KIMCO™
REALTY

2012 Annual Report

ABOUT THE COMPANY

Kimco Realty Corporation (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 December 31, 2012, the company owned interests in 896 shopping centers comprising 131 million square feet of leasable space across 44 U.S. states, Puerto Rico, Canada, Mexico and South America.

FOCUSED

From our first shopping center in Miami in 1958, to our nearly 900 shopping centers across North America today, growth has always been a part of Kimco's DNA.

It still is. But as we enter the next chapter in our history, our path to growth is becoming even more focused – on top markets, quality and value, serving retailers and, as always, on results.

We're paying close attention to what really matters, with one goal in mind: to be the best neighborhood and community shopping center company in North America.

We will achieve that goal by staying FOCUSED...

Dear Fellow Shareholders and Associates:

When Marty Kimmel and I developed our first shopping center in 1958, our primary focus was on the cash flow that could be generated from tenant leases; this would amortize the mortgage loan and provide our investors with stable and predictable cash distributions. The investment thesis was simple: Construct a building where a retailer wanted to serve its customers and lease it at a rate that would pay the investors a safe and reasonable return over the life of the lease. We could earn money while we slept.

During the '70s and '80s, we shifted to acquiring properties with the same characteristics – low rent relative to the anchor tenant's sales, strong locations in densely populated markets and a steady cash flow providing distributions to the investors.

In 1991, when we completed our initial public offering, we provided investors access to ownership of shopping centers in a new public vehicle for the first time in a very long time. Our shareholders enjoyed a safe and growing dividend and growth in cash flow from retail real estate, along with a vehicle to opportunistically capitalize on the needs of distressed, real-estate rich retailers.

Fast forward to Kimco's Investor Day in September 2010 when, after the worst recession since the Great Depression, we made a commitment to our shareholders to simplify our strategy and once again focus on recurring cash flow from high-quality shopping centers. We are making excellent progress fulfilling that commitment. To put this transformation in perspective, in 2008 our non-retail investment balance was $1.1 billion. After the impending sale of the InTown Suites extended-stay portfolio, that balance is expected to be below $300 million.

Since our Investor Day, we've also shed shopping centers that didn't fit our criteria, generating proceeds to Kimco of more than $500 million.

We have used these proceeds, together with those generated from our non-retail dispositions, to reduce debt and acquire higher-quality shopping centers in well-located areas.

The table on the next page illustrates our transformation.

Today, the demand for space for our type of retail property continues to improve. Absorptions are forecast to outpace completions of new construction for the foreseeable future. Despite prevailing economic uncertainties, planned store openings are at a multiyear high.

Our tenants are generally strong credits, including discounters, off-price retailers, drugstores, supermarkets and warehouse clubs, supplying everyday

Our Quality Trade-Up: U.S. Shopping Center Acquisitions & Dispositions

	Since Investor Day 2010 (as of 12/31/12)		
	Acquired Sites	Disposed Sites	Variance
Number of properties	59	108	-45.4%
Gross Price (000's)	$1,290,868	$825,250	56.4%
Gross Leaseable Area in square feet (000's)*	6,459	8,527	-24.3%
Occupancy*	95.8%	85.4%	10.4%
Average Base Rent per square foot*	$13.92	$8.75	59.1%
Estimated Population†	91,621	76,329	20.0%
Household Density per square mile†	1,273	1,064	19.6%
Median Household Income†	$74,390	$58,458	27.3%
Average Household Income†	$88,935	$65,328	36.1%

* *Represents Kimco's pro-rata interest*
† *Within a three-mile radius*

necessities. Many of our leases were entered into decades ago, and contain very low contract rents. Very few public companies have entered into leases 40 years ago; these legacy contract rents are obviously below market, and they form a basis for future rental growth as the leases expire. A recent illustration of this was a 41-year-old lease with a major retailer that provided us with annual rental revenues of $315,000. When the lease expired in the first quarter of 2012, we entered into a new ground lease with a credit tenant for over six times that rent. There are more such leases in our portfolio, which should result in additional rental growth as the leases expire.

Like other retail property owners, we are still navigating through some headwinds. Many consumers are feeling the impact from the end of the payroll tax holiday, and gasoline prices are up. And yet some major economic indicators are pointing in the right direction.

The unemployment rate, while still too high, is slowly improving, and home prices continue to recover. Interest rates remain low. We remain focused on leasing our space to smart retailers who will benefit from better economic conditions in the years ahead.

Having evolved from that first shopping center many years ago, there are three aspects of Kimco's business that distinguish us today.

1. We have a very large operating platform – 896 shopping centers with approximately 8,400 tenants – that enables us to service the needs of major national and regional retailers. Having this breadth of locations provides us with access to most, if not all, of the retailers that are experiencing the most rapid growth today. Among our peers, we are the largest landlord to Costco, TJX Companies (T.J. Maxx, Marshalls, etc.), Royal Ahold (Stop & Shop, Giant, etc.) and others. Home Depot and Walmart, two of the most creditworthy companies in America today, are among our largest tenants. Given our scale, we are afforded a seat at the table when a retailer is looking to expand or open a new store. In the retail real estate industry, size matters.

2. We are a manager and owner in joint ventures that hold approximately $10 billion of retail real estate. This platform has enabled us to acquire interests in numerous high-quality properties and to generate high returns on our shareholders' equity due to our management role. Recently, an added benefit of this business has been the opportunity to increase our investment in select assets when some of our partners have expressed a desire to monetize their investments or modify their investment allocations. Since our Investor Day in 2010, we have disposed of 55 joint venture properties that were not strategic to our portfolio and acquired 10 properties from partners in which we had a minority interest stake and a management role. For example, during the year, we acquired Towson Marketplace in Towson, Maryland. This is a wonderful shopping center that is anchored by both Target and Walmart; there is also a full-line Weis Market on site. This is a property that should provide stable and growing cash flows to our shareholders for many years. Another recent example is Santee Trolley Square in Santee, California, where we increased our ownership from 45 percent to 100 percent. This 98-percent-occupied, 311,000-square-foot shopping center is anchored by several prominent national retailers such as T.J. Maxx, PetSmart, Party City, Bed Bath & Beyond, 24 Hour Fitness and Old Navy, and shadow-anchored by Target.

3. We have a long-term track record of capturing retail-related opportunities. Our history is illuminated by profitable transactions with Venture Stores, Gold Circle, Hechinger's, Montgomery Ward, Service Merchandise, Kmart, Ames, Albertsons, Woolworth, Frank's Nursery, Strawbridge & Clothier, Strauss Discount Auto, Penn Traffic, Save Mart and Shopko. While committed to our stable and growing base of recurring income, Kimco has always had an opportunistic culture, which is the "plus" in our "Income Plus" strategy. Our track record of generating profits from transactions with retailers that are real-estate rich has proven time and again that if you are fast with your footwork,

and well-known, reliable and trusted in the retail industry, you can generate outsized returns for your shareholders. Our most recent example of an opportunistic investment is our participation in a consortium to restructure Supervalu. This is the same group we partnered with in the Albertsons transaction, which made Kimco shareholders five times their initial investment – and we still maintain a valuable position in this investment. Kimco will continue to provide real estate advisory services to the new Supervalu venture.

In closing, please permit me to express a few thoughts about today's retail real estate market prices. The prices of high-quality shopping centers today appear "expensive" compared with long-term historical averages for market cap rates, which are the initial unleveraged yields available to property buyers. However, let's dig a little deeper. When compared with the risk-free interest rate available on the 10-year U.S. Treasury note, investment yields available on quality retail real estate may be at historically attractive levels. Let me explain. The interest rate on 10-year Treasuries was, as of this writing, approximately two percent. Treasury Inflation-Protected Securities (TIPS) for the same duration show negative yields. An argument can be made that real estate returns should be compared with TIPS, because the residual value of real estate often increases in value with inflation, in some ways similar to the increasing yield on a TIPS bond.

Clearly, by these measures, quality real estate bearing cap rates in the 5 to 6 percent range looks attractively priced. A similar conclusion might be reached if one compares real estate cap rates with yields presently available on investment-grade corporate bonds. All this considered, I'll put my money in shopping centers at today's cap rates any day.

Our goal at Kimco is to continue to be the premier owner of retail properties in North America; this should enable us to deliver safe and growing cash flows from our investment portfolio, as well as increasing distributions to our shareholders. In addition, we seek to continue generating profits and create value from our retail-related opportunistic activities. In other words, "Income Plus." We continue to work very hard to achieve these objectives.

I want to thank all of our associates for the wonderful job they are doing executing our business plan, and I'm quite proud of their achievements on behalf of Kimco shareholders and stakeholders. I am very excited by the future opportunities I see ahead. It's indeed a great time to own high-quality, income-producing real estate and I'm as proud as ever of our position in the industry.

Milton Cooper
Executive Chairman

We're focusing our business on key U.S. markets, where population, income and growth prospects are highest.

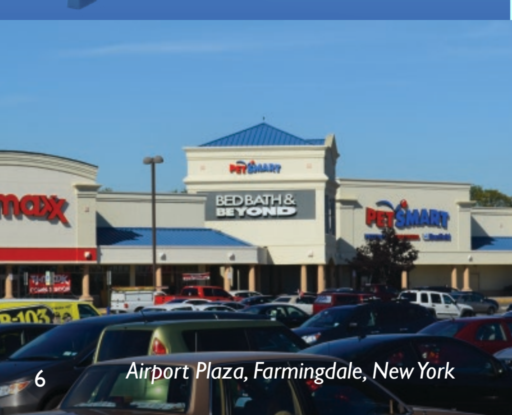
FOCUSED on Top Markets

Kimco's strategy is to be where the consumers are. We're rebalancing our portfolio so the vast majority of our shopping centers are in the most densely populated, highest-income areas of the U.S. – the places retailers value most.

By deepening our presence in top markets, we'll improve our overall asset values, gain operating efficiencies, and increase occupancy and income – factors that produce greater wealth for our investors.

Wilton Campus Shops in Wilton, Conn., is a prime example of our quality trade-up. Acquired last year, the center is 97 percent occupied, commands rent of $30 per square foot, and is located in Connecticut's affluent Gold Coast, an area which has an average household income of $241,000. In comparison, the properties we sold since Investor Day 2010 were, on average, 85 percent occupied, had rent of $8.75 per square foot, and average household income of $65,000. Early in 2013, Kimco acquired Wilton Executive Campus and Shoppes, a mixed-use center adjacent to Wilton Campus Shops, securing full ownership of the entire Wilton River Park development.

The median household income in our target markets is 14 percent higher than the U.S. average.



Airport Plaza, Farmingdale, New York

Woodbridge Shopping Center, Houston, Texas


La Verne Towne Center, Los Angeles, California

"Wilton is growing but still has a small-town feel, and this shopping center is central to keeping us a tight-knit community. With each trip to the Wilton Campus Shops, we have a chance to bump into neighbors and friends. I was pleased Kimco acquired the center, because I know they will continue to add to the high-quality shopping experience enjoyed by those of us who are proud to call Wilton home."

Jane Melani, local shopper, Wilton Campus Shops

"I'm thrilled the 45-year-old Wilde Lake Village Center is being reinvented for the next 45 years. Kimco's new, environmentally friendly design, created with extensive input from the community, remains true to the original vision James Rouse had for Columbia, my home town. Wilde Lake residents should be excited about this project, and with the Downtown Columbia plan coming to life, the future of this community could not be brighter."

Ken Ulman, County Executive, Howard County, Maryland

We're focusing on increasing the value of our centers – for consumers, communities and the company alike.

FOCUSED on Quality and Value

Our redevelopment projects bring new life to outmoded shopping centers in strong locations.

Whenever we rebuild, expand, or reconfigure space to attract highly coveted national retailers, we create quality and value – in the form of increased economic activity, jobs, and tax revenues for communities; more attractive shopping environments and choice for consumers; and stronger returns for Kimco shareholders.

Even the environment benefits: using energy-efficient design and sustainable materials, our revamped centers are greener than ever before.

With a 33 percent vacancy rate, Kimco saw an opportunity to revitalize the Wilde Lake Village Center in Columbia, Md., and once again make it a hub of community life in this affluent suburb of Baltimore. The $45 million project, which includes a $17 million investment by Kimco, will open up the center's courtyard area and add new retail, office and residential space. Expected to be completed in 2014, the project is being built to LEED certification, with a new storm water management system and energy-efficient lighting and HVAC systems.

We expect to invest $400 million in redevelopment projects over the next few years.

FOCUSED on Retailers

Kimco and its retail partners enjoy some of the longest and strongest relationships in the industry – each built on trust, dependability and service.

Retailers count on Kimco for our national scale and local expertise, but they also appreciate how we're always thinking beyond the box, offering programs like KEYS, which provides training and incentives to help entrepreneurs launch retail businesses.

In return, our loyal tenants provide a steady, reliable source of income, and the opportunity, when conditions change, to participate in restructurings and retailer-owned asset sales that create mutual value.

Rudy Gonzales got the idea for his new business, Build-It Workshops, after watching his two young daughters play with blocks at San Diego's New Children's Museum. With help from Kimco's KEYS program, Rudy received the training and incentives he needed to turn that idea into reality. Now, Build-It Workshops, located in Kimco's North County Plaza shopping center in Carlsbad, Calif., offers children and their parents a creative play outlet fueled by a sense of fun and imagination. Rudy hopes to open other locations in the future, but no matter how far he goes, he will always appreciate the head-start he got from Kimco to get his initial idea off the ground.

During 2012, 90 percent of tenants coming up for renewal or with options decided to remain with Kimco.

Mesa Riverview, Mesa, Arizona

Columbia Crossing, Columbia, Maryland

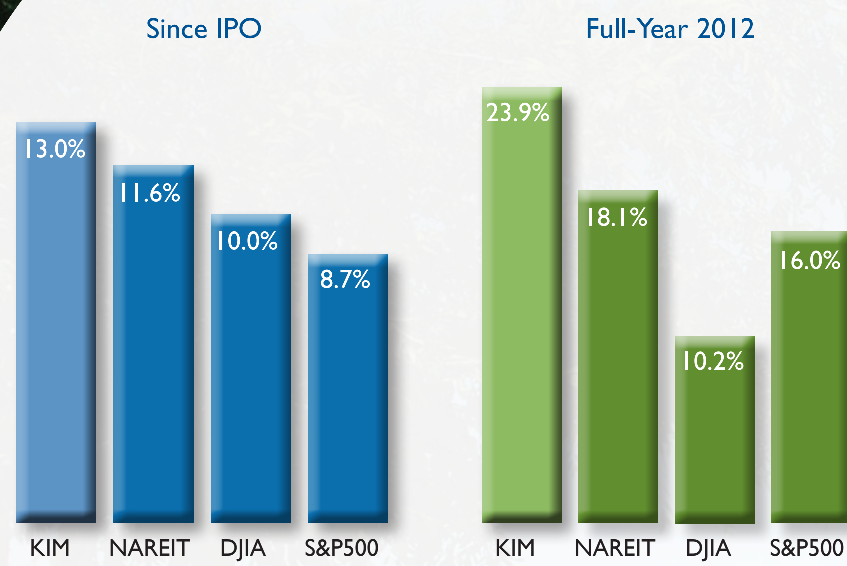
Preston Forest Village, Dallas, Texas

We're focused on providing more services and
greater opportunity for retailers –
the kind of support that builds long-term relationships.

"I'll always be grateful to Kimco for the encouragement and support they gave me to start my own business. The advice and training I received through the KEYS program were invaluable, and on top of that, Kimco is providing me with a year of free rent and other incentives. I can't think of a better way to get my business off to a strong start. Thank you again, Kimco. You really helped make Build-It Workshops possible."

Rudy Gonzales, owner, Build-It Workshops

TOTAL RETURN PERFORMANCE



$100,000 invested at IPO would be worth $1.3 million at December 31, 2012

Kimco outperformed major indices over a one-year period

Source: NAREIT, Bloomberg

59% increase in average rent per square foot (bought vs. sold properties) since Investor Day 2010

$2.1 billion of capital refinanced in 2012

10.5% increase in cash dividend

$13.2 billion of enterprise value

94% occupancy rate, highest since 2008

27.8% spread on new U.S. leases

170 basis-point increase in small-shop occupancy in 2012

11 consecutive quarters of same-site NOI growth

Since its 1991 IPO, Kimco has returned an average of 13 percent a year to its shareholders, outpacing the returns of the broader REIT sector and leading market indices.

Santee Trolley Square, San Diego, California

FOCUSED on Results

Kimco follows an "Income Plus" strategy, making sure our portfolio of stable shopping centers delivers the consistent, reliable income stream our investors expect, while offering an upside "plus" from opportunistic retail investments.

It takes effort and creativity to make that model work. Kimco employees focus everyday on generating maximum cash flow from our shopping centers by keeping space filled, rents paid and operating expenses down, while finding new sources of revenue through value-added services and ancillary income programs.

It also takes connections and intelligent risk-taking to capitalize on new opportunities, such as our participation, announced earlier this year, in a buyout of five leading supermarket chains with nearly 900 stores from Supervalu.

In the end, it all adds up to a record of market-beating returns that is the envy of our industry… and the pride of our employees.

In many ways, **2012 was a banner year for Kimco.** We delivered outstanding results, while improving **the quality, value and growth potential** of our shopping center portfolio.

Dear Fellow Shareholders and Associates:

In many ways, 2012 was a banner year for Kimco. Focused on both the present and the future, we delivered outstanding financial and operating results, while strengthening our balance sheet and making significant strides toward improving the quality, value and growth potential of our shopping center portfolio for the long term.

Our reported funds from operations (FFO) as adjusted came in at $514.2 million, or $1.26 per diluted share, up 5 percent from $489.8 million, or $1.20 per diluted share, in 2011.

For this solid performance, shareholders were rewarded with a total return of nearly 24 percent, continuing a long history of sector- and market-beating returns enjoyed by Kimco investors (see chart on page 12).

Dividends, of course, make up a significant portion of Kimco's total return. In October, the Board approved a 10.5 percent increase in our quarterly dividend, to an annualized rate of $0.84 per common share, reflecting our strong results and confidence in our future growth prospects.

FUNDAMENTALS LOOKING UP

We have good reason to be confident in the future. While economic uncertainty persists, the leading indicators in our industry continue to trend upward.

Demand for quality retail space is steadily increasing, with store openings hitting multiyear highs as retailers expand their store counts, population and consumer spending continue to rise, unemployment eases, and the housing recovery, fueled by low interest rates, gains momentum.

Yet available supply remains tight, with virtually no new development on the drawing boards. That translates into accelerating growth in effective rents and occupancy rates.

Kimco is well positioned to capitalize on these trends. The quality of our shopping center portfolio is strong and improving, our national platform is geographically diverse and increasingly focused on top markets, and our credit-worthy tenant base is very stable, generating reliable and growing cash flows.

Vital Signs Show Strength and Stability

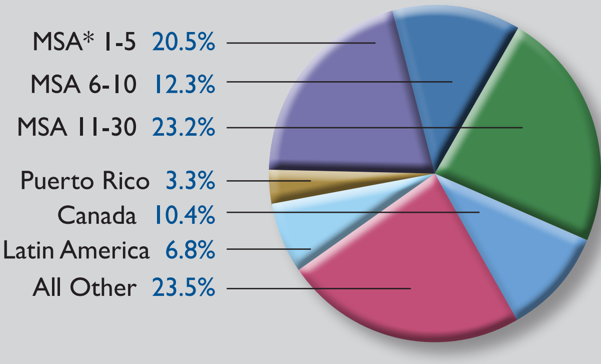
Our 2012 operating metrics provide further evidence of our strength and stability.

Same-site net operating income (NOI) in our combined portfolio has grown now for 11 consecutive quarters – a terrific winning streak. In the fourth quarter, it rose 3.4 percent – the highest quarterly increase since the end of 2007. In all, our same-site NOI grew 2.3 percent in 2012, including a negative 60 basis-point impact from currency changes.

Much of the improvement in our NOI came from a rise in effective rents, but was also helped by efforts to reduce operating expenses, improve occupancy and retain tenants,

Stable, Growing Cash Flows Come From…

Geographically Diverse Rental Income



**Metropolitan Statistical Area*

Location	Number of Properties	Square Feet (in millions)	Annualized Base Rent
California	109	18.7	13.1%
Florida	77	10.7	8.8%
New York	60	6.4	8.0%
Texas	52	8.0	4.9%
Pennsylvania	45	5.0	4.7%
New Jersey	28	4.3	4.1%
All Other U.S.	381	50.9	35.9%
Puerto Rico	7	2.2	3.3%
Subtotal U.S.	759	106.2	82.8%
Latin America	71	12.7	6.8%
Canada	66	12.4	10.4%
Subtotal International	137	25.1	17.2%
Total Shopping Centers	896	131.3	100.0%

recover lost rents, and generate new revenue streams from services and ancillary income programs.

Our growing occupancy levels tell the tale of strong retailer demand for quality space, while also reflecting the success of portfolio recycling program. For the year, occupancy in our combined portfolio was 93.8 percent, up 70 basis points from 2011. In the U.S., the level was 93.9 percent, an increase of 80 basis points.

Occupancy in our U.S. anchor space (over 10,000 square feet) climbed 50 basis points, to 96.9 percent, fueled by increased demand from national and regional chains. Meanwhile, our small-shop occupancy jumped 170 basis points, to 84.2 percent – a strong indicator of the improving health of the economy.

During 2012, the company signed 2,678 new leases, renewals and options for a total of 10 million square feet – a 25 percent increase in pro-rata square footage over the previous year. Available space from bankruptcies such as Room Store, Syms and A&P, or end-of-term vacancies from such retailers as Kmart, were absorbed very quickly at higher rents, underscoring the value of those spaces.

Overall, our leasing spreads – the difference between old and new rents on the same space – continue to widen, another sign of strong demand. In the U.S., the spread was 9.8 percent. Rents on new leases were 27.8 percent higher; on renewals and options, they rose 4.5 percent.

Progress in Canada and Mexico

Our portfolio in Canada continues to enjoy high occupancy, at 97 percent, amid strong demand. High-quality space is at a premium, with more and more U.S. retailers seeking to expand into Canada.

In 2013, the big expansion story is Target. The retailer soon will be opening its first Canadian store in our Danforth center in Toronto, the first of 125 openings they have planned – a real transformational move for the Canadian retailing industry. In all, nine Target stores are set to open in our joint-venture properties over the next two years.

In 2012, we strengthened our presence in Canada by acquiring shopping centers in Ottawa and Edmonton. We also increased our ownership in one shopping center and converted our preferred equity interest into a pari-passu joint venture in another, both in British Columbia.

The quality of our portfolio is strong and improving, our national platform is geographically diverse and focused on top markets, and our tenant base is stable, generating reliable and growing cash flows.

Davidson Commons, Charlotte, North Carolina

Our portfolio will be concentrated in key territories, areas with the strongest demographics, limited retail per capita, high barriers to entry, and the greatest population density.

We're also pleased with our progress in Mexico, where occupancy rose to nearly 90 percent in our fully operational centers, reaching the target we established last year. In all, Mexico contributed more than $57 million to our NOI last year, up 16 percent before currency impacts.

Demand for quality space in Mexico is on the rise, with the economy expected to grow nearly 4 percent in 2013. Many major U.S. retailers have their sights set on Mexico, including Petco, American Eagle and Old Navy, among others.

Mexico's real estate capital market is suddenly very vibrant as well, thanks to recent offerings from several Mexican REITs. With the flow of investment money into real estate driving property values higher, we will look to sell certain assets to optimize our portfolio composition.

At the end of 2012, we also made a decision to monetize, over time, our South America portfolio – two projects in Brazil, two in Peru, and 11 in Chile. Even though GDP growth rates are projected to remain strong in these markets, we don't have the scale or the efficient tax structure to continue expanding in South America. Instead, we'll take our profits and reinvest the proceeds to help fund our U.S. growth strategy.

OUR MODEL: INCOME PLUS

Since our Investor Day in September 2010, we have been focused on executing against four strategic imperatives: active portfolio management, value creation through redevelopment and re-tenanting, opportunistic retail investments, and maintaining a strong balance sheet.

These activities all contribute to our "Income Plus" model. The "income" comes from a continuously improving portfolio of stable shopping centers that generates reliable and growing cash flows. The "plus" comes from the opportunistic investments we're able to make because of our strong financial position and longstanding relationships with major retailers and investment partners. Added together, they produce outstanding results for our shareholders.

Active Portfolio Management

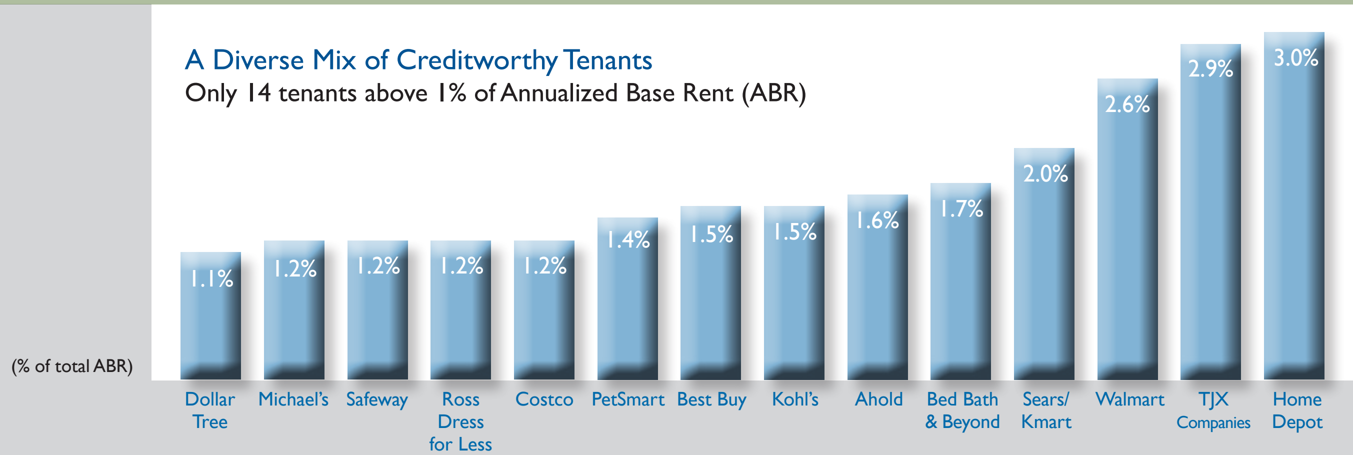
Thirty months ago, we decided to get back to basics, concentrating on our core competency of owning and operating stable, high-quality neighborhood and community shopping centers. It's how we got our start in 1958, and what we know best.

After a painstaking review process, we decided to sell those shopping centers that were outside our core operating markets, didn't fit our desired asset profile, or had limited

In the last two and a half years, we have made tremendous progress rebalancing our portfolio for greater growth and value.

City Heights, San Diego, California

Stable, Growing Cash Flows Come From…



opportunity for growth or repositioning. In addition, we decided to exit substantially all of our non-retail investments.

In the last two and a half years, we have made tremendous progress rebalancing our portfolio for greater growth and value. Last year alone, we sold 68 properties in the U.S., more than double the pace of the previous year, while purchasing 24 higher-quality shopping centers.

In all, we have sold 108 U.S. retail properties since September 2010, for gross proceeds of $825 million, while buying 59 higher-quality properties for a gross price of a $1.3 billion. The measure of success: our newly acquired centers have occupancy of 96 percent, average base rent of $13.92 a square foot, and average household income of $89,000. Those we sold: occupancy of 85 percent, rent of $8.75, and income of $65,000.

Despite the progress we've made, we're not finished yet. We're now looking to optimize our remaining portfolio by refining and deepening our presence in top U.S. markets.

Going forward, our portfolio will be concentrated in key markets, encompassing the top 25 Metropolitan Statistical Areas (MSAs) of the U.S., areas that have the strongest demographics, limited retail per capita, high barriers to entry, and the greatest population density.

Our plan is to acquire larger, higher-value retail properties in these key territories, funding our investments through an active portfolio recycling program, both within and outside these markets. At the same time, we'll keep an eye on a handful of areas in other parts of the country that we think have the highest future growth potential.

In the end, we want to have a national platform that allows us to take advantage of scale and operating efficiencies, that enables us to serve as a top landlord to most national retailers, and that is broad enough to maintain the spread of financial risk, while having enough depth to capture new opportunities. This is our core investment proposition.

That model leaves little room for non-retail assets. After we complete the impending sale of our InTown Suites portfolio, our non-retail holdings are expected to comprise only 2.5 percent of our asset base, down from 10 percent at the peak.

Value Creation through Redevelopment and Re-tenanting

Acquiring high-quality properties in top markets is one avenue to growth. Another way we're adding value for the long term is to redevelop, re-tenant and expand the strongly situated shopping centers we already have.

Mountain Island, Charlotte, North Carolina

Santee Trolley Square, San Diego, California


Suburban Square, Philadelphia, Pennsylvania

Hampton Bays Plaza, Hampton Bays, New York

Wilton Campus Shops, Wilton, Connecticut

Our relationships with major retailers and investment partners, coupled with our strong balance sheet, put us in a great position to make opportunistic retail investments.

After spending more than $40 million on redevelopment in 2012, we're ramping up our activity and targeting nearly $400 million in spending over the next few years.

In Staten Island, N.Y., we're redeveloping our Richmond shopping center, converting an empty box formerly occupied by Kmart into a new, higher-income space for Target. Similarly, in Pompano, Fla., we're taking a former Kmart location and turning it into new space for Whole Foods and The Sports Authority, at higher rents.

These are just two examples of how we're benefiting from turnover in leases signed more than 20 years ago at what are now below-market rents. We still have more than 1,000 such leases in our portfolio, so there's plenty of upside remaining to be captured.

Opportunistic Retail Investments

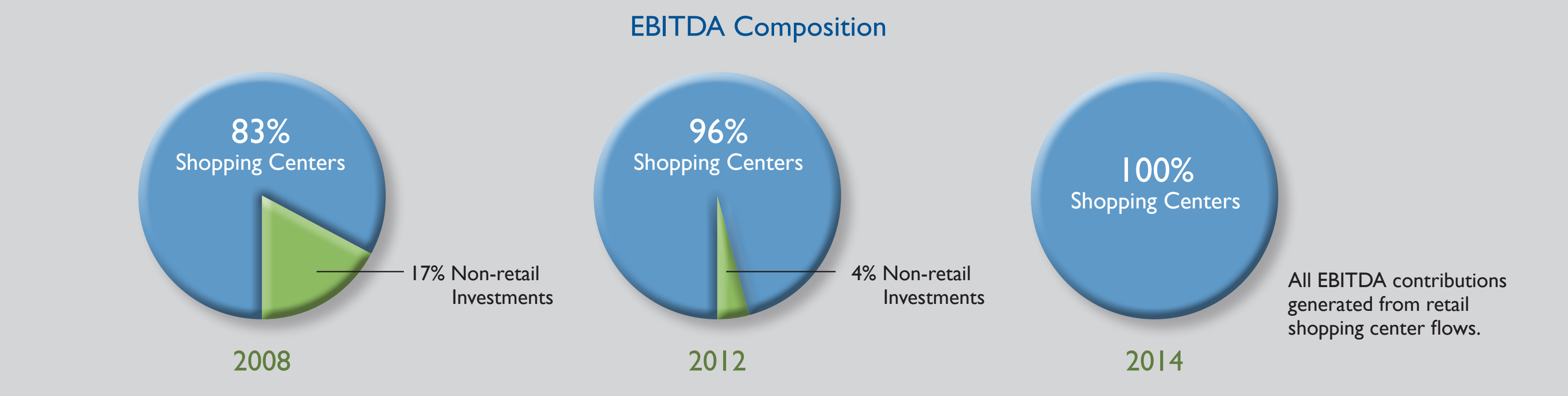
Our longstanding relationships with major retailers and investment partners, coupled with our strong balance sheet, put us in great position to make opportunistic retail investments that add value to our portfolio.

A recent example is our participation in an investment consortium that is buying five grocery banners – Albertsons, Acme, Jewel-Osco, Shaw's and Star Market – encompassing 877 stores, from Supervalu Inc.

Kimco was part of the original consortium that purchased more than 600 stores from Albertsons in 2006. As with our initial investment, we expect this latest transaction will result in a substantial return on our investment of up to $76.5 million, adding to our long history of success with retailer-owned real estate opportunities.

Joint ventures provide Kimco with another attractive source of acquisitions as our partners look to monetize their investments and we seek to simplify our ownership

Cash Flows: A Shift Back to Retail...



structure. We currently have about $10 billion of assets in such partnerships.

During the year, Kimco acquired from joint-venture partners full interests in seven U.S. shopping centers. Most recently, we acquired our partner's 55 percent ownership interest in the Santee Trolley Square shopping center in the affluent San Diego market.

We'll also look to increase our ownership in other joint ventures. For example, we recently increased our interest in the Kimco Income Fund I from 14.6 percent to 29.8 percent, and reached preliminary agreement with a new institutional investor to raise our stake from 18 percent to 33 percent in an existing institutional joint venture.

Maintaining a Strong Balance Sheet

During 2012, we took every opportunity to maintain and strengthen our healthy balance sheet and our liquidity position by accessing lower-cost money in the capital markets.

In all, we issued $800 million of perpetual preferred stock, at a blended coupon of 5.78 percent, and redeemed $635 million of such debt with a blended coupon of 7.45 percent. We also paid off approximately $199 million in senior unsecured notes with a coupon of 6.0 percent. Although we reported one-time non-cash charges of approximately $22 million, or $0.05 per diluted share, as a result of these transactions, we will benefit by approximately $13 million a year, or $0.03 per diluted share, in real cash savings and reduced fixed charges year after year.

Our immediate liquidity position remains very strong, at more than $1.4 billion, and over the course of the year, we improved our net-debt-to-recurring EBITDA ratio to 5.7 times, a level better than the 6 times to which we had committed at our 2010 Investor Day.

ACCELERATING OUR PROGRESS IN 2013

In 2013, we expect the pace of our activities will accelerate in response to improving market conditions and new opportunities. We have four main strategic objectives to guide us, but only one real focus: to maximize the value we create for Kimco shareholders, partners and associates.

Here is how we see the year shaping up:

- **Portfolio Recycling** – We will continue to recycle our portfolio for quality and growth, selling 60-75 retail properties that no longer meet our criteria, while re-investing the proceeds to acquire higher-value shopping centers that deepen and refine our presence in our key U.S. territories. In addition, we will substantially complete the sale of our non-retail assets, take initial steps to monetize our South American portfolio and select assets in Mexico, and continue to invest in redevelopment projects that improve the value of our U.S. portfolio.

- **Shopping Center Performance** – We're focused, as always, on extracting maximum value and cash flow from our shopping centers by increasing occupancy levels and rents, lowering costs and finding new revenue streams. We closed out 2012 with a streak of 11 consecutive quarters of same-site net operating income growth and we intend to keep that streak going in 2013. We also expect to increase our combined portfolio occupancy.

- **Financial Strength** – We will continue to maintain a healthy balance sheet and employ a conservative capital structure to achieve our business objectives. Our ongoing target for consolidated net-debt-to-recurring-EBITDA ratio is between 5.5 and 6.0 times, with a fixed-charge coverage ratio of at least 2.5 times.

Kimco helps protect the environment through sustainability initiatives like utility and waste management, lighting and irrigation efficiency, rooftop solar-power production, and low-impact materials and design – efforts that also reduce operating costs and create new revenue streams.

Edgewater Commons, Edgewater, New Jersey

FOCUSED ON VALUE

The true value of retail real estate comes from people. The people who finance, build and maintain shopping centers; the people who realize retail success in them, and the people who shop, enjoy dining and entertainment, or find a sense of community in them.

Behind them all, are the people of Kimco – the men and women who are focused every day on creating value for retailers, consumers, investors and communities alike. And they do a great job of it.

They work closely with retailers of all sizes to understand their business plans and help them find the right real estate to maximize their performance.

They give entrepreneurs and first-time business owners a helping hand through programs like KEYS, which offers training and incentives to start new businesses, and FastTRACK Franchise, which connects aspiring and experienced franchise owners with pre-approved locations.

They create, renew and maintain attractive shopping environments that enhance the consumer experience, improve property values, and keep shoppers coming back for more.

They help protect the environment through sustainability initiatives like utility and waste management, lighting and irrigation efficiency, rooftop solar-power production, and low-impact materials and design – efforts that also reduce operating costs and create new revenue streams.

They improve our internal efficiency with technology, creating lease management and integrated financial planning systems; business intelligence tools, and mobile property management applications.

In the end, as they focus on creating value for those around them, the people of Kimco create value for themselves, building careers and a company with almost unlimited potential and opportunity.

We thank all Kimco associates for their many contributions to our success in 2012, and look forward to what their energy, creativity, drive and determination will mean to us in the years ahead.

David B. Henry
Vice Chairman, President
& Chief Executive Officer

Michael V. Pappagallo
Executive Vice President
& Chief Operating Officer

Glenn G. Cohen
Executive Vice President,
Chief Financial Officer
& Treasurer

10-K

Shareholder Information

Counsel
Latham & Watkins LLP
New York, NY

Auditors
PricewaterhouseCoopers LLP
New York, NY

Registrar and Transfer Agent
Wells Fargo Bank, N.A.
Shareowner Services
P.O. Box 64874
St. Paul, MN 55164-0854
1-866-557-8695
Website: www.shareowneronline.com

Stock Listings
NYSE—Symbols
KIM, KIMprH, KIMprI
KIMprJ, KIMprK

On May 3, 2012 the Company's Chief Executive Officer submitted to the New York Stock Exchange the annual certification required by Section 303A.12(a) of the NYSE Company Manual. In addition, the Company has filed with the Securities and Exchange Commission as exhibits to its Form 10-K for the fiscal year ended December 31, 2012, the certifications, required pursuant to Section 302 of the Sarbanes-Oxley Act, of its Chief Executive Officer and Chief Financial Officer relating to the quality of its public disclosure.

Investor Relations
A copy of the Company's Annual Report to the U.S. Securities and Exchange Commission on Form 10-K may be obtained at no cost to stockholders by writing to:

David F. Bujnicki
Vice President, Investor Relations &
Corporate Communications
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042
1-866-831-4297
E-mail: ir@kimcorealty.com

Annual Meeting of Stockholders
Stockholders of Kimco Realty Corporation are cordially invited to attend the Annual Meeting of Stockholders scheduled to be held at 10:00am on April 30, 2013, at 277 Park Avenue, 2nd Floor, New York, NY.

Annual Report to Stockholders
Our Annual Report on Form 10-K filed with the Securities and Exchange Commission (SEC) is included in our mailing to stockholders and together with this 2012 Annual Report forms our annual report to stockholders within the meaning of SEC rules.

Dividend Reinvestment and Common Stock Purchase Plan
The Company's Dividend Reinvestment and Common Stock Purchase Plan provides common and preferred stockholders with an opportunity to conveniently and economically acquire Kimco common stock. Stockholders may have their dividends automatically directed to our transfer agent to purchase common shares without paying any brokerage commissions. Requests for booklets describing the Plan, enrollment forms and any correspondence or questions regarding the Plan should be directed to:

Wells Fargo Bank, N.A.
Shareowner Services
P.O. Box 64874
St. Paul, MN 55164-0854
1-866-557-8695

Holders of Record
Holders of record of the Company's common stock, par value $.01 per share, totaled 2,794 as of March 1, 2013.

Offices

Executive Offices
3333 New Hyde Park Road
New Hyde Park, NY 11042
516-869-9000
www.kimcorealty.com

Regional Offices
Mesa, AZ
480-461-0050

Daly City, CA
650-301-3000

Granite Bay, CA
916-791-0600

Irvine, CA
949-252-3880

Los Angeles, CA
310-284-6000

Vista, CA
760-727-1002

Hollywood, FL
954-923-8444

Sanford, FL
407-302-4400

Rosemont, IL
847-294-6400

Timonium, MD
410-684-2000

Charlotte, NC
704-367-0131

Raleigh, NC
919-791-3650

Las Vegas, NV
702-258-4330

New York, NY
212-972-7456

Dayton, OH
937-434-5421

Portland, OR
503-574-3329

Ardmore, PA
610-896-7560

Dallas, TX
214-720-0559

Houston, TX
832-242-6913

San Antonio, TX
210-566-7610

Bellevue, WA
425-373-3500

Corporate Directory

KIMCO REALTY

Board of Directors

Milton Cooper
Executive Chairman
Kimco Realty Corporation

Philip E. Coviello (1)(2)(3)
*Partner **
Latham & Watkins LLP

Richard G. Dooley (1)(2)(3❖)
Lead Independent Director
*Executive Vice President & Chief Investment Officer **
Massachusetts Mutual Life Insurance Company

Joe Grills (1)(2❖)(3)
*Chief Investment Officer **
IBM Retirement Fund

David B. Henry
Vice Chairman, President
& Chief Executive Officer
Kimco Realty Corporation

F. Patrick Hughes (1❖)(2)(3)
President
Hughes & Associates LLC

Frank Lourenso
Executive Vice President
JPMorgan Chase & Co.

Colombe M. Nicholas (2)(3)
Consultant
Financo Global Consulting

Richard Saltzman (2)(3)
President
Colony Capital LLC

* Retired
(1) Audit Committee
(2) Executive Compensation Committee
(3) Nominating and Corporate Governance Committee
❖ Chairman

Executive Management

Milton Cooper
Executive Chairman

David B. Henry
Vice Chairman, President
& Chief Executive Officer

Michael V. Pappagallo
Executive Vice President
& Chief Operating Officer

Glenn G. Cohen
Executive Vice President,
Chief Financial Officer &
Treasurer

Corporate Management

David F. Bujnicki
Vice President,
Investor Relations &
Corporate Communications

Adam M. Cohen
Vice President,
Tax

Raymond Edwards
Vice President,
Retailer Services

Fredrick Kurz
Vice President
& General Manager,
Risk Management

Leah Landro
Vice President,
Human Resources

Scott G. Onufrey
Senior Vice President,
Acquisitions & Investment
Management

Bruce Rubenstein
Senior Vice President,
General Counsel &
Secretary

Thomas R. Taddeo
Vice President,
Chief Information Officer

Paul Westbrook
Vice President,
Chief Accounting Officer

U.S. Regional Management

Conor Flynn
President,
Western Region

Robert Nadler
President,
Central Region

Paul D. Puma
President,
Florida/Southeast Region

Wilbur "Tom" Simmons III
President,
Mid-Atlantic/Northeast Region

International Management

Michael Melson
Managing Director,
Latin America

Kelly Smith
Managing Director,
Canada

KIMCO™
REALTY

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