Quarterly Financial Supplement

Q3 2026







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Kite Realty Group
Quarterly Financial Supplement as of September 30, 2026

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PRESS RELEASE

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Kite Realty Group Reports Third Quarter 2026 Operating Results

Indianapolis, Indiana, October 30, 2026 – Kite Realty Group (NYSE: KRG), a premier owner and operator of high-quality, open-air grocery-anchored shopping centers and vibrant mixed-use assets, reported today its operating results for the third quarter ended September 30, 2026. For the quarters ended September 30, 2026 and 2025, net loss attributable to common shareholders was $13.3 million, or $0.07 per diluted share, compared to $16.2 million, or $0.07 per diluted share, respectively. For the nine months ended September 30, 2026 and 2025, net income attributable to common shareholders was $159.4 million, or $0.78 per diluted share, compared to $117.8 million, or $0.54 per diluted share, respectively.

Company raises 2026 FFO and Same Property NOI guidance ranges
Executed over 1.2 million square feet of leasing volume
Increased signed-not-open NOI pipeline to approximately $38.8 million
Received a credit rating upgrade to BBB+ from Fitch Ratings

"Third quarter results reflect exceptional tenant demand, the quality of our portfolio, and disciplined capital allocation," said John A. Kite, Chairman and Chief Executive Officer. "We delivered 3.6% Same Property NOI growth and executed over 1.2 million square feet of leasing, including comparable blended lease spreads of 14.6%. This strong leasing volume increased our signed-not-open NOI pipeline to nearly $39 million and boosted our leased-to-occupied spread to an all-time high of 360 basis points. We continued to advance our capital allocation initiatives during the quarter while earning a BBB+ credit rating upgrade from Fitch, further validating the strength of our portfolio and balance sheet."

Third Quarter 2026 Financial and Operational Results

- Generated Core FFO of the Operating Partnership of $107.0 million, or $0.52 per diluted share.
- Generated NAREIT FFO of the Operating Partnership of $107.9 million, or $0.53 per diluted share.
- Same Property NOI increased by 3.6%.
- Executed 160 new and renewal leases representing approximately 1.2 million square feet.
  - Blended cash leasing spreads of 14.6% on 129 comparable leases, including 33.7% on 30 comparable new leases, 18.3% on 43 comparable non-option renewals, and 7.6% on 56 comparable option renewals.
  - Blended cash leasing spreads of 26.2% for comparable new and non-option renewal leases.
- Operating retail portfolio annualized base rent (ABR) per square foot of $23.52 at September 30, 2026, a 6.4% increase year-over-year.
- Retail portfolio leased percentage of 95.3% at September 30, 2026, a 140-basis point increase year-over-year.
  - Anchor leased percentage of 96.9% at September 30, 2026, a 190-basis point increase year-over-year.
  - Small shop leased percentage of 92.7% at September 30, 2026, a 90-basis point increase year-over-year.
- Portfolio leased-to-occupied spread at period end of 360 basis points, which represents approximately $38.8 million of signed-not-open NOI.

Third Quarter 2026 Capital Allocation Activity

- As previously announced, sold one non-core asset — Tysons Corner in Vienna, VA — for $25.9 million.
  - Subsequent to quarter end, sold one non-core asset — Carillon medical office building in Largo, MD — for a gross sales price of $33.2 million.
- Acquired the fee interest in the land at Pelham Manor Shopping Plaza, an existing retail property in the New York metropolitan statistical area, for a gross purchase price of $52.0 million.
- Repurchased approximately 2.4 million common shares, at an average price of $26.61 per share, for $63.4 million.
  - In 2025 and to date in 2026, repurchased a total of approximately 22.0 million common shares, at an average price of approximately $24.46 per share, for $539.1 million.

Third Quarter 2026 Balance Sheet Overview

- As of September 30, 2026, the Company's net debt to Adjusted EBITDA was 5.2x.
- As previously announced, on July 2, 2026, the Company's operating partnership issued $345 million of 3.25% exchangeable senior notes due 2032, which included the full exercise of the initial purchasers' $45 million overallotment option.
  - In connection with the issuance of the exchangeable notes, the Company entered into capped call transactions with an initial cap of $41.91 per share, compared with the exchangeable notes' initial exchange price of approximately $35.40 per share. The Company used the majority of the proceeds, together with cash from its recent asset dispositions, to redeem the operating partnership's $300 million principal balance of the 4.00% senior unsecured notes that were scheduled to mature on October 1, 2026.
- Repaid the $100 million principal balance of the 4.08% senior unsecured notes that matured on September 30, 2026.
- Fitch Ratings upgraded the Company's corporate credit rating to BBB+ from BBB with a stable rating outlook.

Dividend

- On October 29, 2026, the Company's Board of Trustees declared a fourth quarter 2026 dividend of $0.29 per common share. Total dividends declared for 2026 of $1.16 per common share represents a 5.5% increase year-over-year. The fourth quarter dividend will be paid on or about January 15, 2027, to shareholders of record as of January 9, 2027.

2026 Earnings Guidance

The Company expects to generate net income of $0.88 to $0.92 per diluted share in 2026. The Company is raising its 2026 Core FFO and NAREIT FFO guidance ranges to $2.08 to $2.12 per diluted share from $2.06 to $2.12 per diluted share, based, in part, on the following full year 2026 assumptions:

- 2026 Same Property NOI growth range of 3.40% to 3.90% (previously 3.00% to 4.00%).
- Bad debt reserve of 0.90% of total revenues at the midpoint.
- Interest expense, net of interest income, excluding unconsolidated joint ventures, of $116.4 million at the midpoint (previously $114.7 million).

The following table reconciles the Company's 2026 net income guidance range to the Company's 2026 NAREIT and Core FFO guidance ranges:

	Low	High
Net income	$ 0.88	$ 0.92
Gain on sales of operating properties, net	(0.44)	(0.44)
Gain on deconsolidation of joint venture	(0.29)	(0.29)
Impairment charges	0.18	0.18
Depreciation and amortization	1.75	1.75
NAREIT FFO	**$ 2.08**	**$ 2.12**
Non-cash items	0.00	0.00
Core FFO	**$ 2.08**	**$ 2.12**

Earnings Conference Call

Kite Realty Group will conduct a conference call to discuss its financial results on Friday, October 30, 2026, at 11:00 a.m. Eastern Time. A live webcast of the conference call will be available on KRG's website at www.kiterealty.com or at the following link: KRG Third Quarter 2026 Webcast. The dial-in registration link is: KRG Third Quarter 2026 Teleconference Registration. In addition, a webcast replay link will be available on KRG's website.

About Kite Realty Group

Kite Realty Group (NYSE: KRG) is a real estate investment trust (REIT) that owns and operates a high-quality portfolio of open-air shopping centers and mixed-use destinations. The Company's portfolio is concentrated in high-growth Sun Belt and select strategic gateway markets. Publicly listed since 2004, KRG brings more than six decades of experience in developing, operating, and investing in real estate, using a disciplined, hands-on approach to enhance portfolio quality and maximize long-term value for all stakeholders. As of September 30, 2026, the Company owned interests in 164 U.S. open-air shopping centers and mixed-use assets, comprising approximately 26.3 million square feet of gross leasable space. For more information, please visit kiterealty.com.

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Safe Harbor

This release, together with other statements and information publicly disseminated by us, contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. Such statements are based on assumptions and expectations that may not be realized and are inherently subject to risks, uncertainties and other factors, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Future events and actual results, performance, transactions or achievements, financial or otherwise, may differ materially from the results, performance, transactions or achievements, financial or otherwise, expressed or implied by the forward-looking statements.

Risks, uncertainties and other factors that might cause such differences, some of which could be material, include but are not limited to: economic, business, banking, real estate and other market conditions, particularly in connection with low or negative growth in the U.S. economy as well as economic uncertainty (including from an economic slowdown or recession, federal government shutdown, disruptions related to tariffs and other trade or sanction issues, geopolitical instability, rising interest rates, inflation, unemployment, or limited growth in consumer income or spending); financing risks, including the availability of, and costs associated with, sources of liquidity; the Company's ability to refinance, or extend the maturity dates of, the Company's indebtedness; the level and volatility of interest rates; the financial stability of the Company's tenants; the competitive environment in which the Company operates, including potential oversupplies of, or a reduction in demand for, rental space; acquisition, disposition, development and joint venture risks, including the ability to complete them on the terms and timing anticipated; property ownership and management risks, including the relative illiquidity of real estate investments, and expenses, vacancies or the inability to rent space on favorable terms or at all; the Company's ability to maintain the Company's status as a real estate investment trust for U.S. federal income tax purposes; potential environmental and other liabilities; impairment in the value of real estate property the Company owns; the attractiveness of our properties to tenants; the actual and perceived impact of e-commerce on the value of shopping center assets and changing demographics and customer traffic patterns; business continuity disruptions and a deterioration in our tenants' ability to operate in affected areas or delays in the supply of products or services to us or our tenants from vendors that are needed to operate efficiently; risks related to our current geographical concentration of properties in the states of Texas, Florida, and North Carolina and the metropolitan statistical areas of New York, Atlanta, Seattle, Chicago, and Washington, D.C.; civil unrest, acts of violence, terrorism or war, acts of God, climate change, epidemics, pandemics, natural disasters and severe weather conditions, including such events that may result in underinsured or uninsured losses or other increased costs and expenses; changes in laws and government regulations, including governmental orders affecting the use of the Company's properties or the ability of its tenants to operate, and the costs of complying with such changed laws and government regulations; possible changes in consumer behavior due to public health crises and the fear of future pandemics; our ability to satisfy environmental, social or governance standards set by various constituencies; insurance costs and coverage, especially in Florida and Texas coastal areas and North Carolina; risks associated with cyberattacks and the loss of confidential information and other business disruptions; risks associated with the use of artificial intelligence and related tools; other factors affecting the real estate industry generally; and other risks identified in reports the Company files with the Securities and Exchange Commission or in other documents that it publicly disseminates, including, in particular, the section titled "Risk Factors" in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2025, and in the Company's quarterly reports on Form 10-Q. The Company undertakes no obligation to publicly update or revise these forward-looking statements, whether as a result of new information, future events or otherwise.

This Earnings Release also includes certain forward-looking non-GAAP information. These non-GAAP financial measures should be considered along with, but not as alternatives to, net income (loss) as a measure of our operating performance. Please see the following pages for the corresponding definitions and reconciliations of such non-GAAP financial measures.

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Kite Realty Group
Results Overview[1]
(dollars in thousands, except per share and per square foot amounts)

Summary Financial Results	Three Months Ended September 30, 2026	Three Months Ended September 30, 2025	Nine Months Ended September 30, 2026	Nine Months Ended September 30, 2025
Total revenue (page 4)	$ 190,275	$ 204,961	$ 587,230	$ 639,428
Net (loss) income attributable to common shareholders (page 4)	$ (13,302)	$ (16,207)	$ 159,396	$ 117,841
Net (loss) income per diluted share (page 4)	$ (0.07)	$ (0.07)	$ 0.78	$ 0.54
Net operating income (NOI) (page 6)	$ 136,440	$ 149,456	$ 421,808	$ 469,526
Adjusted EBITDA (page 6)	$ 126,174	$ 142,660	$ 388,126	$ 438,360
NAREIT Funds From Operations (FFO) (page 7)	$ 107,892	$ 118,821	$ 326,364	$ 355,566
NAREIT FFO per diluted share (page 7)	$ 0.53	$ 0.53	$ 1.57	$ 1.58
Core FFO (page 7)	$ 107,024	$ 116,442	$ 324,521	$ 347,983
Core FFO per diluted share (page 7)	$ 0.52	$ 0.52	$ 1.56	$ 1.55
Dividend payout ratio (as % of NAREIT FFO)	55%	51%	55%	51%

Summary Operating and Financial Ratios	Three Months Ended September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
NOI margin (page 6)	73.0%	73.0%	72.1%	74.0%	73.6%
NOI margin – retail (page 6)	74.1%	73.8%	73.1%	74.6%	74.3%
Same Property NOI performance (page 5)[2]	3.6%	3.7%	3.6%	1.7%	2.1%
Total property NOI performance (page 5)	(10.8%)	(8.7%)	(11.4%)	(5.9%)	1.2%
Net debt to Adjusted EBITDA, current quarter (page 9)	5.2x	5.1x	5.2x	4.9x	5.0x
Recovery ratio of retail operating properties (page 6)	92.4%	91.3%	91.9%	90.2%	91.8%
Recovery ratio of consolidated portfolio (page 6)	87.2%	85.9%	87.2%	85.9%	88.2%
Outstanding Classes of Stock					
Common shares and units outstanding (page 18)	203,274,472	205,654,694	208,366,738	213,829,488	221,579,773
Summary Portfolio Statistics					
Number of properties					
Operating retail/mixed-use[3]	162	163	167	167	178
Standalone office[4]	2	2	2	2	2
Development and redevelopment projects (page 13)	2	2	1	1	1
Owned retail operating gross leasable area (GLA)[5]	24.4M	24.4M	25.3M	25.3M	27.7M
Owned office GLA	2.0M	2.0M	2.0M	2.0M	2.0M
Number of multifamily units[6]	2,163	2,163	2,187	2,187	2,187
Percent leased – total	94.7%	94.2%	94.0%	94.4%	93.2%
Percent leased – retail	95.3%	94.8%	94.7%	95.1%	93.9%
Anchor (≥ 10,000 sq. ft.)	96.9%	96.3%	96.2%	96.7%	95.0%
Small shop (< 10,000 sq. ft.)	92.7%	92.3%	91.9%	92.3%	91.8%
Retail annualized base rent (ABR) per square foot	$ 23.52	$ 23.41	$ 22.89	$ 22.63	$ 22.11
Total new and renewal lease GLA (page 16)	1,249,517	994,661	707,000	1,278,242	1,229,944
New lease cash rent spread (page 16)	33.7%	28.4%	31.3%	21.8%	26.1%
Non-option renewal lease cash rent spread (page 16)	18.3%	17.7%	12.3%	14.5%	12.9%
Option renewal lease cash rent spread (page 16)	7.6%	6.6%	7.0%	6.2%	7.8%
Total new and renewal lease cash rent spread (page 16)	14.6%	15.9%	13.5%	12.8%	12.2%

2026 Guidance	Current (as of 10/30/26)	Previous (as of 7/30/26)	Original (as of 2/17/26)
NAREIT FFO per diluted share	$2.08 to $2.12	$2.06 to $2.12	$2.06 to $2.12
Core FFO per diluted share	$2.08 to $2.12	$2.06 to $2.12	$2.06 to $2.12

(1) Historical non-GAAP measures were calculated in accordance with the definitions in effect at such time and have not been recast for subsequent changes.
(2) Beginning with the three months ended March 31, 2026, the Company revised the definition of Same Property NOI. Please refer to page 20 for the Company's revised definition of Same Property NOI. Same Property NOI growth for prior periods was calculated in accordance with the definition in effect at such time and have not been recast.
(3) Operating retail/mixed-use properties consist of retail and office components at consolidated and unconsolidated properties and exclude Eastgate Crossing, which was reclassified from our operating portfolio in September 2025 due to significant disruption caused by severe flooding as a result of Tropical Storm Chantal.
(4) Standalone office properties include the Company's headquarters at 30 South Meridian and the Carillon medical office building.
(5) Owned GLA represents gross leasable area owned by the Company and excludes the square footage of non-retail property components and development and redevelopment projects.
(6) Represents the number of multifamily units that the Company has an economic interest in.

Kite Realty Group
Consolidated Balance Sheets
(dollars in thousands)
(unaudited)

	September 30, 2026	December 31, 2025
Assets:		
Investment properties, at cost	$ 6,869,869	$ 7,003,479
Less: accumulated depreciation	(1,759,251)	(1,656,191)
Net investment properties	5,110,618	5,347,288
Cash and cash equivalents	32,542	36,761
Tenant and other receivables, including accrued straight-line rent of $74,817 and $70,940, respectively	131,237	127,865
Restricted cash and escrow deposits	124,527	441,605
Deferred costs, net	163,121	181,553
Prepaid and other assets	64,970	93,913
Investments in unconsolidated joint ventures	401,162	364,407
Assets associated with investment properties held for sale	—	71,105
Total assets	$ 6,028,177	$ 6,664,497
Liabilities and Equity:		
Liabilities:		
Mortgage and other indebtedness, net	$ 2,807,320	$ 3,025,478
Accounts payable and accrued expenses	178,079	221,118
Deferred revenue and other liabilities	170,079	221,813
Liabilities associated with investment properties held for sale	—	4,314
Total liabilities	3,155,478	3,472,723
Commitments and contingencies		
Limited Partners' interests in the Operating Partnership	129,456	116,245
Equity:		
Common shares, $0.01 par value, 490,000,000 shares authorized, 197,966,711 and 208,979,900 shares issued and outstanding at September 30, 2026 and December 31, 2025, respectively	1,979	2,090
Additional paid-in capital	4,300,836	4,612,280
Accumulated other comprehensive income	18,576	23,079
Accumulated deficit	(1,578,846)	(1,563,840)
Total shareholders' equity	2,742,545	3,073,609
Noncontrolling interests	698	1,920
Total equity	2,743,243	3,075,529
Total liabilities and equity	$ 6,028,177	$ 6,664,497

Kite Realty Group
Consolidated Statements of Operations
(dollars in thousands, except per share amounts)
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Revenue:				
Rental income	$ 186,511	$ 202,193	$ 577,867	$ 632,547
Other property-related revenue	1,248	1,477	4,173	4,312
Fee income	2,516	1,291	5,190	2,569
Total revenue	190,275	204,961	587,230	639,428
Expenses:				
Property operating	27,653	28,536	87,264	87,243
Real estate taxes	23,666	25,678	72,968	80,090
General, administrative and other	15,041	14,183	43,534	39,831
Depreciation and amortization	79,655	89,370	243,750	285,488
Impairment charges	30,694	39,305	37,562	39,305
Total expenses	176,709	197,072	485,078	531,957
Other (expense) income:				
Interest expense	(31,569)	(33,162)	(95,008)	(100,168)
Income tax expense of taxable REIT subsidiaries	(251)	(106)	(1,072)	(315)
Gain on sales of operating properties, net	2,341	5,742	90,068	108,855
Net gains from outlot sales	2,259	6,096	4,662	6,096
Gain on deconsolidation of joint venture	—	—	60,625	—
Equity in loss of unconsolidated joint ventures	(3,775)	(4,619)	(7,335)	(8,464)
Other income, net	3,805	1,750	9,546	6,978
Net (loss) income	(13,624)	(16,410)	163,638	120,453
Net loss (income) attributable to noncontrolling interests	322	203	(4,242)	(2,612)
Net (loss) income attributable to common shareholders	$ (13,302)	$ (16,207)	$ 159,396	$ 117,841
Net (loss) income per common share – basic	$ (0.07)	$ (0.07)	$ 0.79	$ 0.54
Net (loss) income per common share – diluted	$ (0.07)	$ (0.07)	$ 0.78	$ 0.54
Weighted average common shares outstanding – basic	199,097,852	219,408,533	202,314,395	219,652,052
Weighted average common shares outstanding – diluted	199,097,852	219,408,533	203,142,324	219,768,504

Kite Realty Group
Same Property Net Operating Income ("NOI")
(dollars in thousands)
(unaudited)

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2026	2025	Change	2026	2025	Change
Number of properties in Same Property Pool for the period[1]	157	157		157	157	
Leased percentage at period end	95.2%	94.4%		95.2%	94.4%	
Economic occupancy percentage at period end	91.5%	91.7%		91.5%	91.7%	
Economic occupancy percentage[2]	91.3%	91.1%		91.1%	91.4%	
Minimum rent	$ 139,166	$ 135,581		$ 415,600	$ 404,014	
Tenant recoveries	40,226	37,994		122,725	115,216	
Bad debt reserve	(1,628)	(1,947)		(4,685)	(5,219)	
Overage rent	1,560	1,282		4,386	3,840	
Other property-related revenue	896	789		2,630	2,212	
Total revenue	180,220	173,699		540,656	520,063	
Property operating	(25,027)	(24,241)		(75,801)	(71,700)	
Real estate taxes	(23,176)	(21,974)		(69,363)	(67,158)	
Total expenses	(48,203)	(46,215)		(145,164)	(138,858)	
Same Property NOI[3]	**$ 132,017**	**$ 127,484**	**3.6%**	**$ 395,492**	**$ 381,205**	**3.7%**
Reconciliation of Same Property NOI to most directly comparable GAAP measure:						
Net operating income – same properties	$ 132,017	$ 127,484		$ 395,492	$ 381,205	
Net operating income – sold properties	152	18,700		15,697	74,230	
Net operating income – non-same activity[4]	6,972	5,756		18,558	17,309	
Less: KRG share of unconsolidated joint ventures included in Same Property NOI above	(2,701)	(2,484)		(7,939)	(3,218)	
Net gains from outlot sales	2,259	6,096		4,662	6,096	
Total property NOI	**138,699**	**155,552**	**(10.8%)**	**426,470**	**475,622**	**(10.3%)**
Fee income	2,516	1,291		5,190	2,569	
General, administrative and other	(15,041)	(14,183)		(43,534)	(39,831)	
Depreciation and amortization	(79,655)	(89,370)		(243,750)	(285,488)	
Impairment charges	(30,694)	(39,305)		(37,562)	(39,305)	
Interest expense	(31,569)	(33,162)		(95,008)	(100,168)	
Income tax expense of taxable REIT subsidiaries	(251)	(106)		(1,072)	(315)	
Gain on sales of operating properties, net	2,341	5,742		90,068	108,855	
Gain on deconsolidation of joint venture	—	—		60,625	—	
Equity in loss of unconsolidated joint ventures	(3,775)	(4,619)		(7,335)	(8,464)	
Other income, net	3,805	1,750		9,546	6,978	
Net loss (income) attributable to noncontrolling interests	322	203		(4,242)	(2,612)	
Net (loss) income attributable to common shareholders	$ (13,302)	$ (16,207)		$ 159,396	$ 117,841	

(1) Same Property NOI excludes the following:
- Chastain Market and Founders Square, which were acquired in May 2026, and Village Commons and Legacy West, which were acquired in January and April 2025, respectively;
- The Corner – IN, which was reclassified from active development into our operating portfolio in March 2025;
- Eastgate Crossing, which was reclassified from our operating portfolio in September 2025 due to significant disruption caused by severe flooding as a result of Tropical Storm Chantal;
- our active development projects at One Loudoun noted on page 13;
- Edwards Multiplex – Ontario, which was reclassified from our operating portfolio into redevelopment in March 2023;
- properties sold or classified as held for sale during 2025 and 2026; and
- standalone office properties, including the Carillon medical office building.

(2) Excludes leases that are signed but for which tenants have not yet commenced the payment of cash rent. Calculated as a weighted average based on the timing of cash rent commencement and expiration during the period.

(3) Same Property NOI for all periods presented includes (i) 52% of the NOI from three previously wholly owned properties that were contributed to the Seed Asset Joint Venture in June 2025 and (ii) 55% of the NOI from the One Loudoun Phase 1 Apartments (which 55% represents the Company's expected final ownership percentage) and excludes the results of the Company's insurance captive. Please refer to page 20 for the Company's definition of Same Property NOI.

(4) Includes non-cash activity as well as NOI from properties not included in the Same Property Pool.

Kite Realty Group
Net Operating Income and Adjusted EBITDA by Quarter
(dollars in thousands)
(unaudited)

	Three Months Ended				
	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
Revenue:					
Minimum rent	$ 130,826	$ 136,692	$ 136,496	$ 142,512	$ 144,110
Minimum rent – ground leases	10,813	10,767	10,566	10,447	10,637
Lease termination income	152	596	3,112	229	18
Straight-line rent	2,203	2,257	1,481	1,794	2,681
Non-cash market rent	2,185	1,686	1,495	1,275	1,919
Tenant reimbursements	40,328	41,756	44,794	42,033	43,666
Bad debt reserve	(1,853)	(1,824)	(1,522)	(2,018)	(2,119)
Other property-related revenue[1]	436	1,033	798	4,481	891
Overage rent	1,857	1,385	1,619	1,952	1,281
Total revenue	186,947	194,348	198,839	202,705	203,084
Expenses:					
Property operating – recoverable[2]	22,996	24,306	26,748	24,687	24,038
Property operating – non-recoverable[2]	4,237	3,820	3,989	3,799	4,131
Real estate taxes	23,274	24,315	24,641	24,264	25,459
Total expenses	50,507	52,441	55,378	52,750	53,628
NOI	**136,440**	**141,907**	**143,461**	**149,955**	**149,456**
Other (expense) income:					
General, administrative and other	(15,041)	(14,543)	(13,950)	(15,628)	(14,183)
Development fee income	1,189	217	65	317	259
Management and leasing fee income	1,327	1,161	1,231	1,354	1,032
Net gains from outlot sales	2,259	1,364	1,039	—	6,096
Total other (expense) income	(10,266)	(11,801)	(11,615)	(13,957)	(6,796)
Adjusted EBITDA	**126,174**	**130,106**	**131,846**	**135,998**	**142,660**
Impairment charges	(30,694)	(980)	(5,888)	(12,544)	(39,305)
Depreciation and amortization	(79,655)	(81,604)	(82,491)	(87,799)	(89,370)
Interest expense	(31,569)	(31,743)	(31,696)	(32,409)	(33,162)
Equity in loss of unconsolidated joint ventures	(3,775)	(1,344)	(2,216)	(3,186)	(4,619)
Income tax expense of taxable REIT subsidiaries	(251)	(426)	(395)	(152)	(106)
Interest income	3,336	1,705	2,444	1,853	1,659
Other income, net	469	1,464	128	207	91
Gain on sales of operating properties, net	2,341	87,727	—	183,107	5,742
Gain on deconsolidation of joint venture	—	60,625	—	—	—
Net (loss) income	(13,624)	165,530	11,732	185,075	(16,410)
Net loss (income) attributable to noncontrolling interests	322	(4,226)	(338)	(4,253)	203
Net (loss) income attributable to common shareholders	$ (13,302)	$ 161,304	$ 11,394	$ 180,822	$ (16,207)
NOI/Revenue – Retail properties	74.1%	73.8%	73.1%	74.6%	74.3%
NOI/Revenue	73.0%	73.0%	72.1%	74.0%	73.6%
Recovery Ratio[3]					
– Retail properties	92.4%	91.3%	91.9%	90.2%	91.8%
– Consolidated	87.2%	85.9%	87.2%	85.9%	88.2%

(1) Other property-related revenue also includes the net operating results of Eddy Street Parking Garage and Union Station Parking Garage. The three months ended December 31, 2025 includes a nonrecurring $3.6 million payment received related to the air rights lease of apartments at Eddy Street Commons.

(2) Recoverable expenses include recurring G&A expense of $4.2 million allocable to the property operations in the three months ended September 30, 2026, a portion of which is recoverable. Non-recoverable expenses primarily include ground rent, professional fees, and marketing costs.

(3) "Recovery Ratio" is computed by dividing tenant reimbursements by the sum of recoverable property operating expense and real estate tax expense.

Kite Realty Group
NAREIT Funds From Operations ("FFO")[1]
(dollars in thousands, except per share amounts)
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Net (loss) income	$ (13,624)	$ (16,410)	$ 163,638	$ 120,453
Less: net income attributable to noncontrolling interests in properties	—	(82)	(126)	(233)
Less: gain on sales of operating properties, net	(2,341)	(5,742)	(90,068)	(108,855)
Less: gain on deconsolidation of joint venture	—	—	(60,625)	—
Add: impairment charges	30,694	39,305	37,562	39,305
Add: depreciation and amortization of consolidated and unconsolidated entities, net of noncontrolling interests	93,163	101,750	275,983	304,896
NAREIT FFO of the Operating Partnership[1]	107,892	118,821	326,364	355,566
Less: Limited Partners' interests in FFO	(2,800)	(2,569)	(8,212)	(7,498)
FFO attributable to common shareholders[1]	$ 105,092	$ 116,252	$ 318,152	$ 348,068
FFO, as defined by NAREIT, per share of the Operating Partnership – basic	$ 0.53	$ 0.53	$ 1.57	$ 1.58
FFO, as defined by NAREIT, per share of the Operating Partnership – diluted	$ 0.53	$ 0.53	$ 1.57	$ 1.58
Weighted average common shares outstanding – basic	199,097,852	219,408,533	202,314,395	219,652,052
Weighted average common shares outstanding – diluted	199,199,751	219,531,606	202,410,018	219,768,504
Weighted average common shares and units outstanding – basic	204,405,613	224,258,121	207,539,183	224,386,126
Weighted average common shares and units outstanding – diluted	204,507,512	224,381,194	207,634,806	224,502,578
Reconciliation of NAREIT FFO to Core FFO[2]				
NAREIT FFO of the Operating Partnership[1]	$ 107,892	$ 118,821	$ 326,364	$ 355,566
Add:				
Amortization of deferred financing costs	2,220	1,856	5,877	5,251
Non-cash compensation expense and other	3,679	3,084	10,568	8,965
Less:				
Straight-line rent – minimum rent and common area maintenance	2,850	3,789	7,970	9,202
Market rent amortization income	3,091	2,500	7,433	7,921
Amortization of debt discounts, premiums and hedge instruments	826	1,030	2,885	4,676
Core FFO of the Operating Partnership	$ 107,024	$ 116,442	$ 324,521	$ 347,983
Core FFO per share of the Operating Partnership – diluted	$ 0.52	$ 0.52	$ 1.56	$ 1.55
Reconciliation of Core FFO to Adjusted Funds From Operations ("AFFO")[2]				
Core FFO of the Operating Partnership	$ 107,024	$ 116,442	$ 324,521	$ 347,983
Less:				
Maintenance capital expenditures	8,974	7,583	23,592	23,076
Tenant-related capital expenditures[3]	21,213	14,744	70,743	68,339
Total Recurring AFFO of the Operating Partnership	$ 76,837	$ 94,115	$ 230,186	$ 256,568

(1) "NAREIT FFO of the Operating Partnership" measures 100% of the operating performance of the Operating Partnership's real estate properties. "FFO attributable to common shareholders" reflects a reduction for the redeemable noncontrolling weighted average diluted interest in the Operating Partnership.

(2) Includes the Company's pro rata share from unconsolidated joint ventures.

(3) Excludes landlord work, tenant improvements and leasing commissions related to development and redevelopment projects.

Kite Realty Group
Joint Venture Summary as of September 30, 2026
(dollars in thousands)

Consolidated Investments

Investments	Total Debt	Partner Economic Ownership Interest[1]	Partner Share of Debt	Partner Share of Annual EBITDA
Delray Marketplace	$ 4,400	2%	$ 88	$ —

(1) Economic ownership % represents the partner's share of cash flow.

Unconsolidated Investments

Investments	Total GLA	Multifamily Units	KRG Economic Ownership Interest
Nuveen Portfolio	416,044	—	20%
Embassy Suites at Eddy Street Commons	—	—	35%
Glendale Center Apartments	—	—	11.5%
The Corner – IN	23,852	285	50%
Legacy West	785,712	782	52%
Seed Assets	921,283	—	52%
One Loudoun Residential	345,201	378	70.4%
Total	**2,492,092**	**1,445**	

Total Unconsolidated Investments

Investment as of September 30, 2026	$ 401,162

	Three Months Ended				
	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
Adjusted EBITDA	$ 13,103	$ 11,005	$ 9,978	$ 10,310	$ 10,203
Depreciation and amortization	(13,867)	(9,720)	(9,771)	(11,163)	(12,705)
Interest expense	(3,744)	(3,116)	(2,800)	(2,823)	(2,849)
KRG share of management fees	733	487	377	490	732
KRG share of net loss	**$ (3,775)**	**$ (1,344)**	**$ (2,216)**	**$ (3,186)**	**$ (4,619)**

Kite Realty Group
Key Debt Metrics as of September 30, 2026
(dollars in thousands)

	September 30, 2026	Debt Covenant Threshold[(1)]
Senior Unsecured Notes Covenants		
Total debt to undepreciated assets	41.9%	<60%
Secured debt to undepreciated assets	4.0%	<40%
Undepreciated unencumbered assets to unsecured debt	238.1%	>150%
Debt service coverage	4.2x	>1.5x
Unsecured Credit Facility Covenants		
Maximum leverage	34.7%	<60%
Minimum fixed charge coverage	3.9x	>1.5x
Secured indebtedness	3.5%	<45%
Unsecured debt interest coverage	3.9x	>1.75x
Unsecured leverage	35.5%	<60%

Senior Unsecured Debt Ratings	
Fitch Ratings	BBB+/Stable
Moody's Investors Service	Baa2/Stable
Standard & Poor's Rating Services	BBB/Stable

Liquidity	
Cash and cash equivalents	$ 32,542
Availability under unsecured credit facility	1,058,100
	$ 1,090,642

Unencumbered NOI as a % of Total NOI, including pro rata share of unconsolidated joint ventures	**89%**

(1) For a complete listing of all debt covenants related to the Company's Senior Unsecured Notes and Unsecured Credit Facility, as well as definitions of the terms, refer to the Company's filings with the SEC.

Net Debt to Adjusted EBITDA

Mortgage and other indebtedness, net		$ 2,807,320
Add: Company share of unconsolidated joint venture debt		270,431
Add: debt discounts, premiums and issuance costs, net		10,500
Less: Partner share of consolidated joint venture debt		(88)
Company's consolidated debt and share of unconsolidated debt		3,088,163
Less: cash and cash equivalents		(32,542)
Less: restricted cash and escrow deposits		(124,527)
Less: Company share of unconsolidated joint venture cash and cash equivalents		(17,066)
Company share of Net Debt		$ 2,914,028
Q3 2026 Adjusted EBITDA, Annualized:		
– Consolidated Adjusted EBITDA	$ 504,696	
– Unconsolidated Adjusted EBITDA	52,412	557,108
Ratio of Company share of Net Debt to Adjusted EBITDA		5.2x

Kite Realty Group
Summary of Outstanding Debt as of September 30, 2026
(dollars in thousands)

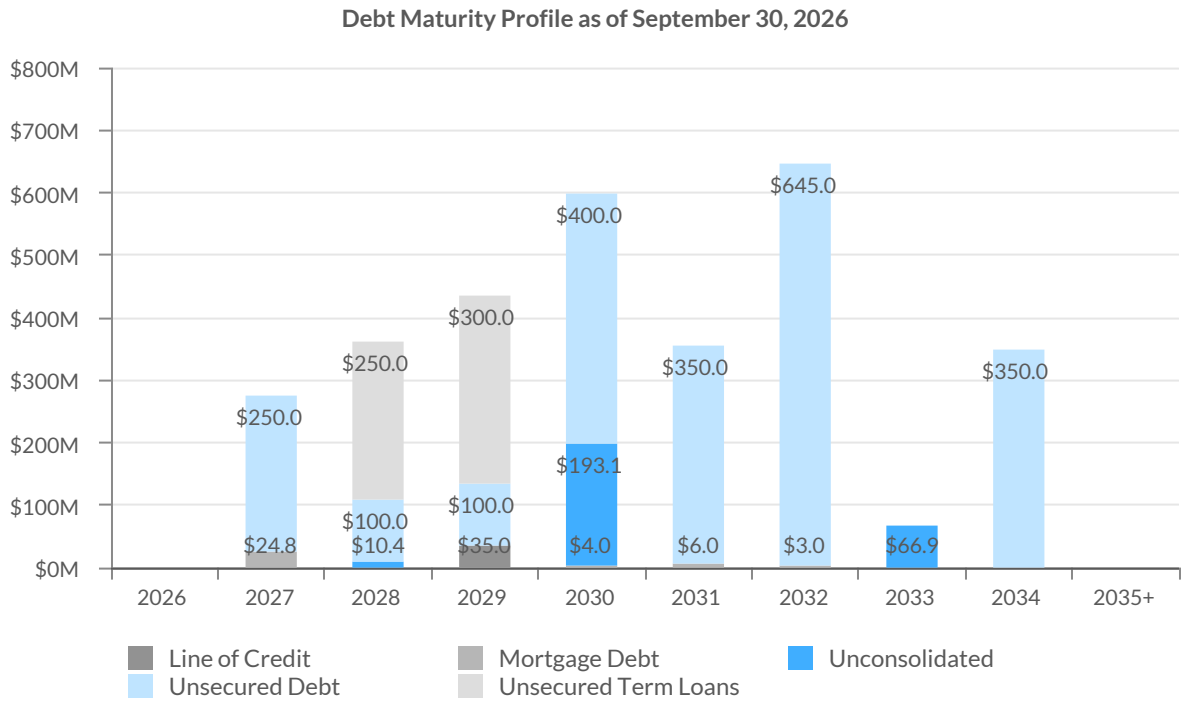
Total Outstanding Debt

	Amount Outstanding	Ratio	Weighted Average Interest Rate	Weighted Average Years to Maturity
Fixed rate debt	$ 2,228,420	72%	4.24%	4.7
Variable rate debt	589,400	19%	4.78%	2.5
Debt discounts, premiums and issuance costs, net	(10,500)	N/A	N/A	N/A
Total consolidated debt	2,807,320	91%	4.35%	4.2
KRG share of unconsolidated debt	261,667	9%	4.62%	4.3
Total	**$ 3,068,987**	**100%**	**4.38%**	**4.2**

Schedule of Maturities by Year

	Secured Debt					
	Scheduled Principal Payments	Term Maturities	Unsecured Debt	Total Consolidated Debt	Total Unconsolidated Debt	Total Debt Outstanding
2026	$ 1,359	$ —	$ —	$ 1,359	$ —	$ 1,359
2027	4,262	22,106	250,000	276,368	—	276,368
2028	2,453	—	350,000 (1)	352,453	10,723	363,176
2029	2,568	—	435,000	437,568	637	438,205
2030	1,980	100	400,000	402,080	193,779	595,859
2031 and beyond	751	2,241	1,345,000	1,347,992	65,292	1,413,284
Debt discounts, premiums and issuance costs, net	—	635	(11,135)	(10,500)	(8,764)	(19,264)
Total	**$ 13,373**	**$ 25,082**	**$ 2,768,865**	**$ 2,807,320**	**$ 261,667**	**$ 3,068,987**

(1) Assumes the Company exercises its option to extend the maturity date of the $250.0 million unsecured term loan by one year to 2028.



Kite Realty Group
Maturity Schedule of Outstanding Debt as of September 30, 2026
(dollars in thousands)

Description	Contractual Interest Rate[1]	Maturity Date	Balance as of September 30, 2026	% of Total Outstanding
Senior Unsecured Exchangeable Notes	0.75%	4/1/2027	$ 175,000	
Northgate North	4.50%	6/1/2027	20,415	
Delray Marketplace[2]	SOFR + 2.15%	8/4/2027	4,400	
Senior Unsecured Notes	4.57%	9/10/2027	75,000	
2027 Debt Maturities	**2.16%**		**274,815**	**9%**
Unsecured Term Loan[3]	SOFR + 0.85%	10/24/2028	250,000	
Senior Unsecured Notes	4.24%	12/28/2028	100,000	
2028 Debt Maturities	**4.60%**		**350,000**	**11%**
Senior Unsecured Notes	4.82%	6/28/2029	100,000	
Unsecured Term Loan	SOFR + 0.85%	7/29/2029	300,000	
Unsecured Credit Facility[4]	SOFR + 1.05%	10/3/2029	35,000	
2029 Debt Maturities	**4.79%**		**435,000**	**14%**
Rampart Commons	5.73%	6/10/2030	4,059	
Senior Unsecured Notes	4.75%	9/15/2030	400,000	
2030 Debt Maturities	**4.76%**		**404,059**	**13%**
The Shoppes at Union Hill	3.75%	6/1/2031	5,982	
Senior Unsecured Notes	4.95%	12/15/2031	350,000	
Nora Plaza Shops	3.80%	2/1/2032	2,964	
Senior Unsecured Exchangeable Notes	3.25%	4/15/2032	345,000	
Senior Unsecured Notes	5.20%	8/15/2032	300,000	
Senior Unsecured Notes[5]	4.60%	3/1/2034	350,000	
2031 and beyond Debt Maturities	**4.47%**		**1,353,946**	**44%**
Debt discounts, premiums and issuance costs, net			(10,500)	
Total debt per consolidated balance sheet	**4.35%**		**$ 2,807,320**	**91%**
KRG share of unconsolidated debt				
Nuveen Portfolio	4.09%	7/1/2028	$ 10,378	
Legacy West	3.80%	5/1/2030	158,080	
The Corner – IN[6]	SOFR + 2.86%	6/24/2030	35,026	
One Loudoun Residential	5.36%	5/1/2033	66,947	
KRG share of unconsolidated debt	**4.62%**		**270,431**	
KRG share of debt discounts and issuance costs, net			(8,764)	
Total KRG share of unconsolidated debt			**261,667**	**9%**
Total consolidated and KRG share of unconsolidated debt	**4.38%**		**$ 3,068,987**	

(1) At September 30, 2026, daily SOFR was 3.90% and one-month SOFR was 3.91%.

(2) The property is held in a joint venture. The loan is guaranteed by Kite Realty Group, LP. During the three months ended September 30, 2026, the Company exercised its option to extend the maturity date by one year to 2027.

(3) Assumes the Company exercises its option to extend the maturity date by one year to 2028.

(4) Assumes the Company exercises its option to extend the maturity date by one year to 2029.

(5) The interest rate reflects the impact of forward-starting interest rate swaps that fixed the underlying index on a portion of the outstanding principal prior to the issuance of the unsecured notes.

(6) The Corner – IN includes three loans with varying rates and maturity dates. As of September 30, 2026, the loans had a weighted average interest rate of 7.04% and a majority of the amount outstanding was at a floating rate. The maturity date shown is the weighted average maturity date as of September 30, 2026.

Kite Realty Group
Acquisitions and Dispositions
(dollars in thousands)

Acquisitions

Property Name	Acquisition Date	Metropolitan Statistical Area ("MSA")	Grocery Anchor	Retail GLA	Office GLA	Acquisition Price
Chastain Market	May 11, 2026	Atlanta	Trader Joe's	79,517	27,699	$ 71,000
Founders Square	May 21, 2026	Naples, FL	N/A	66,360	—	65,000
Pelham Manor Shopping Plaza[1]	September 24, 2026	New York	BJ's Wholesale Club, Lidl	—	—	52,000
			Total acquisitions	145,877	27,699	$ 188,000

(1) The Company acquired the fee interest in this existing multi-tenant operating retail property, which was previously subject to a ground lease with a third party, through an Internal Revenue Code Section 1031 tax-deferred exchange. The total number of properties in our portfolio was not affected by this transaction.

In addition, on March 23, 2026, the Company acquired vacant land in the Indianapolis MSA for a purchase price of $7.8 million.

Property Dispositions

Property Name	Disposition Date	MSA	Grocery Anchor	GLA	Sales Price
Coram Plaza	March 5, 2026	New York	N/A	138,385	$ 12,500
Estero Town Commons – Lowe's[2]	June 5, 2026	Fort Myers, FL	N/A	—	9,500
Commons at Temecula	June 10, 2026	Riverside, CA	Organic Roots	292,078	77,000
Gateway Station	June 10, 2026	College Station, TX	N/A	125,406	31,500
Grapevine Crossing	June 10, 2026	Dallas/Ft. Worth	N/A	125,488	19,500
La Plaza Del Norte	June 10, 2026	San Antonio	N/A	320,102	72,709
Perimeter Woods	June 10, 2026	Charlotte	N/A	127,067	36,620
Winchester Commons	June 10, 2026	Memphis	Kroger	93,077	17,171
City Center	June 25, 2026	New York	ShopRite, Target (shadow)	362,278	50,000
Tysons Corner	July 9, 2026	Washington, D.C.	N/A	36,942	25,850
Carillon medical office building	October 29, 2026	Washington, D.C.	N/A	126,290	33,150
			Total dispositions	1,747,113	$ 385,500

(2) The Company sold the ground lease interest in one tenant at this existing multi-tenant operating retail property. The total number of properties in our portfolio was not affected by this transaction.

Kite Realty Group
Development and Redevelopment Projects

Project	MSA	KRG Ownership %	Projected Completion Date[1]	Total Owned GLA	Total Multifamily Units	Total Project Costs – at KRG's Share	KRG Equity Requirement	KRG Remaining Spend	Estimated Stabilized NOI to KRG	Estimated Remaining NOI to Come Online[2]
Active Projects										
One Loudoun Expansion[3]	Washington, D.C./ Baltimore	100%	Q4 2026–Q2 2027	119,000	—	$87.0M–$94.0M	$72.0M–$79.0M	$41.0M–$48.0M	$5.3M–$6.3M	$2.1M–$3.1M
One Loudoun Phase 2 Apartments[4]	Washington, D.C./ Baltimore	55%	Q2 2030	—	429	$93.5M–$103.5M	$27.5M–$37.5M	$18.5M–$28.5M	$6.0M–$7.0M	$6.0M–$7.0M
Total				**119,000**	**429**	**$180.5M–$197.5M**	**$99.5M–$116.5M**	**$59.5M–$76.5M**	**$11.3M–$13.3M**	**$8.1M–$10.1M**

Future Opportunities[5]

Project	MSA	Project Description
Carillon	Washington, D.C./Baltimore	Potential of 1.2 million square feet of commercial GLA and 3,000 multifamily units for additional expansion.
Downtown Crown	Washington, D.C./Baltimore	Potential of 42,000 square feet of commercial GLA for additional expansion.
Edwards Multiplex – Ontario	Los Angeles, CA	Potential redevelopment of existing Regal Theatre.
Glendale Town Center	Indianapolis, IN	Potential of 200 multifamily units for additional expansion.
Main Street Promenade	Chicago, IL	Potential of 16,000 square feet of commercial GLA for additional expansion.
One Loudoun Hotel	Washington, D.C./Baltimore	Planned 170-room hotel.
Additional One Loudoun Development	Washington, D.C./Baltimore	Potential of 1.7 million square feet of commercial GLA.
Additional One Loudoun Residential	Washington, D.C./Baltimore	Potential for approximately 1,300 multifamily units remaining following the planned 429 additional multifamily units.
The Shops at Legacy East	Dallas/Ft. Worth, TX	Potential of 285 multifamily units for additional expansion.

(1) Projected completion date represents the earlier of one year after completion of project construction or substantial occupancy of the property. The range for the One Loudoun Expansion represents a staggered stabilization schedule for the various buildings.

(2) Estimated remaining NOI to come online excludes in-place NOI and NOI related to tenants that have signed leases but have not yet commenced paying rent.

(3) KRG's equity requirement is shown net of 2 over 2 land sale net proceeds of $15.9 million.

(4) As of September 30, 2026, KRG owns 70.4% of the joint venture, and its ownership percentage is expected to be reduced to 55% over time as equity for the Phase 2 Apartments is required to be contributed by the joint venture partner. Total project costs, KRG equity requirement, KRG remaining spend, estimated stabilized NOI to KRG, and estimated remaining NOI to come online are presented at KRG's 55% ownership except for KRG's 100% share of capitalized corporate interest. KRG's equity requirement is net of KRG's 55% share of a $107.5 million construction loan and the non-cash contribution of entitled land to the joint venture.

(5) These opportunities are deemed potential at this time and are subject to various contingencies, many of which could be beyond the Company's control.

Kite Realty Group
Geographic Diversification – ABR by Region and State as of September 30, 2026
(dollars in thousands)

Region/State	Number of Properties[1]	Owned GLA[2]	Total Weighted ABR[3]	% of Weighted ABR[3]
South				
Texas	37	6,933	$ 167,236	27.3%
Florida	31	3,543	73,894	12.1%
Virginia	6	1,270	38,044	6.2%
Maryland	9	1,542	37,245	6.1%
Georgia	12	1,956	35,999	5.9%
North Carolina	5	949	23,071	3.8%
Tennessee	2	487	8,467	1.4%
Oklahoma	2	309	4,760	0.8%
South Carolina	2	262	3,952	0.6%
Total South	**106**	**17,251**	**392,668**	**64.2%**
West				
Washington	10	1,626	33,439	5.5%
Nevada	5	846	30,990	5.1%
Arizona	3	395	10,407	1.7%
Utah	2	388	8,868	1.5%
Total West	**20**	**3,255**	**83,704**	**13.8%**
Midwest				
Indiana	15	1,928	40,361	6.6%
Illinois	7	1,221	28,266	4.6%
Michigan	1	305	7,482	1.2%
Missouri	1	453	4,325	0.7%
Ohio	1	236	1,968	0.3%
Total Midwest	**25**	**4,143**	**82,402**	**13.4%**
Northeast				
New York	6	747	28,887	4.7%
New Jersey	4	343	12,792	2.1%
Massachusetts	1	264	4,941	0.8%
Connecticut	1	206	4,259	0.7%
Pennsylvania	1	136	1,982	0.3%
Total Northeast	**13**	**1,696**	**52,861**	**8.6%**
Total[4]	**164**	**26,345**	**$ 611,635**	**100.0%**

(1) Number of properties represents consolidated and unconsolidated retail/mixed-use properties and standalone office properties.

(2) Owned GLA represents gross leasable area owned by the Company and excludes the square footage of development and redevelopment projects.

(3) Total weighted ABR and percent of weighted ABR includes ground lease rent and represents the Company's share of the ABR at consolidated and unconsolidated properties.

(4) Excludes Eastgate Crossing.

Kite Realty Group
Top 25 Tenants by ABR as of September 30, 2026
(dollars in thousands, except per square foot data)

The following table includes the Company's operating retail/mixed-use properties and standalone office properties.

	Tenant	Primary DBA/ Number of Stores	Number of Stores[1]	Total Leased GLA[2]	ABR[3]	% of Weighted ABR[4]	Credit Ratings S&P	Credit Ratings Moody's
1	The TJX Companies, Inc.	T.J. Maxx (16), Marshalls (12), HomeGoods (10), Homesense (5), Sierra (4), T.J. Maxx & HomeGoods combined (2)	49	1,402	$ 16,055	2.6%	A	A2
2	Ross Stores, Inc.	Ross Dress for Less (27), dd's DISCOUNTS (1)	28	800	12,146	2.0%	A-	A2
3	PetSmart, Inc.		27	550	9,213	1.5%	B+	B2
4	Dick's Sporting Goods, Inc.	Dick's Sporting Goods (10), Foot Locker (3), Golf Galaxy (2)	15	613	8,688	1.4%	BBB	Baa2
5	Publix Super Markets, Inc.		15	720	7,849	1.3%	N/A	N/A
6	Gap Inc.	Old Navy (22), Athleta (3), Banana Republic (2), The Gap (2)	29	392	7,275	1.2%	BB+	Ba2
7	Best Buy Co., Inc.		11	415	6,508	1.1%	BBB+	A3
8	Fitness International, LLC	LA Fitness (4), Club Studio (1), XSport Fitness (1)	6	236	6,062	1.0%	B	B2
9	BJ's Wholesale Club, Inc.		3	115	5,892	1.0%	BB+	Ba1
10	Burlington Stores, Inc.		13	513	5,662	0.9%	BB+	N/A
11	The Kroger Co.	Kroger (5), Harris Teeter (2), QFC (1), Smith's (1)	9	296	5,475	0.9%	BBB	Baa1
12	Michaels Stores, Inc.	Michaels	19	427	5,459	0.9%	B	B2
13	Lowe's Companies, Inc.		5	—	5,208	0.9%	BBB+	Baa1
14	Whole Foods Market, Inc.		7	238	4,917	0.8%	AA	A1
15	Trader Joe's		12	167	4,886	0.8%	N/A	N/A
16	Ulta Beauty, Inc.		21	212	4,378	0.7%	N/A	N/A
17	Five Below, Inc.		25	229	4,361	0.7%	N/A	N/A
18	Total Wine & More		11	258	4,315	0.7%	N/A	N/A
19	Albertsons Companies, Inc.	Safeway (3), Tom Thumb (2), Jewel-Osco (1)	6	281	4,270	0.7%	BB+	Ba1
20	Sprouts Farmers Market, Inc.		7	194	3,854	0.6%	N/A	N/A
21	Somnigroup International Inc.	Mattress Firm (21), Tempur-Pedic (3), Sleepy's (2)	26	122	3,836	0.6%	BB+	Ba1
22	NYC Department of Education		1	76	3,826	0.6%	N/A	N/A
23	Dollar Tree, Inc.		23	266	3,780	0.6%	BBB	Baa2
24	Hobby Lobby Stores, Inc.		8	444	3,739	0.6%	N/A	N/A
25	KnitWell Group	Chico's (5), Ann Taylor (4), Talbots (4), White House Black Market (4), LOFT (3), Soma (3)	23	97	3,610	0.6%	N/A	N/A
	Total Top Tenants		**399**	**9,063**	**$ 151,264**	**24.7%**		

(1) Number of stores represents stores at consolidated and unconsolidated properties.

(2) Total leased GLA excludes the square footage of structures located on land owned by the Company and ground-leased to tenants.

(3) ABR represents the monthly contractual rent for September 30, 2026, for each applicable tenant multiplied by 12 and does not include tenant reimbursements. ABR represents 100% of the ABR at consolidated properties and the Company's share of the ABR at unconsolidated properties, including ground lease rent.

(4) Percent of weighted ABR includes ground lease rent and represents the Company's share of the ABR at consolidated and unconsolidated properties.

Kite Realty Group
Retail Leasing Spreads

Category	Total Leases[1]	Total Sq. Ft.[1]	Comparable Space[1][2] Leases	Comparable Space[1][2] Sq. Ft.	Prior Rent PSF[3]	New Rent PSF[4]	Cash Rent Spread	TI, LL Work, Lease Commissions PSF[5]
New Leases – Q3 2026	47	269,499	30	159,595	$ 25.66	$ 34.31	33.7%	
New Leases – Q2 2026	44	329,750	29	241,061	23.64	30.36	28.4%	
New Leases – Q1 2026	47	163,714	26	122,341	22.84	29.97	31.3%	
New Leases – Q4 2025	61	373,526	35	246,708	24.46	29.79	21.8%	
Total	**199**	**1,136,489**	**120**	**769,705**	**$ 24.19**	**$ 30.93**	**27.9%**	**$ 95.63**
Non-Option Renewals – Q3 2026	57	211,881	43	142,526	$ 27.42	$ 32.44	18.3%	
Non-Option Renewals – Q2 2026	47	188,717	37	127,549	23.91	28.13	17.7%	
Non-Option Renewals – Q1 2026	64	219,136	47	170,085	29.97	33.65	12.3%	
Non-Option Renewals – Q4 2025	65	350,495	40	245,208	20.83	23.86	14.5%	
Total	**233**	**970,229**	**167**	**685,368**	**$ 25.04**	**$ 28.87**	**15.3%**	**$ 4.69**
Option Renewals – Q3 2026	56	768,137	56	768,137	$ 17.18	$ 18.49	7.6%	
Option Renewals – Q2 2026	37	476,194	37	476,194	17.33	18.46	6.6%	
Option Renewals – Q1 2026	40	324,150	40	324,150	20.67	22.12	7.0%	
Option Renewals – Q4 2025	38	554,221	38	554,221	17.32	18.40	6.2%	
Total	**171**	**2,122,702**	**171**	**2,122,702**	**$ 17.78**	**$ 19.01**	**6.9%**	**$ —**
Total – Q3 2026	160	1,249,517	129	1,070,258	$ 19.81	$ 22.71	14.6%	
Total – Q2 2026	128	994,661	103	844,804	20.12	23.32	15.9%	
Total – Q1 2026	151	707,000	113	616,576	23.67	26.86	13.5%	
Total – Q4 2025	164	1,278,242	113	1,046,137	19.82	22.37	12.8%	
Total	**603**	**4,229,420**	**458**	**3,577,775**	**$ 20.55**	**$ 23.47**	**14.2%**	**$ 21.47**

(1) Excludes office and ground leases. Comparable space leases on this table are included for second generation retail spaces. Comparable leases represent those leases for which there was a former tenant within the last 12 months.

(2) Comparable renewals exclude leases with terms 24 months or shorter.

(3) Prior rent represents minimum rent, if any, paid by the prior tenant in the final 12 months of the term. All amounts reported at lease execution.

(4) Contractual rent represents contractual minimum rent per square foot for the first 12 months of the lease.

(5) Includes redevelopment costs for tenant-specific landlord work and tenant allowances provided to tenants.

Kite Realty Group
Lease Expirations as of September 30, 2026
(dollars in thousands, except per square foot data)

The following table includes the Company's operating retail/mixed-use properties and standalone office properties as of September 30, 2026.

Operating Portfolio

		Expiring GLA[2]						Expiring Retail ABR per Sq. Ft.[3]		
	Number of Expiring Leases[1]	Shop Tenants	Anchor Tenants	Office Tenants	Expiring ABR (Pro rata)	Expiring Ground Lease ABR (Pro rata)	% of Total ABR (Pro rata)	Shop Tenants	Anchor Tenants	Total
2026	105	204,588	59,413	27,605	$ 8,910	$ 389	1.5%	$ 35.49	$ 15.00	$ 30.88
2027	434	985,159	953,237	147,309	50,853	2,112	8.7%	35.97	15.07	25.69
2028	558	1,188,313	2,140,862	273,806	80,551	5,874	14.1%	37.67	14.59	22.83
2029	562	1,206,347	2,353,429	207,497	83,575	3,581	14.3%	37.08	15.39	22.74
2030	435	1,026,216	1,623,713	124,777	59,517	5,713	10.7%	34.72	13.29	21.59
2031	440	981,204	1,912,338	301,012	72,135	4,272	12.5%	36.91	15.87	23.01
2032	304	681,588	1,906,808	193,015	55,126	3,878	9.6%	35.67	14.58	20.14
2033	238	586,884	843,167	42,040	36,227	4,271	6.6%	39.64	15.22	25.24
2034	188	395,922	676,003	72,578	29,460	2,395	5.2%	44.06	16.71	26.81
2035	171	377,585	714,519	183,201	29,195	899	4.9%	37.71	16.43	23.78
Beyond	335	710,130	1,682,651	155,147	65,552	7,150	11.9%	43.30	19.92	26.86
	3,770	**8,343,936**	**14,866,140**	**1,727,987**	**$ 571,101**	**$ 40,534**	**100.0%**	**$ 37.64**	**$ 15.59**	**$ 23.52**

(1) Lease expirations table reflects rents in place as of September 30, 2026 and does not include option periods; 2026 expirations include 25 month-to-month tenants. This column also excludes ground leases.

(2) Expiring GLA excludes the square footage of structures located on land owned by the Company and ground-leased to tenants.

(3) ABR represents the monthly contractual rent as of September 30, 2026 for each applicable tenant multiplied by 12. Excludes tenant reimbursements and ground lease revenue.

Kite Realty Group
Components of Net Asset Value as of September 30, 2026
(dollars in thousands)

Cash Net Operating Income ("NOI")		Page
GAAP property NOI (incl. ground lease revenue)	$ 136,440	6
Lease termination income	(152)	6
Non-cash revenue adjustments	(5,941)	
Other property-related revenue	(436)	6
Ground lease ("GL") revenue	(10,813)	6
Consolidated Cash Property NOI (excl. GL)	$ 119,098	
Annualized Consolidated Cash Property NOI (excl. ground leases)	$ 476,392	

Adjustments to Normalize Annualized Cash NOI		
Remaining NOI to come online from development and redevelopment projects[2]	$ 9,100	13
Unconsolidated Adjusted EBITDA	52,412	
General and administrative expense allocable to property management activities included in property expenses ($4.2 million in Q3)	16,800	6, note 2
Total Adjustments	78,312	
Annualized Normalized Portfolio Cash NOI (excl. ground leases)	$ 554,704	
Annualized ground lease NOI	43,252	
Total Annualized Portfolio Cash NOI[4]	$ 597,956	

Other Assets[1]		Page
Cash, cash equivalents and restricted cash	$ 157,069	3
Tenant and other receivables (net of SLR)	56,420	3
Prepaid and other assets	64,970	3

Liabilities		
Mortgage and other indebtedness	$ (2,817,820)	10
Pro rata adjustment for joint venture debt	(270,343)	
Accounts payable and accrued expenses	(178,079)	3
Other liabilities (excludes lease intangible liabilities)	(71,446)	
Projected remaining under construction development/redevelopment[3]	(68,000)	13
Common shares and Units outstanding	203,274,472	

(1) Excludes construction in progress and entitled land held for development.

(2) Excludes the projected cash NOI and related cost from the future opportunities outlined on page 13.

(3) Remaining costs on page 13 for the development projects.

(4) The above components of net asset value exclude NOI related to tenants that have signed leases but have not yet commenced paying rent as of September 30, 2026.

NAREIT Funds from Operations

NAREIT Funds From Operations ("FFO") is a widely used performance measure for real estate companies and is provided here as a supplemental measure of our operating performance. The Company calculates FFO, a non-GAAP financial measure, in accordance with the best practices described in the April 2002 National Policy Bulletin of the National Association of Real Estate Investment Trusts ("NAREIT"), as restated in 2018. The NAREIT white paper defines FFO as net income (calculated in accordance with GAAP), excluding (i) depreciation and amortization related to real estate, (ii) gains and losses from the sale of certain real estate assets, (iii) gains and losses from change in control, and (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity.

Considering the nature of our business as a real estate owner and operator, the Company believes that FFO is helpful to investors in measuring our operational performance because it excludes various items included in net income that do not relate to or are not indicative of our operating performance, such as gains or losses from sales of certain real estate assets that are excluded from FFO under the NAREIT definition and depreciation and amortization, which can make periodic and peer analyses of operating performance more difficult. FFO (a) should not be considered as an alternative to net income (calculated in accordance with GAAP) for the purpose of measuring our financial performance, (b) is not an alternative to cash flows from operating activities (calculated in accordance with GAAP) as a measure of our liquidity, and (c) is not indicative of funds available to satisfy our cash needs, including our ability to make distributions. The Company's computation of FFO may not be comparable to FFO reported by other REITs that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently than we do. A reconciliation of net income (calculated in accordance with GAAP) to FFO is included elsewhere in this Financial Supplement.

From time to time, the Company may report or provide guidance with respect to "FFO, as adjusted," which removes the impact of certain non-recurring and non-operating transactions or other items the Company does not consider to be representative of its core operating results, including, without limitation, (i) gains or losses associated with the early extinguishment of debt, (ii) gains or losses associated with litigation involving the Company that is not in the normal course of business, (iii) merger and acquisition costs, (iv) the impact on earnings from significant and non-recurring employee severance costs and recruiting expenses, including sign-on bonuses and search fees, (v) the excess of redemption value over carrying value of preferred stock redemption, and (vi) the impact of prior period bad debt or the collection of accounts receivable previously written off ("prior period collection impact"), which are not otherwise adjusted in the Company's calculation of FFO.

Core Funds from Operations

Core Funds From Operations ("Core FFO") is a non-GAAP financial measure of operating performance that modifies FFO for certain non-cash transactions that result in recording income or expense and impact the Company's period-over-period performance, including (i) amortization of deferred financing costs, (ii) non-cash compensation expense and other, (iii) straight-line rent related to minimum rent and common area maintenance, (iv) market rent amortization income, and (v) amortization of debt discounts, premiums and hedge instruments, and includes adjustments related to our pro rata share from unconsolidated joint ventures for these categories as applicable. The Company believes that Core FFO is useful to investors in evaluating the core cash flow-generating operations of the Company by adjusting for items that we do not consider to be part of our core business operations, allowing for comparison of core operating performance of the Company between periods. Core FFO should not be considered as an alternative to net income as an indicator of the Company's performance or as an alternative to cash flow as a measure of liquidity or the Company's ability to make distributions. The Company's computation of Core FFO may differ from the methodology for calculating Core FFO used by other REITs and, therefore, may not be comparable to such other REITs.

Adjusted Funds from Operations

Adjusted Funds From Operations ("AFFO") is a non-GAAP financial measure of operating performance used by many companies in the real estate industry. AFFO modifies FFO for certain cash and non-cash transactions that are not included in FFO. AFFO should not be considered as an alternative to net income as an indicator of the Company's performance or as an alternative to cash flow as a measure of liquidity or the Company's ability to make distributions. Management considers AFFO a useful supplemental measure of the Company's performance. The Company's computation of AFFO may differ from the methodology for calculating AFFO used by other REITs, and therefore, may not be comparable to such other REITs. A reconciliation of net income (calculated in accordance with GAAP) to AFFO is included elsewhere in this Financial Supplement.

Net Operating Income, Cash Net Operating Income and Same Property Net Operating Income

The Company uses net operating income ("NOI") and cash NOI, which are non-GAAP financial measures, to evaluate the performance of our properties. The Company also uses total property NOI, which is defined as NOI plus net gains from outlot sales. The Company defines NOI and cash NOI as income from our real estate, including lease termination fees received from tenants, less our property operating expenses. NOI and cash NOI exclude amortization of capitalized tenant improvement costs and leasing commissions and certain corporate-level expenses, including merger and acquisition costs. Cash NOI also excludes other property-related revenue as that activity is recurring but unpredictable in its occurrence, straight-line rent adjustments, and amortization of in-place lease liabilities, net. The Company believes that NOI and cash NOI are helpful to investors as measures of our operating performance because they exclude various items included in net income that do not relate to or are not indicative of our operating performance, such as depreciation and amortization, interest expense, and impairment, if any.

Net Operating Income, Cash Net Operating Income and Same Property Net Operating Income (continued)

The Company also uses same property NOI ("Same Property NOI"), a non-GAAP financial measure, to evaluate the performance of our properties. Same Property NOI is net income excluding properties that have not been owned for the full periods presented. Beginning in 2026, the Company revised its Same Property NOI definition to exclude the results of the Company's insurance captive to more clearly reflect the performance of our core real estate portfolio. Same Property NOI also excludes (i) net gains from outlot sales, (ii) straight-line rent revenue, (iii) lease termination income in excess of lost rent, (iv) amortization of lease intangibles, (v) significant prior period expense recoveries and adjustments, if any, and (vi) income or expense associated with the Company's captive insurance company. When the Company receives payments in excess of any accounts receivable for terminating a lease, Same Property NOI will include such excess payments as monthly rent until the earlier of the expiration of 12 months or the start date of a replacement tenant.

The Company believes that Same Property NOI is helpful to investors as a measure of our operating performance because it includes only the NOI of properties that have been owned for the full periods presented. The Company believes such presentation eliminates disparities in net income due to the acquisition or disposition of properties during the particular periods presented and thus provides a more consistent metric for the comparison of our properties. Additionally, because results from the Company's insurance captive are driven by insurance underwriting, loss experience, and actuarial assumptions and therefore do not reflect the operating performance of our real estate properties, management believes excluding the impacts of the insurance captive improves transparency and comparability for the Company's investors. Same Property NOI includes the results of properties that have been owned for the entire current and prior year reporting periods. Same Property NOI for all periods presented includes (i) 52% of the NOI from three previously wholly owned properties that were contributed to the Seed Asset Joint Venture in June 2025 and (ii) 55% of the NOI from the One Loudoun Phase 1 Apartments (which 55% represents the Company's expected final ownership percentage) and excludes the results of the Company's insurance captive.

NOI and Same Property NOI should not, however, be considered as an alternative to net income (calculated in accordance with GAAP) as an indicator of our financial performance. The Company's computation of NOI and Same Property NOI may differ from the methodology used by other REITs and, therefore, may not be comparable to such other REITs.

When evaluating the properties that are included in the Same Property Pool, we have established specific criteria for determining the inclusion of properties acquired or those recently under development. An acquired property is included in the Same Property Pool when there is a full quarter of operations in both years subsequent to the acquisition date. Development and redevelopment properties are included in the Same Property Pool four full quarters after the properties have been transferred to the operating portfolio. A redevelopment property is first excluded from the Same Property Pool when the execution of a redevelopment plan is likely, and we (a) begin recapturing space from tenants or (b) the contemplated plan significantly impacts the operations of the property. For the three and nine months ended September 30, 2026, the Same Property Pool excludes the following: (i) Chastain Market and Founders Square, which were acquired in May 2026, and Village Commons and Legacy West, which were acquired in January and April 2025, respectively; (ii) The Corner – IN, which was reclassified from active development into our operating portfolio in March 2025; (iii) Eastgate Crossing, which was reclassified from our operating portfolio in September 2025 due to significant disruption caused by severe flooding as a result of Tropical Storm Chantal; (iv) our active development projects at One Loudoun; (v) Edwards Multiplex – Ontario, which was reclassified from our operating portfolio into redevelopment in March 2023; (vi) properties sold or classified as held for sale during 2025 and 2026; and (vii) standalone office properties, including the Carillon medical office building.

Earnings Before Interest, Taxes, Depreciation and Amortization ("EBITDA") and Net Debt to Adjusted EBITDA

The Company defines EBITDA, a non-GAAP financial measure, as net income before interest expense, income tax expense of the taxable REIT subsidiaries, and depreciation and amortization. For informational purposes, the Company also provides Adjusted EBITDA, which it defines as EBITDA adjusted for (i) EBITDA from unconsolidated entities, as adjusted, (ii) gains on sales of operating properties or impairment charges, (iii) merger and acquisition costs, (iv) other income and expense, (v) noncontrolling interest Adjusted EBITDA, and (vi) other non-recurring activity or items impacting comparability from period to period. Annualized Adjusted EBITDA is Adjusted EBITDA for the most recent quarter multiplied by four. Net Debt to Adjusted EBITDA is the Company's share of net debt divided by Annualized Adjusted EBITDA. EBITDA, Adjusted EBITDA, Annualized Adjusted EBITDA, and Net Debt to Adjusted EBITDA, as calculated by the Company, are not comparable to EBITDA and EBITDA-related measures reported by other REITs that do not define EBITDA and EBITDA-related measures exactly as we do. EBITDA, Adjusted EBITDA, and Annualized Adjusted EBITDA do not represent cash generated from operating activities in accordance with GAAP and should not be considered alternatives to net income as an indicator of performance or as alternatives to cash flows from operating activities as an indicator of liquidity.

Considering the nature of our business as a real estate owner and operator, the Company believes that EBITDA, Adjusted EBITDA, and the ratio of Net Debt to Adjusted EBITDA are helpful to investors in measuring our operational performance because they exclude various items included in net income that do not relate to or are not indicative of our operating performance, such as gains or losses from sales of depreciated property and depreciation and amortization, which can make periodic and peer analyses of operating performance more difficult. For informational purposes, the Company also provides Annualized Adjusted EBITDA, adjusted as described above. The Company believes this supplemental information provides a meaningful measure of its operating performance. The Company believes presenting EBITDA and the related measures in this manner allows investors and other interested parties to form a more meaningful assessment of the Company's operating results.