%	5.7%	21.0%	65.6%	189,041	-	189,041
Thereafter	326,639	4.99%	-	-	326,639	4.99%	4.5%	-	52.4%	137,848	-	137,848
Total	\$ 7,210,290	5.52%	\$ 150,315	1.41%	\$ 7,360,605	5.44%	100.0%	38.8%	64.6%	\$ 2,728,483	\$ 112,032	\$ 2,840,515

(3) Weighted average maturity of 4.1 years (49.1 months)

Note: Above includes approximately \$2.2 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, 2012

(in thousands)

Portfolio	Kimco %	Year										There-After	Totals
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 5,890	\$ -	\$ 70,725	\$ 59,727	\$ 918,171	\$ 15,977	\$ -	\$ -	\$ -	\$ 39,377	\$ -	\$ 1,109,867
Kimco Income REIT	45.0%	58,391	157,838	26,719	146,747	46,682	71,784	95,861	11,379	46,352	155,998	124,167	941,918
UBS Programs	17.9%	42,113	64,302	76,114	157,366	232,799	86,665	-	3,624	12,135	25,300	4,958	705,376
BIG Shopping Centers	37.6%	-	35,072	11,222	12,730	352,354	-	-	-	32,749	-	-	444,127
Canada Pension Plan (CPP)	55.0%	-	-	25,738	50,000	67,250	-	-	-	-	-	-	142,988
Kimco Income Fund	15.2%	-	-	155,325	-	-	-	-	-	7,738	-	-	163,063
SEB Immobilien	15.0%	22,500	-	-	-	36,945	171,000	-	-	-	13,255	-	243,700
Other Institutional Programs	16.3%	12,036	58,812	18,060	85,282	58,195	132,938	-	-	-	-	-	365,323
Total Investment Management Programs		\$ 140,930	\$ 316,024	\$ 383,903	\$ 511,852	\$ 1,712,396	\$ 478,364	\$ 95,861	\$ 15,003	\$ 98,974	\$ 233,930	\$ 129,125	\$ 4,116,362
Other Joint Venture Properties													
Canada Properties	54.3%	\$ 129,205	\$ 300,119	\$ 152,159	\$ 104,973	\$ 173,992	\$ 101,419	\$ 11,261	\$ 48,416	\$ -	\$ 175,914	\$ 62,178	\$ 1,259,636
US Properties	45.6%	74,607	39,399	143,006	9,720	85,148	267,181	49,803	37,933	-	13,036	135,335	855,168
Mexico Properties	49.8%	-	-	-	34,754	-	349,305	-	-	-	-	-	384,059
Total Other Joint Venture Properties		\$ 203,812	\$ 339,518	\$ 295,165	\$ 149,447	\$ 259,140	\$ 717,905	\$ 61,064	\$ 86,349	\$ -	\$ 188,950	\$ 197,513	\$ 2,498,863
Other Investments													
Other Investments	63.4%	\$ 167,607	\$ -	\$ -	\$ 373,634	\$ 18,139	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745,380
Total Other Investments		\$ 167,607	\$ -	\$ -	\$ 373,634	\$ 18,139	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745,380
Totals		\$ 512,349	\$ 655,542	\$ 679,068	\$ 1,034,933	\$ 1,989,675	\$ 1,382,269	\$ 156,925	\$ 101,352	\$ 98,974	\$ 422,880	\$ 326,638	\$ 7,360,605
% of Debt per Year		7.0%	8.9%	9.2%	14.1%	27.0%	18.8%	2.1%	1.4%	1.3%	5.7%	4.5%	100.0%

Transaction Summary

2012 Shopping Center Transactions

(in thousands)

Acquisitions				Gross				
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Acquired	Purchase Price	Debt	GLA
Consolidated								
United States	Woodbridge S.C.	Sugarland, TX	Houston-Sugar Land- Baytown	100.0%	Jan-12	\$ 9,000	\$ -	97
United States	Bell Camino Center	Sun City, AZ	Phoenix-Mesa-Glendale	100.0%	Jan-12	8,395	4,210	63
United States	Olympia West (Outparcel)	Olympia, WA	Olympia	100.0%	Feb-12	1,200	-	6
United States	Prien Lake (Outparcel)	Lake Charles , LA	Lake Charles	100.0%	May-12	1,800	-	8
United States	Devon Village	Devon, PA	Philadelphia-Camden-Wilmington	100.0%	Jun-12	28,550	-	69
United States	Davidson Commons	Davidson, NC	Charlotte-Gastonia-Rock Hill	100.0%	Jun-12	15,850	-	89
United States	Forest Park	Greenville , SC	Greenville-Mauldin-Easley	100.0%	Jun-12	11,750	-	50
United States	Mountain Island Marketplace	Charlotte , NC	Charlotte-Gastonia-Rock Hill	100.0%	Jun-12	10,650	-	73
United States	Overlook Village	Ashville , NC	Asheville	100.0%	Jun-12	25,500	-	154
United States	Woodlawn Center	Charlotte, NC	Charlotte-Gastonia-Rock Hill	100.0%	Jul-12	7,050	-	137
Consolidated Acquisitions						\$ 119,745	\$ 4,210	745
Unconsolidated								
United States	Smoketown Station (Outparcel)	Woodbridge , VA	Washington-Arlington-Alexandria	45.0%	Jun-12	\$ 3,230	\$ -	3
Canada	Orleans Gardens	Ottawa, Ontario	N/A	50.0%	Mar-12	32,841	-	110
Canada	Millwoods Mainstreet S.C.	Edmonton, Alberta	N/A	90.0%	May-12	42,400	26,400	140
Unconsolidated Acquisitions						\$ 78,471	\$ 26,400	253
Total Acquisitions						\$ 198,216	\$ 30,610	999
Dispositions				Gross				
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Disposed	Sales Price	Debt Payoff	GLA
Consolidated								
United States	Castle Hill Plaza	Bronx, NY	New York-Northern New Jersey-Long Island	100.0%	Jan-12	\$ 1,000	\$ -	4
United States	Merrick Plaza	Laurelton, NY	New York-Northern New Jersey-Long Island	100.0%	Feb-12	850	-	7
United States	Reef Plaza	Lauderdale Lakes, FL	Miami-Fort Lauderdale-Pompano Beach	76.5%	Feb-12	9,700	-	108
United States	Reef Plaza (Outparcel)	Lauderdale Lakes, FL	Miami-Fort Lauderdale-Pompano Beach	100.0%	Feb-12	1,500	-	7
United States	Largo Plaza	Savannah, GA	Savannah	100.0%	Feb-12	9,450	-	85
United States	Waterman Plaza	Elk Grove, CA	Sacramento-Arden-Arcade-Roseville	100.0%	Feb-12	1,925	1,256	8
United States	Lakeside Plaza	Bradenton, FL	North Port-Bradenton-Sarasota	100.0%	Feb-12	1,725	-	31
United States	Ralph's Corner S.C.**	Landsdale , PA	Philadelphia-Camden-Wilmington	100.0%	Mar-12	-	-	84
United States	St. Paul Plaza	St. Paul, MN	Minneapolis-St. Paul-Bloomington	66.5%	Mar-12	1,700	-	18
United States	Troutdale Market	Troutdale, OR	Portland-Vancouver-Hillsboro	100.0%	Mar-12	4,500	-	90
United States	Hagerstown S.C.	Hagerstown, MD	Hagerstown-Martinsburg	100.0%	Mar-12	8,173	-	124
United States	Park Place	Vallejo, CA	Vallejo-Fairfield	100.0%	Mar-12	13,621	-	151
United States	Rivergate Station	Madison, TN	Nashville-Davidson-Murfreesboro-Franklin	100.0%	Mar-12	17,779	-	240
United States	Riverwalk Plaza	S. Charleston, WV	Charleston	100.0%	Mar-12	15,772	-	148
United States	The Center	Stockton, CA	Stockton	100.0%	Mar-12	9,654	-	174
United States	West Gates S.C.	Rochester , NY	Rochester	100.0%	May-12	1,325	-	80
United States	Poca Fiesta S.C.	Mesa , AZ	Phoenix-Mesa-Glendale	100.0%	May-12	8,750	-	152
United States	Highland Plaza	Cincinnati , OH	Cincinnati-Middletown	69.1%	May-12	1,200	-	16
United States	Elverta Crossing	Antelope , CA	Sacramento-Arden-Arcade-Roseville	100.0%	May-12	6,400	-	120
United States	Exton Plaza (Outparcel)	Exton, PA	Philadelphia-Camden-Wilmington	72.2%	May-12	2,000	-	22
United States	Shoppes at West Melbourne	Melbourne , FL	Palm Bay-Melbourne-Titusville	100.0%	Jun-12	12,750	-	144
United States	Vine Street Square	Kissimmee , FL	Orlando-Kissimmee-Sanford	100.0%	Jun-12	13,650	-	121
United States	Sand Lake Plaza	Orlando , FL	Orlando-Kissimmee-Sanford	100.0%	Jun-12	5,650	-	80
Consolidated Dispositions						\$ 149,075	\$ 1,256	\$ 2,016
Unconsolidated								
United States	Pueblo S.C.	Pueblo, CO	Pueblo	50.0%	Feb-12	\$ 1,600	\$ -	31
United States	Streets of Woodfield	Schaumburg, IL	Chicago-Joliet-Naperville	45.0%	Mar-12	118,000	82,450	713
United States	Franklin Ford	Franklin , NC	Macon	50.0%	Apr-12	1,900	-	26
United States	New Town Village	Owings Mills , MD	Baltimore-Towson	11.0%	Jun-12	22,500	-	118
United States	Lohmans Avenue Plaza	Las Cruces , NM	Las Cruces	50.0%	Jun-12	1,500	-	31
Unconsolidated Dispositions						\$ 145,500	\$ 82,450	\$ 919
Total Dispositions						\$ 294,575	\$ 83,706	\$ 2,934

**Represents a Ground Lease Expiration

2012 Shopping Center Transactions
(in thousands)

Summary of Transactions Between Kimco Entities

Country	Shopping Center	Location	Seller	Kimco's Interest	Purchaser	Kimco's Interest	Month	Gross		
								Sales Price	Debt	GLA
Canada	Riverpoint	Prince George, B.C.	Anthem	50.0%	Kimco	90.0%	Jan-12	\$ 17,018	\$ 12,393	70
Canada	Summit S.C.	Kamloops, B.C.	*	*	Kimco	90.0%	Jan-12	38,395	21,468	129
United States	Frontier Village	Lake Stevens, WA	Cisterra	15.0%	Kimco	100.0%	Mar-12	43,131	30,900	195
United States	Silverdale S.C.	Silverdale, WA	Cisterra	15.0%	Kimco	100.0%	Mar-12	32,335	24,000	170
United States	Towson Marketplace	Towson, MD	DRA	30.0%	Kimco	100.0%	Apr-12	127,000	57,625	680
United States	Montgomery Plaza	Fort Worth, TX	Kimco	100.0%	RioCan	20.0%	Jun-12	55,740	30,938	291
United States	Lake Jackson Marketplace	Lake Jackson, TX	*	*	Kimco	100.0%	Jul-12	5,000	-	35
Total Transfers								\$ 318,620	\$ 177,324	1,570

* Preferred equity investment converted to pari-passu JV

Other Retail Transactions

Acquisitions

Country	Description	Kimco's Interest	Month Acquired	Gross		
				Purchase Price	Debt	GLA
United States	Net Leased Parcels	99.1%	Mar-12	\$ 72,288	\$ -	190

Real Estate Under Development
June 30, 2012
Amounts Shown in Local Currency (000's)

Amounts Shown in Local Currency (000 \$)														
Project	Kimco Interest*	City	State/ Country	GLA (000's sf)				Kimco Share Costs To Date	Gross Project			Estimated Stabilized Date	Anchor Tenants	
				Total Project	Kimco Owned	Kimco Committed			Costs To Date	Remaining Costs	Total Est. Project Costs			
						SF	%							
<u>ACTIVE DEVELOPMENT</u>														
<u>United States</u>														
Miramar Town Center (UJV) ⁽¹⁾	50%	Miramar	FL	156	156	59	38%	\$ 23,800	\$ 58,100	\$ (12,300)	\$ 45,800	3Q 2014	24 Hour Fitness	
<u>Peru (in Nuevo Sol)</u>														
Campoy		Lima	Peru	37	37	29	77%	7,000	7,000	6,300	13,300	Q4 2012	Economax Supermarket	
						\$US Exchange Rate		2.67	2.67	2.67	2.67			
						\$US Equivalent		\$ 2,600	\$ 2,600	\$ 2,400	\$ 5,000			
TOTAL ACTIVE DEVELOPMENT			2	193	193	88	45%	\$ 26,400	\$ 60,700	\$ (9,900)	\$ 50,800			
<u>PROJECTS HELD FOR FUTURE DEVELOPMENT /SALE</u>														
<u>United States</u>														
Avenues Walk		Jacksonville	FL	332	116			\$ 76,300	\$ 76,300					
TOTAL PROJECTS HELD FOR FUTURE DEV./SALE			1	332	116			\$ 76,300	\$ 76,300					
<u>COMPLETED PENDING LEASE-UP</u>														
<u>Mexico (in Mexican Pesos)</u>														
Plaza Lago Real		Nuevo Vallarta	MX	267	267	206	77%	328,800	328,800	-	328,800	3Q 2013	Wal-Mart	
						\$US Exchange Rate		13.65	13.65	13.65	13.65			
						\$US Equivalent		\$ 24,100	\$ 24,100	\$ -	\$ 24,100			
TOTAL COMPLETED PENDING LEASE-UP			1	267	267	206	77%	\$ 24,100	\$ 24,100	\$ -	\$ 24,100			
<u>LAND HELD FOR FUTURE DEVELOPMENT /SALE - LATIN AMERICA</u>														
Mexico Land & Development Fund	19%			414	acres			\$ 15,700	\$ 78,800					

Reconciliation to Real Estate Under Development per Balance Sheet	
	06/30/12
Active Development	\$ 26,400
Projects Held for Future Development/Future Sale	76,300
Completed Pending Lease-Up	24,100
Plus: Capitalized Interest (Latin America only) & Other	3,077
Total Real Estate Under Dev't per Balance Sheet	\$ 129,877

* Represents Kimco's interest in unconsolidated joint ventures.

(1) Remaining Costs above are net of reimbursements of \$12.3M. Development continues in phases over the next four years.

Completed Development Projects Transferred to Operating

June 30, 2012

Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	Total Project	Kimco Owned	GLA (000's sf)		Kimco Share Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy	Anchor Tenants
						Kimco Committed					
						SF	%				
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)											
Mexico											
Plaza Bella Huinala		Monterrey	MX	141	141	108	76%	162,500	162,500	3Q 2012	HEB
Galerias Rio Sonora		Hermosillo	MX	398	398	304	76%	524,800	524,800	1Q2013	Sears, Cinopolis
La Ciudadela		Guadalajara	MX	766	766	486	63%	1,244,500	1,244,500	3Q 2013	Wal-Mart, Cinopolis
Multiplaza Cancun		Cancun	MX	254	254	208	82%	214,600	214,600	4Q 2013	Chedraui Grocery Store
Plaza Bella Rio Bravo		Rio Bravo	MX	187	187	106	57%	184,400	184,400	4Q 2013	HEB
Los Atrios (UJV)	52%	Cuautla	MX	473	473	379	80%	201,600	387,600	4Q 2012	Sams, Wal-Mart, MM Cinemas
Paseo 2000 (UJV)	60%	Tijuana	MX	496	496	409	83%	308,600	514,300	4Q 2012	Wal-Mart, Cinopolis, Home Depot
				7	2,714	2,714	1,999	74%	2,841,000	3,232,700	
						\$US Exchange Rate		13.65	13.65		
						\$US Equivalent		\$ 208,100	\$ 236,800		
TOTAL PROJECTS PENDING STABILIZATION			7	2,714	2,714	1,999	74%	\$ 208,100	\$ 236,800		

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, 2012

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Portfolio</u>	<u>Ownership %</u>	<u>Cost (\$M)</u>	<u>Net Costs to Date (\$M)</u>	<u>Estimated Completion</u>	<u>Project Description & Strategy</u>
<u>Consolidated Projects</u>								
Center at Baybrook	Webster	TX	Consolidated	100%	\$ 4.2	\$ 2.6	3Q 2012	Ground up Buybuy Baby project
Springfield S.C.	Springfield	PA	Consolidated	100%	12.4	6.3	3Q 2012	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcels.
Cypress Towne Center	Houston	TX	Consolidated	50%	3.5	2.2	3Q2012	Proposed Michaels project and small shop space
Metro Crossing	Council Bluffs	IA	Consolidated	50%	13.5	9.0	3Q2012	Construction of TJX, proposed Charming Charlies and adjacent shops; Ulta deal; Multi-tenant building w/ Panera Bread, Multi-tenant building w/ Starbucks and Qdoba.
West Farm S.C	Farmington	CT	Consolidated	100%	4.1	3.2	3Q2012	Redevelopment of vacant Linens box for Nordstrom Rack and facade improvement
Mesa Riverview	Mesa	AZ	Consolidated	100%	4.8	0.6	4Q2012	Redevelopment / rebranding of existing movie theater district.
Elsmere Square	Elsmere	DE	Consolidated	100%	4.2	2.1	2Q 2013	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%	3.9	0.2	3Q 2013	Redevelop existing Kmart 102K sf for new Target 142K sf & Miller's Ale House 8K sf.
Miller Road	Miami	FL	Consolidated	100%	2.7	0.2	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
Wilde Lake	Columbia	MD	Consolidated	100%	16.9	0.6	3Q2014	Residential and retail redevelopment including vacant anchor.
San Juan del Rio ⁽¹⁾	Queretaro	MX	Consolidated	100%	3.8	2.9	3Q 2012	Ground up development of 66K sf in cinema, subanchor and shop space adjacent to existing Walmart store.
Total Consolidated Projects		11		94%	\$ 74.0	\$ 29.9		
<u>Co-Investment Programs/Joint Ventures</u>								
Oakwood Plaza North	Hollywood	FL	CPP	55%	\$ 5.8	\$ 2.6	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%	7.6	0.3	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.
Total Co-Investment Programs/Joint Ventures		2		49%	\$ 13.4	\$ 2.9		
Total Other Projects		7		43%	\$ 6.7	\$ 2.5		
Total Active Projects		20		78%	\$ 94.1	\$ 35.3		

⁽¹⁾ Reported in USD

RANGE OF REDEVELOPMENT YIELDS	8% - 16%
-------------------------------	----------

Capital Expenditures
As of June 30, 2012
(in \$ millions)

	Quarter Ended 06/30/12	Quarter Ended 03/31/12	Full Year Ended 12/31/11
<u>Operating Properties</u>			
<u>Tenant Improvements and Allowances</u>			
Consolidated Projects	\$9.8	\$15.0	\$32.4
Co-Investment Programs/JV's *	2.1	2.7	13.9
Total TI's and Allowances	\$11.9	\$17.7	\$46.3
<u>Capitalized External Leasing Commissions</u>			
Consolidated Projects	\$0.7	\$1.5	\$7.8
Co-Investment Programs/JV's *	0.7	0.9	3.5
Total Cap. Leasing Commissions	\$1.4	\$2.4	\$11.3
<u>Building Improvements - Capitalized</u>			
Consolidated Projects	\$0.9	\$1.0	\$11.4
Co-Investment Programs/JV's *	0.8	1.3	2.4
Total Cap. Bldg. Improvements	\$1.7	\$2.3	\$13.8
<u>Redevelopment Projects</u>			
Consolidated Projects	\$7.2	\$4.9	\$22.1
Co-Investment Programs/JV's *	1.0	1.2	0.9
Total Redevelopment Expenditures	\$8.2	\$6.1	\$23.0
<u>Development Projects</u>			
Total Gross Development Spending	\$5.8	\$10.5	\$42.8
Capitalized Leasing Commissions, Non-Operating Prop.	\$0.0	\$0.0	\$0.3
<u>Other Consolidated Capitalized Costs</u>			
Capitalized Interest Expense	\$0.3	\$0.6	\$7.0
Capitalized G&A**	\$5.7	\$5.8	\$25.0
Capitalized Carry Costs - Real Estate Taxes	\$0.3	\$0.0	\$1.0
Capitalized Carry Costs - CAM	\$0.1	\$0.0	\$0.5
<u>Building Improvements - Expensed to Operations</u>			
Consolidated Projects	\$5.5	\$4.2	\$25.8
Co-Investment Programs/JV's *	1.9	1.7	5.8
Total Exp. Bldg. Improvements	\$7.4	\$5.9	\$31.6

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

**Includes Internal Leasing Commissions of \$3.7M, \$3.8M & 15.9M, respectively.

Shopping Center Portfolio Summary

Shopping Center Portfolio Overview and Detail

	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011	JUN 30, 2011
<u>SHOPPING CENTER PORTFOLIO SUMMARY</u>					
<u>Total Operating Properties</u>					
Number of Properties	915	918	930	922	924
Prorata Share of Gross Leasable Area	86,126	85,881	86,098	85,001	83,763
Percent Leased (Kimco Prorata Share)	93.3%	92.9%	93.1%	92.8%	92.7%
Total Gross Leasable Area @ 100%	132,522	132,781	133,630	132,837	131,366
Percent Leased	93.5%	93.1%	93.3%	93.0%	93.1%
<u>Operating Properties Pending Stabilization</u>					
Number of Properties	7	8	11	12	15
Prorata Share of Gross Leasable Area	2,142	2,283	2,690	3,065	3,130
Percent Leased	72.0%	72.5%	73.5%	72.2%	74.5%
Total Gross Leasable Area @ 100%	2,714	2,855	3,612	3,855	4,409
Percent Leased	73.7%	73.9%	75.2%	72.6%	74.3%
<u>Ground-Up Developments</u>					
Number of Development Projects	3	3	4	4	4
Prorata Share of Gross Leasable Area	229	229	486	741	741
Potential Gross Leasable Area	309	309	577	819	819
Completed/Pending Stabilization Projects	1	1	1	2	3
Prorata Share of Gross Leasable Area	256	256	256	486	1,244
Gross Leasable Area	267	267	267	486	1,244
<u>TOTAL SHOPPING CENTER PORTFOLIO</u>					
Number of Properties	926	930	946	940	946
Total Prorata Share of Gross Leasable Area	88,753	88,649	89,529	89,293	88,878
Total Gross Leasable Area @ 100%	135,812	136,212	138,086	137,997	137,838
<u>OPERATING PROPERTIES DETAIL</u>					
<u>United States</u>					
Number of Properties	788	793	811	807	813
Prorata Share of Gross Leasable Area	72,920	72,974	74,040	73,917	73,557
Percent Leased (Kimco Prorata Share)	93.3%	92.8%	93.1%	92.8%	92.6%
Average Rent per Leased Square Foot	\$ 12.02	\$ 11.96	\$ 11.91	\$ 11.79	\$ 11.75
Total Gross Leasable Area @ 100%	110,509	111,099	113,162	113,056	112,905
Percent Leased	93.4%	93.0%	93.2%	92.9%	92.9%
Average Rent per Leased Square Foot	\$ 12.76	\$ 12.71	\$ 12.68	\$ 12.58	\$ 12.49
<u>Canada</u>					
Number of Properties	66	65	63	62	62
Prorata Share of Gross Leasable Area	6,815	6,679	6,479	5,947	5,951
Percent Leased (Kimco Prorata Share)	96.5%	96.4%	96.7%	97.0%	97.0%
Average Rent per Leased Square Foot	\$ 15.68	\$ 15.58	\$ 15.02	\$ 15.46	\$ 15.57
Avg Rent per Leased Square Foot (in CAD)	15.83	15.61	15.37	15.12	15.07
Total Gross Leasable Area @ 100%	12,379	12,219	11,976	11,702	11,710
Percent Leased	96.8%	96.6%	96.9%	97.1%	97.1%
Average Rent per Leased Square Foot	\$ 15.67	\$ 15.61	\$ 15.10	\$ 15.57	\$ 15.69
Avg Rent per Leased Square Foot (in CAD)	15.81	15.64	15.46	15.23	15.19
Average Exchange Rate USD to CAD	1.01	1.00	1.02	0.98	0.97

Shopping Center Portfolio Detail

	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011	JUN 30, 2011
<u>SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA</u>					
<u>Mexico</u>					
Number of Properties	47	46	43	41	37
Prorata Share of Gross Leasable Area	5,809	5,654	5,269	4,848	3,975
Percent Leased (Kimco Prorata Share)	89.9%	89.8%	89.2%	88.0%	88.3%
Average Rent per Leased Square Foot	\$ 10.31	\$ 10.44	\$ 10.01	\$ 10.83	\$ 11.82
Avg Rent per Leased Square Foot (in Pesos)	139.37	135.52	136.46	132.77	138.41
Total Gross Leasable Area @ 100%	8,850	8,686	7,982	7,594	6,283
Percent Leased	89.6%	89.3%	88.8%	87.6%	87.7%
Average Rent per Leased Square Foot	\$ 10.61	\$ 10.51	\$ 10.12	\$ 10.84	\$ 11.83
Avg Rent per Leased Square Foot (in Pesos)	143.39	136.40	137.83	132.96	138.50
Average Exchange Rate USD to MXN	13.51	13.02	13.62	12.26	11.73
<i>Operating Properties Pending Stabilization</i>					
Number of Properties	7	8	11	11	14
Prorata Share of Gross Leasable Area	2,142	2,283	2,690	3,038	3,104
Total Gross Leasable Area @ 100%	2,714	2,855	3,612	3,828	4,382
<u>Chile</u>					
Number of Properties	11	11	10	9	9
Prorata Share of Gross Leasable Area	432	424	159	139	130
Percent Leased (Kimco Prorata Share)	95.3%	95.3%	95.8%	96.2%	95.2%
Average Rent per Leased Square Foot	\$ 18.58	\$ 19.15	\$ 13.52	\$ 14.79	\$ 14.79
Avg Rent per Leased Square Foot (in CLP)	9,223.11	9,373.53	6,911.00	6,965.00	6,926.00
Total Gross Leasable Area @ 100%	574	566	301	274	257
Percent Leased	95.5%	95.5%	96.0%	96.3%	95.2%
Average Rent per Leased Square Foot	\$ 17.56	\$ 18.01	\$ 13.64	\$ 14.84	\$ 14.85
Avg Rent per Leased Square Foot (in CLP)	8,714.87	8,816.05	6,968.00	6,987.00	6,955.00
Average Exchange Rate USD to CLP	496.40	489.53	512.47	471.07	469.43
<i>Operating Properties Pending Stabilization</i>					
Number of Properties	-	-	-	1	1
Prorata Share of Gross Leasable Area	-	-	-	27	27
Total Gross Leasable Area @ 100%	-	-	-	27	27
<u>Peru</u>					
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95	\$ 21.95
Avg Rent per Leased Square Foot (in PEN)	60.41	60.74	61.43	60.14	60.59
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95	\$ 21.95
Avg Rent per Leased Square Foot (in PEN)	60.41	60.74	61.43	60.14	60.59
Average Exchange Rate USD to PEN	2.67	2.68	2.71	2.74	2.78
<u>Brazil</u>					
Number of Properties	2	2	2	2	2
Prorata Share of Gross Leasable Area	138	138	138	138	138
Percent Leased (Kimco Prorata Share)	93.5%	93.7%	94.8%	95.0%	94.1%
Average Rent per Leased Square Foot	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45	\$ 17.72
Avg Rent per Leased Square Foot (in BRL)	27.74	27.75	28.20	28.35	28.25
Total Gross Leasable Area @ 100%	197	197	197	197	197
Percent Leased	93.5%	93.7%	94.8%	95.0%	94.1%
Average Rent per Leased Square Foot	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45	\$ 17.72
Avg Rent per Leased Square Foot (in BRL)	27.74	27.75	28.20	28.35	28.25
Average Exchange Rate USD to BRL	1.96	1.77	1.80	1.63	1.60

Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011	JUN 30, 2011
<u>UNITED STATES</u>					
<u>Consolidated Properties</u>					
Number of Properties	439	441	452	449	452
Total Gross Leasable Area	57,984	57,828	58,554	58,385	58,092
Percent Leased	92.9%	92.5%	92.7%	92.3%	92.0%
Average Rent per Leased Square Foot	\$ 11.65	\$ 11.57	\$ 11.48	\$ 11.35	\$ 11.32
<u>Investment Management Properties</u>					
Kimco/ Prudential Investment Program					
Number of Properties	62	62	63	63	63
Total Gross Leasable Area	10,743	10,747	10,906	10,871	10,907
Percent Leased	90.7%	90.6%	90.5%	91.0%	90.9%
Average Rent per Leased Square Foot	\$ 15.78	\$ 15.80	\$ 15.68	\$ 15.63	\$ 15.09
Kimco Income REIT Properties					
Number of Properties	59	59	59	59	59
Total Gross Leasable Area	12,607	12,606	12,611	12,613	12,611
Percent Leased	95.9%	95.5%	95.6%	95.5%	95.6%
Average Rent per Leased Square Foot	\$ 13.30	\$ 13.30	\$ 13.25	\$ 13.06	\$ 13.15
Kimco / UBS Programs					
Number of Properties	41	41	42	43	43
Total Gross Leasable Area	5,807	5,807	5,882	6,247	6,259
Percent Leased	96.0%	94.6%	94.8%	92.7%	93.0%
Average Rent per Leased Square Foot	\$ 15.27	\$ 15.27	\$ 15.13	\$ 14.89	\$ 14.96
SEB Immobilien					
Number of Properties	13	13	13	11	11
Total Gross Leasable Area	1,800	1,803	1,798	1,473	1,473
Percent Leased	95.8%	95.6%	95.2%	91.5%	95.9%
Average Rent per Leased Square Foot	\$ 15.18	\$ 15.30	\$ 15.06	\$ 15.22	\$ 15.19
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,521	1,521	1,527	1,531	1,531
Percent Leased	96.6%	93.2%	93.2%	91.6%	94.5%
Average Rent per Leased Square Foot	\$ 17.33	\$ 17.51	\$ 17.49	\$ 17.47	\$ 17.37
Canada Pension Plan					
Number of Properties	6	6	6	6	6
Total Gross Leasable Area	2,380	2,381	2,381	2,381	2,396
Percent Leased	94.7%	94.4%	96.9%	96.9%	98.5%
Average Rent per Leased Square Foot	\$ 13.09	\$ 13.05	\$ 12.60	\$ 12.47	\$ 12.80
BIG Shopping Centers					
Number of Properties	23	23	23	23	23
Total Gross Leasable Area	3,750	3,750	3,748	3,748	3,756
Percent Leased	89.3%	89.5%	89.5%	88.6%	88.6%
Average Rent per Leased Square Foot	\$ 13.96	\$ 14.29	\$ 14.40	\$ 14.67	\$ 14.51
Other Institutional Programs					
Number of Properties	62	65	67	68	68
Total Gross Leasable Area	3,348	4,350	4,717	4,854	4,853
Percent Leased	95.8%	95.5%	95.5%	94.4%	94.4%
Average Rent per Leased Square Foot	\$ 13.82	\$ 13.39	\$ 13.38	\$ 13.65	\$ 13.63
<u>Other Joint Venture Properties</u>					
Number of Properties	71	71	74	73	76
Total Gross Leasable Area	10,570	10,306	11,037	10,953	11,030
Percent Leased	93.9%	94.2%	94.7%	95.2%	95.5%
Average Rent per Leased Square Foot	\$ 11.79	\$ 11.66	\$ 12.19	\$ 12.04	\$ 11.63

Consolidated & Joint Venture Shopping Center Detail

	JUN 30, 2012	MAR 31, 2012	DEC 31, 2011	SEP 30, 2011	JUN 30, 2011
<u>CANADA</u>					
<u>Other Joint Venture Properties</u>					
Number of Properties	66	65	63	62	62
Total Gross Leasable Area	12,379	12,219	11,976	11,702	11,710
Percent Leased	96.8%	96.6%	96.9%	97.1%	97.1%
Average Rent per Leased Square Foot	\$ 15.67	\$ 15.61	\$ 15.10	\$ 15.57	\$ 15.69
<u>MEXICO</u>					
<u>Consolidated Properties</u>					
Number of Properties	26	25	24	23	22
Total Gross Leasable Area	3,055	2,915	2,685	2,345	1,908
Percent Leased	89.4%	90.1%	89.3%	88.4%	88.9%
Average Rent per Leased Square Foot	\$ 9.10	\$ 9.85	\$ 9.66	\$ 10.49	\$ 11.50
<u>Other Joint Venture Properties</u>					
Number of Properties	21	21	19	18	15
Total Gross Leasable Area	5,795	5,771	5,297	5,249	4,376
Percent Leased	89.6%	88.9%	88.6%	87.2%	87.2%
Average Rent per Leased Square Foot	\$ 11.40	\$ 10.84	\$ 10.35	\$ 11.00	\$ 11.98
<u>CHILE</u>					
<u>Consolidated Properties</u>					
Number of Properties	3	3	2	1	1
Total Gross Leasable Area	307	299	35	8	8
Percent Leased	94.9%	95.2%	91.5%	93.7%	1
Average Rent per Leased Square Foot	\$ 20.12	\$ 20.88	\$ 11.47	\$ 11.39	\$ 10.57
<u>Other Joint Venture Properties</u>					
Number of Properties	8	8	8	8	8
Total Gross Leasable Area	266	266	266	266	249
Percent Leased	96.2%	95.8%	96.6%	96.3%	95.3%
Average Rent per Leased Square Foot	\$ 14.64	\$ 14.81	\$ 13.90	\$ 14.94	\$ 14.98
<u>PERU</u>					
<u>Consolidated Properties</u>					
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	\$ 22.66	\$ 22.66	\$ 22.66	\$ 21.95	\$ 21.95
<u>BRAZIL</u>					
<u>Consolidated Properties</u>					
Number of Properties	2	2	2	2	2
Total Gross Leasable Area	197	197	197	197	197
Percent Leased	93.5%	93.7%	94.8%	95.0%	94.1%
Average Rent per Leased Square Foot	\$ 14.13	\$ 15.68	\$ 15.71	\$ 17.45	\$ 17.72
<u>Subtotal of Shopping Center Portfolio</u>					
<u>Consolidated Properties</u>					
Number of Properties	471	472	481	476	478
Total Gross Leasable Area	61,556	61,253	61,483	60,947	60,217
Percent Leased	92.8%	92.4%	92.5%	92.2%	91.9%
<u>Investment Management Programs</u>					
Number of Properties	278	281	285	285	285
Total Gross Leasable Area	41,955	42,965	43,571	43,718	43,784
Percent Leased	93.9%	93.5%	93.6%	93.1%	93.5%
<u>Other Joint Venture Properties</u>					
Number of Properties	166	165	164	161	161
Total Gross Leasable Area	29,010	28,563	28,577	28,172	27,365
Percent Leased	94.3%	94.2%	94.5%	94.5%	94.8%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties	915	918	930	922	924
Total Gross Leasable Area	132,522	132,781	133,630	132,837	131,366
Percent Leased	93.5%	93.1%	93.3%	93.0%	93.1%

Shopping Center Portfolio

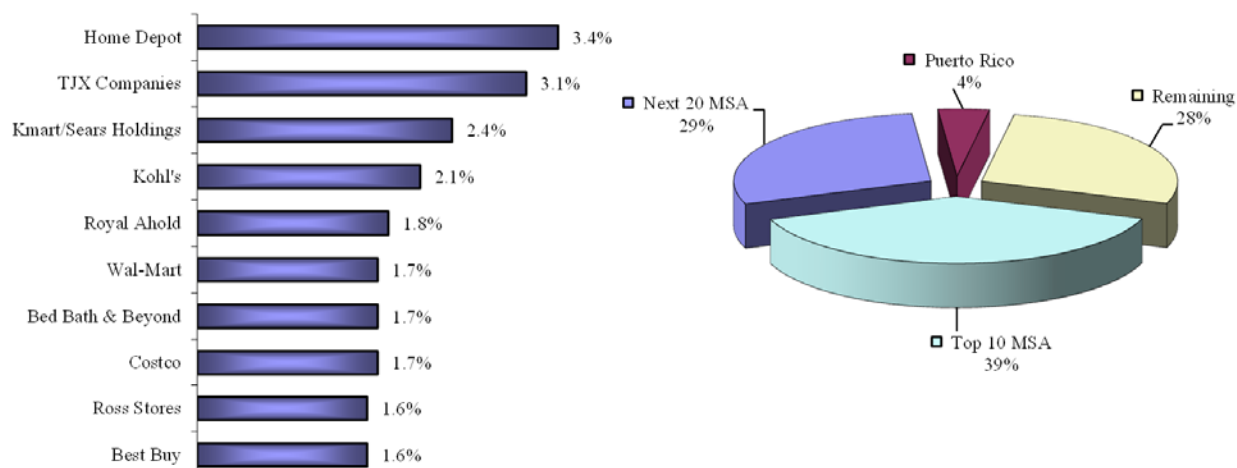
U.S. Strategic & Non-Strategic Assets

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 company's 30 core markets which are generally 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, 2012		
	<u>Strategic Assets *</u>	<u>Non-Strategic Assets</u>	<u>Total Assets</u>
Number of Properties	678	110	788
Prorata Share of Gross Leasable Area	65,769	7,152	72,920
Percent Leased (Kimco Prorata Share)	94.1%	85.5%	93.3%
Average Rent per Leased Square Foot	\$ 12.29	\$ 9.29	\$ 12.02
Total Gross Leasable Area @ 100%	100,082	10,427	110,509
Percent Leased	94.1%	86.8%	93.4%
Average Rent per Leased Square Foot	\$ 13.02	\$ 10.00	\$ 12.76
% of Annual Base Rent (ABR)	93.0%	7.0%	100.0%
Demographics (weighted by ABR)			
Total Population	109,542	75,376	107,069
Household Density	1,447	1,029	1,417
Median Household Income	69,622	58,662	68,829
Average Household Income	85,267	71,218	84,250

* 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, 2012

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	Annualized Base Rent (000's)	% of Annualized Base Rent	Leased GLA (000's)	% of Leased GLA
Home Depot	A-/A3	44	\$ 29,542	3.0%	3,743	4.7%
TJX Companies ¹	A / A3	144	29,398	3.0%	2,805	3.5%
Wal-Mart ²	AA / Aa2	60	25,079	2.5%	4,045	5.0%
Kmart/Sears Holdings ³	CCC+/ B3	56	20,433	2.1%	3,617	4.5%
Kohl's	BBB+/Baa1	37	15,943	1.6%	2,345	2.9%
Best Buy	BBB- / Baa2	47	15,389	1.6%	1,127	1.4%
Royal Ahold ⁴	BBB / Baa3	35	14,655	1.5%	1,127	1.4%
Bed Bath & Beyond ⁵	BBB+ / NR	72	14,549	1.5%	1,274	1.6%
Petsmart	BB+/ NR	70	13,188	1.3%	907	1.1%
Costco	A+/ A1	15	12,565	1.3%	1,519	1.9%
Ross Stores	BBB+/ NR	74	12,279	1.2%	1,230	1.5%
Safeway ⁶	BBB / Baa3	44	11,946	1.2%	1,099	1.4%
Michaels	B/B2	77	11,285	1.1%	886	1.1%
Dollar Tree	NR/NR	125	10,699	1.1%	971	1.2%
Staples	BBB / Baa2	57	9,754	1.0%	746	0.9%
Sports Authority	B- / B3	25	9,726	1.0%	770	1.0%
Burlington Coat Factory	B- / B3	21	9,342	0.9%	1,524	1.9%
Toys R Us ⁷	B/ B1	33	8,073	0.8%	940	1.2%
Petco	B/B2	48	7,754	0.8%	449	0.6%
Target	A+/A2	19	7,315	0.7%	1,287	1.6%
Office Depot	B- / B2	39	7,268	0.7%	726	0.9%
Lowe's Home Center	A-/ A3	12	6,682	0.7%	1,059	1.3%
OfficeMax	B- / B1	38	6,616	0.7%	610	0.8%
SuperValu ⁸	B+ / B1	29	6,347	0.6%	858	1.1%
Hobby Lobby	NR/NR	20	6,270	0.6%	1,008	1.3%
Top 25 Tenants		1,241	\$ 322,096	32.7%	36,670	45.6%
The Gap ⁹	BB+/Baa3	41	6,267	0.6%	379	0.5%
Walgreen	A/A3	21	5,957	0.6%	262	0.3%
Party City	NR/NR	49	5,941	0.6%	342	0.4%
Great Atlantic & Pacific ¹⁰	B-/NR	9	5,612	0.6%	394	0.5%
Whole Foods	BB+/ NR	12	5,295	0.5%	291	0.4%
Jo-Ann Stores, Inc.	B/B2	36	5,164	0.5%	551	0.7%
Riteaid	B-/Caa1	40	5,034	0.5%	449	0.6%
CVS	BBB+/Baa2	44	4,869	0.5%	302	0.4%
Cinepolis	NR/NR	14	4,824	0.5%	533	0.7%
DSW	NR/NR	17	4,791	0.5%	272	0.3%
Pier 1 Imports	NR/NR	47	4,597	0.5%	236	0.3%
Kroger	BBB/Baa2	19	4,412	0.4%	759	0.9%
Canadian Tire	BBB+/NR	27	4,329	0.4%	293	0.4%
Publix Supermarkets	NR/NR	21	4,029	0.4%	479	0.6%
HEB Grocery	NR/NR	9	4,010	0.4%	562	0.7%
Payless Shoesource	B/B1	92	3,885	0.4%	171	0.2%
Yum Brands ¹¹	BBB/Baa3	80	3,764	0.4%	132	0.2%
King Kullen	NR/NR	4	3,592	0.4%	182	0.2%
Barnes N Noble	NR/NR	17	3,582	0.4%	225	0.3%
Dick Sporting Goods	NR/NR	12	3,407	0.3%	282	0.4%
JP Morgan Chase	A/Aa3	38	3,381	0.3%	101	0.1%
Bank of America Corp.	A-/Baa1	40	3,277	0.3%	99	0.1%
GameStop Corporation	NR/NR	105	3,137	0.3%	114	0.1%
24 Hour Fitness Worldwide, Inc.	B / B3	7	2,976	0.3%	165	0.2%
Big Lots Inc.	BBB/NR	20	2,937	0.3%	554	0.7%
Tenants 26 - 50		821	\$ 109,069	11.1%	8,128	10.1%
Top 50 Tenants		2,062	\$ 431,165	43.8%	44,798	55.8%

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 14,900 leases to 8,400 tenants totaling approximately \$1.6 billion of annual base rent.

⁽¹⁾ TJMaxx (60) / Marshalls (50) / Winners (14) / HomeGoods (13) / HomeSense (7)

⁽²⁾ Wal-Mart (47) / Sam's Club (6) / Bodega Aurrera (7)

⁽³⁾ Sears (13)* / Kmart (38) / Other (5)**

⁽⁴⁾ Giant Food (24) / Stop & Shop (8) / Other (3)

⁽⁵⁾ Bed Bath & Beyond (62) / Buy Buy Baby (6) / Christmas Tree Shops (4)

⁽⁶⁾ Safeway (36) / Vons (5) / Other (3)

⁽⁷⁾ Toys R Us (15) / Babies R Us (16) / Other (2)

⁽⁸⁾ Albetsons (13) / Shaw's (3) / Shoppers Food (3) / Save-A-Lot (3) / Shop n' Save (3) / Acme (2) / Jewel/Osco (1) / Biggs (1)

⁽⁹⁾ The Gap (2) / Gap Kids (1) / Old Navy (35) / Banana Republic (3)

⁽¹⁰⁾ A&P (1) / Pathmark (5) / Waldbaums (1) / Super Fresh (2)

⁽¹¹⁾ Taco Bell (39) / KFC (16) / Pizza Hut (16) / A&W (7) / Long John Silver (2)

*Sears includes 6 Canadian Sears locations.

**Sears "Other" includes Sears Home Appliance and Hardware Stores under 10K sqft.

U.S. Shopping Center Portfolio
(MSA Profile ranked by Population)

Metropolitan Statistical Area (MSA)	MSA Ranked by Population	# of Properties	GLA (in 000's)	% Leased	ABR	% of ABR	ABR/ SQ. FT.
New York-Northern New Jersey-Long Island	1	69	5,785	94.9%	\$ 99,613	10.1%	\$ 18.15
Los Angeles-Long Beach-Santa Ana	2	30	2,332	92.5%	34,727	3.5%	16.10
Chicago-Joliet-Naperville	3	30	2,954	98.7%	25,317	2.6%	8.68
Dallas-Fort Worth-Arlington	4	19	1,770	89.7%	17,124	1.7%	10.78
Houston-Sugar Land-Baytown	5	11	1,161	96.3%	11,093	1.1%	9.93
Philadelphia-Camden-Wilmington	6	39	3,338	91.3%	42,250	4.3%	13.86
Washington-Arlington-Alexandria	7	67	2,158	96.3%	30,952	3.1%	14.89
Miami-Fort Lauderdale-Pompano Beach	8	32	3,396	92.7%	40,659	4.1%	12.92
Atlanta-Sandy Springs-Marietta	9	5	516	90.3%	5,021	0.5%	10.78
Boston-Cambridge-Quincy	10	4	459	97.0%	5,218	0.5%	11.73
San Francisco-Oakland-Fremont	11	16	1,189	95.6%	26,050	2.6%	22.92
Riverside-San Bernardino-Ontario	12	11	1,316	94.5%	14,522	1.5%	11.68
Detroit-Warren-Livonia	13	9	643	75.2%	5,140	0.5%	10.63
Phoenix-Mesa-Glendale	14	15	2,963	94.2%	27,820	2.8%	9.96
Seattle-Tacoma-Bellevue	15	10	1,004	94.8%	14,587	1.5%	15.34
Minneapolis-St. Paul-Bloomington	16	5	772	98.7%	10,552	1.1%	13.84
San Diego-Carlsbad-San Marcos	17	20	1,417	93.6%	18,479	1.9%	13.93
Tampa-St. Petersburg-Clearwater	18	9	1,280	95.5%	13,122	1.3%	10.73
St. Louis	19	16	2,025	97.8%	14,346	1.5%	7.24
Baltimore-Towson	20	33	1,730	96.2%	26,598	2.7%	15.98
Denver-Aurora-Broomfield	21	10	976	88.1%	10,628	1.1%	12.35
Pittsburgh	22	8	701	96.8%	5,939	0.6%	8.75
Portland-Vancouver-Hillsboro	23	9	671	93.2%	7,582	0.8%	12.13
San Antonio-New Braunfels	24	1	58	100.0%	288	0.0%	4.97
Orlando-Kissimmee-Sanford	25	13	1,320	87.1%	13,163	1.3%	11.46
Sacramento--Arden-Arcade--Roseville	26	12	553	92.9%	6,531	0.7%	12.71
Cincinnati-Middletown	27	9	836	94.6%	5,437	0.6%	6.87
Cleveland-Elyria-Mentor	28	4	479	88.5%	2,178	0.2%	5.13
Kansas City	29	3	455	98.7%	3,475	0.4%	7.73
Las Vegas-Paradise	30	7	539	84.5%	5,647	0.6%	12.40
Columbus	31	5	679	93.7%	5,023	0.5%	7.90
San Jose-Sunnyvale-Santa Clara	32	3	187	94.0%	4,861	0.5%	27.63
Charlotte-Gastonia-Rock Hill	33	6	627	88.5%	6,012	0.6%	10.83
Indianapolis-Carmel	34	2	174	99.3%	1,426	0.1%	8.24
Austin-Round Rock-San Marcos	35	10	776	92.6%	8,252	0.8%	11.47
Nashville-Davidson--Murfreesboro--Franklin	37	4	544	87.5%	4,117	0.4%	8.65
Providence-New Bedford-Fall River	38	2	174	95.8%	2,065	0.2%	12.42
Jacksonville	40	7	606	89.0%	6,092	0.6%	11.30
Top 40 MSA's by Population		565	48,562	93.6%	\$ 581,909	59.1%	\$ 12.80
Puerto Rico		7	2,172	96.2%	32,273	3.3%	\$ 15.45
Remaining MSA's Ranked by Population		197	20,811	92.3%	189,371	19.2%	9.86
MSA's Not Ranked		19	1,376	90.6%	\$ 13,569	1.4%	10.89
Grand Total		788	72,920	93.3%	\$ 817,121	83.1%	\$ 12.02
Canada		66	6,815	96.5%	\$ 103,132	10.5%	\$ 15.68
Mexico		47	5,809	89.9%	53,840	5.5%	10.31
Chile		11	432	95.3%	7,639	0.8%	18.58
Peru		1	12	100.0%	272	0.0%	22.66
Brazil		2	138	93.5%	1,822	0.2%	14.13
Subtotal		127	13,206	93.5%	\$ 166,704	16.9%	
Grand Total		915	86,126	93.3%	\$ 983,825	100.0%	

Note: Above amounts represent only Kimco's prorata interest where the company owns less than 100% interest.

No properties at MSA rank 36 (Virginia Beach-Norfolk-Newport News) and rank 39 (Milwaukee-Waukesha-West Allis).

All Operating Real Estate Leasing Summary
For the Quarter Ended June 30, 2012
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<u>United States and Puerto Rico</u>												
New Leases	116	19%	310	\$ 16.92	\$ 5,249	\$ 16.06	\$ 4,982	\$ 268	5.4%	9.5	\$ 6,665	\$ 21.49
Renewals/Options	239	69%	1,151	13.30	15,308	12.76	14,690	618	4.2%	5.3	-	-
U.S. Same Space Total	355	88%	1,461	\$ 14.07	\$ 20,558	\$ 13.46	\$ 19,672	\$ 886	4.5%	6.1	\$ 6,665	
Non-comparable new leases	92	12%	199	\$ 14.52	\$ 2,895					7.0	\$ 4,895	\$ 24.55
U.S. Total	447	100%	1,661	\$ 14.12	\$ 23,452					6.3	\$ 11,560	
<u>Canada</u>												
New Leases	15	21%	46	\$ 16.80	\$ 770	\$ 14.55	\$ 667	\$ 103	15.5%	8.5	\$ 1,293	\$ 28.21
Renewals/Options	47	68%	150	19.26	2,885	16.70	2,502	383	15.3%	5.4	-	-
Canada Same Space Total	62	89%	196	\$ 18.68	\$ 3,654	\$ 16.20	\$ 3,169	\$ 486	15.3%	6.1	\$ 1,293	
Non-comparable new leases	14	11%	24	\$ 20.24	\$ 487					8.5	\$ 659	\$ 27.40
Canada Total	76	100%	220	\$ 18.85	\$ 4,141					6.3	\$ 1,952	
<u>Latin America</u>												
New Leases	30	15%	17	\$ 16.52	\$ 275	\$ 19.67	\$ 327	\$ (52)	-16.0%	2.7	\$ -	\$ -
Renewals/Options	29	17%	19	17.91	335	18.57	348	(12)	-3.5%	1.7	-	-
Latin America Same Space Total	59	31%	35	\$ 17.26	\$ 610	\$ 19.09	\$ 675	\$ (65)	-9.6%	2.1	\$ -	
Non-comparable new leases	67	69%	77	\$ 12.29	\$ 950					4.8	\$ -	\$ -
Latin America Total	126	100%	113	\$ 13.85	\$ 1,560					4.0	\$ -	
Grand Total	649	100%	1,993									
Total New Leases (Same Space)	161	19%	373									
Total Renewals/Options	315	66%	1,320									
Total Non-comparable new leases	173	15%	301									
Grand Total	649	100%	1,993									

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

Note: Same Space rental spreads shown for leases executed over the last 4 quarters.

All Operating Real Estate Leasing Summary
Trailing Four Quarters as of June 30, 2012
(in thousands)

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total GLA Signed</u>	<u>GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>	<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
<u>United States and Puerto Rico</u>												
New Leases ⁽¹⁾	370	21%	1,706	\$ 14.43	\$ 24,616	\$ 13.10	\$ 21,704	\$ 2,912	13.4%	11.7	\$ 30,448	\$17.85
Renewals/Options	964	67%	5,537	11.40	63,096	10.96	60,676	2,420	4.0%	5.1	-	-
U.S. Same Space Total ⁽¹⁾	1,334	88%	7,243	\$ 12.11	\$ 87,712	\$ 11.37	\$ 82,380	\$ 5,332	6.5%	6.7	\$ 30,448	
Non-comparable new leases	363	12%	975	\$ 14.21	\$ 13,851					8.1	\$ 24,907	\$25.55
U.S. Total	1,697	100%	8,218	\$ 12.36	\$ 101,563					6.9	\$ 55,355	
<u>Canada</u>												
New Leases	52	13%	80	\$ 20.33	\$ 1,624	\$ 17.88	\$ 1,428	\$ 195	13.7%	7.7	\$ 1,985	\$24.86
Renewals/Options	158	72%	433	20.05	8,675	17.19	7,438	1,238	16.6%	6.3	-	-
Canada Same Space Total	210	85%	512	\$ 20.10	\$ 10,299	\$ 17.30	\$ 8,866	\$ 1,433	16.2%	6.5	\$ 1,985	
Non-comparable new leases	40	15%	89	\$ 19.46	\$ 1,728					8.6	\$ 3,148	\$35.45
Canada Total	250	100%	601	\$ 20.00	\$ 12,027					6.8	\$ 5,133	
<u>Latin America</u>												
New Leases	133	11%	67	\$ 19.65	\$ 1,312	\$ 22.62	\$ 1,511	\$ (199)	-13.1%	2.5	\$ -	\$ -
Renewals/Options	140	17%	103	21.01	2,163	21.50	2,214	(50)	-2.3%	2.7	-	-
Latin America Same Space Total	273	28%	170	\$ 20.47	\$ 3,476	\$ 21.94	\$ 3,725	\$ (249)	-6.7%	2.6	\$ -	
Non-comparable new leases	318	72%	430	\$ 14.05	\$ 6,039					4.9	\$ -	\$ -
Latin America Total	591	100%	600	\$ 15.87	\$ 9,514					4.3	\$ -	
Grand Total	2,538	100%	9,419									
Total New Leases (Same Space)	555	20%	1,852									
Total Renewals/Options	1,262	64%	6,073									
Total Non-comparable new leases	721	16%	1,494									
Grand Total	2,538	100%	9,419									

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

Note: Same Space rental spreads shown for leases executed over the last 4 quarters.

⁽¹⁾ If calculated using 24 months, U.S. new lease rental spreads are 10.7% and U.S. comparable total is 5.9%

**US Lease Expiration Schedule
Operation Shopping Centers
June 30, 2012**

LEASES EXPIRING ASSUMING AVAILABLE OPTIONS (if any) ARE NOT EXERCISED

Year	Anchor Tenants (2)				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF
(1)	28	426,755	0.8%	\$ 10.04	481	663,736	4.7%	\$ 20.48	509	1,090,491	1.6%	\$ 16.39
2012	36	666,622	1.2%	7.58	481	717,212	5.0%	21.42	517	1,383,834	2.0%	14.75
2013	207	4,290,694	8.0%	10.02	1418	2,322,425	16.3%	20.70	1625	6,613,119	9.7%	13.77
2014	273	6,094,631	11.3%	9.19	1317	2,166,327	15.2%	20.11	1590	8,260,958	12.1%	12.05
2015	249	4,978,281	9.3%	9.48	1175	1,821,072	12.8%	22.16	1424	6,799,352	10.0%	12.88
2016	262	5,137,341	9.6%	9.55	1045	1,747,560	12.3%	21.78	1307	6,884,901	10.1%	12.66
2017	290	6,691,021	12.5%	9.12	945	1,727,727	12.1%	22.34	1235	8,418,748	12.4%	11.83
2018	147	3,949,280	7.3%	8.93	304	659,697	4.6%	21.93	451	4,608,977	6.8%	10.79
2019	113	3,315,590	6.2%	9.08	242	458,897	3.2%	26.80	355	3,774,487	5.6%	11.24
2020	104	2,731,921	5.1%	9.98	214	476,410	3.3%	25.40	318	3,208,331	4.7%	12.27
2021	112	2,232,658	4.2%	9.38	231	482,581	3.4%	24.18	343	2,715,240	4.0%	12.01
2022	108	2,483,874	4.6%	9.77	222	470,535	3.3%	24.33	330	2,954,409	4.3%	12.09
2023	61	976,192	1.8%	10.88	56	162,110	1.1%	25.54	117	1,138,302	1.7%	12.96
Thereafter	199	9,767,450	18.2%	9.10	135	379,755	2.7%	27.40	334	10,147,205	14.9%	9.78
Total	2,189	53,742,309	100.0%	\$ 9.36	8,266	14,256,044	100.0%	\$ 22.04	10,455	67,998,352	100.0%	\$ 12.02

LEASES EXPIRING ASSUMING AVAILABLE OPTIONS (if any) ARE EXERCISED

Year	Anchor Tenants				Small Shop Tenants				Total Tenants			
	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	In-Place Minimum Rent PSF
(1)	28	426,755	0.8%	\$ 10.04	481	663,736	4.7%	\$ 20.48	509	1,090,491	1.6%	\$ 16.39
2012	13	164,163	0.3%	7.86	340	446,179	3.1%	21.09	353	610,342	0.9%	17.53
2013	43	693,119	1.3%	9.15	926	1,382,076	9.7%	20.26	969	2,075,195	3.1%	16.55
2014	55	930,329	1.7%	9.30	752	1,113,199	7.8%	20.26	807	2,043,528	3.0%	15.27
2015	37	568,700	1.1%	9.95	686	926,392	6.5%	22.16	723	1,495,091	2.2%	17.51
2016	45	590,966	1.1%	8.94	577	827,284	5.8%	21.23	622	1,418,250	2.1%	16.11
2017	50	820,166	1.5%	8.82	587	905,892	6.4%	22.81	637	1,726,058	2.5%	16.17
2018	62	991,934	1.8%	10.12	427	754,729	5.3%	21.84	489	1,746,663	2.6%	15.18
2019	59	910,961	1.7%	10.97	389	688,730	4.8%	21.88	448	1,599,691	2.4%	15.67
2020	50	744,189	1.4%	8.95	384	646,322	4.5%	22.60	434	1,390,511	2.0%	15.29
2021	52	893,996	1.7%	8.24	440	692,638	4.9%	22.43	492	1,586,634	2.3%	14.43
2023	67	1,232,577	2.3%	9.71	430	782,526	5.5%	22.02	497	2,015,103	3.0%	14.49
2022	60	1,244,966	2.3%	8.83	227	447,613	3.1%	23.17	287	1,692,580	2.5%	12.62
Thereafter	1568	43,529,487	81.0%	9.36	1620	3,978,727	27.9%	23.25	3188	47,508,214	69.9%	10.52
Total	2,189	53,742,309	100.0%	\$ 9.36	8,266	14,256,044	100.0%	\$ 22.04	10,455	67,998,352	100.0%	\$ 12.02

	Anchor Tenants (2)	Small Shop Tenants
Total Rentable GLA	55,806,456	17,113,698
Percentage of Occupancy	96.3%	83.3%
Percentage of Vacancy	3.7%	16.7%
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, 2012 for US shopping center properties in occupancy.

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

Joint Venture Summary

Operating Joint Venture Summary
Three Months Ended June 30, 2012
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (1)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 55,414	\$ 13,969	\$ 41,445	\$ 15,575	\$ (918)	\$ -	\$ -	\$ 14,359	\$ (110)	\$ 10,483	\$ 2,081	\$ 4,020
Kimco Income REIT	45.0%	49,122	12,793	36,329	13,852	(398)	-	-	10,133	-	11,946	5,882	10,442
UBS Programs	17.9%	* 26,775	7,006	19,769	9,800	(752)	-	-	7,910	(6)	1,301	588	1,998
BIG Shopping Centers	37.7%	* 12,806	4,258	8,548	6,497	(174)	-	-	4,959	-	(3,082)	(754)	1,097
Canada Pension Plan	55.0%	9,763	2,244	7,519	1,321	(291)	-	-	4,095	-	1,812	1,273	3,517
Kimco Income Fund	15.2%	7,298	2,116	5,182	2,257	(293)	-	-	1,741	-	891	217	481
SEB Immobilien	15.0%	7,905	1,966	5,939	3,325	(102)	-	-	2,282	-	230	195	430
Other Institutional Programs	14.8%	* 11,298	2,816	8,482	4,410	(132)	1,352	44,042	5,538	1,046	42,138	13,328	2,191
Total Investment Management Programs		\$ 180,381	\$ 47,168	\$ 133,213	\$ 57,037	\$ (3,060)	\$ 1,352	\$ 44,042	\$ 51,017	\$ 930	\$ 65,719	\$ 22,810	\$ 24,176
Other Joint Venture Properties													
Canada Properties	56.2%	* \$ 69,564	\$ 25,833	\$ 43,731	\$ 17,400	\$ 14,190	\$ -	\$ -	\$ 12,552	\$ -	\$ 27,969	\$ 14,781	\$ 21,850
US Properties	44.7%	* 38,685	13,781	24,904	13,219	(954)	215	-	11,491	(51)	(1,026)	(4)	4,265
Mexico Properties	49.4%	* 31,557	7,039	24,518	7,080	(442)	-	-	9,438	-	7,558	3,763	8,498
Chile Properties	50.0%	1,353	301	1,052	478	4	-	-	287	-	291	146	289
Total Other JV Properties		\$ 141,159	\$ 46,954	\$ 94,205	\$ 38,177	\$ 12,798	\$ 215	\$ -	\$ 33,768	\$ (51)	\$ 34,792	\$ 18,686	\$ 34,902
Other Investments	64.6%	* \$ 41,698	\$ 22,920	\$ 18,778	\$ 8,613	\$ 3,375	\$ -	\$ 7	\$ 8,160	\$ -	\$ 5,387	\$ 949	\$ 6,387
		\$ 363,238	\$ 117,042	\$ 246,196	\$ 103,827	\$ 13,113	\$ 1,567	\$ 44,049	\$ 92,945	\$ 879	\$ 105,898	\$ 42,445	\$ 65,465

Income Miscellaneous

Equity in Income of Joint Ventures, Net

55
\$ 42,500

* Ownership % is a blended rate

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

Venture	Before		Investment Adjustments (1)			After	
	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/ (Loss)	Kimco of FFO
Prudential Investment Program	\$ 10,483	\$ (97)	\$ -	\$ 1,562	\$ 616	\$ 2,081	\$ 4,020
Kimco Income REIT	11,946	4,834	-	-	1,048	5,882	10,442
UBS Programs	1,301	(60)	-	-	648	588	1,998
BIG Shopping Centers	(3,082)	(1,348)	-	-	594	(754)	1,097
Canada Pension Plan	1,812	721	-	-	552	1,273	3,517
Kimco Income Fund	891	25	-	-	192	217	481
SEB Immobilien	230	85	-	-	110	195	430
Other Institutional Programs	42,138	12,046	1,213	-	69	13,328	2,191
Total Investment Management Programs	\$ 65,719	\$ 16,206	\$ 1,213	\$ 1,562	\$ 3,829	\$ 22,810	\$ 24,176

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

Operating Joint Venture Summary
Six Months Ended June 30, 2012
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Income Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) (1)	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 112,537	\$ 28,577	\$ 83,960	\$ 31,584	\$ (2,023)	\$ 849	\$ -	\$ 29,197	\$ (97)	\$ 20,210	\$ 4,077	\$ 8,154
Kimco Income REIT	45.0%	99,216	25,571	73,645	27,750	(821)	-	-	20,955	-	24,119	11,903	21,333
UBS Programs	17.9%	* 54,744	14,561	40,183	19,979	(1,509)	5,322	-	16,165	-	(2,792)	387	4,042
BIG Shopping Centers	37.7%	* 25,636	8,396	17,240	12,884	(425)	-	-	10,049	-	(6,118)	(1,441)	2,307
Canada Pension Plan	55.0%	19,380	4,437	14,943	2,658	(503)	-	-	8,202	-	3,580	2,529	7,032
Kimco Income Fund	15.2%	18,629	4,312	14,317	4,534	(805)	-	-	3,461	-	5,517	1,028	1,552
SEB Immobilien	15.0%	15,675	3,902	11,773	6,659	(207)	-	-	4,566	-	341	268	846
Other Institutional Programs	14.8%	* 29,982	7,410	22,572	10,406	(359)	1,139	59,115	10,559	1,046	60,270	18,352	6,055
Total Investment Management Programs		\$ 375,799	\$ 97,166	\$ 278,633	\$ 116,454	\$ (6,652)	\$ 7,310	\$ 59,115	\$ 103,154	\$ 949	\$ 105,127	\$ 37,103	\$ 51,321
Other Joint Venture Properties													
Canada Properties	56.2%	* \$ 139,304	\$ 52,902	\$ 86,402	\$ 34,509	\$ 13,563	\$ -	\$ -	\$ 25,179	\$ -	\$ 40,277	\$ 21,504	\$ 35,694
US Properties	44.7%	* 77,305	23,848	53,457	27,721	(2,016)	557	18,703	21,910	(51)	19,905	12,780	12,237
Mexico Properties	49.4%	* 62,859	14,522	48,337	14,608	(1,589)	-	-	18,704	-	13,436	6,290	15,668
Chile Properties	50.0%	2,586	713	1,873	901	-	-	-	563	-	409	205	486
Total Other JV Properties		\$ 282,054	\$ 91,985	\$ 190,069	\$ 77,739	\$ 9,958	\$ 557	\$ 18,703	\$ 66,356	\$ (51)	\$ 74,027	\$ 40,779	\$ 64,085
Other Investments	64.6%	* \$ 86,240	\$ 46,107	\$ 40,133	\$ 19,087	\$ 1,751	\$ -	\$ -	\$ 17,269	\$ -	\$ 5,528	\$ 1,265	\$ 12,521
		\$ 744,093	\$ 235,258	\$ 508,835	\$ 213,280	\$ 5,057	\$ 7,867	\$ 77,818	\$ 186,779	\$ 898	\$ 184,682	\$ 79,147	\$ 127,927

Income Miscellaneous

Equity in Income of Joint Ventures, Net

99
\$ 79,246

* Ownership % is a blended rate

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

Venture	Net Income/ (Loss)	Before Kimco Share of Net Income/ (Loss)	Investment Adjustments (1)			After	
			Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/ (Loss)	Kimco Share of FFO
Prudential Investment Program	\$ 20,210	\$ 1,899	\$ -	\$ 1,562	\$ 616	\$ 4,077	\$ 8,154
Kimco Income REIT	24,119	10,855	-	-	1,048	11,903	21,333
UBS Programs	(2,792)	(261)	-	-	648	387	4,042
BIG Shopping Centers	(6,118)	(2,035)	-	-	594	(1,441)	2,307
Canada Pension Plan	3,580	1,977	-	-	552	2,529	7,032
Kimco Income Fund	5,517	836	-	-	192	1,028	1,552
SEB Immobilien	341	158	-	-	110	268	846
Other Institutional Programs	60,270	17,070	1,213	-	69	18,352	6,055
Total Investment Management Programs	\$ 105,127	\$ 30,499	\$ 1,213	\$ 1,562	\$ 3,829	\$ 37,103	\$ 51,321

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, 2012

(in thousands)

Venture	Average Ownership Interest	Number of Properties	Total GLA	Gross Investment in Real Estate	Mortgages and Notes Payable	Other Assets/ (Liab)	Average Interest Rate	Average Remaining Term **	% Fixed Rate	% Variable Rate
Investment Management Programs										
Prudential Investment Program	15.0%	62	10,743	\$ 2,752,694	\$ 1,109,867	\$ 28,419	5.5%	49.9	100.0%	0.0%
Kimco Income REIT	45.0%	59	12,607	1,561,196	941,918	59,284	5.7%	62.8	98.1%	1.9%
UBS Programs	17.9%	* 41	5,807	1,303,833	705,376	47,543	5.7%	41.6	100.0%	0.0%
BIG Shopping Centers	37.7%	* 23	3,750	557,868	444,127	14,399	5.5%	51.5	100.0%	0.0%
Canada Pension Plan	55.0%	6	2,380	432,135	142,988	15,709	5.2%	37.0	65.0%	35.0%
Kimco Income Fund	15.2%	12	1,521	282,555	163,063	17,390	5.5%	26.7	100.0%	0.0%
SEB Immobilien	15.0%	13	1,800	360,880	243,700	11,122	5.3%	55.9	100.0%	0.0%
Other Institutional Programs	14.8%	* 62	3,348	577,906	365,323	39,527	5.3%	40.0	95.1%	4.9%
Total Investment Management Programs		278	41,956	\$ 7,829,067	\$ 4,116,362	\$ 233,393				
Other Joint Venture Properties										
Canada Properties	56.2%	* 66	12,379	\$ 1,846,042	\$ 1,259,636	\$ 76,168	5.4%	47.3	99.1%	0.9%
US Properties	44.7%	* 71	10,570	1,330,567	855,168	19,315	5.6%	57.9	88.4%	11.6%
Mexico Properties (1)	49.4%	* 123	17,788	1,139,862	384,059	144,870	7.0%	54.2	94.0%	6.0%
Chile Properties	50.0%	8	266	43,413	-	(40,283)				
Total Other JV Properties		268	41,003	\$ 4,359,884	\$ 2,498,863	\$ 200,070				
Other Investments	64.6%	* N/A	N/A	\$ 1,010,495	\$ 745,380	\$ 18,151	4.0%	36.5	57.7%	42.3%
		546	82,959	\$ 13,199,446	\$ 7,360,605	\$ 451,614				
Kimco's Share of Mortgages & Notes Payable					\$ 2,840,515					

* Ownership % is a blended rate

** Average Remaining Term includes extensions

(1) Includes 13 land fund properties and 87 properties in American Industries

Guidance and Other Disclosures

2012 Funds From Operations (FFO) Matrix
(in millions)

	2011 Actual	2Q12		YTD		Retail		Non-Retail	
		Actual	Actual	Actual	Actual	Actual	Actual		
								2Q12	YTD
RECURRING INCOME ⁽¹⁾									
Net Operating Income ⁽²⁾	\$ 617	\$ 167	\$ 328	\$ 166	\$ 327	\$ 1	\$ 1		
Income from Other Real Estate Investments	2	-	1	-	1	-	-		
Mortgage Financing Income	7	2	4	1	2	1	2		
Management and Other Fee Income	34	9	18	9	18	-	-		
Interest, Dividends & Other Investment Income	10	-	-	-	(1)	-	1		
Other (Expense)/Income, Net	(5)	(1)	(3)	(1)	(3)	-	-		
Equity In Income from JV's ⁽³⁾	211	56	115	50	103	6	12		
Equity in Income of Other Real Estate Investments, Net	26	6	14	4	11	2	3		
Noncontrolling Interests in Income	(12)	(3)	(6)	(3)	(6)	-	-		
Income from Discontinued Operating Properties	4	(3)	(3)	(3)	(3)	-	-		
	\$ 894	\$ 233	\$ 468	\$ 223	\$ 449	\$ 10	\$ 19		
TRANSACTIONAL INCOME									
Income from Other Real Estate Investments	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Mortgage Financing Income	-	-	1	-	1	-	-		
Management and Other Fee Income	1	-	-	-	-	-	-		
Interest, Dividends & Other Investment Income ⁽⁴⁾	11	-	-	-	-	-	-		
Other (Expense)/Income, Net	-	2	-	2	-	-	-		
Equity In Income from JV's	3	9	10	9	10	-	-		
Equity in Income of Other Real Estate Investments, Net	26	8	11	-	1	8	10		
Noncontrolling Interests in Income	(1)	-	-	-	-	-	-		
Gain on Sale of Development Properties	9	-	-	-	-	-	-		
DISCOP - Inc./ (Loss) on operating property HFS/sold	(1)	(2)	(3)	(2)	(3)	-	-		
General & Administrative Expenses	-	-	(2)	-	(2)	-	-		
Transactional (Provision)/Benefit for Income Taxes	(17)	(5)	(5)	(2)	(2)	(3)	(3)		
	\$ 33	\$ 12	\$ 12	\$ 7	\$ 5	\$ 5	\$ 7		
Non-Operating Impairments Recognized, Net of Tax	\$ (5)	\$ -	\$ -						
Recurring (Provision)/Benefit for Income Taxes	\$ (1)	\$ 2	\$ (2)						
General & Administrative Expenses	(119)	(31)	(63)						
Interest Expense	(225)	(57)	(115)						
Preferred Dividends	(59)	(21)	(36)						
	\$ (404)	\$ (107)	\$ (216)						
FFO Basic	\$ 518	\$ 138	\$ 264						
Add back Noncontrolling Interest/Div for Stock Units	1	1	1						
FFO Diluted	\$ 519	\$ 139	\$ 265						
Diluted Average Shares	409	409	410						
FFO Diluted Per Common Share	\$ 1.27	\$ 0.34	\$ 0.65						

	2011 Actual	2Q12 Actual	YTD Actual
Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share			
Net Income/(Loss) Available to Common Stockholders	\$ 0.27	\$ 0.12	\$ 0.21
Gain on Disposition of Operating Properties	(0.05)	(0.04)	(0.06)
Gain on Disposition of JV Operating Properties	(0.01)	(0.03)	(0.05)
Depreciation & Amortization	0.61	0.16	0.31
Depreciation & Amortization Real Estate JV's	0.34	0.08	0.17
Remeasurement of Derivative Instrument	0.01	-	-
Impairments of Operating Properties, Net of Taxes and Noncontrolling Interests	0.10	0.05	0.07
FFO per Diluted Common Share	\$ 1.27	\$ 0.34	\$ 0.65
Non-Operating Impairments Recognized, Net of Tax	0.01	-	-
Transactional Income, Net	(0.08)	(0.03)	(0.03)
Funds From Operations, as Adjusted	\$ 1.20	\$ 0.31	\$ 0.62

(1) Income excluding Transactions and Impairments

(2) Includes depreciation adjustment in FFO Reconciliation

(3) Amounts represent FFO attributable to Kimco's Joint Venture Investments

(4) Includes Remeasurement of Derivative Instrument from FFO Reconciliation

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

2012 FFO Guidance				
	FFO (\$ in millions)		FFO \$/ Diluted Share	
	2011	2012F	2011	2012F
Recurring:				
Retail	\$ 860	\$ 905 — \$ 921	\$ 2.10	\$ 2.21 — \$ 2.25
Non-Retail	41	32 — 38	0.10	0.08 — 0.09
Corporate Financing	(285)	(300) — (304)	(0.69)	(0.73) — (0.74)
G&A	(119)	(120) — (123)	(0.29)	(0.29) — (0.30)
Other	(7)	(12) — (17)	(0.02)	(0.03) — (0.04)
Total FFO, as Adjusted	\$ 490	\$ 505 — \$ 515	\$ 1.20	\$ 1.24 — \$ 1.26
Transactional Income, Net ⁽¹⁾	33	12 — 12	0.08	0.03 — 0.03
	\$ 523	\$ 517 — \$ 527	\$ 1.28	\$ 1.27 — \$ 1.29
Preferred Stock Redemption Charge ⁽²⁾	-	(6) — (6)	-	(0.02) — (0.02)
FFO Before Impairments	\$ 523	\$ 511 — \$ 521	\$ 1.28	\$ 1.25 — \$ 1.27
Impairments	(5)	- — -	(0.01)	- — -
FFO ⁽³⁾	\$ 518	\$ 511 — \$ 521	\$ 1.27	\$ 1.25 — \$ 1.27
Reconciliation of FFO to Net Income Available to Common Shareholders:				
(\$ in millions, except per share data)	2011	2012F	2011 ⁽⁴⁾	2012F ⁽⁴⁾
FFO	\$ 518	\$ 511 — \$ 521	\$ 1.27	\$ 1.25 — \$ 1.27
Depreciation & amortization	(247)	(246) — (254)	(0.61)	(0.61) — (0.63)
Depreciation & amortization real estate joint ventures, net of noncontrolling interests	(139)	(136) — (144)	(0.34)	(0.33) — (0.35)
Gain on disposition of operating properties	19	12 — 20	0.05	0.06 — 0.08
Gain on disposition of joint venture operating properties, net of noncontrolling interests	4	16 — 20	0.01	0.05 — 0.07
Remeasurement of derivative instrument	(4)	- — -	(0.01)	- — -
Impairments of operating properties, net of tax and noncontrolling interests	(41)	(10) — (10)	(0.10)	(0.07) — (0.07)
Net income available to common shareholders	\$ 110	\$ 147 — \$ 153	\$ 0.27	\$ 0.35 — \$ 0.37
<p>(1) Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events</p> <p>(2) Non-cash charge to FFO associated with the redemption of preferred stock</p> <p>(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.</p> <p>(4) Reflects diluted per share basis</p> <p>Certain reclassifications of prior year amounts have been made to conform with the current year presentation.</p>				

Retail Investments Summary (Additional Valuation Information)

As of June 30, 2012

(\$ shown in millions and USD denomination)

	Net Operating Income	Description / Notes
Operating Real Estate - Consolidated and JV's		
NOI Including Pro-rata JV NOI, 2Q 2012:	\$ 260	Per supplemental NOI disclosures
Add: Negative NOI	2	
Less: LTA's, Straight-line, Disc. Ops NOI	(2)	
Above and Below Market Rents	(4)	
Real Estate Under Development (REUD) NOI	-	See Real Estate Under Development (p.18)
Non-Retail Investments Consolidated NOI	(1)	
Non-Retail Investments JV NOI	(13)	
	<u>\$ 242</u>	
Adj. 2Q'12 NOI for new acquisitions to reflect full quarter	2	
Development Project Transfers to Operating - Pending Stabilization (Latin America) - (p. 19)	2	Currently yielding approx. 6% and expected to reach 10%
	<u>\$ 246</u>	

	Book Value	Description / Notes
Other Retail Investments included in Operating Real Estate		
Blue Ridge	\$ 39	Income included in Income from Other Real Estate Inv.
Land Holdings	99	
	<u>\$ 138</u>	
Investments & Advances in Real Estate JVs		
Mexican Land Fund	\$ 16	
Real Estate Under Development (REUD)		
US Construction In Progress (CIP)	\$ 100	
Latin America CIP	30	
	<u>\$ 130</u>	
Other Real Estate Investments		
Preferred Equity Retail Investments	\$ 109	
Net Lease Portfolio	127	
Misc	23	Includes Retail Store and Leveraged Leases
	<u>\$ 259</u>	
Mortgage and Other Receivables		
Retail-Based Mortgage Receivables		
Latin America Mortgage Receivables	\$ 14	
Winn Dixie	12	
Shopping Center Mortgage Receivables	5	
Other	9	
	<u>\$ 40</u>	
Other Assets		
Miscellaneous Other Assets	\$ 357	See separate Balance Sheet Detail Schedule (p. 8)
Real Estate Held for Sale	3	
	<u>\$ 360</u>	

Additional Value Consideration:		
Kimco Share of Joint Venture Other Assets/(Liabilities)	\$ 179	See Investments in Real Estate Joint Ventures schedule (p. 36)
Investment Management Business (recurring fees)	220	Annualized Fees - \$36M x 12 multiple x 50% margin
Latin America REUD (in excess of book value)	10	Projected yield of approx. 12% with 10% exit cap - See Real Estate Under Development (p. 18)

Non-Retail Investments Summary
As of June 30 2012
(\$ shown in millions and USD denomination)

	Book Value	Pro-Rata Share of Debt	Total	Description / Notes
Operating Real Estate - Consolidated				
Urban Properties / Other Consolidated ⁽¹⁾				Mixed Retail and Apartment / Office
Philadelphia, PA	\$ 71		\$ 71	
New York, NY	86		86	
Chicago, IL	10		10	
Other	3		3	
	170		170	
Investments & Advances in Real Estate JVs				
InTown Suites	88	464	552	
	88	464	552	
Other Real Estate Investments				
Preferred Equity Investments - Non-Retail	76		76	
Miscellaneous Other Investments	5		5	
	81		81	
Mortgage and Other Receivables				
Non-Retail Based Mortgage Receivables				
Financings to Healthcare Facilities	11		11	
Sandalwood - Nuns Island	22		22	15 Properties
King & Benton	16		16	Secured Convertible Bridge Loan
Other	6		6	
	56		56	
Marketable Securities				
Bonds	3		3	
Plazacorp Retail Properties (Common Stock)	31		31	
	34		34	Reflects \$17M in unrealized gains
Other Assets				
Miscellaneous Other Assets	30		30	
Total Non-Retail Investments	\$ 459	\$ 464	\$ 923	

(1) \$27M of debt associated with these properties is included in consolidated debt.

<u>Reconciliation from 1Q 2012</u>		
1Q 2012 Total Non-Retail Investments	\$	485
Sale of urban properties		(6)
Valuation adjustment on urban properties		(18)
Redemption of other non-retail investment		(1)
Other misc and currency		(1)
2Q 2012 Total Non-Retail Investments	\$	459

Miscellaneous

Research Coverage:

Argus	John Eade	(212) 425-7500
Bank of America / Merrill Lynch	Jeff Spector	(646) 855-1363
	Craig Schmidt	(646) 855-3640
Barclays Capital	Ross Smotrich	(212) 526-2306
Citi Investment Research	Michael Bilerman	(212) 816-1383
	Quentin Velleley	(212) 816-6981
Cowen and Company	Jim Sullivan	(646) 562-1380
	Michael Gorman	(646) 562-1381
Deutsche Bank Securities Inc.	John Perry	(212) 250-4912
DISCERN, Inc.	David Wigginton	(646) 863-4177
Edward D. Jones & Company	John Sheehan	(314) 515-3031
Goldman Sachs	Andrew Rosivach	(212) 902-2796
Green Street Advisors	Cedrik La Chance	(949) 640-8780
	Jason White	(949) 640-8780
Imperial Capital Group, LLC	David Harris	(212) 351-9429
ISI Group	Steve Sakwa	(212) 446-9462
	Samit Parikh	(212) 888-3796
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Morgan Stanley	Paul Morgan	(415) 576-2627
	Stephen Bakke	(415) 576-2696
Morningstar	Todd Lukasik	(303) 688-7418
	Philip Martin	(312) 384-3920
Raymond James & Associates	Paul D. Puryear	(727) 567-2253
	R.J. Milligan	(727) 567-2660
RBC Capital Markets	Rich Moore	(440) 715-2646
	Wes Golladay	(440) 715-2650
Sandler O' Neill & Partners, L.P.	Alexander D. Goldfarb	(212) 466-7937
	James Milam	(212) 466-8066
Standard & Poors	Robert McMillan	(212) 438-9522
Stifel Nicolaus & Company Inc.	Nathan Isbee	(443) 224-1346
	Jennifer Hummert	(443) 224-1288
UBS Investment Research	Ross Nussbaum	(212) 713-2484
	Christy McElroy	(203) 719-7831
Wells Fargo Securities, LLC	Jeffrey J. Donnelly	(617) 603-4262
	Tammi Figue	(443) 263-6568

Rating Agency Coverage:

Moody's Investors Service	Merrie Frankel	(212) 553-3652
	Alice Chung	(212) 553-2949
Standard & Poors	Elizabeth Campbell	(212) 438-2415
Fitch Ratings	Steven Marks	(212) 908-9161
	George Hoglund	(212) 908-9149

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”).

Funds From Operations (“FFO”) is a supplemental non-GAAP measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts (“NAREIT”) defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles (“GAAP”), excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments and (v) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect funds from operations 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.

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 additional measures to consider when viewing the Company's performance.

Reconciliations for these non-GAAP financial measures are provided within this document.

Glossary of Terms

<u>Term</u>	<u>Definition</u>
Annualized Base Rent (ABR)	Calculated as monthly base rent (cash basis), as of a certain date, multiplied by 12.
Assets Under Management (AUM)	The company's estimate of the carrying value of the real estate it manages through its consolidated and unconsolidated co-investment ventures or for clients of the Company.
EBITDA	Net income/(loss) attributable to the company before interest, depreciation and amortization, gains/losses on sale of operating properties, impairment charges, income taxes and unrealized remeasurement adjustment of derivative instrument.
EBITDA as adjusted	Net income/(loss) attributable to the company before interest, depreciation and amortization as adjusted excludes the effects of non-operating transactional income and expenses.
Funds From Operations (FFO)	<p>Funds From Operations ("FFO") is a supplemental non-GAAP measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles ("GAAP"), excluding (i) gains or losses from sales of operating real estate assets and (ii) extraordinary items, plus (iii) depreciation and amortization of operating properties and (iv) impairment of depreciable real estate and in substance real estate equity investments and (v) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect funds from operations on the same basis.</p> <p>Given the nature of the company's business as a real estate owner and operator, the company believes that FFO is helpful to investors as a measure of its operational performance and FFO is a widely recognized measure in the company's industry. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net cash flows from operating activities (determined in accordance with GAAP), as a measure of our liquidity, or as an indicator of our ability to make cash distributions. In addition, the comparability of the company's FFO with the FFO reported by other REITs may be affected by the differences that exist regarding certain accounting policies relating to expenditures for repairs and other recurring items.</p>
FFO as adjusted	Fund From Operations as adjusted excludes the effects of non-operating impairments and transactional income and expenses. The Company believes FFO as adjusted provides investors and analysis an additional measure in comparing the Company's performance across reporting periods on a consistent basis by excluding items that we do not believe are indicative of our core operating performance.
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.
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.
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).