



Supplemental Financial Information

QUARTER ENDED SEPTEMBER 30, 2013

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 **KIMCO**
REALTY TM

INTEGRITY CREATIVITY STABILITY

Supplemental Financial Information
Quarter Ended September 30, 2013

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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 and (xv) unanticipated changes in the company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company's Securities and Exchange Commission filings, including but not limited to the company's Annual Report on Form 10-K for the year ended December 31, 2012. 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, 2012, 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 Reports a 6.5 Percent Increase in Funds From Operations as Adjusted per Diluted Share for the Third Quarter of 2013; Board Approves a 7.1 Percent Dividend Increase per Common Share

NEW HYDE PARK, N.Y., October 29, 2013 - Kimco Realty Corp. (NYSE: KIM) today reported results for the third quarter ended September 30, 2013.

Highlights for the Third Quarter 2013 and Subsequent Activity

- Reported funds from operations (FFO) of \$0.34 per diluted share for the third quarter of 2013, compared to \$0.29 per diluted share for the same period in 2012, representing a 17.2 percent increase;
- FFO as adjusted (recurring) was \$0.33 per diluted share for the third quarter of 2013, compared to \$0.31 per diluted share for the same period in 2012, representing a 6.5 percent increase;
- Announced a 7.1 percent increase in the quarterly dividend to \$0.225 per common share;
- Pro-rata occupancy increased 100 basis points and 60 basis points for the U.S. and combined shopping center portfolios, respectively, to 94.4 percent and 94.0 percent, compared to September 30, 2012;
- U.S. same-property net operating income (NOI) increased 2.7 percent, which includes a negative 40 basis point impact from the inclusion of redevelopments, from the third quarter of 2012, representing the fourteenth consecutive positive increase;
- Recognized a 7.3 percent positive spread on U.S. leases signed during the quarter;
- Completed the sale of 98 properties in Latin America totaling approximately \$779 million; and
- Executed a contract to acquire a 24-property portfolio concentrated in the greater Boston metropolitan area for \$270 million.

Financial Results

Net income available to common shareholders for the third quarter of 2013 was \$41.2 million, or \$0.10 per diluted share, compared to \$27.1 million, or \$0.07 per diluted share, for the third quarter of 2012. Net income available to common shareholders during the third quarter of 2013 included \$81.6 million of gains on sales of operating properties and \$91.0 million of impairments attributable to the sale or pending disposition of operating properties. This compares to \$11.7 million of gains on sales of operating properties and \$4.3 million of impairments during the third quarter of 2012. Both operating property impairments and gains on sales are excluded from the calculation of FFO.

For the nine months ended September 30, 2013, net income available to common shareholders was \$131.0 million, or \$0.32 per diluted share, compared to \$113.4 million, or \$0.28 per diluted share, through September 30, 2012. Net income available to common shareholders for the nine months ended September 30, 2013 included \$137.2 million of gains on sales of operating properties and \$145.1

million of impairments attributable to the sale or pending disposition of operating properties, which compares to \$58.8 million of gains on sales of operating properties and \$33.1 million of impairments for the comparable period in 2012.

FFO, a widely accepted supplemental measure of REIT performance, was \$141.4 million, or \$0.34 per diluted share, for the third quarter of 2013, compared to \$119.0 million, or \$0.29 per diluted share, for the third quarter of 2012. For the nine months ended September 30, 2013, FFO was \$417.9 million, or \$1.02 per diluted share, compared to \$383.2 million, or \$0.94 per diluted share, for the same period last year.

FFO as adjusted, which provides information on a recurring FFO basis and excludes the effects of non-operating impairments as well as transactional income and expenses, was \$134.6 million, or \$0.33 per diluted share, for the third quarter of 2013, compared to \$127.3 million, or \$0.31 per diluted share, for the third quarter of 2012. FFO as adjusted for the nine months ended September 30, 2013, was \$408.9 million, or \$1.00 per diluted share, compared to \$379.4 million, or \$0.93 per diluted share, for the same period in 2012.

A reconciliation of net income to FFO and FFO as adjusted is provided in the tables accompanying this press release.

Shopping Center Operating Results

Third quarter 2013 shopping center portfolio operating results:

U.S. Shopping Center Portfolio

- Pro-rata occupancy was 94.4 percent, an increase of 100 basis points over the third quarter of 2012;
- U.S. same-property net operating income (NOI) increased 2.7 percent, which includes a negative 40 basis point impact from the inclusion of redevelopments, compared to the same period in 2012; and
- Pro-rata U.S. cash-basis leasing spreads increased 7.3 percent; new leases increased 13.7 percent; and renewals/options increased 4.8 percent;

Pro-rata occupancy for anchor space (10,000 square feet and greater) in the U.S. shopping center portfolio was 97.4 percent, a 110 basis point increase from the third quarter of 2012. In addition, pro-rata occupancy for small shop space, which accounts for approximately 24 percent of the pro-rata gross leasable area in the U.S. shopping center portfolio, increased by 80 basis points to 84.7 percent from the third quarter of 2012.

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

- Pro-rata occupancy was 94.0 percent, an increase of 60 basis points over the third quarter of 2012;
- Combined same-property NOI increased 2.3 percent over the third quarter of 2012, representing the fourteenth consecutive quarterly increase; and

- Total leases executed in the combined portfolio: 582 new leases, renewals and options totaling 2.1 million square feet.

Combined same-property NOI for the third quarter of 2013 includes a reduction of 20 basis points due to the impact of foreign currency. For the nine months ended September 30, 2013, combined same-property NOI, inclusive of redevelopments, was 3.4 percent, which was reduced 10 basis points due to foreign currency. Kimco reports same-property NOI on a cash basis, excluding lease termination fees, and including charges for bad debts.

Investment Activity

Acquisitions:

As previously announced, during the third quarter of 2013, Kimco acquired two wholly owned retail properties totaling 187,000 square feet, located in the metropolitan statistical areas (MSA) of Denver (Littleton, Colo.) and New York (Elmsford, N.Y.), for \$37.6 million. Subsequent to the end of the quarter, the company purchased two additional shopping centers for its consolidated portfolio for a total purchase price of \$29.6 million. These two properties are located in the Denver (Arvada, Colo.) and Atlanta (Lilburn, Ga.) MSAs and collectively comprise 220,000 square feet.

Additionally after the third quarter, Kimco announced the execution of a contract to acquire a 24-property retail portfolio located predominately in the Boston metropolitan market, comprising 1.4 million square feet, for a total purchase price of \$270 million, subject to mortgage debt of \$121.5 million. The company anticipates this transaction to close during the first quarter of 2014.

Since the company's Investor Day in September 2010, Kimco has selectively acquired 70 U.S. properties, primarily located in the company's key territories and comprising 9.4 million square feet, for a gross purchase price of \$1.7 billion. These properties, which have an average pro-rata occupancy of 95.7 percent and an annual base rent per square foot of \$14.16, are supported by strong demographics, including an average household income of \$92,000 within a three-mile radius.

Dispositions:

United States

As previously announced, during the third quarter of 2013, Kimco sold eight properties in the U.S. for a gross price of \$75.5 million, including \$5.9 million of mortgage debt. The company recognized gains totaling \$7.6 million on the sale of four properties and impairments of \$0.7 million on the other four properties. Kimco's pro-rata share of proceeds from these sales was \$53.3 million.

Subsequent to the third quarter, Kimco sold its interests in four shopping centers for a gross price of \$130.4 million. Currently, the company has 14 U.S. retail properties in contract negotiations for an aggregate sales price of \$98.3 million.

Since the start of the company's U.S. non-strategic retail disposition program in September 2010, Kimco has disposed of 133 properties, comprising 13.7 million square feet, for \$1.1 billion, including \$275.1 million of mortgage debt. The properties sold had, on a pro-rata basis, an average occupancy of 86.1 percent and an annual base rent per square foot of \$8.89, with an average household income level

of \$66,000 within a three-mile radius. The company's share of the proceeds from these sales was \$651.3 million.

Mexico and South America (Latin America)

Latin American dispositions during the third quarter of 2013 included the sale of Kimco's 50.7 percent ownership interest in a portfolio of 84 Mexican industrial properties for a gross price of \$603.5 million; a four-property, wholly owned shopping center portfolio in Mexico for a gross price of approximately \$84 million; and its 43 percent interest in a shopping center in Mexico for a gross price of approximately \$41 million. In addition, Kimco sold its 50 percent ownership interest in a nine-property shopping center portfolio in Chile for a gross price of approximately \$50.2 million. The company recognized, before the impact of currency, gains on sales totaling \$76.7 million and impairments of \$6.0 million. Kimco's pro-rata share of proceeds from these sales was \$259.4 million.

Additionally during the third quarter of 2013, Kimco recognized an impairment charge of \$76.7 million related to 14 properties, one of which was sold subsequent to quarter end, that are in a pool of 27 shopping centers in Mexico that the company is negotiating for sale. The company anticipates that the sales of the remaining 13 shopping centers will result in significant after-tax gains, before the impact of currency, which will be recognized upon the closing of the sales of these assets. As of September 30, 2013, Kimco's Mexican investments had a book value of approximately \$445.2 million, which will be reduced by approximately \$400.9 million upon the disposition of these 27 shopping centers.

At the end of the third quarter of 2013, included on Kimco's balance sheet in "Accumulated other comprehensive income", is a \$113.1 million unrealized loss on foreign currency translation relating to the book value of its investments in Latin America (including those sold during 2013). This resulted from currency fluctuations between the local currency and the U.S. dollar during the company's investment holding period and is subject to future fluctuations from ongoing changes in the respective foreign currency exchange rates for the properties not yet sold. Under U.S. GAAP, when the company has substantially monetized all its investments in a particular country, the then unrealized gain or loss on foreign currency translation will be recognized as a charge against earnings. The impact of currency will apply to the respective gains and losses on the sale of the operating properties and will be excluded from the calculation of FFO.

Capital Structure

During the third quarter of 2013, a wholly owned entity of Kimco issued \$200 million of 7-year unsecured Canadian-denominated notes that are due in 2020 with a coupon of 3.855 percent. The net proceeds were used to repay a \$200 million 5.180 percent Canadian-denominated unsecured note that matured in August 2013.

At September 30, 2013, Kimco's consolidated net debt to EBITDA as adjusted was 5.4x. In addition, the company maintains access to approximately \$1.6 billion of immediate liquidity under its \$1.75 billion unsecured revolving credit facility.

Dividend Declarations

Kimco's board of directors declared and increased the company's quarterly cash dividend 7.1 percent to \$0.225 per common share payable on January 15, 2014, to shareholders of record on January 2, 2014, representing an ex-dividend date of December 30, 2013.

The board of directors also declared quarterly dividends for the company's preferred shares as follows:

- For the Class H depositary shares, each representing 1/100 of a share of 6.90 percent Class H cumulative redeemable preferred shares, a quarterly dividend of \$0.43125 per preferred depositary share will be paid on January 15, 2014, to shareholders of record on January 2, 2014, representing an ex-dividend date of December 30, 2013;
- For the Class I depositary shares, each representing 1/1000 of a share of 6.00 percent Class I cumulative redeemable preferred shares, a quarterly dividend of \$0.37500 per preferred depositary share will be paid on January 15, 2014, to shareholders of record on January 2, 2014, representing an ex-dividend date of December 30, 2013;
- For the Class J depositary shares, each representing 1/1000 of a share of 5.50 percent Class J cumulative redeemable preferred shares, a quarterly dividend of \$0.34375 per preferred depositary share will be paid on January 15, 2014, to shareholders of record on January 2, 2014, representing an ex-dividend date of December 30, 2013;
- For the Class K depositary shares, each representing 1/1000 of a share of 5.625 percent Class K cumulative redeemable preferred shares, a quarterly dividend of \$0.35156 per preferred depositary share will be paid on January 15, 2014, to shareholders of record on January 2, 2014, representing an ex-dividend date of December 30, 2013;

2013 Guidance and 2014 Initial Guidance

The company's 2013 full-year guidance range for FFO as adjusted, which does not include any estimate for transactional activities or non-operating impairments, has been increased to \$1.32 - \$1.33 per diluted share from the previous \$1.31 - \$1.33 per diluted share. Estimated shopping center portfolio metrics remain as follows:

- Combined portfolio occupancy: +50 to +75 basis points
- Combined same-property NOI: +3.00 to +4.00 percent

2014 Initial Guidance:

The company's preliminary 2014 guidance for FFO as adjusted per diluted share: \$1.36 - \$1.40.

Conference Call and Supplemental Materials

Kimco will hold its quarterly conference call on Wednesday, October 30, 2013, at 10:00 a.m. EDT. The call will include a review of the company's third quarter 2013 results as well as a discussion of the

company's strategy and expectations for the future. To participate, dial 1-888-317-6003 (Passcode: 2371321).

A replay will be available through 9:00 a.m. EST on December 2, 2013, by dialing 1-877-344-7529 (Passcode: 10033244). Access to the live call and replay will be available on 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 September 30, 2013, the company owned interests in 855 shopping centers comprising 125 million square feet of leasable space across 42 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

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Listed on the New York Stock Exchange (KIM)

NEWS RELEASE

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Kimco Realty Corporation

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2013	2012	2013	2012
Revenues				
Revenues from rental properties	\$ 232,074	\$ 213,946	\$ 689,678	\$ 637,378
Management and other fee income	9,423	8,917	26,865	27,053
Total revenues	<u>241,497</u>	<u>222,863</u>	<u>716,543</u>	<u>664,431</u>
Operating expenses				
Rent	3,319	3,270	10,024	9,457
Real estate taxes	30,900	28,823	88,770	84,131
Operating and maintenance	27,547	25,333	84,563	76,020
General and administrative expenses	30,961	29,880	96,456	95,157
Provision for doubtful accounts	2,118	888	7,190	6,397
Impairment charges	74,765	-	109,046	326
Depreciation and amortization	63,158	63,854	186,345	180,647
Total operating expenses	<u>232,768</u>	<u>152,048</u>	<u>582,394</u>	<u>452,135</u>
Operating income	8,729	70,815	134,149	212,296
Other income/(expense)				
Mortgage financing income	925	2,092	3,341	6,083
Interest, dividends and other investment income	481	595	9,648	1,094
Other income/(expense), net	2,878	(3,073)	(3,070)	(6,126)
Interest expense	(53,991)	(56,467)	(162,594)	(170,224)
Income from other real estate investments	670	545	1,628	1,688
Income/(loss) from continuing operations before income taxes, equity in income of joint ventures, gain/(loss) on change in control of interests and equity in income from other real estate investments	(40,308)	14,507	(16,898)	44,811
Provision for income taxes, net	(24,238)	(5,520)	(28,110)	(13,581)
Equity in income of joint ventures, net	96,175	24,498	179,791	89,588
Gain on change in control of interests, net	-	-	21,711	14,156
Equity in income of other real estate investments, net	10,547	10,239	29,910	35,340
Income from continuing operations	42,176	43,724	186,404	170,314
Discontinued operations				
Income from discontinued operating properties, net of tax	1,887	5,222	8,693	9,924
Impairment/loss on operating properties sold, net of tax	(10,813)	(3,191)	(42,971)	(30,248)
Gain on disposition of operating properties, net of tax	23,398	11,329	27,762	34,571
Income/(loss) from discontinued operations	14,472	13,360	(6,516)	14,247
Gain on sale of operating properties, net of tax (1)	540	-	1,080	4,059
Net income	57,188	57,084	180,968	188,620
Net income attributable to noncontrolling interests (3)	(1,425)	(2,143)	(6,296)	(10,928)
Net income attributable to the Company	55,763	54,941	174,672	177,692
Preferred stock redemption costs	-	(6,213)	-	(6,213)
Preferred stock dividends	(14,573)	(21,622)	(43,720)	(58,037)
Net income available to the Company's common shareholders	\$ 41,190	\$ 27,106	\$ 130,952	\$ 113,442
Per common share:				
Income from continuing operations: (3)				
Basic	\$ 0.06	\$ 0.03	\$ 0.33	\$ 0.25
Diluted	\$ 0.06 (2)	\$ 0.03 (2)	\$ 0.33 (2)	\$ 0.25 (2)
Net income: (4)				
Basic	\$ 0.10	\$ 0.07	\$ 0.32	\$ 0.28
Diluted	\$ 0.10 (2)	\$ 0.07 (2)	\$ 0.32 (2)	\$ 0.28 (2)
Weighted average shares:				
Basic	408,060	405,810	407,459	405,880
Diluted	408,866	406,747	408,510	406,650

(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 (\$1,413) and (\$2,957) for the quarters ended September 30, 2013 and 2012, and (\$6,256) and (\$9,343) for the nine months ended September 30, 2013 and 2012, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$337 and \$298 for the quarters ended September 30, 2013 and 2012 and \$1,011 and \$893 for the nine months ended September 30, 2013 and 2012, respectively.

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

	September 30, 2013	December 31, 2012
Assets:		
Operating real estate, net of accumulated depreciation of \$1,864,904 and \$1,745,462, respectively	\$ 7,086,534	\$ 7,104,562
Investments and advances in real estate joint ventures	1,308,184	1,428,155
Real estate under development	97,033	97,263
Other real estate investments	288,364	317,557
Mortgages and other financing receivables	45,708	70,704
Cash and cash equivalents	401,730	141,875
Marketable securities	88,656	36,541
Accounts and notes receivable	160,126	171,540
Other assets	476,744	383,037
Total assets	\$ 9,953,079	\$ 9,751,234
Liabilities:		
Notes payable	\$ 3,254,881	\$ 3,192,127
Mortgages payable	1,125,771	1,003,190
Dividends payable	98,334	96,518
Other liabilities	548,038	445,843
Total liabilities	5,027,024	4,737,678
Redeemable noncontrolling interests	85,903	81,076
Stockholders' equity:		
Preferred stock, \$1.00 par value, authorized 5,961,200 shares 102,000 shares issued and outstanding (in series)		
Aggregate liquidation preference \$975,000	102	102
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 409,656,477 and 407,782,102 shares, respectively	4,097	4,078
Paid-in capital	5,688,421	5,651,170
Cumulative distributions in excess of net income	(950,905)	(824,008)
Accumulated other comprehensive income	(44,128)	(66,182)
Total stockholders' equity	4,697,587	4,765,160
Noncontrolling interests	142,565	167,320
Total equity	4,840,152	4,932,480
Total liabilities and equity	\$ 9,953,079	\$ 9,751,234

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

	Three Months Ended September 30,	Nine Months Ended September 30,	
	2013	2012	2013
Net income available to common shareholders	\$ 41,190	\$ 27,106	\$ 130,952
Gain on disposition of operating property, net of noncontrolling interests	(23,922)	(11,084)	(28,827)
Gain on disposition of joint venture operating properties	(57,651)	(641)	(108,407)
Depreciation and amortization - real estate related	62,445	65,496	185,742
Depr. and amort. - real estate jv's, net of noncontrolling interests	28,245	33,821	93,295
Impairments of operating properties, net of tax and noncontrolling interests	91,046	4,295	145,118
Funds from operations	141,353	118,993	417,873
Transactional (income) / charges, net	(6,744)	8,309	(8,963)
Funds from operations as adjusted	<u>134,609</u>	<u>127,302</u>	<u>408,910</u>
Weighted average shares outstanding for FFO calculations:			
Basic	408,060	405,810	407,459
Units	1,519	1,526	1,539
Dilutive effect of equity awards	2,378	2,274	2,622
Diluted	<u>411,957</u> ⁽¹⁾	<u>409,610</u> ⁽¹⁾	<u>411,620</u> ⁽¹⁾
FFO per common share - basic	\$ 0.35	\$ 0.29	\$ 1.03
FFO per common share - diluted	\$ 0.34 ⁽¹⁾	\$ 0.29 ⁽¹⁾	\$ 1.02
FFO as adjusted per common share - diluted	<u>\$ 0.33</u> ⁽¹⁾	<u>\$ 0.31</u> ⁽¹⁾	<u>\$ 1.00</u> ⁽¹⁾

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$621 and \$518 for the three months ended September 30, 2013 and 2012, and \$1,878 and \$1,555 for the nine months ended September 30, 2013 and 2012, 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 ("FFO") per Common Share
(unaudited)**

	Projected Range Full Year 2013		Projected Range Full Year 2014	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Projected diluted net income available to common shareholder per share	\$ 0.41	\$ 0.42	\$ 0.47	\$ 0.51
Projected depreciation & amortization	0.61	0.63	0.62	0.64
Projected depreciation & amortization real estate joint ventures, net of noncontrolling interests	0.30	0.32	0.29	0.31
Gain on disposition of operating properties	(0.07)	(0.09)	(0.01)	(0.03)
Gain on disposition of joint venture operating properties, net of noncontrolling interests	(0.26)	(0.28)	(0.01)	(0.03)
Impairments of operating properties, net of tax and noncontrolling interests	0.35	0.35	-	-
Projected FFO per diluted common share	<u>\$ 1.34</u>	<u>\$ 1.35</u>	<u>\$ 1.36</u>	<u>\$ 1.40</u>
Transactional income, net	(0.02)	(0.02)		
Projected FFO, as adjusted per diluted common share	<u><u>\$ 1.32</u></u>	<u><u>\$ 1.33</u></u>	<u><u>\$ 1.36</u></u>	<u><u>\$ 1.40</u></u>

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

Financial Summary

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

	September 30, 2013	June 30, 2013	December 31, 2012
Assets:			
Operating real estate, net of accumulated depreciation of \$1,864,904, \$1,835,280 and \$1,745,462, respectively	\$ 7,086,534	\$ 7,284,151	\$ 7,104,562
Investments and advances in real estate joint ventures	1,308,184	1,392,418	1,428,155
Real estate under development	97,033	96,950	97,263
Other real estate investments	288,364	316,043	317,557
Mortgages and other financing receivables	45,708	74,088	70,704
Cash and cash equivalents	401,730	156,450	141,875
Marketable securities	88,656	71,009	36,541
Accounts and notes receivable	160,126	160,398	171,540
Other assets	476,744	436,964	383,037
Total assets	\$ 9,953,079	\$ 9,988,471	\$ 9,751,234
Liabilities:			
Notes payable	\$ 3,254,881	\$ 3,284,014	\$ 3,192,127
Mortgages payable	1,125,771	1,180,760	1,003,190
Dividends payable	98,334	98,326	96,518
Other liabilities	548,038	473,604	445,843
Total liabilities	5,027,024	5,036,704	4,737,678
Redeemable noncontrolling interests	85,903	85,486	81,076
Stockholders' equity:			
Preferred stock, \$1.00 par value, authorized 5,961,200 shares 102,000 shares issued and outstanding (in series)	102	102	102
Aggregate liquidation preference \$975,000	102	102	102
Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 409,656,477, 409,616,877 and 407,782,102 shares, respectively	4,097	4,096	4,078
Paid-in capital	5,688,421	5,685,943	5,651,170
Cumulative distributions in excess of net income	(950,905)	(906,070)	(824,008)
Accumulated other comprehensive income	(44,128)	(61,798)	(66,182)
Total stockholders' equity	4,697,587	4,722,273	4,765,160
Noncontrolling interests	142,565	144,008	167,320
Total equity	4,840,152	4,866,281	4,932,480
Total liabilities and equity	\$ 9,953,079	\$ 9,988,471	\$ 9,751,234

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2013	2012	2013	2012
Revenues				
Revenues from rental properties	\$ 232,074	\$ 213,946	\$ 689,678	\$ 637,378
Management and other fee income	9,423	8,917	26,865	27,053
Total revenues	<u>241,497</u>	<u>222,863</u>	<u>716,543</u>	<u>664,431</u>
Operating expenses				
Rent	3,319	3,270	10,024	9,457
Real estate taxes	30,900	28,823	88,770	84,131
Operating and maintenance	27,547	25,333	84,563	76,020
General and administrative expenses	30,961	29,880	96,456	95,157
Provision for doubtful accounts	2,118	888	7,190	6,397
Impairment charges	74,765	-	109,046	326
Depreciation and amortization	63,158	63,854	186,345	180,647
Total operating expenses	<u>232,768</u>	<u>152,048</u>	<u>582,394</u>	<u>452,135</u>
Operating income	8,729	70,815	134,149	212,296
Other income/(expense)				
Mortgage financing income	925	2,092	3,341	6,083
Interest, dividends and other investment income	481	595	9,648	1,094
Other income/(expense), net	2,878	(3,073)	(3,070)	(6,126)
Interest expense	(53,991)	(56,467)	(162,594)	(170,224)
Income from other real estate investments	670	545	1,628	1,688
Income/(loss) from continuing operations before income taxes, equity in income of joint ventures, gain/(loss) on change in control of interests and equity in income from other real estate investments	(40,308)	14,507	(16,898)	44,811
Provision for income taxes, net	(24,238)	(5,520)	(28,110)	(13,581)
Equity in income of joint ventures, net	96,175	24,498	179,791	89,588
Gain on change in control of interests, net	-	-	21,711	14,156
Equity in income of other real estate investments, net	10,547	10,239	29,910	35,340
Income from continuing operations	42,176	43,724	186,404	170,314
Discontinued operations				
Income from discontinued operating properties, net of tax	1,887	5,222	8,693	9,924
Impairment/loss on operating properties sold, net of tax	(10,813)	(3,191)	(42,971)	(30,248)
Gain on disposition of operating properties, net of tax	23,398	11,329	27,762	34,571
Income/(loss) from discontinued operations	14,472	13,360	(6,516)	14,247
Gain on sale of operating properties, net of tax (1)	540	-	1,080	4,059
Net income	57,188	57,084	180,968	188,620
Net income attributable to noncontrolling interests (3)	(1,425)	(2,143)	(6,296)	(10,928)
Net income attributable to the Company	55,763	54,941	174,672	177,692
Preferred stock redemption costs	-	(6,213)	-	(6,213)
Preferred stock dividends	(14,573)	(21,622)	(43,720)	(58,037)
Net income available to the Company's common shareholders	\$ 41,190	\$ 27,106	\$ 130,952	\$ 113,442
Per common share:				
Income from continuing operations: (3)				
Basic	\$ 0.06	\$ 0.03	\$ 0.33	\$ 0.25
Diluted	\$ 0.06 (2)	\$ 0.03 (2)	\$ 0.33 (2)	\$ 0.25 (2)
Net income: (4)				
Basic	\$ 0.10	\$ 0.07	\$ 0.32	\$ 0.28
Diluted	\$ 0.10 (2)	\$ 0.07 (2)	\$ 0.32 (2)	\$ 0.28 (2)
Weighted average shares:				
Basic	408,060	405,810	407,459	405,880
Diluted	408,866	406,747	408,510	406,650

(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 (\$1,413) and (\$2,957) for the quarters ended September 30, 2013 and 2012, and (\$6,256) and (\$9,343) for the nine months ended September 30, 2013 and 2012, respectively.

(4) Includes earnings attributable to unvested restricted shares of \$337 and \$298 for the quarters ended September 30, 2013 and 2012 and \$1,011 and \$893 for the nine months ended September 30, 2013 and 2012, respectively.

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

	Three Months Ended		Nine Months Ended	
	September 30, 2013	2012	September 30, 2013	2012
Net income available to common shareholders	\$ 41,190	\$ 27,106	\$ 130,952	\$ 113,442
Gain on disposition of operating property, net of noncontrolling interests	(23,922)	(11,084)	(28,827)	(35,806)
Gain on disposition of joint venture operating properties	(57,651)	(641)	(108,407)	(23,013)
Depreciation and amortization - real estate related	62,445	65,496	185,742	194,032
Depr. and amort. - real estate jv's, net of noncontrolling interests	28,245	33,821	93,295	101,506
Impairments of operating properties, net of tax and noncontrolling interests	91,046	4,295	145,118	33,070
Funds from operations	141,353	118,993	417,873	383,231
Transactional (income) / charges, net	(6,744)	8,309	(8,963)	(3,798)
Funds from operations as adjusted	<u>\$ 134,609</u>	<u>\$ 127,302</u>	<u>\$ 408,910</u>	<u>\$ 379,433</u>
Weighted average shares outstanding for FFO calculations:				
Basic	408,060	405,810	407,459	405,880
Units	1,519	1,526	1,539	1,533
Dilutive effect of equity awards	2,378	2,274	2,622	2,106
Diluted	<u>411,957</u> ⁽¹⁾	<u>409,610</u> ⁽¹⁾	<u>411,620</u> ⁽¹⁾	<u>409,519</u> ⁽¹⁾
FFO per common share - basic	<u>\$ 0.35</u>	<u>\$ 0.29</u>	<u>\$ 1.03</u>	<u>\$ 0.94</u>
FFO per common share - diluted	<u>\$ 0.34</u> ⁽¹⁾	<u>\$ 0.29</u> ⁽¹⁾	<u>\$ 1.02</u>	<u>\$ 0.94</u>
FFO as adjusted per common share - diluted	<u>\$ 0.33</u> ⁽¹⁾	<u>\$ 0.31</u> ⁽¹⁾	<u>\$ 1.00</u> ⁽¹⁾	<u>\$ 0.93</u> ⁽¹⁾

(1) Reflects the potential impact if certain units were converted to common stock at the beginning of the period. Funds from operations would be increased by \$621 and \$518 for the three months ended September 30, 2013 and 2012, and \$1,878 and \$1,555 for the nine months ended September 30, 2013 and 2012, 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 September 30,		Nine Months Ended September 30,	
	2013	2012	2013	2012
Net Income	\$ 57,188	\$ 57,084	\$ 180,968	\$ 188,620
Interest	53,991	56,467	162,594	170,224
Interest - discontinued operations	-	848	(300)	1,997
Depreciation and amortization	63,158	63,854	186,345	180,647
Depreciation and amortization- discontinued operations	1,220	2,920	5,075	17,317
Gain on sale of operating properties	(23,937)	(13,278)	(28,842)	(38,000)
Gain on sale of joint venture operating properties	(82,706)	(641)	(143,034)	(22,891)
Impairment/loss on operating properties held for sale/sold	10,842	3,170	58,107	37,533
Impairment charges	74,765	-	109,046	326
Impairment of joint venture property carrying values	13,933	1,960	25,009	3,255
Provision/(benefit) for income taxes	24,238	5,520	28,174	13,608
Provision/(benefit) for income taxes-discontinued operations	39	1,656	(15,903)	(7,089)
Consolidated EBITDA	192,731	179,560	567,239	545,547
Transactional (income) / charges, net	(9,963)	7,014	(20,565)	(10,255)
Consolidated EBITDA as adjusted	<u>\$ 182,768</u>	<u>\$ 186,574</u>	<u>\$ 546,674</u>	<u>\$ 535,292</u>
Consolidated EBITDA	192,731	179,560	567,239	545,547
Prorata share of interest expense - real estate jv's	28,728	33,885	88,927	103,624
Prorata share of interest expense - other investments	-	6,279	11,090	19,494
Prorata share of depreciation and amortization - real estate jv's	29,870	28,455	84,825	85,069
Prorata share of depreciation and amortization - other investments	-	5,366	11,006	16,437
EBITDA including prorata share - JV's	251,329	253,545	763,086	770,171
Transactional (income) / charges, net	(9,963)	7,014	(20,565)	(10,255)
EBITDA as adjusted including prorata share - JV's	<u>\$ 241,366</u>	<u>\$ 260,559</u>	<u>\$ 742,522</u>	<u>\$ 759,916</u>

EBITDA is net income/(loss) 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			Nine Months Ended		
	September 30, 2013	2012	% Change	September 30, 2013	2012	% Change
Revenue breakdown:						
Minimum rent	\$ 176,097	\$ 160,862		\$ 519,654	\$ 474,080	
Lease terminations	63	164		949	1,772	
Deferred rents (Straight-line)	1,299	1,646		4,087	5,204	
Above and below market rents	2,528	3,403		8,279	12,245	
Percentage rent	1,183	1,358		6,435	5,488	
Recovery income	46,544	41,416		134,774	121,928	
Other rental property income	4,360	5,097		15,500	16,661	
Revenues from rental property	<u>232,074</u>	<u>213,946</u>	<u>8.5%</u>	<u>689,678</u>	<u>637,378</u>	<u>8.2%</u>
Bad debt expense	(2,118)	(888)		(7,190)	(6,397)	
Net revenues from rental property	<u>229,956</u>	<u>213,058</u>	<u>7.9%</u>	<u>682,488</u>	<u>630,981</u>	<u>8.2%</u>
Rental property expenses:						
Rent	3,319	3,270		10,024	9,457	
Real estate taxes	30,900	28,823		88,770	84,131	
Operating and maintenance	27,547	25,333		84,563	76,020	
	<u>61,766</u>	<u>57,426</u>		<u>183,357</u>	<u>169,608</u>	
Net operating income (NOI)	168,190	155,632	8.1%	499,131	461,373	8.2%
Net operating income from discontinued operations	3,239	8,797		12,939	27,746	
Consolidated NOI, net	<u>171,429</u>	<u>164,429</u>		<u>512,070</u>	<u>489,119</u>	
Prorata share of joint venture NOI:						
Prudential	6,375	6,453		19,186	19,644	
KIR	18,470	16,300		53,818	50,490	
UBS	157	3,468		7,225	11,204	
Kimstone ⁽¹⁾	6,785	-		7,537	-	
BIG	3,633	3,216		10,592	10,112	
CPP	4,554	4,502		13,719	13,080	
KIF I	2,601	908		6,811	3,189	
SEB Immobilien	995	952		2,963	2,829	
Other Institutional Programs	1,272	1,607		4,100	5,705	
Other US JV Properties	11,079	12,453		35,028	38,981	
Canada	24,863	24,999		75,045	73,029	
Latin America	3,962	6,779		17,923	20,331	
Mexico Industrial	6,090	5,734		17,949	17,356	
Other Investments	-	13,906		25,172	40,214	
Subtotal of prorata share of JV NOI	90,836	101,277		297,068	306,164	
Total NOI including prorata share - JV's	\$ 262,265	\$ 265,706	-1.3%	\$ 809,138	\$ 795,283	1.7%
Consolidated NOI, net						
United States	\$ 160,065	\$ 153,951		\$ 478,363	\$ 459,096	
Latin America	10,550	10,035		31,439	29,058	
Non-Retail Investments	814	443		2,268	965	
Total consolidated NOI, net	\$ 171,429	\$ 164,429		\$ 512,070	\$ 489,119	

⁽¹⁾ Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

Same Property Net Operating Income Disclosures (Kimco Share)

(in thousands)

(unaudited)

	Three Months Ended			Nine Months Ended		
	September 30,		% Change	September 30,		% Change
	2013	2012		2013	2012	
Revenues						
Minimum Rent	\$ 215,993	\$ 209,470	3.1%	\$ 637,078	\$ 619,952	2.8%
Percentage Rent	652	741	-12.0%	5,700	5,678	0.4%
Recovery	58,892	54,049	9.0%	171,561	161,833	6.0%
Other Income	4,535	4,949	-8.4%	14,610	15,141	-3.5%
	\$ 280,072	\$ 269,209	4.0%	\$ 828,949	\$ 802,604	3.3%
Expenses						
Operating & Maintenance	\$ 37,131	\$ 33,332	11.4%	\$ 108,181	\$ 101,030	7.1%
Tax Expense	39,848	38,716	2.9%	115,799	114,257	1.4%
Credit Loss	2,029	1,336	51.9%	4,481	7,812	-42.6%
	\$ 79,008	\$ 73,384	7.7%	\$ 228,461	\$ 223,099	2.4%
Total U.S. Same Property NOI	\$ 201,064	\$ 195,825	2.7%	\$ 600,488	\$ 579,506	3.6%
Canada	23,920	24,945	-4.1%	69,728	71,350	-2.3%
Latin America	11,293	10,128	11.5%	31,646	28,187	12.3%
Combined Same Property NOI	\$ 236,277	\$ 230,898	2.3% *	\$ 701,862	\$ 679,042	3.4% *
Non Same Property Retail NOI	25,175	20,458	23.1%	79,836	75,062	6.4%
Total Retail NOI	261,452	251,356	4.0%	781,698	754,104	3.7%
Non Retail NOI	813	14,350	-94.3%	27,440	41,179	-33.4%
Total NOI	\$ 262,265	\$ 265,706	-1.3%	\$ 809,138	\$ 795,283	1.7%

* Combined same property NOI excluding currency impact for the three months and nine months ended 9/30/13 is 2.5% and 3.5%, respectively

Same Property NOI definition: 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.

Condensed Consolidated Statements of Cash Flows

(in thousands)
(unaudited)

	Nine Months Ended September 30	
	2013	2012
Cash flow from operating activities:		
Net income	\$ 180,968	\$ 188,620
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	191,420	197,964
Impairment charges	167,153	37,740
Gain on sale of operating properties	(29,859)	(44,596)
Equity in income of joint ventures, net	(179,791)	(89,587)
Gains on change in control of interests	(21,711)	(14,156)
Equity in income from other real estate investments, net	(29,910)	(35,340)
Distributions from joint ventures and other real estate investments	211,362	150,721
Change in accounts and notes receivable	11,414	11,249
Change in accounts payable and accrued expenses	69,053	34,915
Change in other operating assets and liabilities	(36,258)	(29,940)
Net cash flow provided by operating activities	<u>533,841</u>	<u>407,590</u>
Cash flow from investing activities:		
Acquisition of operating real estate	(182,423)	(338,959)
Improvements to operating real estate	(78,490)	(82,890)
Acquisition of and improvements to real estate under development	(541)	(2,423)
Investment in marketable securities	(33,588)	-
Proceeds from sale/repayments of marketable securities	10,800	156
Investments and advances to real estate joint ventures	(289,494)	(159,121)
Reimbursements of advances to real estate joint ventures	409,748	135,987
Investment in other real estate investments	(23,488)	(4,215)
Reimbursements of advances to other real estate investments	19,557	26,637
Investment in mortgage loans receivable	(11,469)	(15,623)
Collection of mortgage loans receivable	13,900	24,613
Investment in other investments	(21,366)	(924)
Reimbursements of other investments	9,175	9,538
Proceeds from sale of operating properties	<u>247,965</u>	<u>277,174</u>
Net cash flow provided by (used for) investing activities	<u>70,286</u>	<u>(130,050)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(132,492)	(212,105)
Principal payments on rental property debt	(18,264)	(17,585)
Principal payments on construction loan financings	-	(213)
Proceeds from mortgage/construction loan financings	35,974	6,276
Repayments under unsecured revolving credit facility, net	(99,076)	(226,558)
Borrowings under unsecured term loan/notes	621,562	400,000
Repayments under unsecured term loan/notes	(446,717)	(17,000)
Financing origination costs	(7,364)	(1,904)
Redemption of/distributions to noncontrolling interests	(27,184)	(25,868)
Dividends paid	(299,754)	(285,092)
Proceeds from issuance of stock	29,043	625,102
Redemption of preferred stock	-	(175,000)
Repurchase of common stock	-	(30,946)
Net cash flow (used for) provided by financing activities	<u>(344,272)</u>	<u>39,107</u>
Change in cash and cash equivalents	259,855	316,647
Cash and cash equivalents, beginning of period	<u>141,875</u>	<u>112,882</u>
Cash and cash equivalents, end of period	<u>\$ 401,730</u>	<u>\$ 429,529</u>
Interest paid during the period (net of capitalized interest of \$888, and \$1,273, respectively)	<u>\$ 142,805</u>	<u>\$ 149,976</u>
Income taxes paid during the period	<u>\$ 1,240</u>	<u>\$ 1,970</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by assumption of mortgage debt	<u>\$ 36,716</u>	<u>\$ 159,198</u>
Acquisition of real estate interests through mortgage receivable foreclosure	<u>\$ 24,322</u>	<u>-</u>
Acquisition of real estate by issuance of redeemable units	<u>\$ 3,985</u>	<u>-</u>
Disposition of real estate interests by assignment of mortgage debt	<u>-</u>	<u>\$ 13,655</u>
Disposition of real estate through the issuance of unsecured obligation	<u>\$ 3,513</u>	<u>\$ 1,750</u>
Issuance of restricted common stock	<u>\$ 9,213</u>	<u>\$ 18,066</u>
Surrender of restricted common stock	<u>\$ (3,850)</u>	<u>\$ (2,073)</u>
Consolidation of Joint Ventures:		
Increase in real estate and other assets	<u>\$ 228,200</u>	<u>-</u>
Increase in mortgage payables	<u>\$ 206,489</u>	<u>-</u>
Declaration of dividends paid in succeeding period	<u>\$ 98,334</u>	<u>\$ 94,856</u>

SELECTED BALANCE SHEET ACCOUNT DETAIL
(in thousands)

	September 30, 2013	June 30, 2013	December 31, 2012
Operating real estate*			
Land	\$ 2,081,666	\$ 2,105,431	\$ 2,024,300
Building and improvements			
Buildings	4,531,583	4,696,458	4,607,932
Building improvements	1,143,694	1,123,509	1,091,749
Tenant improvements	736,373	744,812	708,626
Fixtures and leasehold improvements	60,872	60,887	59,750
Other rental property	397,250	388,334	357,667
	<u>8,951,438</u>	<u>9,119,431</u>	<u>8,850,024</u>
Accumulated depreciation & amortization	(1,864,904)	(1,835,280)	(1,745,462)
Total operating real estate	\$ 7,086,534	\$ 7,284,151	\$ 7,104,562
Investments and advances in real estate joint ventures			
Joint ventures - Other	\$ 1,292,516	\$ 1,376,754	\$ 1,412,486
Joint ventures - Mexico Land Fund	15,668	15,664	15,669
Total investment and advances in real estate joint ventures	\$ 1,308,184	\$ 1,392,418	\$ 1,428,155
Real estate under development			
Latin America- construction in progress	\$ 3,210	\$ 3,004	\$ 2,954
United States- construction in progress	93,823	93,946	94,309
Total real estate under development	\$ 97,033	\$ 96,950	\$ 97,263
Other real estate investments			
Preferred equity	\$ 108,033	\$ 127,655	\$ 157,217
Net lease portfolio	138,419	135,577	130,627
Other	41,912	52,811	29,713
Total other real estate investments	\$ 288,364	\$ 316,043	\$ 317,557
Mortgages and other financing receivables			
Latin America	\$ 5,901	\$ 6,282	\$ 6,561
Other	39,807	67,806	64,143
Total mortgages and other financing receivables	\$ 45,708	\$ 74,088	\$ 70,704
Marketable securities			
Retail - SuperValu	\$ 67,267	\$ 50,838	\$ -
Other marketable securities	21,389	20,171	36,541
Total marketable securities	\$ 88,656	\$ 71,009	\$ 36,541
Accounts and notes receivable			
Straightline rent receivable	\$ 93,931	\$ 93,520	\$ 95,196
Other	66,195	66,878	76,344
Total accounts and notes receivable	\$ 160,126	\$ 160,398	\$ 171,540
Other assets			
Deferred tax asset	\$ 137,332	\$ 138,755	\$ 113,421
Leasing commissions	107,023	106,792	104,548
Prepaid & deferred charges	69,484	71,561	66,825
Escrows & deposits	27,655	17,930	23,442
Real estate held for sale	64,629	21,436	3,352
Other	70,621	80,490	71,449
Total other assets	\$ 476,744	\$ 436,964	\$ 383,037
Other liabilities			
Accounts payable & accrued expenses	\$ 153,668	\$ 118,342	\$ 111,881
AI Taxes Payable	27,592	-	-
Below market rents	162,458	167,384	167,235
AI VAT Payable	21,088	-	-
Other	183,232	187,878	166,727
Total other liabilities	\$ 548,038	\$ 473,604	\$ 445,843
Redeemable noncontrolling interests (Down REIT units)	\$ 85,903	\$ 85,486	\$ 81,076
Noncontrolling interests - stockholders equity			
Down REIT units **	\$ 62,256	\$ 61,806	\$ 62,846
Other	80,309	82,202	104,474
Total noncontrolling interests	\$ 142,565	\$ 144,008	\$ 167,320

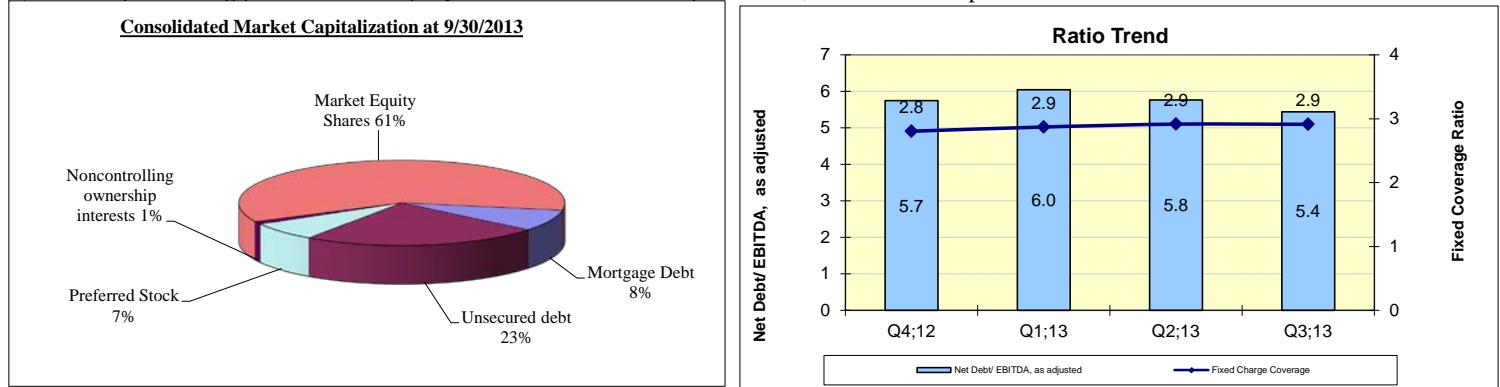
* Includes Blue Ridge, Redevelopments & Land Holdings

** 1,626,845, 1,626,845 and 1,633,718 units outstanding, respectively.

Capitalization and Financial Ratios
September 30, 2013
(in 000's, except share information)

	Consolidated Only		Pro Rata Joint Ventures	Market Cap incl. JV's
	Book Value	Market Value		
Debt:				
Notes payable - LOC (384 unencumbered properties)	\$ 153,116	\$ 153,116	\$ -	\$ 153,116
Notes payable - Other	3,101,765	3,101,765	1,408	3,103,173
Non-recourse mortgages payable	<u>1,125,771</u>	<u>1,125,771</u>	<u>2,168,480</u>	<u>3,294,251</u>
	<u>4,380,652</u>	<u>4,380,652</u>	<u>2,169,888</u>	<u>6,550,540</u>
Equity:				
Stockholders' equity:				
Common Stock (409,656,477 shares outstanding)	3,722,587	8,266,868		8,266,870
Preferred Stock 6.90% Series H	175,000	175,000		175,000
Preferred Stock 6.00% Series I	400,000	400,000		400,000
Preferred Stock 5.50% Series J	225,000	225,000		225,000
Preferred Stock 5.625% Series K	175,000	175,000		175,000
Noncontrolling ownership interests	<u>142,565</u>	<u>142,565</u>		<u>142,565</u>
	<u>4,840,152</u>	<u>9,384,433</u> ⁽¹⁾		<u>9,384,435</u> ⁽¹⁾
Total Capitalization	<u><u>\$ 9,220,804</u></u>	<u><u>\$ 13,765,085</u></u>		<u><u>\$ 15,934,975</u></u>
Ratios:				
Debt to Total Capitalization	<u>.48:1</u>	<u>.32:1</u>		<u>.41:1</u>
Debt to Equity	<u>.91:1</u>	<u>.47:1</u>		<u>.70:1</u>
Debt Service Coverage	<u>3.7x</u>			<u>2.5x</u>
Fixed Charge Coverage	<u>2.9x</u>			<u>2.2x</u>
Net Debt to EBITDA	<u>5.2x</u>			<u>6.1x</u>
Net Debt to EBITDA, as adjusted	<u>5.4x</u>			<u>6.3x</u>
Net Debt and Preferred to EBITDA, as adjusted	<u>6.8x</u>			<u>7.3x</u>

(1) Based upon closing price of the Company's Common Stock on September 30, 2013 at \$20.18 per share.



Dividend Data			
	Q4 12	Q1 13	Q2 13
Common Dividend per share	\$0.21	\$0.21	\$0.21

Liquidity & Credit Facility As Of 10/17/13	
Cash On Hand	\$ 41,959
Marketable Equity Securities *	42,820
Available under Credit Facility	1,568,106
	<u><u>\$ 1,652,885</u></u>

* Represents margin loan availability estimated at approximately 50% of market value of investments in certain marketable equity securities. Does not include marketable debt securities of approximately \$3.0 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 9/30/2013
I. Consolidated Indebtedness Ratio		
Consolidated Indebtedness	< 60%	\$ 4,572,741
Total Assets		\$ 11,801,216
		<u><u>39%</u></u>
II. Consolidated Secured Indebtedness Ratio		
Consolidated Secured Indebtedness	< 40%	\$ 1,125,771
Total Assets		\$ 11,797,104 (1)
		<u><u>10%</u></u>
III. Maximum Annual Service Charge		
Consolidated Income Available for Debt Service	> 1.50	\$ 1,099,984
Maximum Annual Service Charge		\$ 230,723
		<u><u>4.8</u></u>
IV. Ratio of Unencumbered Total Asset Value to Total Unsecured Debt		
Unencumbered Total Asset Value	> 1.50	\$ 9,641,216
Consolidated Unsecured Indebtedness		\$ 3,446,970
		<u><u>2.8</u></u>

Sensitivity Analysis:

Additional \$2.5 B debt capacity available and reduction of \$867M 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, 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, and the Sixth Supplemental Indenture dated as of May 23, 2013 filed in the Company's Current Report on Form 8-K dated May 23, 2013.

Line of Credit Covenant Disclosure
(in thousands)

	Must be	As of 9/30/13
I. Total Indebtedness Ratio		
Total Indebtedness	< 60%	\$ 4,047,028
GAV		\$ 9,893,757
		41%
II. Total Priority Indebtedness Ratio		
Total Priority Indebtedness	< 35%	\$ 752,201
GAV		\$ 9,893,757
		8%
III. Minimum Unsecured Interest Coverage Ratio		
Unencumbered Asset NOI	> 1.75	\$ 268,388
Total Unsecured Interest Expense		\$ 74,439
		3.61
IV. Fixed Charge Coverage Ratio		
Fixed Charge Total Adjusted EBITDA	> 1.50	\$ 426,466
Total Debt Service (including Preferred Stock Dividends)		\$ 153,484
		2.78

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
September 30, 2013
(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
2013	\$ 120	9.50%	\$ 100,000 *	5.19%	\$ 100,120	5.20%	\$ -	-	-	5.50%	\$ -	5.50%
2014	237,903 *	6.30%	294,697	5.20%	532,600	5.69%	-	-	-	-	-	-
2015	161,076	5.27%	350,000	5.29%	511,076	5.29%	6,000	0.13%	-	-	6,000	0.13%
2016	293,684	6.50%	300,000	5.78%	593,684	6.14%	-	-	153,116 **	3.04%	153,116	3.04%
2017	180,210	6.14%	290,915	5.70%	471,125	5.87%	1,979	4.00%	400,000	1.23%	401,979	1.25%
2018	37,550	4.89%	445,414 ***	4.85%	482,964	4.85%	21,091	3.04%	76,853 ***	5.65%	97,944	5.09%
2019	13,185	6.50%	300,000	6.88%	313,185	6.86%	-	-	-	-	-	-
2020	21,926	6.83%	193,886 ****	3.86%	215,812	4.14%	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-
2022	57,035	3.67%	-	-	57,035	3.67%	-	-	-	-	-	-
Thereafter	50,682	5.91%	350,000	3.13%	400,682	3.47%	43,330	5.68%	-	-	43,330	5.68%
	\$ 1,053,371	5.97%	\$ 2,624,912	5.09%	\$ 3,678,283	5.34%	\$ 72,400	4.41%	\$ 629,969	2.21%	\$ 702,369	2.44%

(1) Weighted average maturity of 4.0 years (47.4 months)

(2) Weighted average maturity of 4.6 years (55.6 months)

Year	Total Consolidated Debt (3)								
	Total Secured Debt	Weighted Avg Rate	Total Unsecured Debt	Weighted Avg Rate	Total Debt	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	Secured LTV% @ 7.0% Cap Rate
2013	\$ 120	9.50%	\$ 100,000 *	5.19%	\$ 100,120	5.20%	2%	0.1%	1.0%
2014	237,903 *	6.30%	294,697	5.20%	532,600	5.69%	12%	18.9%	49.8%
2015	167,076	5.08%	350,000	5.29%	517,076	5.23%	12%	13.0%	53.5%
2016	293,684	6.50%	453,116 **	4.86%	746,800	5.50%	17%	9.7%	48.8%
2017	182,189	6.11%	690,915	3.11%	873,104	3.74%	20%	19.8%	73.0%
2018	58,641	4.22%	522,267 ***	4.97%	580,908	4.89%	13%	0.9%	47.6%
2019	13,185	6.50%	300,000	6.88%	313,185	6.86%	7%	-	45.5%
2020	21,926	6.83%	193,886 ****	3.86%	215,812	4.14%	6%	-	34.5%
2021	-	-	-	-	-	-	-	-	-
2022	57,035	3.67%	-	-	57,035	3.67%	1%	-	55.9%
Thereafter	94,012	5.80%	350,000	3.13%	444,012	3.69%	10%	5.4%	37.9%
	\$ 1,125,771	5.87%	\$ 3,254,881	4.53%	\$ 4,380,652	4.88%	100%	10.1%	51.7%

(3) Weighted average maturity of 4.1 years (48.7 months)

* On October 1st, the \$100M unsecured note was paid off, and \$51.3M of secured debt was also paid off

** Includes \$153.1 million on the revolving credit facility.

*** Includes CAD \$150 million bond and includes \$76.8 million on the peso facility.

**** Includes CAD \$200 million bond.

Note: Above includes approximately \$10.1 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 \$62.9 million.

Schedule of Real Estate Joint Venture Debt
September 30, 2013
(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
2013	\$ 10,739	5.00%	\$ -	-	\$ 10,739	\$ 5,370	5.00%	\$ 16,396	1.09%	\$ 2,815	1.23%	\$ 19,211	\$ 9,607	1.11%
2014	\$ 439,550	5.63%	-	-	\$ 439,550	201,606	5.63%	23,187	3.88%	-	-	23,187	5,116	3.88%
2015	\$ 537,920	5.74%	-	-	\$ 537,920	214,500	5.74%	50,000	2.08%	-	-	50,000	27,500	2.08%
2016	\$ 1,761,038	5.55%	-	-	\$ 1,761,038	473,842	5.55%	18,000	2.58%	-	-	18,000	8,743	2.58%
2017	\$ 960,638	5.50%	-	-	\$ 960,638	338,689	5.50%	7,000	2.83%	-	-	7,000	369	2.83%
2018	\$ 271,379	5.51%	-	-	\$ 271,379	135,750	5.51%	176,346	2.76%	-	-	176,346	61,751	2.76%
2019	\$ 152,779	5.31%	-	-	\$ 152,779	81,208	5.31%	12,700	1.68%	-	-	12,700	6,350	1.68%
2020	\$ 201,759	4.98%	-	-	\$ 201,759	97,026	4.98%	-	-	-	-	-	-	-
2021	\$ 435,113	5.15%	-	-	\$ 435,113	205,684	5.15%	-	-	-	-	-	-	-
2022	\$ 410,308	4.34%	-	-	\$ 410,308	186,271	4.34%	-	-	-	-	-	-	-
Thereafter	\$ 192,215	4.68%	-	-	\$ 192,215	110,516	4.68%	-	-	-	-	-	-	-
Total	\$ 5,373,438	5.38%	\$ -	-	\$ 5,373,438	\$ 2,050,462	5.38%	\$ 303,629	2.59%	\$ 2,815	1.23%	\$ 306,444	\$ 119,436	2.57%

(1) Weighted average maturity of 4.2 years (50.1 months)

(2) Weighted average maturity of 3.5 years (42.6 months)

Year	Total Real Estate Joint Venture Debt (3)											
	Secured Debt	Weighted Avg Rate	Unsecured Debt	Weighted Avg Rate	Gross Total	Total Weighted Avg Rate	% of Total Debt	CMBS % of Debt	Secured LTV @ 7% Cap Rate	Kimco Share		
										Secured Debt	Unsecured Debt	Total Debt
2013	\$ 27,135	2.64%	\$ 2,815	1.23%	\$ 29,950	2.50%	0.5%	0.0%	132.7%	\$ 13,568	\$ 1,408	\$ 14,976
2014	462,737	5.55%	-	-	462,737	5.55%	8.1%	48.9%	52.0%	206,722	-	206,722
2015	587,920	5.42%	-	-	587,920	5.42%	10.4%	49.0%	57.0%	242,000	-	242,000
2016	1,779,038	5.52%	-	-	1,779,038	5.52%	31.3%	76.3%	71.0%	482,585	-	482,585
2017	967,638	5.48%	-	-	967,638	5.48%	17.0%	41.3%	69.4%	339,058	-	339,058
2018	447,725	4.42%	-	-	447,725	4.42%	7.9%	8.4%	60.0%	197,501	-	197,501
2019	165,479	5.03%	-	-	165,479	5.03%	2.9%	2.7%	52.7%	87,558	-	87,558
2020	201,759	4.98%	-	-	201,759	4.98%	3.6%	53.6%	53.9%	97,026	-	97,026
2021	435,113	5.15%	-	-	435,113	5.15%	7.7%	20.0%	55.8%	205,684	-	205,684
2022	410,308	4.34%	-	-	410,308	4.34%	7.2%	15.7%	48.0%	186,271	-	186,271
Thereafter	192,215	4.68%	-	-	192,215	4.68%	3.4%	28.7%	54.9%	110,507	-	110,507
Total	\$ 5,677,067	5.23%	\$ 2,815	1.23%	\$ 5,679,882	5.22%	100.0%	46.3%	61.3%	\$ 2,168,480	\$ 1,408	\$ 2,169,888

(3) Weighted average maturity of 4.1 years (49.7 months)

Note: Above includes approximately \$24.3 million net premium related to unamortized fair market value adjustment.

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

Real Estate Joint Venture Debt by Portfolio
September 30, 2013
(in thousands)

Portfolio	Kimco %											Thereafter	Totals
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
Investment Management Programs													
Prudential Investment Program	15.0%	\$ -	\$ -	\$ 58,725	\$ 810,348	\$ 15,604	\$ -	\$ -	\$ 39,500	\$ -	\$ -	\$ 924,177	
Kimco Income REIT	48.6%	-	-	120,591	45,978	70,539	93,706	10,832	68,372	153,158	239,793	90,174	893,143
Kimstone*	33.3%	-	75,086	157,416	196,319	90,105	158,500	3,633	12,832	26,680	-	5,248	725,819
BIG Shopping Centers	37.9%	-	10,984	12,563	317,393	-	-	-	65,460	-	-	-	406,400
Canada Pension Plan (CPP)	55.0%	-	24,604	50,000	64,709	-	-	-	-	-	-	-	139,313
Kimco Income Fund	39.5%	-	151,218	-	-	-	-	-	7,626	-	-	-	158,844
SEB Immobilien	15.0%	-	-	-	36,945	193,600	-	-	-	13,255	-	-	243,800
Other Institutional Programs	14.6%	-	17,687	65,250	57,847	132,633	-	-	-	-	-	-	273,417
Total Investment Management Programs		\$ -	\$ 279,579	\$ 464,545	\$ 1,529,539	\$ 502,481	\$ 252,206	\$ 14,465	\$ 154,290	\$ 232,593	\$ 239,793	\$ 95,422	\$ 3,764,913
Other Joint Venture Properties													
US Properties	44.0%	\$ 19,211	\$ 48,791	\$ 9,447	\$ 83,096	\$ 272,697	\$ 66,628	\$ 49,116	\$ 47,469	\$ 12,695	\$ 138,426	\$ 7,159	\$ 754,735
Canada Properties	55.4%	10,739	134,367	76,241	166,403	192,460	128,891	101,898	-	189,825	32,089	89,634	1,122,547
Latin America	56.6%	-	-	37,687	-	-	-	-	-	-	-	-	37,687
Total Other Joint Venture Properties		\$ 29,950	\$ 183,158	\$ 123,375	\$ 249,499	\$ 465,157	\$ 195,519	\$ 151,014	\$ 47,469	\$ 202,520	\$ 170,515	\$ 96,793	\$ 1,914,969
Totals		\$ 29,950	\$ 462,737	\$ 587,920	\$ 1,779,038	\$ 967,638	\$ 447,725	\$ 165,479	\$ 201,759	\$ 435,113	\$ 410,308	\$ 192,215	\$ 5,679,882
% of Debt per Year		0.5%	8.1%	10.4%	31.3%	17.0%	7.9%	2.9%	3.6%	7.7%	7.2%	3.5%	100.0%

*Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

Transaction Summary

2013 Shopping Center Transactions
September 30, 2013
(in thousands)

Acquisitions		Gross						
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Acquired	Purchase Price	Debt	GLA
Consolidated								
United States	Village Commons (Parcel)	Tallahassee, FL	Tallahassee	100.0%	Jan-13	\$ 7,100	\$ -	125
United States	Columbia Crossing II	Columbia, MD	Baltimore-Towson	100.0%	Jan-13	21,800	-	101
United States	Roseville Plaza (Parcel)	Roseville, MN	Minneapolis-St.Paul-Bloomington	82.7%	Jan-13	5,142	-	80
United States	Wilton Campus	Wilton, CT	Bridgeport-Stamford-Norwalk	100.0%	Mar-13	42,000	36,000	187
United States	Highland Ranch II	Littleton, CO	Denver-Aurora-Broomfield	100.0%	Jul-13	14,600	-	44
United States	Elmsford Center 1 & 2	Elmsford, NY	New York-Northern NJ-Long Island	100.0%	Aug-13	23,000	-	143
United States	Northridge SC	Arvada, CO	Denver-Aurora-Broomfield	100.0%	Oct-13	19,750	11,511	146
United States	Five Forks Crossing	Lilburn, Georgia	Atlanta-Sandy Springs-Marietta	100.0%	Oct-13	9,825	-	74
					Total Consolidated Acquisitions	\$ 143,217	\$ 47,511	900
Dispositions		Gross						
Country	Shopping Center	Location	MSA	Kimco's Interest	Month Disposed	Sales Price	Debt	GLA
Consolidated								
United States	The Promenade	Bridgewater, NJ	New York-North Jersey-Long Island	100.0%	Feb-13	\$ 7,511	\$ -	137
United States	Oak Creek Plaza	Dayton, OH	Dayton	100.0%	Mar-13	2,810	-	163
United States	Gettysburg Plaza	Gettysburg, PA	Gettysburg	100.0%	Apr-13	2,333	-	15
United States	Washington Plaza	Philadelphia, PA	Philadelphia-Camden-Wilmington	100.0%	Apr-13	1,600	-	9
United States	Bridgewater Plaza	Bridgewater, NJ	New York-North Jersey-Long Island	100.0%	May-13	6,900	-	22
United States	Pearl Arts S.C.	Altamonte Springs, FL	Orlando-Kissimmee-Sanford	100.0%	Jun-13	1,800	-	60
United States	Montgomery Plaza	Cincinnati, OH	Cincinnati-Middletown	100.0%	Jun-13	3,262	-	11
United States	Marketplace at Rivergate	Nashville, TN	Nashville-Davidson-Murfreesboro-Franklin	100.0%	Jun-13	7,735	-	111
United States	Manchester S.C.	Manchester, VT	Bennington	100.0%	Jun-13	6,886	-	54
United States	Sycamore Plaza	Albuquerque, NM	Albuquerque	100.0%	Jul-13	8,900	-	37
United States	Angels Camp Town Center	Angels Camp, CA	Calaveras	100.0%	Jul-13	6,275	-	78
United States	Southwest Property	Linthicum, MD	Baltimore-Towson	100.0%	Jul-13	1,850	-	25
United States	Wellington Park	Cary, NC	Raleigh-Cary	100.0%	Aug-13	8,000	-	103
United States	Kihei Center	Kihei, HI	Kahului-Wailuku	100.0%	Sep-13	7,231	-	18
United States	Bucks Crossing	Feasterville, PA	Philadelphia-Camden-Wilmington	100.0%	Sep-13	5,625	-	87
Mexico	4 Properties	Various	N/A	100.0%	Sep-13	84,000	-	1,055
United States	Woodforest Shopping Center	Houston, TX	Houston-Sugar Land-Baytown	100.0%	Oct-13	6,600	-	114
United States	The Shoppes at Rivergate	Nashville, TN	Nashville-Davidson-Murfreesboro-Franklin	100.0%	Oct-13	12,100	-	172
United States	Pioneer Plaza	Springfield, OR	Eugene-Springfield	100.0%	Oct-13	11,850	-	96
					Consolidated Dispositions	\$ 193,268	\$ -	2,368
Unconsolidated								
United States	Potamkin Toyota 2	Miami, FL	Miami-Fort Lauderdale-Pompano Beach	50.0%	Apr-13	\$ 2,250	\$ -	17
United States	Mobile Festival	Mobile, AL	Mobile-Daphne-Fairhope	18.0%	May-13	27,625	26,239	349
United States	Deptford Plaza	Deptford, NJ	Philadelphia-Camden-Wilmington	50.0%	May-13	8,260	-	58
Mexico	9 Properties	Various	N/A	47.6%	May-13	274,000	47,000	2,614
United States	Potamkin Toyota 1	Miami, FL	Miami-Fort Lauderdale-Pompano Beach	50.0%	Jun-13	2,990	-	29
United States	Colerain Towne Center	Cincinnati, OH	Cincinnati-Middletown	48.6%	Jul-13	30,000	-	410
United States	Mashpaug Commons	Providence, RI	Providence-New Bedford-Fall River	50.0%	Jul-13	7,600	5,921	72
Chile	9 Properties	Various	N/A	50.0%	Jul-13	50,200	33,100	269
Mexico	Centro Sur	Guadalajara, Mexico	N/A	43.0%	Aug-13	41,000	-	636
United States	Las Palmas Market Place	El Paso, TX	El Paso	31.7%	Oct-13	99,873	48,800	637
					Unconsolidated Dispositions	\$ 543,798	\$ 161,060	5,091
					Total Dispositions	\$ 737,066	\$ 161,060	7,458
Summary of Transactions Between Kimco Entities								
Country	Shopping Center	Location	Seller	Kimco's Interest	Purchaser	Kimco's Interest	Gross	
							Month	Sales Price
United States	Shops at Kildeer	Kildeer, IL	UBS	19.0%	Kimco	100.0%	Jan-13	\$ 32,724
Canada	The Village Centre	St. John's, NL	*	*	Kimco	55.5%	Jan-13	34,952
United States	Santee Trolley Square	Santee, CA	Vestar	45.0%	Kimco	100.0%	Jan-13	98,000
United States	Putty Hill Plaza	Baltimore, MD	KROP	10.6%	Kimco	100.0%	Jan-13	14,196
United States	Canyon Square Plaza	Santa Clarita, CA	Prudential	15.0%	Kimco	100.0%	Apr-13	15,750
United States	The Marketplace at Factoria	Bellevue, WA	Schottenstein	50.0%	Kimco	99.0%	May-13	130,750
							Total Transfers	\$ 326,372
								\$ 181,655
								1,606

* Preferred equity investment converted to pari-passu JV/non-cash transaction

Acquisition of Partner's Interest

Country	Joint Venture	Location	# of Properties	Interest Acquired	Kimco's Interest Before	Kimco's Interest After	Month	Kimco Price Paid
United States	Kimco Income Fund I	Various	12	14.6%	15.2%	29.8%	Jan-13	\$ 19,893
United States	Kimco Income REIT	Various	58	3.6%	45.0%	48.6%	Jun-13	48,400
United States	Kimco Income Fund I	Various	12	9.7%	29.8%	39.5%	Jun-13	18,400
United States	Kimstone **	Various	39	15.3%	18.0%	33.3%	Jun-13	66,303
							Total Partner's Interest Acquired	\$ 152,996

**Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

Real Estate Under Development
September 30, 2013
Amounts Shown in Local Currency (000's)

Project	Kimco Interest*	City	State/ Country	GLA (000's sf)			Prorata Costs To Date	Gross Project			Total Costs	Estimated Stabilized Date	Anchor Tenants							
				Total Project	Kimco Owned	Kimco Committed SF		Costs To Date	Remaining Costs	Est. Project Costs										
ACTIVE DEVELOPMENT																				
United States																				
Miramar Town Center (UJV)	50%	Miramar	FL	156	156	73	47%	\$ 17,399	\$ 46,075	\$ -	\$ 46,075	3Q 2014	24 Hour Fitness							
Peru (in Nuevo Sol)																				
Campoy		Lima	Peru	37	37	29	77%	7,988	7,988	5,312	13,300	Q2 2016	Economax Supermarket							
								\$US Exchange Rate	2.78	2.78	2.78	2.78								
								\$US Equivalent	\$ 2,879	\$ 2,879	\$ 1,914	\$ 4,793								
TOTAL ACTIVE DEVELOPMENT	2	193		193	102	53%		\$ 20,277	\$ 48,954	\$ 1,914	\$ 50,868									

PROJECTS HELD FOR FUTURE DEVELOPMENT /SALE													
United States													
Avenues Walk		Jacksonville	FL	332	116			\$ 76,425	\$ 76,425				
TOTAL PROJECTS HELD FOR FUTURE DEV./SALE	1	332		116	-	-		\$ 76,425	\$ 76,425	\$ -	\$ -		

LAND HELD FOR FUTURE DEVELOPMENT /SALE - LATIN AMERICA													
Mexico Land & Development Fund	19%			414	acres			\$ 15,668	\$ 78,842				

Reconciliation to Real Estate Under Development per Balance Sheet		09/30/13
Active Development		\$ 20,277
Projects Held for Future Development/Future Sale		76,425
Plus: Capitalized Interest (Latin America only) & Other		331
Total Real Estate Under Dev't per Balance Sheet		\$ 97,033

* Represents Kimco's interest in unconsolidated joint ventures.

Completed Development Projects Transferred to Operating
September 30, 2013
Amounts Shown in Local Currency (000's)

Project	City	State/ Country	GLA (000's sf)			Prorata Costs To Date	Gross Project Costs To Date	Estimated Inclusion in Occupancy					
			Total Project	Committed SF	%			Anchor Tenants					
DEVELOPMENT PROJECTS TRANSFERRED TO OPERATING - PENDING STABILIZATION (not yet included in occupancy)													
<u>Mexico</u>													
Plaza Bella Rio Bravo	Rio Bravo	MX	185	115	62%	37,417	37,417	4Q 2013	HEB				
Multiplaza Cancun	Cancun	MX	255	216	85%	175,524	175,524	4Q 2013	Chedraui Grocery Store				
Plaza Lago Real	Nuevo Vallarta	MX	271	225	83%	205,014	205,014	4Q 2014	Wal-Mart				
		3	710	556	78%	417,955	417,955						
					\$US Exchange Rate	13.01	13.01						
					\$US Equivalent	\$ 32,121	\$ 32,121						
TOTAL PROJECTS PENDING STABILIZATION	3	710	556	78%		\$ 32,121	\$ 32,121						

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).

Active Redevelopment / Expansion Projects
As of September 30, 2013

<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>								
Elsmere Square	Elsmere	DE	Consolidated	100%	\$ 4.2	\$ 2.8	4Q 2013	Demo existing Value City and build new 85K sf BJs Wholesale & Fuel Island.
Richmond Avenue S.C.	Staten Island	NY	Consolidated	100%	4.6	2.7	4Q 2013	Redevelop existing 102K sf Kmart for new 142K sf Target & 8K sf Miller's Ale House.
West Farm S.C.	Farmington	CT	Consolidated	100%	2.5	2.3	4Q 2013	Replace former Borders Books with new LA Fitness and exterior upgrade of two façade elements facing the main entrance.
Lake Prairie Town Crossing	Grand Prairie	TX	Consolidated	100%	3.0	1.0	1Q 2014	25K sf new construction for Party City, Five Below, and Rue 21.
Southpark S.C.	Colonial Heights	VA	Consolidated	100%	3.2	0.4	1Q 2014	Improve access from state road and create 10K sf of in-line retail and one outparcel.
Miller Road	Miami	FL	Consolidated	100%	3.2	2.1	1Q 2014	Demo existing Publix & in-line Walgreens for new stand alone Publix and Walgreens structures.
Shady Oaks	Ocala	FL	Consolidated	100%	3.2	1.0	1Q 2014	Backfill vacant Kmart with BCF (65K sf) plus future retail
Glenn Square	Anchorage	AK	Consolidated	100%	7.5	7.5	2Q 2014	Redevelop anchor boxes and expand SF with Bass Pro
Springfield S.C.	Springfield	PA	Consolidated	100%	12.8	7.5	2Q 2014	Demolished Value City & built new 55K sf Giant Food; in process of adding outparcels.
Greenridge Plaza	Staten Island	NY	Consolidated	100%	5.1	1.1	2Q 2014	Façade renovation of in-line retail as part of signed LA Fitness deal (replaces King Kullen).
Manhasset Center	Manhasset	NY	Consolidated	100%	8.1	1.2	3Q 2014	Replacement of former Filene's Basement with Nordstrom Rack and DSW along with renovation of exterior façade.
Fairview City Centre	Fairview Heights	IL	Consolidated	100%	19.0	2.0	4Q 2014	Demo former K-mart, relocate and downsize Office Max with new Fresh Thyme Farmers Market and Sports Authority.
Pompano Beach	Pompano Beach	FL	Consolidated	100%	10.9	1.3	4Q 2014	Demolish Kmart box to create new Whole Foods and Sports Authority
Cupertino Village	Cupertino	CA	Consolidated	100%	16.0	0.4	2Q 2015	Entitlements to build additional 25K sf
Wilde Lake	Columbia	MD	Consolidated	100%	17.9	2.5	2Q 2015	Residential and retail redevelopment including vacant anchor.
North Brunswick	North Brunswick	NJ	Consolidated	100%	6.7	-	3Q 2015	Downsize Office Depot & Burlington Coat Factory for Wal-Mart expansion.
	<u>16</u>			<u>100%</u>	<u>\$ 127.8</u>	<u>\$ 35.7</u>		
<u>Co-Investment Programs/Joint Ventures</u>								
Maple Hill Mall	Kalamazoo	MI	Schottenstein	50%	\$ 2.8	\$ 2.0	4Q 2013	23K sf Multi-tenant building (Five Below, Maurices, CATO)
Concourse Plaza	Bronx	NY	Feil	50%	17.9	\$ 1.5	4Q 2014	Redevelopment of food court and other retail.
(1) Faubourg Boisbriand	Quebec	CA	CAN	45%	4.7	-	2Q 2014	Construct three new buildings (two restaurant uses and a Bulk Barn).
(1) Multiplaza Tuxtepec	Oaxaco	MX	KLA	50%	6.3	6.1	3Q 2013	Phase III expansion Wal-Mart, Sam's Club, & McDonald's.
Total Co-Investment Programs/Joint Ventures	<u>4</u>			<u>49%</u>	<u>\$ 31.7</u>	<u>\$ 9.6</u>		
Total Other Projects	<u>35</u>			<u>58%</u>	<u>\$ 54.8</u>	<u>\$ 3.5</u>		
Total Active Projects	<u>55</u>			<u>82%</u>	<u>\$ 214.3</u>	<u>\$ 48.8</u>		

⁽¹⁾ Reported in USD

RANGE OF REDEVELOPMENT YIELDS 8% - 16%

Capital Expenditures
September 30, 2013
(in millions)

	Quarter Ended	Quarter Ended	Quarter Ended	Full Year Ended
	09/30/13	06/30/13	03/31/13	12/31/12
Operating Properties				
<u>Tenant Improvements and Allowances</u>				
Consolidated Projects	\$13.4	\$21.3	\$9.3	\$44.5
Co-Investment Programs/JV's *	4.2	2.6	3.0	10.7
Total TI's and Allowances	<u>\$17.6</u>	<u>\$23.9</u>	<u>\$12.3</u>	<u>\$55.2</u>
<u>Capitalized External Leasing Commissions</u>				
Consolidated Projects	\$0.7	\$1.2	\$0.8	\$5.1
Co-Investment Programs/JV's *	0.8	0.8	0.8	3.8
Total Cap. Leasing Commissions	<u>\$1.5</u>	<u>\$2.0</u>	<u>\$1.6</u>	<u>\$8.9</u>
<u>Building Improvements - Capitalized</u>				
Consolidated Projects	\$3.3	\$2.7	\$0.9	\$7.8
Co-Investment Programs/JV's *	2.2	1.1	0.6	5.9
Total Cap. Bldg. Improvements	<u>\$5.5</u>	<u>\$3.8</u>	<u>\$1.5</u>	<u>\$13.7</u>
Redevelopment Projects				
Consolidated Projects	\$5.5	\$5.0	\$2.4	\$42.9
Co-Investment Programs/JV's *	0.2	1.8	1.1	4.3
Total Redevelopment Expenditures	<u>\$5.7</u>	<u>\$6.8</u>	<u>\$3.5</u>	<u>\$47.2</u>
Development Projects				
Gross Development Spending	\$0.5	\$0.5	\$0.8	\$3.2
Other Consolidated Capitalized Costs				
Capitalized Interest Expense	\$0.3	\$0.4	\$0.2	\$1.5
Capitalized G&A**	\$5.9	\$5.6	\$4.6	\$23.5
Capitalized Carry Costs - Real Estate Taxes and CAM	\$0.1	\$0.2	\$0.3	\$1.1
Building Improvements - Expensed to Operations				
Consolidated Projects	\$7.2	\$5.9	\$4.4	\$26.4
Co-Investment Programs/JV's *	3.3	2.4	1.8	8.7
Total Exp. Bldg. Improvements	<u>\$10.5</u>	<u>\$8.3</u>	<u>\$6.2</u>	<u>\$35.1</u>

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

**Includes Internal Leasing Commissions of \$3.7M, \$3.7M, \$3.2M & \$16.0M, respectively.

Shopping Center Portfolio Summary

Shopping Center Portfolio Overview and Detail

	SEP 30, 2013	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012
<u>SHOPPING CENTER PORTFOLIO SUMMARY</u>					
<u>Total Operating Properties</u>					
Number of Properties	849	867	888	888	912
Prorata Share of Gross Leasable Area	84,948	86,263	86,006	84,912	87,152
Percent Leased (Kimco Prorata Share)	94.0%	93.7%	93.6%	93.8%	93.4%
Total Gross Leasable Area @ 100%	124,217	126,288	129,711	129,194	131,584
Percent Leased	94.1%	93.9%	93.8%	94.0%	93.7%
<u>Operating Properties Pending Stabilization</u>					
Number of Properties	3	4	4	5	6
Prorata Share of Gross Leasable Area	608	1,346	1,339	1,710	2,033
Percent Leased	77.3%	74.8%	74.6%	71.5%	74.2%
Total Gross Leasable Area @ 100%	710	1,448	1,441	1,812	2,535
Percent Leased	78.4%	75.5%	75.2%	72.2%	76.2%
<u>Ground-Up Developments</u>					
Number of Development Projects	3	3	3	3	3
Prorata Share of Gross Leasable Area	229	229	229	229	229
Potential Gross Leasable Area	309	309	309	309	309
Completed/Pending Stabilization Projects	-	-	-	-	1
Prorata Share of Gross Leasable Area	-	-	-	-	267
Gross Leasable Area	-	-	-	-	267
<u>TOTAL SHOPPING CENTER PORTFOLIO</u>					
Number of Properties	855	874	895	896	922
Total Prorata Share of Gross Leasable Area	85,785	87,838	87,575	86,851	89,681
Total Gross Leasable Area @ 100%	125,236	128,045	131,461	131,314	134,694
<u>OPERATING PROPERTIES DETAIL</u>					
<u>United States</u>					
Number of Properties	737	743	755	757	784
Prorata Share of Gross Leasable Area	72,159	72,765	71,335	70,862	73,815
Percent Leased (Kimco Prorata Share)	94.4%	93.9%	93.7%	93.9%	93.4%
Average Rent per Leased Square Foot	\$ 12.92	\$ 12.73	\$ 12.66	\$ 12.58	\$ 12.22
Total Gross Leasable Area @ 100%	103,955	104,839	105,652	105,945	109,445
Percent Leased	94.4%	94.1%	93.9%	94.1%	93.7%
Average Rent per Leased Square Foot	\$ 13.41	\$ 13.23	\$ 13.22	\$ 13.18	\$ 12.90
<u>Canada</u>					
Number of Properties	67	67	67	66	66
Prorata Share of Gross Leasable Area	7,021	7,007	7,008	6,824	6,813
Percent Leased (Kimco Prorata Share)	95.3%	95.0%	96.1%	96.5%	96.6%
Average Rent per Leased Square Foot	\$ 15.59	\$ 15.80	\$ 15.86	\$ 15.99	\$ 15.89
Avg Rent per Leased Square Foot (in CAD)	16.20	16.17	15.98	15.85	15.83
Total Gross Leasable Area @ 100%	12,747	12,717	12,718	12,386	12,376
Percent Leased	95.8%	95.5%	96.3%	96.7%	96.8%
Average Rent per Leased Square Foot	\$ 15.56	\$ 15.77	\$ 15.86	\$ 15.98	\$ 15.88
Avg Rent per Leased Square Foot (in CAD)	16.17	16.14	15.98	15.85	15.81
Average Exchange Rate USD to CAD	1.04	1.02	1.01	0.99	1.00

Shopping Center Portfolio Detail

	SEP 30, 2013	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012
SHOPPING CENTER PORTFOLIO DETAIL - LATIN AMERICA					
Mexico					
Number of Properties	39	43	52	51	48
Prorata Share of Gross Leasable Area	5,322	5,912	7,085	6,648	5,945
Percent Leased (Kimco Prorata Share)	86.9%	88.7%	89.4%	89.8%	90.0%
Average Rent per Leased Square Foot	\$ 10.17	\$ 10.24	\$ 10.33	\$ 9.80	\$ 9.87
Avg Rent per Leased Square Foot (in Pesos)	131.37	127.66	130.75	126.88	129.76
Total Gross Leasable Area @ 100%	7,000	7,951	10,560	10,083	8,982
Percent Leased	87.1%	88.5%	89.5%	89.7%	90.1%
Average Rent per Leased Square Foot	\$ 10.00	\$ 10.14	\$ 10.47	\$ 9.97	\$ 10.10
Avg Rent per Leased Square Foot (in Pesos)	129.09	126.46	132.50	129.12	132.87
Average Exchange Rate USD to MXN	12.91	12.47	12.66	12.95	13.20
Operating Properties Pending Stabilization					
Number of Properties	3	4	4	5	6
Prorata Share of Gross Leasable Area	608	1,346	1,339	1,710	2,033
Total Gross Leasable Area @ 100%	710	1,448	1,441	1,812	2,535
Chile					
Number of Properties	3	11	11	11	11
Prorata Share of Gross Leasable Area	296	429	429	429	429
Percent Leased (Kimco Prorata Share)	94.7%	95.6%	95.9%	95.9%	95.2%
Average Rent per Leased Square Foot	\$ 22.62	\$ 20.43	\$ 20.85	\$ 20.54	\$ 20.33
Avg Rent per Leased Square Foot (in CLP)	11,478.84	9,898.25	9,850.36	9,809.90	9,819.74
Total Gross Leasable Area @ 100%	305	570	570	570	571
Percent Leased	94.8%	96.0%	96.3%	96.4%	95.5%
Average Rent per Leased Square Foot	\$ 22.33	\$ 19.08	\$ 19.39	\$ 19.17	\$ 18.98
Avg Rent per Leased Square Foot (in CLP)	11,334.25	9,243.06	9,163.20	9,155.51	9,165.46
Average Exchange Rate USD to CLP	507.47	484.38	472.50	477.62	482.97
Peru					
Number of Properties	1	1	1	1	1
Prorata Share of Gross Leasable Area	12	12	12	12	12
Percent Leased (Kimco Prorata Share)	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 23.24	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96
Avg Rent per Leased Square Foot (in PEN)	64.61	61.07	59.05	59.33	59.01
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	\$ 23.24	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96
Avg Rent per Leased Square Foot (in PEN)	64.61	61.07	59.05	59.33	59.01
Average Exchange Rate USD to PEN	2.78	2.66	2.57	2.58	2.62
Brazil					
Number of Properties	2	2	2	2	2
Prorata Share of Gross Leasable Area	138	138	138	138	138
Percent Leased (Kimco Prorata Share)	89.7%	89.7%	89.7%	89.7%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13
Avg Rent per Leased Square Foot (in BRL)	43.47	39.27	29.24	29.00	28.59
Total Gross Leasable Area @ 100%	197	197	197	197	197
Percent Leased	89.7%	89.7%	89.7%	89.7%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13
Avg Rent per Leased Square Foot (in BRL)	43.47	39.27	29.24	29.00	28.59
Average Exchange Rate USD to BRL	2.29	2.07	2.00	2.06	2.03

Consolidated & Joint Venture Shopping Center Detail

	SEP 30, 2013	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012
UNITED STATES					
<u>Consolidated Properties</u>					
Number of Properties	414	418	424	421	441
Total Gross Leasable Area	55,605	55,957	55,657	55,111	57,984
Percent Leased	94.1%	93.6%	93.6%	93.7%	93.1%
Average Rent per Leased Square Foot	\$ 12.52	\$ 12.36	\$ 12.31	\$ 12.18	\$ 11.78
<u>Investment Management Properties</u>					
Kimco/ Prudential Investment Program					
Number of Properties	60	60	61	61	61
Total Gross Leasable Area	10,561	10,582	10,693	10,694	10,685
Percent Leased	92.0%	91.9%	91.7%	92.1%	91.2%
Average Rent per Leased Square Foot	\$ 16.04	\$ 16.01	\$ 15.94	\$ 15.85	\$ 15.80
Kimco Income REIT Properties					
Number of Properties	57	58	58	58	58
Total Gross Leasable Area	11,962	12,414	12,420	12,417	12,417
Percent Leased	96.6%	96.2%	95.8%	96.1%	96.1%
Average Rent per Leased Square Foot	\$ 13.65	\$ 13.40	\$ 13.41	\$ 13.37	\$ 13.34
Kimco / UBS Programs					
Number of Properties	-	-	39	40	40
Total Gross Leasable Area	-	-	5,572	5,741	5,742
Percent Leased	-	-	96.0%	96.1%	95.7%
Average Rent per Leased Square Foot	-	-	\$ 15.51	\$ 15.39	\$ 15.29
Kim-Stone*					
Number of Properties	39	39			
Total Gross Leasable Area	5,574	5,573			
Percent Leased	95.4%	95.7%			
Average Rent per Leased Square Foot	\$ 15.56	\$ 15.50			
SEB Immobilien					
Number of Properties	13	13	13	13	13
Total Gross Leasable Area	1,807	1,802	1,800	1,800	1,800
Percent Leased	96.4%	97.0%	95.8%	96.2%	96.2%
Average Rent per Leased Square Foot	\$ 15.26	\$ 15.42	\$ 15.40	\$ 15.30	\$ 15.27
Kimco Income Fund I					
Number of Properties	12	12	12	12	12
Total Gross Leasable Area	1,524	1,524	1,523	1,521	1,521
Percent Leased	96.5%	96.4%	96.5%	96.8%	95.9%
Average Rent per Leased Square Foot	\$ 17.55	\$ 17.32	\$ 17.67	\$ 17.37	\$ 17.37
Canada Pension Plan					
Number of Properties	6	6	6	6	6
Total Gross Leasable Area	2,425	2,425	2,425	2,424	2,340
Percent Leased	99.3%	99.1%	98.3%	98.4%	98.4%
Average Rent per Leased Square Foot	\$ 13.33	\$ 13.01	\$ 13.05	\$ 13.04	\$ 13.00
BIG Shopping Centers					
Number of Properties	21	21	21	22	22
Total Gross Leasable Area	3,406	3,408	3,405	3,627	3,630
Percent Leased	90.6%	90.1%	90.1%	90.1%	91.0%
Average Rent per Leased Square Foot	\$ 14.43	\$ 14.40	\$ 14.35	\$ 14.11	\$ 14.02
Other Institutional Programs					
Number of Properties	56	56	57	58	61
Total Gross Leasable Area	2,141	2,141	2,488	2,580	3,084
Percent Leased	95.9%	95.8%	95.2%	95.0%	95.5%
Average Rent per Leased Square Foot	\$ 16.14	\$ 16.05	\$ 15.04	\$ 15.02	\$ 14.61
Other Joint Venture Properties					
Number of Properties	59	60	64	66	70
Total Gross Leasable Area	8,950	9,013	9,669	10,029	10,242
Percent Leased	94.5%	94.4%	93.5%	93.8%	94.0%
Average Rent per Leased Square Foot	\$ 12.08	\$ 11.63	\$ 11.88	\$ 12.51	\$ 12.32

*Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

Consolidated & Joint Venture Shopping Center Detail

	SEP 30, 2013	JUN 30, 2013	MAR 31, 2013	DEC 31, 2012	SEP 30, 2012
CANADA					
Other Joint Venture Properties					
Number of Properties					
Number of Properties	67	67	67	66	66
Total Gross Leasable Area	12,747	12,717	12,718	12,386	12,376
Percent Leased	95.8%	95.5%	96.3%	96.7%	96.8%
Average Rent per Leased Square Foot	\$ 15.56	\$ 15.77	\$ 15.86	\$ 15.98	\$ 15.88
MEXICO					
Consolidated Properties					
Number of Properties					
Number of Properties	26	29	29	28	27
Total Gross Leasable Area	3,416	3,731	3,725	3,326	3,197
Percent Leased	85.7%	88.7%	88.5%	89.2%	88.6%
Average Rent per Leased Square Foot	\$ 10.23	\$ 10.13	\$ 9.93	\$ 9.22	\$ 9.01
Other Joint Venture Properties					
Number of Properties					
Number of Properties	13	14	23	23	21
Total Gross Leasable Area	3,584	4,220	6,835	6,757	5,785
Percent Leased	88.5%	88.4%	90.1%	89.9%	90.9%
Average Rent per Leased Square Foot	\$ 9.79	\$ 10.16	\$ 10.76	\$ 10.34	\$ 10.69
CHILE					
Consolidated Properties					
Number of Properties					
Number of Properties	3	3	3	3	3
Total Gross Leasable Area	305	305	305	305	305
Percent Leased	94.8%	95.0%	95.3%	95.3%	95.0%
Average Rent per Leased Square Foot	\$ 22.33	\$ 22.56	\$ 23.12	\$ 22.67	\$ 22.41
Other Joint Venture Properties					
Number of Properties					
Number of Properties	-	8	8	8	8
Total Gross Leasable Area	-	266	266	266	266
Percent Leased	-	97.3%	97.5%	97.6%	96.0%
Average Rent per Leased Square Foot	-	\$ 15.20	\$ 15.22	\$ 15.25	\$ 15.10
PERU					
Consolidated Properties					
Number of Properties					
Number of Properties	1	1	1	1	1
Total Gross Leasable Area	13	13	13	13	13
Percent Leased	100.0%	100.0%	100.0%	100.0%	100.0%
Average Rent per Leased Square Foot	\$ 23.24	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96
BRAZIL					
Consolidated Properties					
Number of Properties					
Number of Properties	2	2	2	2	2
Total Gross Leasable Area	197	197	197	197	197
Percent Leased	89.7%	89.7%	89.7%	89.7%	93.5%
Average Rent per Leased Square Foot	\$ 19.00	\$ 19.00	\$ 14.64	\$ 14.08	\$ 14.13
Subtotal of Shopping Center Portfolio					
Consolidated Properties					
Number of Properties					
Number of Properties	446	453	459	455	474
Total Gross Leasable Area	59,536	60,203	59,897	58,952	61,696
Percent Leased	93.6%	93.3%	93.2%	93.4%	92.9%
Investment Management Programs					
Number of Properties					
Number of Properties	264	265	267	270	273
Total Gross Leasable Area	39,400	39,869	40,326	40,804	41,219
Percent Leased	94.8%	94.6%	94.4%	94.6%	94.4%
Other Joint Venture Properties					
Number of Properties					
Number of Properties	139	149	162	163	165
Total Gross Leasable Area	25,281	26,216	29,488	29,438	28,669
Percent Leased	94.3%	94.0%	93.9%	94.2%	94.6%
GRAND TOTAL SHOPPING CENTER PORTFOLIO					
Number of Properties					
Number of Properties	849	867	888	888	912
Total Gross Leasable Area	124,217	126,288	129,711	129,194	131,584
Percent Leased	94.1%	93.9%	93.8%	94.0%	93.7%

Combined Major Tenant Profile
Top 50 tenants ranked by annualized base rent ("ABR")
September 30, 2013

Tenant Name (1)	Credit Ratings (S&P / Moody's)	# of Locations	ABR		Leased GLA	
			(000's)	%	(000's)	%
TJX Companies ^(a)	A/A3	137	\$ 30,805	3.0%	2,793	3.5%
Home Depot	A/A3	42	29,839	2.9%	3,565	4.5%
Wal-Mart ^(b)	AA/Aa2	50	24,824	2.4%	3,846	4.8%
Bed Bath & Beyond ^(c)	BBB+/NR	86	19,075	1.8%	1,566	2.0%
Kmart/Sears Holdings ^(d)	CCC+/B3	41	17,538	1.7%	3,053	3.8%
Kohl's	BBB+/Baa1	36	16,914	1.6%	2,314	2.9%
Royal Ahold ^(e)	BBB/Baa3	33	16,458	1.6%	1,277	1.6%
Best Buy	BB/Baa2	43	15,429	1.5%	1,052	1.3%
Petsmart	BB+/NR	70	14,663	1.4%	989	1.2%
Safeway ^(f)	BBB/Baa3	42	12,979	1.2%	1,206	1.5%
Ross Stores	A-/NR	72	12,634	1.2%	1,247	1.6%
Michaels	B/B2	73	12,464	1.2%	987	1.2%
Costco	A+/A1	14	11,864	1.1%	1,388	1.7%
Dollar Tree	NR/NR	128	11,280	1.1%	1,022	1.3%
Sports Authority	B-/B3	25	11,173	1.1%	837	1.0%
Staples	BBB/Baa2	54	9,572	0.9%	707	0.9%
Toys R Us ^(g)	B/B2	32	9,429	0.9%	990	1.2%
Burlington Coat Factory	B/B3	19	9,146	0.9%	1,382	1.7%
Target	A+/A2	19	8,976	0.9%	1,389	1.7%
Petco	B/B2	48	8,688	0.8%	482	0.6%
Hobby Lobby	NR/NR	21	7,821	0.8%	1,136	1.4%
Whole Foods	BBB-/NR	12	7,789	0.7%	366	0.5%
Office Depot	B-/B2	38	7,345	0.7%	699	0.9%
Walgreen	BBB/Baa1	22	6,972	0.7%	291	0.4%
The Gap ^(h)	BBB-/Baa3	37	6,929	0.7%	378	0.5%
Top 25 Tenants		1,194	\$ 340,605	32.7%	34,961	43.8%
Party City	B/B3	51	6,746	0.6%	373	0.5%
DSW	NR/NR	18	6,207	0.6%	309	0.4%
OfficeMax	NR/B1	33	6,072	0.6%	525	0.7%
Lowe's Home Center	A-/A3	10	5,941	0.6%	936	1.2%
Great Atlantic & Pacific ⁽ⁱ⁾	CCC/Caa2	9	5,792	0.6%	396	0.5%
Nordstrom, Inc.	A-/Baa1	11	5,327	0.5%	295	0.4%
Pier 1 Imports	NR/NR	47	5,211	0.5%	265	0.3%
24 Hour Fitness Worldwide, Inc.	B/B3	8	5,161	0.5%	251	0.3%
Jo-Ann Stores, Inc.	B/B2	32	4,993	0.5%	514	0.6%
Riteaid	B/B3	36	4,933	0.5%	393	0.5%
LA Fitness International	NR/NR	9	4,770	0.5%	237	0.3%
CVS	BBB+/Baa1	42	4,719	0.5%	303	0.4%
Dick Sporting Goods	NR/NR	12	4,714	0.5%	374	0.5%
Publix Supermarkets	NR/NR	20	4,670	0.4%	529	0.7%
Ulta Salon, Cosmetics & Fragrance	NR/NR	29	4,276	0.4%	188	0.2%
Kroger	BBB/Baa2	18	4,207	0.4%	671	0.8%
Canadian Tire	BBB+/NR	24	4,166	0.4%	299	0.4%
Cinepolis	NR/NR	12	4,121	0.4%	429	0.5%
Bank of America Corp.	A-/Baa2	36	4,074	0.4%	104	0.1%
Yum Brands ^(j)	BBB/Baa3	78	3,926	0.4%	131	0.2%
Barnes N Noble	NR/NR	16	3,849	0.4%	237	0.3%
King Kullen	NR/NR	4	3,848	0.4%	186	0.2%
Payless Shoesource	B/NR	85	3,706	0.4%	162	0.2%
JP Morgan Chase	A/A2	37	3,573	0.3%	106	0.1%
GameStop Corporation	NR/NR	100	3,262	0.3%	114	0.1%
Tenants 26 - 50		777	\$ 118,263	11.4%	8,325	10.4%
Top 50 Tenants		1,971	\$ 458,868	44.1%	43,286	54.2%

(1) Schedule reflects 50 largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 13,600 leases to 7,100 tenants totaling approximately \$1.6 billion of annual base rent.

^(a) TJMaxx (57) / Marshalls (48) / Winners (13) / HomeGoods (10) / HomeSense (7) / Winners HomeSense (2)

^(b) Wal-Mart (39) / Sam's Club (6) / Bodega Aurrera (5)

^(c) Bed Bath & Beyond (61) / Buy Buy Baby (6) / Christmas Tree Shops (4) / Cost Plus (13) / World Market (2)

^(d) Sears (8)* / Kmart (32) / Other (1)**

^(e) Giant Food (23) / Stop & Shop (7) / Other (3)

^(f) Safeway (35) / Vons (5) / Other (2)

^(g) Toys R Us (15) / Babies R Us (14) / Other (3)

^(h) The Gap (3) / Gap Kids (1) / Old Navy (31) / Banana Republic (2)

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

^(j) Taco Bell (36) / KFC (17) / Pizza Hut (18) / A&W (7)

*Sears includes 5 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
September 30, 2013

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	70	5,873	97.1%	\$ 107,844	10.4%	\$ 18.92
Los Angeles-Long Beach-Santa Ana	2	31	2,837	93.6%	46,273	4.5%	17.42
Chicago-Joliet-Naperville	3	30	3,137	98.8%	30,201	2.9%	9.74
Dallas-Fort Worth-Arlington	4	19	1,913	94.4%	19,871	1.9%	11.00
Houston-Sugar Land-Baytown	5	13	1,298	96.2%	13,444	1.3%	10.77
Philadelphia-Camden-Wilmington	6	35	3,314	91.6%	43,816	4.2%	14.44
Washington-Arlington-Alexandria	7	66	2,440	96.1%	34,141	3.3%	14.56
Miami-Fort Lauderdale-Pompano Beach	8	30	3,298	95.9%	42,862	4.1%	13.56
Atlanta-Sandy Springs-Marietta	9	5	497	89.7%	5,308	0.5%	11.91
Boston-Cambridge-Quincy	10	3	395	100.0%	5,508	0.5%	13.93
San Francisco-Oakland-Fremont	11	16	1,263	95.5%	28,465	2.7%	23.62
Riverside-San Bernardino-Ontario	12	11	1,328	95.4%	15,200	1.5%	11.99
Phoenix-Mesa-Glendale	13	15	2,967	93.4%	28,180	2.7%	10.17
Detroit-Warren-Livonia	14	7	614	82.3%	5,097	0.5%	10.09
Seattle-Tacoma-Bellevue	15	10	1,298	93.0%	19,086	1.8%	15.81
Minneapolis-St. Paul-Bloomington	16	5	886	98.8%	11,598	1.1%	13.25
San Diego-Carlsbad-San Marcos	17	21	1,727	96.6%	25,562	2.5%	15.32
St. Louis	18	16	1,934	97.7%	14,287	1.4%	7.56
Tampa-St. Petersburg-Clearwater	19	9	1,264	95.9%	13,137	1.3%	10.84
Baltimore-Towson	20	31	2,145	96.1%	33,926	3.3%	16.47
Denver-Aurora-Broomfield	21	11	1,021	88.3%	11,562	1.1%	12.82
Pittsburgh	22	8	721	95.8%	6,095	0.6%	8.83
Portland-Vancouver-Hillsboro	23	9	671	92.4%	7,649	0.7%	12.34
San Antonio-New Braunfels	24	1	58	100.0%	288	0.0%	4.97
Sacramento--Arden-Arcade--Roseville	25	10	559	91.2%	6,764	0.7%	13.25
Orlando-Kissimmee-Sanford	26	11	1,192	88.4%	14,540	1.4%	13.80
Cincinnati-Middletown	27	4	221	88.6%	1,476	0.1%	7.53
Kansas City	28	3	455	98.7%	3,579	0.3%	7.97
Cleveland-Elyria-Mentor	29	1	100	100.0%	510	0.0%	5.11
Las Vegas-Paradise	30	6	463	81.3%	4,740	0.5%	12.59
San Jose-Sunnyvale-Santa Clara	31	3	187	91.4%	4,305	0.4%	25.24
Columbus	32	3	315	98.1%	2,551	0.2%	8.27
Charlotte-Gastonia-Rock Hill	33	7	765	92.5%	6,837	0.7%	9.67
Austin-Round Rock-San Marcos	34	10	783	90.0%	8,625	0.8%	12.23
Indianapolis-Carmel	35	2	174	99.3%	1,431	0.1%	8.27
Nashville-Davidson--Murfreesboro--Franklin	37	2	348	88.9%	2,542	0.2%	8.22
Providence-New Bedford-Fall River	38	1	130	92.5%	1,332	0.1%	11.08
Jacksonville	40	5	421	85.9%	5,040	0.5%	13.93
Top 40 MSA's by Population	540	49,011	94.6%	\$ 633,674	60.9%	\$ 13.67	
Puerto Rico	7	2,172	96.9%	\$ 33,517	3.2%	\$ 15.93	
Remaining MSA's Ranked by Population	177	19,913	93.5%	200,358	19.3%	10.76	
MSA's Not Ranked	13	1,062	94.2%	11,902	1.1%	11.90	
Grand Total	737	72,159	94.4%	\$ 879,451	84.6%	\$ 12.92	
Canada	67	7,021	95.3%	\$ 104,329	10.0%	\$ 15.80	
Mexico	39	5,322	86.9%	47,029	4.5%	10.24	
Chile	3	296	94.7%	6,338	0.6%	20.43	
Peru	1	12	100.0%	277	0.0%	22.96	
Brazil	2	138	89.7%	2,348	0.2%	19.00	
Subtotal	112	12,789	91.7%	\$ 160,321	15.4%	\$ 13.67	
Grand Total	849	84,948	94.0%	\$ 1,039,773	100.0%	\$ 13.03	

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 September 30, 2013
(in thousands)

<u>Lease Type</u>	<u>% of Total GLA</u>		<u>New GLA</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase/ (Decrease) in Base Rent</u>		<u>Increase/ (Decrease) in Base Rent Over Pr. Yr.</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's PSF</u>
	<u>Leases</u>	<u>Signed</u>						<u>Increase/ (Decrease) in Base Rent</u>	<u>Weighted Average Term (Years)</u>				
<u>United States and Puerto Rico</u>													
New Leases	101	18%	326	\$ 18.58	\$ 6,050	\$ 16.39	\$ 5,323	\$ 727	13.7%	9.3	\$ 8,775	\$ 26.95	
Renewals/Options	234	63%	1,137	12.65	14,391	12.07	13,730	661	4.8%	4.7	-	-	
U.S. Same Space Total	335	81%	1,463	\$ 13.97	\$ 20,441	\$ 13.02	\$ 19,053	\$ 1,388	7.3%	5.7	\$ 8,775		
Non-comparable new leases	82	19%	347	\$ 13.75	\$ 4,770					7.8	\$ 8,262	\$ 23.83	
U.S. Total	417	100%	1,810	\$ 13.93	\$ 25,211					6.1	\$ 17,038		
<u>Canada</u>													
New Leases	12	21%	44	\$ 18.93	\$ 830	\$ 17.46	\$ 766	\$ 64	8.4%	10.1	\$ 1,005	\$ 22.91	
Renewals/Options	49	64%	132	13.42	1,766	12.37	1,628	138	8.5%	5.2	-	-	
Canada Same Space Total	61	85%	175	\$ 14.79	\$ 2,596	\$ 13.64	\$ 2,394	\$ 202	8.4%	6.4	\$ 1,005		
Non-comparable new leases	13	15%	30	\$ 15.06	\$ 456					8.8	\$ 2,426	\$ 80.09	
Canada Total	74	100%	206	\$ 14.83	\$ 3,052					6.7	\$ 3,431		
<u>Latin America</u>													
New Leases	24	24%	16	\$ 17.47	\$ 281	\$ 19.13	\$ 308	\$ (27)	-8.7%	2.1	\$ -	\$ -	
Renewals/Options	44	52%	34	15.76	541	16.76	576	(34)	-5.9%	1.8	-	-	
Latin America Same Space Total	68	76%	50	\$ 16.31	\$ 822	\$ 17.52	\$ 883	\$ (61)	-6.9%	1.9	\$ -		
Non-comparable new leases	23	24%	16	\$ 12.58	\$ 196					3.4	\$ -	\$ -	
Latin America Total	91	100%	66	\$ 15.42	\$ 1,018					2.3	\$ -		
Grand Total	582	100%	2,082										
Total New Leases (Same Space)	137	19%	386										
Total Renewals/Options	327	62%	1,303										
Total Non-comparable new leases	118	19%	393										
Grand Total	582	100%	2,082										

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 September 30, 2013
(in thousands)

<u>Lease Type</u>	<u>% of Total GLA</u>											<u>TI's</u>	<u>TI's PSF</u>
	<u>Leases</u>	<u>Signed</u>	<u>GLA</u>	<u>New Rent</u>	<u>New Rent Total \$</u>	<u>Prior Rent</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>United States and Puerto Rico</u>													
New Leases ⁽¹⁾	351	15%	1,178	\$ 18.27	\$ 21,520	\$ 15.20	\$ 17,897	\$ 3,623	20.2%	9.2	\$ 36,077	\$ 30.63	
Renewals/Options	1,040	72%	5,824	12.87	74,949	12.13	70,650	4,299	6.1%	5.2	-	-	
U.S. Same Space Total ⁽¹⁾	1,391	87%	7,002	\$ 13.78	\$ 96,469	\$ 12.65	\$ 88,547	\$ 7,922	8.9%	5.9	\$ 36,077		
Non-comparable new leases	332	13%	1,084	\$ 14.19	\$ 15,384					8.8	\$ 40,428	\$ 37.29	
U.S. Total	1,723	100%	8,086	\$ 13.83	\$ 111,853					6.3	\$ 76,505		
<u>Canada</u>													
New Leases	59	11%	98	\$ 22.02	\$ 2,151	\$ 20.79	\$ 2,031	\$ 121	5.9%	9.1	\$ 2,445	\$ 25.03	
Renewals/Options	228	80%	703	16.87	11,852	15.47	10,872	980	9.0%	5.2	-	-	
Canada Same Space Total	287	92%	800	\$ 17.50	\$ 14,004	\$ 16.12	\$ 12,903	\$ 1,101	8.5%	5.7	\$ 2,445		
Non-comparable new leases	39	8%	74	\$ 16.33	\$ 1,210					8.8	\$ 4,277	\$ 57.74	
Canada Total	326	100%	874	\$ 17.40	\$ 15,213					6.0	\$ 6,722		
<u>Latin America</u>													
New Leases	104	27%	141	\$ 11.16	\$ 1,576	\$ 12.12	\$ 1,712	\$ (136)	-7.9%	8.7	\$ -	\$ -	
Renewals/Options	116	15%	78	16.76	1,311	17.47	1,367	(55)	-4.1%	2.0	-	-	
Latin America Same Space Total	220	43%	219	\$ 13.16	\$ 2,888	\$ 14.03	\$ 3,079	\$ (191)	-6.2%	6.3	\$ -		
Non-comparable new leases	191	57%	297	\$ 11.42	\$ 3,387					5.3	\$ 5,022	\$ 16.94	
Latin America Total	411	100%	516	\$ 12.16	\$ 6,275					5.7	\$ 5,022		
Grand Total	2,460	100%	9,477										
Total New Leases (Same Space)	514	15%	1,417										
Total Renewals/Options	1,384	70%	6,605										
Total Non-comparable new leases	562	15%	1,455										
Grand Total	2,460	100%	9,477										

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 16.8% and U.S. comparable total is 8.5%

US Lease Expiration Schedule
Operating Shopping Centers
September 30, 2013

Leases Expiring Assuming Available Options (if any) Are NOT Exercised												
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants			
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF
(1)	18	214,675	0.4%	\$11.25	383	555,079	3.8%	\$19.84	401	769,754	1.1%	\$17.44
2013	24	528,071	1.0%	\$9.05	216	328,703	2.2%	\$21.98	240	856,774	1.3%	\$14.01
2014	174	3,920,008	7.3%	\$9.29	1,163	1,945,730	13.2%	\$20.89	1,337	5,865,738	8.6%	\$13.14
2015	243	4,869,016	9.1%	\$10.05	1,258	1,985,606	13.5%	\$22.53	1,501	6,854,622	10.1%	\$13.67
2016	256	5,259,975	9.9%	\$9.99	1,173	1,978,867	13.5%	\$22.03	1,429	7,238,842	10.6%	\$13.28
2017	287	6,950,694	13.0%	\$9.88	1,168	2,168,405	14.8%	\$23.75	1,455	9,119,099	13.4%	\$13.18
2018	239	5,839,264	10.9%	\$10.52	1,008	1,901,328	12.9%	\$22.12	1,247	7,740,592	11.4%	\$13.37
2019	180	4,780,208	9.0%	\$9.87	413	862,379	5.9%	\$24.65	593	5,642,587	8.3%	\$12.13
2020	108	2,880,131	5.4%	\$10.14	245	570,719	3.9%	\$25.32	353	3,450,850	5.1%	\$12.65
2021	111	2,600,563	4.9%	\$9.26	238	551,368	3.8%	\$24.56	349	3,151,931	4.6%	\$11.94
2022	100	2,379,347	4.5%	\$10.27	258	568,589	3.9%	\$26.34	358	2,947,936	4.3%	\$13.37
2023	106	2,257,462	4.2%	\$11.48	261	644,394	4.4%	\$24.79	367	2,901,856	4.3%	\$14.43
2024	72	2,843,944	5.3%	\$9.94	82	234,508	1.6%	\$22.42	154	3,078,452	4.5%	\$10.89
Thereafter	171	8,075,828	15.1%	\$10.70	127	394,398	2.7%	\$31.72	298	8,470,226	12.4%	\$11.68
Grand Totals (3)	2,089	53,399,187	100%	\$10.13	7,993	14,690,071	100%	\$23.06	10,082	68,089,259	100%	\$12.92

Leases Expiring Assuming Available Options (if any) Are Exercised												
Year	Anchor Tenants (2)				Non-Anchor Tenants				Total Tenants			
	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF	# of Leases	Expiring SQFT	% of Total SQFT	In-Place Minimum Rent PSF
(1)	15	185,649	0.3%	\$12.03	372	524,674	3.6%	\$19.91	387	710,323	1.0%	\$17.85
2013	12	230,516	0.4%	\$7.31	195	291,441	2.0%	\$21.79	207	521,957	0.8%	\$15.40
2014	56	1,084,097	2.0%	\$8.64	847	1,264,741	8.6%	\$21.05	903	2,348,838	3.4%	\$15.32
2015	39	615,107	1.2%	\$10.09	756	1,026,919	7.0%	\$22.37	795	1,642,026	2.4%	\$17.77
2016	44	669,019	1.3%	\$8.32	657	966,632	6.6%	\$21.25	701	1,635,650	2.4%	\$15.96
2017	40	688,122	1.3%	\$10.64	634	1,019,321	6.9%	\$24.78	674	1,707,443	2.5%	\$19.08
2018	40	507,161	0.9%	\$12.22	529	856,216	5.8%	\$23.06	569	1,363,377	2.0%	\$19.03
2019	53	970,449	1.8%	\$11.69	331	613,947	4.2%	\$22.76	384	1,584,396	2.3%	\$15.98
2020	45	625,948	1.2%	\$9.88	377	680,142	4.6%	\$23.55	422	1,306,090	1.9%	\$17.00
2021	51	781,484	1.5%	\$9.89	416	689,302	4.7%	\$23.42	467	1,470,786	2.2%	\$16.23
2022	59	1,055,659	2.0%	\$11.16	479	861,791	5.9%	\$23.66	538	1,917,450	2.8%	\$16.78
2023	60	1,160,443	2.2%	\$9.31	465	855,387	5.8%	\$23.19	525	2,015,830	3.0%	\$15.20
2024	66	1,434,055	2.7%	\$9.69	225	429,300	2.9%	\$22.52	291	1,863,355	2.7%	\$12.65
Thereafter	1,509	43,391,478	81.3%	\$10.15	1,710	4,610,258	31.4%	\$24.03	3,219	48,001,736	70.5%	\$11.48
Grand Totals (3)	2,089	53,399,187	100%	\$10.13	7,993	14,690,071	100%	\$23.06	10,082	68,089,259	100%	\$12.92

	Anchor Tenants (2)	Non-Anchor Tenants
Total Rentable GLA	54,810,256	17,348,616
Percentage of Occupancy	97.4%	84.7%
Percentage of Vacancy	2.6%	15.3%
Total Leaseable Area	100%	100%

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

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

(3) Represents occupied square footage for Kimco's pro-rata interest.

Joint Venture Summary

Operating Joint Venture Summary
Three Months Ended September 30, 2013
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Discontinued Operations	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss) ⁽¹⁾	Kimco Share of FFO
Investment Management Programs													
Prudential Investment Program	15.0%	\$ 55,581	\$ 15,213	\$ 40,368	\$ 13,800	\$ (629)	\$ 5	\$ -	\$ 13,925	\$ 85	\$ 12,094	\$ 2,368	\$ 4,211
Kimco Income REIT	48.6%	49,242	13,469	35,773	11,790	(134)	-	6,117	9,861	522	20,627	9,032	12,482
UBS Programs	17.9%	*	173	(729)	902	-	34	-	(58)	-	(1)	877	150
Kimstone ⁽¹⁾	33.3%	26,871	7,631	19,240	6,808	(971)	-	-	8,280	-	3,181	1,767	4,409
BIG Shopping Centers	37.9%	*	13,122	4,264	8,858	5,718	(144)	-	-	3,561	(61)	(626)	850
Canada Pension Plan	55.0%	10,401	2,483	7,918	1,358	(242)	-	-	4,183	-	2,135	1,481	3,774
Kimco Income Fund	39.5%	8,414	2,194	6,220	2,215	(345)	-	-	1,598	-	2,062	935	1,527
SEB Immobilien	15.0%	8,387	2,160	6,227	3,222	(85)	-	-	2,225	-	695	272	498
Other Institutional Programs	14.6%	*	10,279	2,305	7,974	3,754	(48)	53	-	2,447	26	1,698	235
Total Investment Management Programs		\$ 182,470	\$ 48,990	\$ 133,480	\$ 48,665	\$ (2,564)	\$ 58	\$ 6,059	\$ 46,080	\$ 571	\$ 42,743	\$ 17,090	\$ 29,297
Other Joint Venture Properties													
US Properties	44.0%	*	\$ 33,769	\$ 11,716	\$ 22,053	\$ 11,367	\$ (323)	\$ 3,900	\$ 28	\$ 8,944	\$ -	\$ (2,453)	\$ 412
Canada Properties	55.4%	*	70,807	26,190	44,617	13,763	(602)	-	-	12,973	-	17,279	9,332
Latin America	57.3%	*	10,549	4,048	6,501	1,165	337	22,646	2,008	2,248	(140)	(17,353)	(1,935)
Mexico Industrial	50.0%	*	13,722	1,542	12,180	5,043	46	-	140,985	5,723	(10)	142,435	71,218
Total Other JV Properties		\$ 128,847	\$ 43,496	\$ 85,351	\$ 31,338	\$ (542)	\$ 26,546	\$ 143,021	\$ 29,888	\$ (150)	\$ 139,908	\$ 79,027	\$ 27,185
		\$ 311,317	\$ 92,486	\$ 218,831	\$ 80,003	\$ (3,106)	\$ 26,604	\$ 149,080	\$ 75,968	\$ 421	\$ 182,651	\$ 96,117	\$ 56,482
Income Miscellaneous												58	
Equity in Income of Joint Ventures, Net												\$ 96,175	

* Ownership % is a blended rate

⁽¹⁾ Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

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

Venture	Before		Investment Adjustments (2)			After		Kimco Share of Net Income/ (Loss)	Kimco Share of FFO
	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Promote Income	Basis Adjustment	Kimco Fees				
Prudential Investment Program	\$ 12,094	\$ 1,814	\$ -	\$ 247	\$ 307	\$ 2,368	\$ 4,211		
Kimco Income REIT	20,627	10,015	-	(1,563)	580	9,032	12,482		
UBS Programs	877	153	-	9	(12)	150	150		
KimStone	3,181	1,060	-	117	590	1,767	4,409		
BIG Shopping Centers	(626)	(21)	-	616	255	850	1,632		
Canada Pension Plan	2,135	1,174	-	8	299	1,481	3,774		
Kimco Income Fund	2,062	816	-	(117)	236	935	1,527		
SEB Immobilien	695	105	-	107	60	272	498		
Other Institutional Programs	1,698	214	-	14	7	235	614		
Total Investment Management Programs	\$ 42,743	\$ 15,330	\$ -	\$ (562)	\$ 2,322	\$ 17,090	\$ 29,297		

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

Operating Joint Venture Summary
Nine Months Ended September 30, 2013
(in thousands)

Venture	Average Ownership % Interest	Total Revenues	Operating Expenses	Net Operating Income	Mortgage Interest	Other (Expenses)	Impairments	Gain/(Loss) On Sale	Depreciation & Amortization	Discontinued Operations	Net Income/(Loss)	Kimco Share of Net Income/(Loss) ⁽³⁾	Kimco Share of FFO	
Investment Management Programs														
Prudential Investment Program	15.0%	\$ 165,483	\$ 43,617	\$ 121,866	\$ 41,948	\$ (1,969)	\$ 4,179	\$ (19)	\$ 42,146	\$ 879	\$ 32,484	\$ 6,611	\$ 12,717	
Kimco Income REIT	48.6%	149,392	39,855	109,537	36,050	(552)	-	6,117	29,809	1,473	50,716	23,511	36,563	
UBS Programs	17.9%	*	51,816	13,844	37,972	17,677	(845)	184	(254)	14,662	(284)	4,066	1,735	4,086
Kimstone ⁽¹⁾	33.3%	29,550	8,072	21,478	8,192	(1,392)	-	-	8,880	-	3,014	1,750	4,593	
BIG Shopping Centers	37.9%	*	38,457	12,578	25,879	17,471	(575)	-	-	12,090	12,166 ⁽²⁾	7,909	2,320	3,960
Canada Pension Plan	55.0%	31,260	7,357	23,903	4,034	(729)	-	-	12,535	-	6,605	4,529	11,398	
Kimco Income Fund	39.5%	25,542	6,854	18,688	6,668	(1,079)	-	-	4,859	-	6,082	2,463	4,150	
SEB Immobilien	15.0%	25,042	6,401	18,641	9,556	(292)	-	-	6,602	-	2,191	816	1,486	
Other Institutional Programs	14.6%	*	31,959	7,153	24,806	11,203	(221)	817	2,233	7,708	(312)	6,778	1,095	2,107
Total Investment Management Programs		\$ 548,501	\$ 145,731	\$ 402,770	\$ 152,799	\$ (7,654)	\$ 5,180	\$ 8,077	\$ 139,291	\$ 13,922	\$ 119,845	\$ 44,830	\$ 81,060	
Other Joint Venture Properties														
US Properties	44.0%	*	\$ 107,801	\$ 38,317	\$ 69,484	\$ 35,771	\$ (1,476)	\$ 5,721	\$ 6,266	\$ 27,139	\$ (2)	\$ 5,641	\$ 5,883	\$ 5,098
Canada Properties	55.4%	*	217,765	83,352	134,413	44,566	(1,991)	-	-	39,593	-	48,263	26,298	48,719
Latin America	57.3%	*	49,311	15,632	33,679	5,787	(989)	27,192	56,162	9,722	(140)	46,011	29,338	13,112
Mexico Industrial	50.0%	*	41,288	5,390	35,898	15,133	306	-	140,985	16,920	(10)	145,126	72,562	11,145
Total Other JV Properties		\$ 416,165	\$ 142,691	\$ 273,474	\$ 101,257	\$ (4,150)	\$ 32,913	\$ 203,413	\$ 93,374	\$ (152)	\$ 245,041	\$ 134,081	\$ 78,074	
Other Investments	75.1%	*	\$ 79,697	\$ 46,134	\$ 33,563	\$ 14,787	\$ (1,196)	-	\$ (1,050)	\$ 14,675	\$ -	\$ 1,855	\$ 1,555	\$ 13,349
			\$ 1,044,363	\$ 334,556	\$ 709,807	\$ 268,843	\$ (13,000)	\$ 38,093	\$ 210,440	\$ 247,340	\$ 13,770	\$ 366,741	\$ 180,466	\$ 172,483
Income Miscellaneous												(675)		
Equity in Income of Joint Ventures, Net												\$ 179,791		

* Ownership % is a blended rate

⁽¹⁾ Kimstone portfolio represents the joint venture between Kimco and Blackstone Real Estate Partners VII

⁽²⁾ Includes additional income of approximately \$13.7M from gain on extinguishment of debt.

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

Venture	Net Income/ (Loss)	Kimco Share of Net Income/ (Loss)	Before		Investment Adjustments (3)		After		Kimco Share of Net Income/ (Loss)	Kimco Share of FFO
			Promote Income	Investment Basis Adjustment	Kimco Fees	Kimco Share of Net Income/ (Loss)				
Prudential Investment Program	\$ 32,484	\$ 4,872	\$ -	\$ 843	\$ 896	\$ 6,611	\$ 12,717			
Kimco Income REIT	50,716	23,749	-	(1,854)	1,616	23,511	36,563			
UBS Programs	4,066	3,306	-	(2,184)	613	1,735	4,086			
KimStone	3,014	1,005	-	117	628	1,750	4,593			
BIG Shopping Centers	7,909	3,084	-	(1,501)	737	2,320	3,960			
Canada Pension Plan	6,605	3,633	-	25	871	4,529	11,398			
Kimco Income Fund	6,082	2,107	-	(241)	597	2,463	4,150			
SEB Immobilien	2,191	328	-	321	167	816	1,486			
Other Institutional Programs	6,778	975	-	89	31	1,095	2,107			
Total Investment Management Programs	\$ 119,845	\$ 43,059	\$ -	\$ (4,385)	\$ 6,156	\$ 44,830	\$ 81,060			

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

Investments in Real Estate Joint Ventures
September 30, 2013
(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%	60	10,561	\$ 2,719,364	\$ 924,177	\$ 34,663	5.5%	38.0	100.0%	-	
Kimco Income REIT	48.6%	57	11,962	1,515,168	893,143	67,165	5.1%	78.2	98.0%	2.0%	
Kim-Stone (1)	33.3%	39	5,574	1,086,847	725,819	26,574	5.0%	37.7	78.2%	21.8%	
BIG Shopping Centers	37.9%	*	21	3,406	519,620	406,400	14,098	5.4%	43.2	100.0%	-
Canada Pension Plan	55.0%	6	2,425	436,514	139,313	18,992	5.2%	22.0	64.1%	35.9%	
Kimco Income Fund	39.5%	12	1,524	288,129	158,844	16,081	5.5%	11.8	100.0%	-	
SEB Immobilien	15.0%	13	1,807	361,426	243,800	12,881	5.1%	46.3	100.0%	-	
Other Institutional Programs	14.6%	*	56	2,141	453,172	273,417	19,896	5.3%	34.1	93.5%	6.5%
Total Investment Management Programs			264	39,400	\$ 7,380,240	\$ 3,764,913		\$ 210,350			
Other Joint Venture Properties											
US Properties	44.0%	*	59	8,950	\$ 1,085,761	\$ 754,735	\$ 16,001	5.5%	57.8	91.8%	8.3%
Canada Properties	55.4%	*	67	12,747	1,906,761	1,122,547	62,121	4.8%	55.4	100.0%	-
Latin America (2)	56.6%	*	29	3,901	332,273	37,687	24,107	10.4%	26.5	100.0%	-
Total Other JV Properties			155	25,598	\$ 3,324,795	\$ 1,914,969		\$ 102,229			
			419	64,998	\$ 10,705,035	\$ 5,679,882		\$ 312,579			
Kimco's Share of Mortgages & Notes Payable							\$ 2,169,888				

* Ownership % is a blended rate

** Average Remaining term includes extensions

(1) Kim-Stone portfolio represents the JV between Kimco and Blackstone Real Estate Partners VII

(2) Includes 13 land fund properties

Guidance and Valuation Summary

2013 Funds From Operations (FFO) Matrix
(in millions)

RECURRING INCOME ⁽¹⁾	2012		Retail		Non-Retail			
	3Q13		YTD		3Q13		YTD	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Net Operating Income ⁽²⁾	\$ 638	\$ 167	\$ 503	\$ 166	\$ 501	\$ 1	\$ 2	
Income from Other Real Estate Investments	3	1	2	1	2	-	-	
Mortgage Financing Income	7	1	3	1	2	-	-	1
Management and Other Fee Income	36	9	26	9	26	-	-	
Interest, Dividends & Other Investment Income	2	-	1	-	-	-	-	1
Other (Expense)/Income, Net	(5)	(2)	(5)	(2)	(5)	-	-	
Equity In Income from JV's ⁽³⁾	235	56	177	56	164	-	-	13
Equity in Income of Other Real Estate Investments, Net	29	6	21	5	19	1	2	
Noncontrolling Interests in Income	(12)	(3)	(9)	(3)	(9)	-	-	
Income from Discontinued Operating Properties	11	2	4	1	3	1	1	
	\$ 944	\$ 237	\$ 723	\$ 234	\$ 703	\$ 3	\$ 20	
TRANSACTIONAL INCOME								
Mortgage Financing Income	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Management and Other Fee Income	1	-	1	-	1	-	-	
Interest, Dividends & Other Investment Income	1	-	9	-	-	-	-	9
Other (Expense)/Income, Net	(3)	5	2	5	2	-	-	
Equity In Income from JV's	10	-	-	-	-	-	-	
Equity in Income of Other Real Estate Investments, Net	24	5	9	(10)	(10)	15	19	
Noncontrolling Interests in Income	-	(2)	(2)	(2)	(2)	-	-	
DISCOP - Inc./Loss on operating property HFS/sold	(7)	-	-	-	-	-	-	
General & Administrative Expenses	(2)	-	-	-	-	-	-	
Preferred Stock Redemption Charge	(22)	-	-	-	-	-	-	
Transactional (Provision)/Benefit for Income Taxes	(7)	3	10	3	11	-	-	(1)
Non-Operating Impairments Recognized, Net of Tax	-	(4)	(20)	\$ (4)	\$ 7	\$ 9	\$ (4)	\$ 15
								\$ 27
Recurring (Provision)/Benefit for Income Taxes	\$ (9)	\$ (3)	\$ (10)					
General & Administrative Expenses	(122)	(31)	(97)					
Interest Expense	(227)	(54)	(163)					
Preferred Dividends	(72)	(15)	(44)					
	\$ (430)	\$ (103)	\$ (314)					
FFO Basic	\$ 510	\$ 141	\$ 418					
Add back Noncontrolling Interest/Div for Stock Units	2	1	2					
FFO Diluted	\$ 512	\$ 142	\$ 420					
Diluted Average Shares	410	412	412					
FFO Diluted Per Common Share	\$ 1.25	\$ 0.34	\$ 1.02					

Reconciliation of Net Income/(Loss) to FFO per Diluted Common Share	2012		3Q13		YTD	
	Actual		Actual		Actual	
Net Income/(Loss) Available to Common Stockholders	0.42	\$ 0.10	\$ 0.32			
Gain on Disposition of Operating Properties	(0.21)	(0.06)	(0.07)			
Gain on Disposition of JV Operating Properties	(0.07)	(0.14)	(0.26)			
Depreciation & Amortization	0.63	0.15	0.45			
Depreciation & Amortization Real Estate JV's	0.33	0.07	0.23			
Impairments of Operating Properties, Net of Taxes and Noncontrolling Interests	0.15	0.22	0.35			
FFO per Diluted Common Share	1.25	\$ 0.34	\$ 1.02			
Transactional Charges / (Income), Net	0.01	(0.01)	(0.02)			
Funds From Operations, as Adjusted	1.26	\$ 0.33	\$ 1.00			

(1) Income excluding Transactions and Impairments

(2) Includes depreciation adjustment in FFO Reconciliation

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

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

2013 Forecasted and 2014 Preliminary FFO Guidance							
	2012A	2013F	2014F	2012A ⁽⁴⁾	2013F ⁽⁴⁾	2014F ⁽⁴⁾	
Recurring:							
Retail	\$ 914	\$ 942 — \$ 951	\$ 965 — \$ 994	\$ 2.23	\$ 2.29 — \$ 2.31	\$ 2.34 — \$ 2.41	
Non-Retail	40	20 — 23	1 — 4	0.10	0.05 — 0.06	- — 0.01	
Corporate Financing	(299)	(273) — (275)	(266) — (272)	(0.73)	(0.66) — (0.67)	(0.64) — (0.66)	
G&A	(122)	(126) — (128)	(122) — (127)	(0.30)	(0.31) — (0.31)	(0.30) — (0.31)	
Other	(19)	(22) — (24)	(18) — (21)	(0.04)	(0.05) — (0.06)	(0.04) — (0.05)	
Total FFO, as Adjusted	\$ 514	\$ 541 — \$ 547	\$ 560 — \$ 578	\$ 1.26	\$ 1.32 — \$ 1.33	\$ 1.36 — \$ 1.40	
Transactional Income, Net ⁽¹⁾	18	29 — 29	- — -	0.04	0.07 — 0.07	- — -	
	\$ 532	\$ 570 — \$ 576	\$ 560 — \$ 578	\$ 1.30	\$ 1.39 — \$ 1.40	\$ 1.36 — \$ 1.40	
Preferred Stock Redemption Charge ⁽²⁾	(22)	- — -	- — -	(0.05)	- — -	- — -	
<i>FFO Before Impairments</i>	\$ 510	\$ 570 — \$ 576	\$ 560 — \$ 578	\$ 1.25	\$ 1.39 — \$ 1.40	\$ 1.36 — \$ 1.40	
Impairments	-	(20) — (20)	- — -	-	(0.05) — (0.05)	- — -	
<i>FFO</i> ⁽³⁾	<u>\$ 510</u>	<u>\$ 550 — \$ 556</u>	<u>\$ 560 — \$ 578</u>	<u>\$ 1.25</u>	<u>\$ 1.34 — \$ 1.35</u>	<u>\$ 1.36 — \$ 1.40</u>	
Reconciliation of FFO to Net Income Available to Common Shareholders:							
(\$ in millions, except per share data)							
FFO	<u>\$ 510</u>	<u>\$ 550 — \$ 556</u>	<u>\$ 560 — \$ 578</u>	<u>\$ 1.25</u>	<u>\$ 1.34 — \$ 1.35</u>	<u>\$ 1.36 — \$ 1.40</u>	
Depreciation & amortization	(257)	(252) — (260)	(256) — (264)	(0.63)	(0.61) — (0.63)	(0.62) — (0.64)	
Depreciation & amortization real estate				-			
joint ventures, net of noncontrolling interests	(134)	(122) — (130)	(118) — (126)	(0.33)	(0.30) — (0.32)	(0.29) — (0.31)	
Gain on disposition of operating properties	85	29 — 36	4 — 12	0.21	0.07 — 0.09	0.01 — 0.03	
Gain on disposition of joint venture operating properties, net of noncontrolling interests	28	108 — 116	4 — 12	0.07	0.26 — 0.28	0.01 — 0.03	
Remeasurement of derivative instrument	-	- — -	- — -	-	- — -	- — -	
Impairments of operating properties, net of tax and noncontrolling interests	(59)	(145) — (145)	- — -	(0.15)	(0.35) — (0.35)	- — -	
Net income available to common shareholders	<u>\$ 173</u>	<u>\$ 168 — \$ 173</u>	<u>\$ 194 — \$ 212</u>	<u>\$ 0.42</u>	<u>\$ 0.41 — \$ 0.42</u>	<u>\$ 0.47 — \$ 0.51</u>	
(1) Includes normal course of business events such as outparcel sales, acquisition fees and other transactional events							
(2) Non-cash charge to FFO associated with the redemption of preferred stock issues F (6.65%) and G (7.75%)							
(3) Reflects the potential impact if certain units were converted to common stock at the beginning of the period.							
(4) Reflects diluted per share basis							
Certain reclassifications of prior year amounts have been made to conform with the current year presentation.							

Additional Valuation Information
As of September 30, 2013
(\$ shown in millions and USD denomination)

Balance Sheet Classification	Notes
Operating Real Estate - Consolidated and JV's	
Shopping Center Portfolio NOI:	
NOI Including Pro-rata JV NOI, 3Q 2013:	\$ 262
Add: Negative NOI	1
Less: LTA's, Straight-line, Disc. Ops NOI	(5)
Above and Below Market Rents	(3)
	<hr/> \$ 255
Other Retail Investments	Book Value
Land Holdings	\$ 115
Urban Properties (Consolidated)	61
Blue Ridge	34
	<hr/> \$ 210
Income included in Income from Other Real Estate Investments	
Investments & Advances in Real Estate JVs	
Latin America Land	\$ 40
Real Estate Under Development (REUD)	
US Construction In Progress (CIP)	\$ 94
Latin America CIP	3
	<hr/> \$ 97
Other Real Estate Investments	
Net Lease Portfolio	\$ 138
Preferred Equity Investments	108
Investment in SuperValu *	11
Miscellaneous	31
	<hr/> \$ 288
Includes Retail Store and Leveraged Leases	
Mortgage and Other Receivables	
Winn Dixie	\$ 11
Other US Mortgage Receivables	21
Canada Mortgage Receivables	8
Latin America Mortgage Receivables	6
	<hr/> \$ 46
Marketable Securities	
SUPERVALU, Inc. (SVU) *	\$ 67
Plazacorp Retail Properties (Common)	18
Bonds	3
	<hr/> \$ 88
Other Assets	
Miscellaneous Other Assets	\$ 397
Investment in SuperValu *	15
	<hr/> \$ 412
Additional Value Consideration	
Kimco Share of JV Other Assets/(Liabilities)	\$ 112
Investment Management Business (recurring fees)	\$ 210
	See Investments in Real Estate Joint Ventures Schedule (p. 35)
	Annualized Fees - \$35M x 12 multiple x 50% margin

* Note: Total SuperValue investment of \$93M reflects \$34M unrealized gain in SuperValu stock

Miscellaneous

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Reconciliation of Non-GAAP Financial Measures

Important note regarding Non-GAAP financial measures

It is important to note that throughout this presentation management makes references to non-GAAP financial measures, an example of which is Funds From Operations (“FFO”).

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).