



Cool Creek Commons – Indianapolis, IN MSA



Prestonwood Place – Dallas / Fort Worth, TX MSA



Draper Peaks – Salt Lake City, UT MSA

**KITE<sup>®</sup>**

## QUARTERLY FINANCIAL SUPPLEMENT

**Q3 2023**

**KRG**  
LISTED  
NYSE

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**Kite Realty Group Trust**  
**Quarterly Financial Supplement as of September 30, 2023**

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## PRESS RELEASE

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### **Kite Realty Group Trust Reports Third Quarter 2023 Operating Results**

**Indianapolis, Indiana, October 30, 2023** – Kite Realty Group Trust (NYSE: KRG), a premier owner and operator of high-quality, open-air grocery-anchored neighborhood and community centers, along with vibrant mixed-use assets, reported today its operating results for the third quarter ended September 30, 2023. For the quarters ended September 30, 2023 and 2022, net income attributable to common shareholders was \$2.1 million, or \$0.01 per diluted share, compared to a net loss of \$7.8 million, or \$0.04 per diluted share, respectively. For the nine months ended September 30, 2023 and 2022, net income attributable to common shareholders was \$39.5 million, or \$0.18 per diluted share, compared to a net loss of \$11.5 million, or \$0.05 per diluted share, respectively.

#### ***Company raises 2023 guidance***

***Leased approximately 1.4 million square feet at 14.2% comparable blended cash leasing spreads***

***Same Property NOI increased by 4.7% on a year-over-year basis***

***Acquired Prestonwood Place (Dallas, TX) for \$81.0 million***

***Received a 'Positive' credit rating outlook upgrade from S&P Global Ratings***

*"The KRG team continues to leverage our high-quality and diverse portfolio to drive exceptional operating results, evidenced by strong leasing volumes, double-digit blended cash leasing spreads, and higher fixed rent bumps," said John A. Kite, Chairman and CEO. "Our sustained outperformance is a testament to our premier portfolio, efficient operating platform, best-in-class balance sheet, and our team's relentless intensity."*

#### **Third Quarter 2023 Financial and Operational Results**

- Generated NAREIT FFO of the Operating Partnership of \$114.7 million, or \$0.51 per diluted share.
- Same Property NOI increased by 4.7%.
- Executed 214 new and renewal leases representing approximately 1.4 million square feet.
  - Blended cash leasing spreads of 14.2% on 165 comparable leases, including 36.0% on 33 comparable new leases, 17.8% on 68 comparable non-option renewals and 8.3% on 64 comparable option renewals.
  - Cash leasing spreads of 24.0% on a blended basis for comparable new and non-option renewal leases.
- Operating retail portfolio annualized base rent (ABR) per square foot of \$20.56 at September 30, 2023, a 3.5% increase year-over-year.
- Retail portfolio leased percentage of 93.4% at September 30, 2023, a 60-basis point decrease on a year-over-year basis.
  - The leased percentage now incorporates the full impact of Bed Bath & Beyond closures, which impacted the leased rate by approximately 180 basis points.
- Portfolio leased-to-occupied spread at period end of 220 basis points, which represents \$27 million of signed-not-open NOI.

### Third Quarter 2023 Capital Allocation Activity

- Acquired Prestonwood Place (Dallas, TX), a premier asset, for \$81.0 million. This high-quality infill neighborhood center is located in the desirable, affluent Addison community, and will complement the Company's significant Dallas portfolio.
- Sold Reisterstown Road Plaza (Baltimore, MD) for \$48.3 million.
- Subsequent to quarter end, sold Eastside (Dallas, TX) for \$14.4 million.
- The Company currently has two active development projects with limited future capital commitments of \$32.6 million.

### Third Quarter 2023 Balance Sheet Overview

- As of September 30, 2023, the Company's net debt to Adjusted EBITDA was 5.1x.
- S&P Ratings revised its rating outlook for the Company to 'Positive' from 'Stable' and affirmed the Company's ratings, including the 'BBB-' Issuer Credit Rating.

### Dividend

On October 27, 2023, the Company's Board of Trustees declared a fourth quarter 2023 dividend of \$0.25 per common share, which represents an 11.5% increase in total dividends declared over the prior year. The fourth quarter dividend will be paid on or about January 12, 2024, to shareholders of record as of January 5, 2024.

### 2023 Earnings Guidance

The Company expects to generate net income attributable to common shareholders of \$0.19 to \$0.23 per diluted share in 2023. The Company is raising its 2023 NAREIT FFO guidance range to \$1.99 to \$2.03 per diluted share from \$1.96 to \$2.00 per diluted share, based, in part, on the following key assumptions at the midpoint:

- 2023 Same Property NOI growth of 4.5%, which represents a 100-basis point increase.
- Bad debt reserves of 45 basis points of total revenues for the full calendar year of 2023.
  - Bad debt reserves of 75 basis points of total revenues for the fourth quarter of 2023.

The following table reconciles the Company's 2023 net income guidance range to the Company's 2023 NAREIT FFO guidance range:

	Low	High
Net income	\$ 0.19	\$ 0.23
Gain on sales of operating properties, net	(0.10)	(0.10)
Depreciation and amortization	1.90	1.90
<b>NAREIT FFO</b>	<b>\$ 1.99</b>	<b>\$ 2.03</b>

### Earnings Conference Call

Kite Realty Group Trust will conduct a conference call to discuss its financial results on Tuesday, October 31, 2023, at 1:00 p.m. Eastern Time. A live webcast of the conference call will be available on KRG's website at [www.kiterealty.com](http://www.kiterealty.com) or at the following link: [KRG Third Quarter 2023 Webcast](#). The dial-in registration link is: [KRG Third Quarter 2023 Teleconference Registration](#). In addition, a webcast replay link will be available on KRG's website.

### About Kite Realty Group Trust

Kite Realty Group Trust (NYSE: KRG) is a real estate investment trust (REIT) headquartered in Indianapolis, IN that is one of the largest publicly traded owners and operators of open-air shopping centers and mixed-use assets. The Company's primarily grocery-anchored portfolio is located in high-growth Sun Belt and select strategic gateway markets. The combination of necessity-based grocery-anchored neighborhood and community centers, along with vibrant mixed-use assets makes the KRG portfolio an ideal mix for both retailers and consumers. Publicly listed since 2004, KRG has nearly 60 years of experience in developing, constructing and operating real estate. Using operational, investment, development, and redevelopment expertise, KRG continuously optimizes its portfolio to maximize value and return to shareholders. As of September 30, 2023, the Company owned interests in 180 U.S. open-air shopping centers and mixed-use



assets, comprising approximately 28.3 million square feet of gross leasable space. For more information, please visit [kiterealty.com](http://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 (the “Securities Act”) 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: national and local 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 a potential economic slowdown or recession, 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 tenants; the competitive environment in which the Company operates, including potential oversupplies of and reduction in demand for rental space; acquisition, disposition, development and joint venture risks; 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 tenant’s 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, causing costs to rise sharply and inventory to fall; risks related to our current geographical concentration of the Company’s properties in Texas, Florida, Maryland, New York, and North Carolina; civil unrest, acts of violence, terrorism or war, acts of God, climate change, epidemics, pandemics (including COVID-19), 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 short-term or long-term changes in consumer behavior due to COVID-19 and the fear of future pandemics; our ability to satisfy environmental, social or governance standards set by various constituencies; insurance costs and coverage; risks associated with cybersecurity attacks and the loss of confidential information and other business disruptions; other factors affecting the real estate industry generally; and other risks identified in reports the Company files with the Securities and Exchange Commission (“the SEC”) 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, 2022, 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 Trust

## Results Overview

(dollars in thousands, except per share and per square foot amounts)

<u>Summary Financial Results</u>	<u>Three Months Ended September 30,</u>		<u>Nine Months Ended September 30,</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Total revenue (page 4)	\$ 207,219	\$ 200,311	\$ 622,728	\$ 597,307
Net income (loss) attributable to common shareholders (page 4)	\$ 2,070	\$ (7,837)	\$ 39,519	\$ (11,510)
Net income (loss) per diluted share (page 4)	\$ 0.01	\$ (0.04)	\$ 0.18	\$ (0.05)
Net operating income (NOI) (page 6)	\$ 152,065	\$ 147,478	\$ 456,337	\$ 432,701
Adjusted EBITDA (page 6)	\$ 139,205	\$ 134,242	\$ 418,405	\$ 397,327
NAREIT Funds From Operations (FFO) (page 7)	\$ 114,730	\$ 108,256	\$ 342,243	\$ 319,398
NAREIT FFO per diluted share (page 7)	\$ 0.51	\$ 0.49	\$ 1.54	\$ 1.44
FFO, as adjusted (page 7)	\$ 114,730	\$ 107,673	\$ 342,243	\$ 317,659
FFO, as adjusted per diluted share (page 7)	\$ 0.51	\$ 0.48	\$ 1.54	\$ 1.43
Dividend payout ratio (as % of NAREIT FFO, as adjusted)	47%	44%	47%	42%

<u>Summary Operating and Financial Ratios</u>	<u>Three Months Ended</u>				
	<u>September 30, 2023</u>	<u>June 30, 2023</u>	<u>March 31, 2023</u>	<u>December 31, 2022</u>	<u>September 30, 2022</u>
NOI margin (page 6)	73.9%	74.2%	73.7%	73.7%	74.5%
NOI margin - retail (page 6)	74.4%	74.4%	74.4%	74.3%	75.0%
Same property NOI performance (page 5)	4.7%	5.7%	6.5%	6.2%	4.4%
Total property NOI performance (page 5)	3.1%	5.4%	8.0%	29.2%	182.7%
Net debt to Adjusted EBITDA, current quarter (page 9)	5.1x	5.0x	5.3x	5.2x	5.4x
Recovery ratio of retail operating properties (page 6)	90.8%	87.4%	87.2%	87.0%	89.1%
Recovery ratio of consolidated portfolio (page 6)	85.9%	82.7%	85.8%	82.5%	84.3%

### Outstanding Classes of Stock

Common shares and units outstanding (page 18)	222,822,226	222,408,487	222,360,110	222,056,355	222,054,091
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### Summary Portfolio Statistics

Number of properties					
Operating retail (page 14) <sup>(1)</sup>	180	181	181	183	183
Office and other components	11	12	12	12	12
Development and redevelopment projects (page 13)	2	2	3	3	4
Owned retail operating gross leasable area (GLA) <sup>(2)</sup> (page 14)	28.3M	28.6M	28.5M	28.8M	28.9M
Owned office GLA	1.4M	1.6M	1.6M	1.6M	1.6M
Number of multifamily units <sup>(3)</sup>	1,672	1,672	1,672	1,672	1,672
Percent leased - total	93.3%	93.8%	94.5%	94.4%	93.9%
Percent leased - retail	93.4%	94.1%	94.8%	94.6%	94.0%
Anchor	95.1%	96.5%	97.4%	97.0%	96.4%
Small shop	90.2%	89.4%	89.8%	90.0%	89.3%
Annualized base rent (ABR) per square foot	\$ 20.56	\$ 20.19	\$ 20.04	\$ 20.02	\$ 19.86
Total new and renewal lease GLA (page 16)	1,398,695	1,331,056	831,231	1,034,055	1,574,338
New lease cash rent spread (page 16)	36.0%	45.5%	38.0%	22.3%	30.7%
Non-option renewal lease cash rent spread (page 16)	17.8%	11.9%	14.9%	11.3%	12.0%
Option renewal lease cash rent spread (page 16)	8.3%	8.6%	7.8%	7.1%	5.9%
Total new and renewal lease cash rent spread (page 16)	14.2%	14.8%	13.0%	11.4%	10.8%

### 2023 Guidance

	<u>Current</u> <u>(as of 10/30/23)</u>	<u>Previous</u> <u>(as of 7/31/23)</u>	<u>Original</u> <u>(as of 2/13/23)</u>
NAREIT FFO per diluted share	\$1.99 to \$2.03	\$1.96 to \$2.00	\$1.89 to \$1.95

### Credit Ratings and Outlook

Fitch Ratings	BBB / Stable
Moody's Investors Services	Baa3 / Stable
Standard & Poor's Rating Services	BBB- / Positive

(1) Excludes one operating retail property classified as held for sale as of September 30, 2023.

(2) 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.

(3) Represents the number of multifamily units that the Company has an economic interest in.

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

	<b>September 30, 2023</b>	<b>December 31, 2022</b>
<b>Assets:</b>		
Investment properties, at cost	\$ 7,708,408	\$ 7,732,573
Less: accumulated depreciation	(1,311,064)	(1,161,148)
Net investment properties	<u>6,397,344</u>	<u>6,571,425</u>
Cash and cash equivalents	52,317	115,799
Tenant and other receivables, including accrued straight-line rent of \$53,432 and \$44,460, respectively	113,069	101,301
Restricted cash and escrow deposits	5,997	6,171
Deferred costs, net	324,649	409,828
Prepaid and other assets	134,615	127,044
Investments in unconsolidated subsidiaries	10,197	10,414
Assets associated with investment property held for sale	14,309	—
<b>Total assets</b>	<u><u>\$ 7,052,497</u></u>	<u><u>\$ 7,341,982</u></u>
<b>Liabilities and Equity:</b>		
<b>Liabilities:</b>		
Mortgage and other indebtedness, net	\$ 2,868,828	\$ 3,010,299
Accounts payable and accrued expenses	198,454	207,792
Deferred revenue and other liabilities	279,960	298,039
Liabilities associated with investment property held for sale	586	—
<b>Total liabilities</b>	<u>3,347,828</u>	<u>3,516,130</u>
Commitments and contingencies		
Limited Partners' interests in the Operating Partnership	67,000	53,967
<b>Equity:</b>		
Common shares, \$0.01 par value, 490,000,000 shares authorized, 219,387,345 and 219,185,658 shares issued and outstanding at September 30, 2023 and December 31, 2022, respectively	2,194	2,192
Additional paid-in capital	4,891,105	4,897,736
Accumulated other comprehensive income	68,195	74,344
Accumulated deficit	(1,326,200)	(1,207,757)
Total shareholders' equity	<u>3,635,294</u>	<u>3,766,515</u>
Noncontrolling interests	2,375	5,370
<b>Total equity</b>	<u>3,637,669</u>	<u>3,771,885</u>
<b>Total liabilities and equity</b>	<u><u>\$ 7,052,497</u></u>	<u><u>\$ 7,341,982</u></u>



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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2023	2022	2023	2022
<b>Revenue:</b>				
Rental income	\$ 203,990	\$ 195,675	\$ 612,889	\$ 582,772
Other property-related revenue	2,172	3,013	5,971	7,932
Fee income	1,057	1,623	3,868	6,603
<b>Total revenue</b>	<u>207,219</u>	<u>200,311</u>	<u>622,728</u>	<u>597,307</u>
<b>Expenses:</b>				
Property operating	27,644	25,507	82,190	77,558
Real estate taxes	26,453	25,703	80,333	80,445
General, administrative and other	13,917	14,859	41,800	41,977
Merger and acquisition costs	—	108	—	1,006
Depreciation and amortization	105,930	115,831	323,463	357,096
Impairment charges	477	—	477	—
<b>Total expenses</b>	<u>174,421</u>	<u>182,008</u>	<u>528,263</u>	<u>558,082</u>
(Loss) gain on sales of operating properties, net	<u>(5,972)</u>	<u>—</u>	<u>22,468</u>	<u>27,126</u>
Operating income	26,826	18,303	116,933	66,351
<b>Other (expense) income:</b>				
Interest expense	(25,484)	(26,226)	(78,114)	(77,449)
Income tax (expense) benefit of taxable REIT subsidiary	(68)	—	(84)	259
Equity in (loss) earnings of unconsolidated subsidiaries	(47)	144	(173)	(56)
Other income (expense), net	950	58	1,657	(207)
Net income (loss)	<u>2,177</u>	<u>(7,721)</u>	<u>40,219</u>	<u>(11,102)</u>
Net income attributable to noncontrolling interests	<u>(107)</u>	<u>(116)</u>	<u>(700)</u>	<u>(408)</u>
Net income (loss) attributable to common shareholders	<u>\$ 2,070</u>	<u>\$ (7,837)</u>	<u>\$ 39,519</u>	<u>\$ (11,510)</u>
Net income (loss) per common share – basic and diluted	<u>\$ 0.01</u>	<u>\$ (0.04)</u>	<u>\$ 0.18</u>	<u>\$ (0.05)</u>
Weighted average common shares outstanding – basic	<u>219,381,248</u>	<u>219,103,669</u>	<u>219,323,570</u>	<u>219,053,320</u>
Weighted average common shares outstanding – diluted	<u>219,976,080</u>	<u>219,103,669</u>	<u>219,809,543</u>	<u>219,053,320</u>

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

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2023	2022	Change	2023	2022	Change
Number of properties in same property pool for the period <sup>(1)</sup>	175	175		175	175	
Leased percentage at period end	93.5%	94.7%		93.5%	94.7%	
Economic occupancy percentage at period end	91.3%	91.8%		91.3%	91.8%	
Economic occupancy percentage <sup>(2)</sup>	91.6%	91.9%		92.2%	91.5%	
Minimum rent	\$ 144,952	\$ 141,721		\$ 433,789	\$ 419,891	
Tenant recoveries	40,681	38,808		122,938	118,819	
Bad debt reserve	(84)	(2,202)		(1,711)	(5,640)	
Other income, net	2,183	1,696		6,371	3,835	
<b>Total revenue</b>	<b>187,732</b>	<b>180,023</b>		<b>561,387</b>	<b>536,905</b>	
Property operating	(23,278)	(22,276)		(68,970)	(65,485)	
Real estate taxes	(25,198)	(24,686)		(77,247)	(77,945)	
<b>Total expenses</b>	<b>(48,476)</b>	<b>(46,962)</b>		<b>(146,217)</b>	<b>(143,430)</b>	
<b>Same Property NOI</b>	<b>\$ 139,256</b>	<b>\$ 133,061</b>	<b>4.7%</b>	<b>\$ 415,170</b>	<b>\$ 393,475</b>	<b>5.5%</b>
<i>Reconciliation of Same Property NOI to most directly comparable GAAP measure:</i>						
Net operating income – same properties	\$ 139,256	\$ 133,061		\$ 415,170	\$ 393,475	
Net operating income – non-same activity <sup>(3)</sup>	12,809	14,417		41,167	39,226	
<b>Total property NOI</b>	<b>152,065</b>	<b>147,478</b>	<b>3.1%</b>	<b>456,337</b>	<b>432,701</b>	<b>5.5%</b>
Other income, net	1,892	1,825		5,268	6,599	
General, administrative and other	(13,917)	(14,859)		(41,800)	(41,977)	
Merger and acquisition costs	—	(108)		—	(1,006)	
Impairment charges	(477)	—		(477)	—	
Depreciation and amortization	(105,930)	(115,831)		(323,463)	(357,096)	
Interest expense	(25,484)	(26,226)		(78,114)	(77,449)	
(Loss) gain on sales of operating properties, net	(5,972)	—		22,468	27,126	
Net income attributable to noncontrolling interests	(107)	(116)		(700)	(408)	
Net income (loss) attributable to common shareholders	<b>\$ 2,070</b>	<b>\$ (7,837)</b>		<b>\$ 39,519</b>	<b>\$ (11,510)</b>	

(1) Same Property NOI excludes the following:

- properties acquired or placed in service during 2022 and 2023;
- the multifamily rental units and commercial portion at One Loudoun Downtown – Pads G & H;
- Shoppes at Quarterfield, Circle East and The Landing at Tradition – Phase II, which were reclassified from active redevelopment into our operating portfolio in June 2022, September 2022 and June 2023, respectively;
- two active development and redevelopment projects 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 2022 and 2023; and
- office properties.

(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) Includes non-cash activity across the portfolio as well as NOI from properties not included in the same property pool, including properties sold during both periods.

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

	Three Months Ended				
	September 30, 2023	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022
<b>Revenue:</b>					
Minimum rent <sup>(1)</sup>	\$ 150,126	\$ 153,566	\$ 149,310	\$ 147,882	\$ 145,511
Minimum rent – ground leases	10,010	10,402	10,586	10,472	10,715
Tenant reimbursements	42,280	41,047	42,857	40,245	40,043
Bad debt reserve	(219)	(233)	(1,555)	(2,403)	(1,881)
Other property-related revenue	1,737	1,251	1,106	2,202	2,099
Overage rent	1,793	1,054	1,865	3,380	1,287
Parking revenue, net <sup>(2)</sup>	21	73	121	345	284
<b>Total revenue</b>	<b>205,748</b>	<b>207,160</b>	<b>204,290</b>	<b>202,123</b>	<b>198,058</b>
<b>Expenses:</b>					
Property operating – recoverable <sup>(3)</sup>	22,905	23,095	22,962	24,852	22,063
Property operating – non-recoverable <sup>(3)</sup>	4,435	3,735	3,881	4,387	3,059
Real estate taxes	26,343	26,540	26,965	23,934	25,458
<b>Total expenses</b>	<b>53,683</b>	<b>53,370</b>	<b>53,808</b>	<b>53,173</b>	<b>50,580</b>
<b>NOI</b>	<b>152,065</b>	<b>153,790</b>	<b>150,482</b>	<b>148,950</b>	<b>147,478</b>
<b>Other (expense) income:</b>					
General, administrative and other	(13,917)	(14,499)	(13,384)	(12,883)	(14,859)
Fee income	1,057	1,040	1,771	1,936	1,623
<b>Total other (expense) income</b>	<b>(12,860)</b>	<b>(13,459)</b>	<b>(11,613)</b>	<b>(10,947)</b>	<b>(13,236)</b>
<b>Adjusted EBITDA</b>	<b>139,205</b>	<b>140,331</b>	<b>138,869</b>	<b>138,003</b>	<b>134,242</b>
Impairment charges	(477)	—	—	—	—
Depreciation and amortization	(105,930)	(109,462)	(108,071)	(112,709)	(115,831)
Merger and acquisition costs	—	—	—	81	(108)
Interest expense	(25,484)	(27,205)	(25,425)	(26,827)	(26,226)
Equity in (loss) earnings of unconsolidated subsidiaries	(47)	118	(244)	312	144
Income tax (expense) benefit of taxable REIT subsidiary	(68)	(45)	29	(302)	—
Other income, net	950	304	403	447	58
(Loss) gain on sales of operating properties, net	(5,972)	28,440	—	(57)	—
Net income (loss)	2,177	32,481	5,561	(1,052)	(7,721)
Less: net income attributable to noncontrolling interests	(107)	(423)	(170)	(74)	(116)
Net income (loss) attributable to common shareholders	<u>\$ 2,070</u>	<u>\$ 32,058</u>	<u>\$ 5,391</u>	<u>\$ (1,126)</u>	<u>\$ (7,837)</u>
NOI/Revenue – Retail properties	74.4%	74.4%	74.4%	74.3%	75.0%
NOI/Revenue	73.9%	74.2%	73.7%	73.7%	74.5%
<b>Recovery Ratios<sup>(4)</sup></b>					
– Retail properties	90.8%	87.4%	87.2%	87.0%	89.1%
– Consolidated	85.9%	82.7%	85.8%	82.5%	84.3%

- (1) Minimum rent includes \$262,000, \$3.6 million, \$0.5 million, \$144,000, and \$153,000 of lease termination income for the three months ended September 30, 2023, June 30, 2023, March 31, 2023, December 31, 2022, and September 30, 2022, respectively.
- (2) Parking revenue, net represents the net operating results of Eddy Street Parking Garage, Union Station Parking Garage, and Pan Am Plaza Parking Garage, which was sold on June 8, 2023.
- (3) Recoverable expenses include recurring G&A expense of \$3.5 million allocable to the property operations in the three months ended September 30, 2023, a portion of which is recoverable. Non-recoverable expenses primarily include ground rent, professional fees, and marketing costs.
- (4) “Recovery Ratios” are computed by dividing tenant reimbursements by the sum of recoverable property operating expense and real estate tax expense. Tenant reimbursements for the three months ended December 31, 2022 have been reduced by \$1.4 million due to reserves for Bed Bath & Beyond Inc. real estate tax reimbursements.

**Kite Realty Group Trust**  
**Funds From Operations ("FFO")<sup>(1)(2)</sup>**  
(dollars in thousands, except per share amounts)  
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2023	2022	2023	2022
Net income (loss)	\$ 2,177	\$ (7,721)	\$ 40,219	\$ (11,102)
Less: net income attributable to noncontrolling interests in properties	(67)	(209)	(201)	(535)
Less: loss (gain) on sales of operating properties, net	5,972	—	(22,468)	(27,126)
Add: impairment charges	477	—	477	—
Add: depreciation and amortization of consolidated and unconsolidated entities, net of noncontrolling interests	106,171	116,186	324,216	358,161
<b>FFO of the Operating Partnership<sup>(1)</sup></b>	<b>114,730</b>	<b>108,256</b>	<b>342,243</b>	<b>319,398</b>
Less: Limited Partners' interests in FFO	(1,685)	(1,437)	(4,739)	(3,932)
FFO attributable to common shareholders <sup>(1)</sup>	<u>\$ 113,045</u>	<u>\$ 106,819</u>	<u>\$ 337,504</u>	<u>\$ 315,466</u>
<b>FFO, as defined by NAREIT, per share of the Operating Partnership – basic</b>	<b>\$ 0.52</b>	<b>\$ 0.49</b>	<b>\$ 1.54</b>	<b>\$ 1.44</b>
<b>FFO, as defined by NAREIT, per share of the Operating Partnership – diluted</b>	<b>\$ 0.51</b>	<b>\$ 0.49</b>	<b>\$ 1.54</b>	<b>\$ 1.44</b>
 FFO of the Operating Partnership <sup>(1)</sup>	 \$ 114,730	 \$ 108,256	 \$ 342,243	 \$ 319,398
Add: merger and acquisition costs	—	108	—	1,006
Less: prior period collection impact	—	(691)	—	(2,745)
<b>FFO, as adjusted, of the Operating Partnership</b>	<b>\$ 114,730</b>	<b>\$ 107,673</b>	<b>\$ 342,243</b>	<b>\$ 317,659</b>
<b>FFO, as adjusted, per share of the Operating Partnership – basic</b>	<b>\$ 0.52</b>	<b>\$ 0.48</b>	<b>\$ 1.54</b>	<b>\$ 1.43</b>
<b>FFO, as adjusted, per share of the Operating Partnership – diluted</b>	<b>\$ 0.51</b>	<b>\$ 0.48</b>	<b>\$ 1.54</b>	<b>\$ 1.43</b>
 Weighted average common shares outstanding – basic	 <u>219,381,248</u>	 <u>219,103,669</u>	 <u>219,323,570</u>	 <u>219,053,320</u>
Weighted average common shares outstanding – diluted	<u>219,976,080</u>	<u>219,528,110</u>	<u>219,809,543</u>	<u>219,701,722</u>
 Weighted average common shares and units outstanding – basic	 <u>222,649,706</u>	 <u>222,059,366</u>	 <u>222,409,769</u>	 <u>221,791,428</u>
Weighted average common shares and units outstanding – diluted	<u>223,244,538</u>	<u>222,483,807</u>	<u>222,895,742</u>	<u>222,439,830</u>
 <b>FFO, as defined by NAREIT, per diluted share/unit</b>				
Net income (loss)	\$ 0.01	\$ (0.03)	\$ 0.18	\$ (0.05)
Less: net income attributable to noncontrolling interests in properties	0.00	0.00	0.00	0.00
Less: loss (gain) on sales of operating properties, net	0.03	0.00	(0.10)	(0.12)
Add: impairment charges	0.00	0.00	0.00	0.00
Add: depreciation and amortization of consolidated and unconsolidated entities, net of noncontrolling interests	0.48	0.52	1.45	1.61
FFO, as defined by NAREIT, of the Operating Partnership per diluted share/unit <sup>(1)(2)</sup>	<u>\$ 0.51</u>	<u>\$ 0.49</u>	<u>\$ 1.54</u>	<u>\$ 1.44</u>
Add: merger and acquisition costs	0.00	0.00	0.00	0.00
Less: prior period collection impact	0.00	0.00	0.00	(0.01)
<b>FFO, as adjusted, of the Operating Partnership per diluted share/unit<sup>(2)</sup></b>	<b>\$ 0.51</b>	<b>\$ 0.48</b>	<b>\$ 1.54</b>	<b>\$ 1.43</b>
 <b>Reconciliation of FFO, as adjusted, to Adjusted Funds From Operations ("AFFO")</b>				
FFO, as adjusted, of the Operating Partnership	\$ 114,730	\$ 107,673	\$ 342,243	\$ 317,659
Less: non-cash income adjustments	7,855	6,970	22,885	20,242
Less: maintenance capital expenditures	5,318	15,043	13,355	22,921
Less: tenant-related capital expenditures <sup>(3)</sup>	26,091	15,792	65,399	45,136
<b>Total Recurring AFFO of the Operating Partnership</b>	<b>\$ 75,466</b>	<b>\$ 69,868</b>	<b>\$ 240,604</b>	<b>\$ 229,360</b>

(1) "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) Per share/unit amounts of components will not necessarily sum to the total due to rounding to the nearest cent.

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

**Kite Realty Group Trust**  
**Joint Venture Summary as of September 30, 2023**  
(dollars in thousands)

**Consolidated Investments**

<u>Investments</u>	<u>Total Debt</u>	<u>Partner Economic Ownership Interest<sup>(1)</sup></u>	<u>Partner Share of Debt</u>	<u>Partner Share of Annual EBITDA</u>
Delray Marketplace	\$ 17,600	2%	\$ 352	\$ —
One Loudoun – Pads G&H Residential	95,095	10%	9,509	790
<b>Total</b>	<b>\$ 112,695</b>		<b>\$ 9,861</b>	<b>\$ 790</b>

**Unconsolidated Investments**

<u>Investments</u>	<u>Retail GLA</u>	<u>Multifamily Units</u>	<u>Total Debt</u>	<u>KRG Economic Ownership Interest</u>	<u>KRG Share of Debt</u>	<u>KRG Investment</u>	<u>KRG Share of Quarterly Adjusted EBITDA</u>	<u>KRG Share of Quarterly Adjusted EBITDA Annualized</u>
Three Property Retail Portfolio	416,582	—	\$ 51,890	20%	\$ 10,378	\$ 7,623	\$ 279	\$ 1,116
Glendale Center Apartments	—	267	31,330	11.5%	3,603	—	53	212
Embassy Suites at Eddy Street Commons	—	—	32,934	35%	11,527	—	225	900
The Corner (development)	24,000	285	52,459	50%	26,230	62	—	—
Other investments	—	—	—	—%	—	2,512	34	136
<b>Total</b>	<b>440,582</b>	<b>552</b>	<b>\$ 168,613</b>		<b>\$ 51,738</b>	<b>\$ 10,197</b>	<b>\$ 591</b>	<b>\$ 2,364</b>

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

**Kite Realty Group Trust**  
**Key Debt Metrics as of September 30, 2023**  
(dollars in thousands)

**Senior Unsecured Notes Covenants**

	<b>September 30, 2023</b>	<b>Debt Covenant Threshold<sup>(1)</sup></b>
Total debt to undepreciated assets	36%	<60%
Secured debt to undepreciated assets	2%	<40%
Undepreciated unencumbered assets to unsecured debt	294%	>150%
Debt service coverage	5.3x	>1.5x

**Unsecured Credit Facility Covenants**

	<b>September 30, 2023</b>	<b>Debt Covenant Threshold<sup>(1)</sup></b>
Maximum leverage	35%	<60%
Minimum fixed charge coverage	4.3x	>1.5x
Secured indebtedness	2.4%	<45%
Unsecured debt interest coverage	4.5x	>1.75x
Unsecured leverage	33%	<60%

**Senior Unsecured Debt Ratings**

Fitch Ratings	BBB/Stable
Moody's Investors Service	Baa3/Stable
Standard & Poor's Rating Services	BBB-/Positive

**Liquidity**

Cash and cash equivalents	\$ 52,317
Availability under unsecured credit facility	1,060,700
	<u>\$ 1,113,017</u>

<b>Unencumbered NOI as a % of Total NOI</b>	<b>94%</b>
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(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**

Company's consolidated debt and share of unconsolidated debt	\$ 2,885,079
Less: cash, cash equivalents, and restricted cash	<u>(61,410)</u>
	\$ 2,823,669
Q3 2023 Adjusted EBITDA, Annualized:	
- Consolidated Adjusted EBITDA	\$ 556,820
- Unconsolidated Adjusted EBITDA <sup>(1)</sup>	2,364
- Minority interest Adjusted EBITDA <sup>(1)</sup>	<u>(790)</u>
	558,394
Ratio of Company share of Net Debt to Adjusted EBITDA	<u><u>5.1x</u></u>

(1) See page 8 for details.



**Kite Realty Group Trust**  
**Summary of Outstanding Debt as of September 30, 2023**  
(dollars in thousands)

**Total Outstanding Debt**

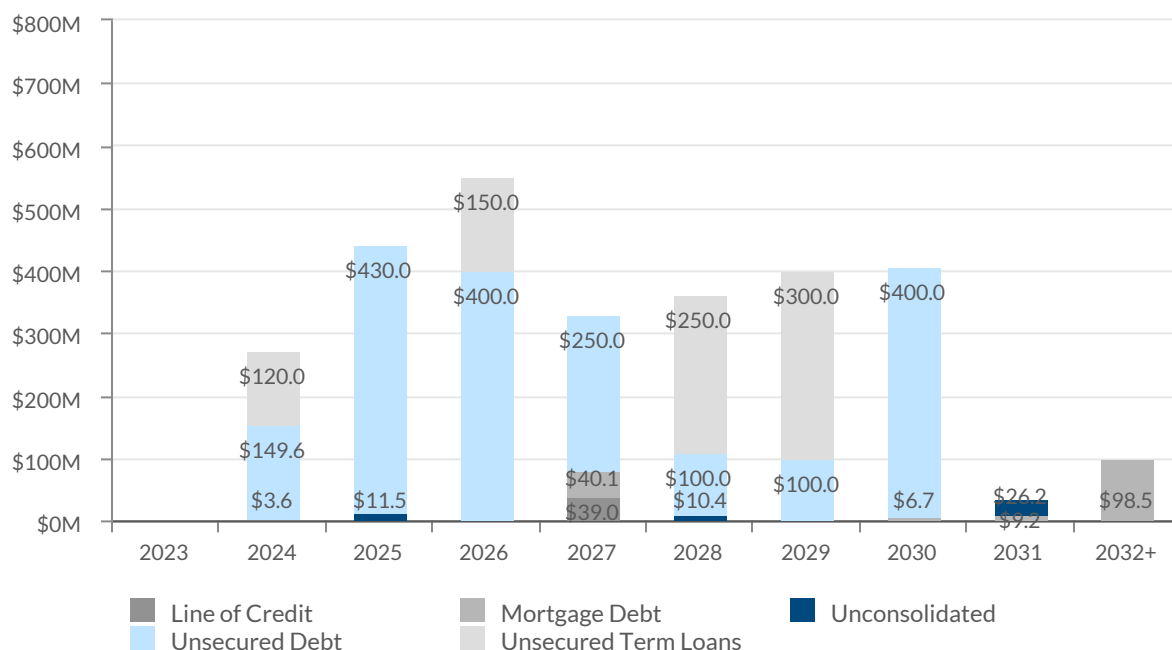
	Amount Outstanding	Ratio	Weighted Average Interest Rate	Weighted Average Years to Maturity
Fixed rate debt <sup>(1)</sup>	\$ 2,631,602	91%	4.01%	4.2
Variable rate debt <sup>(2)</sup>	211,600	7%	8.58%	3.1
Debt discounts, premiums and issuance costs, net	25,626	N/A	N/A	N/A
Total consolidated debt	2,868,828	98%	4.35%	4.1
KRG share of unconsolidated debt	51,738	2%	6.63%	5.4
<b>Total</b>	<b>\$ 2,920,566</b>	<b>100%</b>	<b>4.39%</b>	<b>4.1</b>

**Schedule of Maturities by Year**

	Secured Debt		Unsecured Debt	Total Consolidated Debt	Total Unconsolidated Debt	Total Debt Outstanding
	Scheduled Principal Payments	Term Maturities				
2023	\$ 1,260	\$ —	\$ —	\$ 1,260	\$ 69	\$ 1,329
2024	5,121	—	269,635	274,756	3,885	278,641
2025	5,248	—	430,000	435,248	11,176	446,424
2026	5,381	—	550,000	555,381	—	555,381
2027	4,720	8,200	289,000	301,920	—	301,920
2028 and beyond	31,849	92,788	1,150,000	1,274,637	36,608	1,311,245
Debt discounts, premiums and issuance costs, net	—	1,102	24,524	25,626	—	25,626
<b>Total</b>	<b>\$ 53,579</b>	<b>\$ 102,090</b>	<b>\$ 2,713,159</b>	<b>\$ 2,868,828</b>	<b>\$ 51,738</b>	<b>\$ 2,920,566</b>

- (1) Fixed rate debt includes the portion of variable rate debt that has been hedged by interest rate swaps. As of September 30, 2023, \$820.0 million in variable rate debt is hedged to a fixed rate for a weighted average of 1.9 years.
- (2) Variable rate debt includes the portion of fixed rate debt that has been hedged by interest rate swaps. As of September 30, 2023, \$155.0 million in fixed rate debt is hedged to a floating rate for a weighted average of 1.9 years.

**Debt Maturity Profile as of September 30, 2023**



**Kite Realty Group Trust**  
**Maturity Schedule of Outstanding Debt as of September 30, 2023**  
(dollars in thousands)

Description	Interest Rate <sup>(1)</sup>	Maturity Date	Balance as of September 30, 2023	% of Total Outstanding
Senior Unsecured Notes	4.58%	6/30/2024	\$ 149,635	
Unsecured Term Loan <sup>(2)</sup>	2.68%	7/17/2024	120,000	
<b>2024 Debt Maturities</b>			<b>269,635</b>	<b>9%</b>
Senior Unsecured Notes	4.00%	3/15/2025	350,000	
Senior Unsecured Notes <sup>(3)</sup>	SOFR + 365	9/10/2025	80,000	
<b>2025 Debt Maturities</b>			<b>430,000</b>	<b>15%</b>
Unsecured Term Loan <sup>(4)</sup>	2.73%	7/17/2026	150,000	
Senior Unsecured Notes	4.08%	9/30/2026	100,000	
Senior Unsecured Notes	4.00%	10/1/2026	300,000	
<b>2026 Debt Maturities</b>			<b>550,000</b>	<b>19%</b>
Unsecured Credit Facility <sup>(5)</sup>	SOFR + 120	1/8/2027	39,000	
Senior Unsecured Exchangeable Notes	0.75%	4/1/2027	175,000	
Northgate North	4.50%	6/1/2027	22,526	
Delray Marketplace <sup>(6)</sup>	BSBY + 215	8/4/2027	17,600	
Senior Unsecured Notes <sup>(3)</sup>	SOFR + 375	9/10/2027	75,000	
<b>2027 Debt Maturities</b>			<b>329,126</b>	<b>11%</b>
Unsecured Term Loan <sup>(7)</sup>	5.09%	10/24/2028	250,000	
Senior Unsecured Notes	4.24%	12/28/2028	100,000	
Senior Unsecured Notes	4.82%	6/28/2029	100,000	
Unsecured Term Loan <sup>(8)</sup>	4.05%	7/29/2029	300,000	
Rampart Commons	5.73%	6/10/2030	6,735	
Senior Unsecured Notes	4.75%	9/15/2030	400,000	
The Shoppes at Union Hill	3.75%	6/1/2031	9,246	
Nora Plaza Shops	3.80%	2/1/2032	3,365	
One Loudoun – Pads G&H Residential	5.36%	5/1/2033	95,095	
<b>2028 and beyond Debt Maturities</b>			<b>1,264,441</b>	<b>43%</b>
Debt discounts, premiums and issuance costs, net			25,626	
<b>Total debt per consolidated balance sheet</b>			<b>\$ 2,868,828</b>	<b>98%</b>
<b>KRG share of unconsolidated debt</b>				
Glendale Center Apartments	SOFR + 265	5/31/2024	\$ 3,603	
Embassy Suites at Eddy Street Commons <sup>(9)</sup>	5.03%	7/1/2025	11,527	
Three Property Retail Portfolio	4.09%	7/1/2028	10,378	
The Corner (development) <sup>(10)</sup>	SOFR + 286	7/20/2031	26,230	
<b>Total KRG share of unconsolidated debt</b>			<b>51,738</b>	<b>2%</b>
<b>Total consolidated and KRG share of unconsolidated debt</b>			<b>\$ 2,920,566</b>	

- (1) At September 30, 2023, daily SOFR was 5.31%, one-month SOFR was 5.32%, three-month SOFR was 5.53%, and one-month BSBY was 5.39%.
- (2) Term loan is hedged to a fixed rate of 1.58% plus a credit spread of 1.10% based on the Company's current credit rating.
- (3) Notes due 2025 are hedged to a floating rate until September 10, 2025. Notes due 2027 are hedged to a floating rate until September 10, 2025 and revert back to a fixed rate of 4.57% until maturity in 2027.
- (4) Term loan is hedged to a fixed rate of 1.68% plus a credit spread of 1.05% based on the Company's current credit rating.
- (5) Assumes the Company exercises its option to extend the maturity date by one year to 2027.
- (6) Property is held in a joint venture. The loan is guaranteed by Kite Realty Group, LP. Assumes the Company exercises its option to extend the maturity date by one year to 2027.
- (7) Assumes the Company exercises three one-year options to extend the maturity date to 2028. Term loan is hedged to a fixed rate of 5.09% until the initial maturity of October 24, 2025. Term loan interest rate reverts back to a floating rate of SOFR plus 2.10% beyond the initial maturity date.
- (8) Term loan is hedged to a fixed rate of 2.70% through November 22, 2023 and subsequently to a fixed rate of 2.47% through August 1, 2025. Term loan interest rate reverts back to a floating rate of SOFR from August 1, 2025 to the maturity date of July 29, 2029. In addition to the indicated rate, a credit spread of 1.35% is applicable across all time periods based on the Company's current credit rating.
- (9) Approximately \$10.5 million is hedged to a fixed rate of 5.03% until June 29, 2024, and the remaining balance floats at SOFR plus 2.61%.
- (10) The Corner (development) includes three loans with varying rates and maturity dates. As of September 30, 2023, the loans had a weighted average interest rate of 8.04% 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, 2023.

**Kite Realty Group Trust**  
**Acquisitions and Dispositions**  
(dollars in thousands)

**Acquisitions**

<u>Property Name</u>	<u>Acquisition Date</u>	<u>Metropolitan Statistical Area ("MSA")</u>	<u>Property Type</u>	<u>GLA</u>	<u>Acquisition Price</u>
Prestonwood Place	September 22, 2023	Dallas/Fort Worth	Multi-tenant retail	155,975	\$ 81,000

**Dispositions**

<u>Property Name</u>	<u>Disposition Date</u>	<u>MSA</u>	<u>Property Type</u>	<u>GLA</u>	<u>Sales Price</u>
Kingwood Commons	May 8, 2023	Houston	Multi-tenant retail	158,172	\$ 27,350
Pan Am Plaza & Garage	June 8, 2023	Indianapolis	Land & garage	—	52,025
Reisterstown Road Plaza	September 11, 2023	Baltimore	Multi-tenant retail	376,683	48,250
Eastside	October 24, 2023	Dallas/Fort Worth	Multi-tenant retail	43,640	14,425
<b>Total dispositions</b>				<u>578,495</u>	<u>\$ 142,050</u>

**Kite Realty Group Trust**  
**Development and Redevelopment Projects**  
(dollars in thousands)

Project	MSA	KRG Ownership %	Projected Completion Date <sup>(1)</sup>	Total Commercial GLA	Total Multifamily Units	Total Project Costs – at KRG's Share <sup>(2)</sup>	KRG Equity Requirement <sup>(2)</sup>	KRG Remaining Spend	Estimated Stabilized NOI to KRG	Estimated Remaining NOI to Come Online <sup>(3)</sup>
<b>Active Projects</b>										
Carillon MOB	Washington, D.C./Baltimore	100%	Q4 2024	126,000	—	\$ 59,700	\$ 59,700	\$ 32,600	\$3.5M–\$4.0M	\$1.7M–\$2.2M
The Corner – IN <sup>(4)</sup>	Indianapolis, IN	50%	Q4 2024	24,000	285	31,900	—	—	\$1.7M–\$1.9M	\$1.7M–\$1.9M
<b>Total</b>				<b>150,000</b>	<b>285</b>	<b>\$ 91,600</b>	<b>\$ 59,700</b>	<b>\$ 32,600</b>	<b>\$5.2M–\$5.9M</b>	<b>\$3.4M–\$4.1M</b>

**Future Opportunities<sup>(5)</sup>**

Project	MSA	Project Description
Hamilton Crossing Centre – Phase II	Indianapolis, IN	Addition of mixed-use (multifamily, office and retail) components adjacent to the Republic Airways headquarters.
Carillon	Washington, D.C./Baltimore	Potential of 1.2 million square feet of commercial GLA and 3,000 multifamily units for additional expansion.
One Loudoun	Washington, D.C./Baltimore	Potential of 1.9 million square feet of commercial GLA and 1,745 multifamily units for additional expansion.
Main Street Promenade	Chicago, IL	Potential of 16,000 square feet of commercial GLA 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.

- (1) Projected completion date represents the earlier of one year after completion of project construction or substantial occupancy of the property.
- (2) Total project costs and KRG equity requirement represent costs to KRG post-merger and exclude any costs spent to date prior to the merger.
- (3) 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.
- (4) The Company does not have any equity requirements related to this development. Total project costs are at KRG's share and are net of KRG's share of a \$13.5 million TIF.
- (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 Trust**  
**Geographic Diversification – Retail ABR by Region and State as of September 30, 2023**  
(dollars in thousands)

<u>Region/State</u>	<u>Number of Properties<sup>(1)</sup></u>	<u>Owned GLA/NRA<sup>(2)</sup></u>	<u>Total Weighted Retail ABR<sup>(3)</sup></u>	<u>% of Weighted Retail ABR<sup>(3)</sup></u>
<b><u>South</u></b>				
Texas	44	7,541	\$ 151,245	26.3%
Florida	30	3,618	65,118	11.3%
Maryland	8	1,403	34,533	6.0%
North Carolina	8	1,535	32,400	5.6%
Virginia	7	1,131	30,449	5.3%
Georgia	10	1,707	26,238	4.5%
Tennessee	3	580	8,687	1.5%
Oklahoma	3	506	7,918	1.4%
South Carolina	2	262	2,362	0.4%
<b>Total South</b>	<b>115</b>	<b>18,283</b>	<b>358,950</b>	<b>62.3%</b>
<b><u>West</u></b>				
Washington	10	1,682	30,485	5.3%
Nevada	5	846	28,231	4.9%
Arizona	5	725	15,295	2.7%
California	2	531	12,400	2.1%
Utah	2	388	7,948	1.4%
<b>Total West</b>	<b>24</b>	<b>4,172</b>	<b>94,359</b>	<b>16.4%</b>
<b><u>Midwest</u></b>				
Indiana	15	1,639	30,283	5.3%
Illinois	8	1,163	24,687	4.3%
Michigan	1	308	6,596	1.1%
Missouri	1	453	4,044	0.7%
Ohio	1	236	2,152	0.4%
<b>Total Midwest</b>	<b>26</b>	<b>3,799</b>	<b>67,762</b>	<b>11.8%</b>
<b><u>Northeast</u></b>				
New York	8	1,083	33,519	5.8%
New Jersey	4	339	11,375	2.0%
Massachusetts	1	272	4,143	0.7%
Connecticut	1	206	3,690	0.6%
Pennsylvania	1	136	1,982	0.4%
<b>Total Northeast</b>	<b>15</b>	<b>2,036</b>	<b>54,709</b>	<b>9.5%</b>
<b>Total<sup>(4)</sup></b>	<b>180</b>	<b>28,290</b>	<b>\$ 575,780</b>	<b>100.0%</b>

(1) Number of properties represents consolidated and unconsolidated retail properties.

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

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

(4) Excludes one operating retail property classified as held for sale as of September 30, 2023.

**Kite Realty Group Trust**  
**Top 25 Tenants by ABR as of September 30, 2023**  
(dollars in thousands, except per square foot data)

The following table includes the Company's retail operating properties.

							Credit Ratings	
	Tenant	Primary DBA/ Number of Stores	Number of Stores <sup>(1)</sup>	Total Leased GLA/NRA <sup>(2)</sup>	ABR <sup>(3)</sup>	% of Weighted ABR <sup>(4)</sup>	S&P	Moody's
1	The TJX Companies, Inc.	T.J. Maxx (18), Marshalls (12), HomeGoods (11), Homesense (2), T.J. Maxx & HomeGoods combined (2)	45	1,322	\$ 14,575	2.5%	A	A2
2	Best Buy Co., Inc.	Best Buy (15), Pacific Sales (1)	16	633	11,294	2.0%	BBB+	A3
3	Ross Stores, Inc.	Ross Dress for Less (31), dd's DISCOUNTS (1)	32	908	10,800	1.9%	BBB+	A2
4	PetSmart, Inc.		32	657	10,637	1.8%	B+	B1
5	Gap Inc.	Old Navy (25), The Gap (3), Banana Republic (3), Athleta (3)	34	455	8,371	1.5%	BB	Ba3
6	Michaels Stores, Inc.	Michaels	28	631	8,279	1.4%	N/A	N/A
7	Dick's Sporting Goods, Inc.	Dick's Sporting Goods (12), Golf Galaxy (1)	13	625	7,893	1.4%	BBB	Baa3
8	Publix Super Markets, Inc.		14	672	6,935	1.2%	N/A	N/A
9	The Kroger Co.	Kroger (6), Harris Teeter (2), QFC (1), Smith's (1)	10	355	5,844	1.0%	BBB	Baa1
10	Lowe's Companies, Inc.		6	—	5,841	1.0%	BBB+	Baa1
11	Nordstrom, Inc.	Nordstrom Rack	10	307	5,831	1.0%	BB+	Ba1
12	Total Wine & More		14	332	5,743	1.0%	N/A	N/A
13	BJ's Wholesale Club, Inc.		3	115	5,514	1.0%	BB+	N/A
14	Ulta Beauty, Inc.		25	259	5,465	0.9%	N/A	N/A
15	Burlington Stores, Inc.		11	515	5,298	0.9%	BB+	N/A
16	Albertsons Companies, Inc.	Safeway (3), Jewel-Osco (2), Tom Thumb (2)	7	395	5,100	0.9%	BB+	Ba2
17	Five Below, Inc.		29	260	5,063	0.9%	N/A	N/A
18	Petco Health And Wellness Company, Inc.		19	266	4,935	0.9%	B+	B2
19	Fitness International, LLC	LA Fitness	6	242	4,884	0.8%	B-	B3
20	Kohl's Corporation		7	361	4,865	0.8%	BB	Ba2
21	DSW Designer Shoe Warehouse		16	314	4,589	0.8%	N/A	N/A
22	The Container Store Group, Inc.		7	152	4,571	0.8%	B	N/A
23	Office Depot, Inc.	Office Depot (11), OfficeMax (3)	14	308	4,380	0.8%	N/A	N/A
24	Mattress Firm Group Inc.	Mattress Firm (24), Sleepy's (5)	29	144	4,123	0.7%	B+	B1
25	Barnes & Noble, Inc.		8	192	4,113	0.7%	N/A	N/A
<b>Total Top Tenants</b>			<b>435</b>	<b>10,420</b>	<b>\$ 164,943</b>	<b>28.6%</b>		

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

(2) Total leased GLA/NRA 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, 2023, 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 Trust

## Retail Leasing Spreads

Category	Total Leases <sup>(1)</sup>	Total Sq. Ft. <sup>(1)</sup>	Comparable Space <sup>(1)(2)</sup>					TI, LL Work, Lease Commissions PSF <sup>(5)</sup>
			Leases	Sq. Ft.	Prior Rent PSF <sup>(3)</sup>	New Rent PSF <sup>(4)</sup>	Cash Rent Spread	
New Leases – Q3 2023	67	226,593	33	119,327	\$ 23.48	\$ 31.92	36.0%	
New Leases – Q2 2023	52	234,140	29	130,030	24.04	34.97	45.5%	
New Leases – Q1 2023	44	225,651	17	58,287	21.58	29.78	38.0%	
New Leases – Q4 2022	51	309,042	21	160,787	18.31	22.39	22.3%	
<b>Total</b>	<b>214</b>	<b>995,426</b>	<b>100</b>	<b>468,431</b>	<b>\$ 21.62</b>	<b>\$ 29.23</b>	<b>35.2%</b>	<b>\$ 93.32</b>
Non-Option Renewals – Q3 2023	83	329,048	68	184,884	\$ 29.22	\$ 34.41	17.8%	
Non-Option Renewals – Q2 2023	85	289,661	64	201,184	27.46	30.72	11.9%	
Non-Option Renewals – Q1 2023	64	251,380	41	158,525	21.40	24.58	14.9%	
Non-Option Renewals – Q4 2022	83	294,117	66	193,909	28.71	31.96	11.3%	
<b>Total</b>	<b>315</b>	<b>1,164,206</b>	<b>239</b>	<b>738,502</b>	<b>\$ 26.93</b>	<b>\$ 30.65</b>	<b>13.8%</b>	<b>\$ 1.67</b>
Option Renewals – Q3 2023	64	843,054	64	843,054	\$ 15.95	\$ 17.27	8.3%	
Option Renewals – Q2 2023	53	807,255	53	807,255	15.65	16.99	8.6%	
Option Renewals – Q1 2023	36	354,200	36	354,200	20.57	22.17	7.8%	
Option Renewals – Q4 2022	39	430,896	39	430,896	16.73	17.92	7.1%	
<b>Total</b>	<b>192</b>	<b>2,435,405</b>	<b>192</b>	<b>2,435,405</b>	<b>\$ 16.66</b>	<b>\$ 18.00</b>	<b>8.0%</b>	<b>\$ –</b>
Total – Q3 2023	214	1,398,695	165	1,147,265	\$ 18.87	\$ 21.56	14.2%	
Total – Q2 2023	190	1,331,056	146	1,138,469	18.70	21.47	14.8%	
Total – Q1 2023	144	831,231	94	571,012	20.90	23.62	13.0%	
Total – Q4 2022	173	1,034,055	126	785,592	20.01	22.30	11.4%	
<b>Total</b>	<b>721</b>	<b>4,595,037</b>	<b>531</b>	<b>3,642,338</b>	<b>\$ 19.38</b>	<b>\$ 22.01</b>	<b>13.6%</b>	<b>\$ 12.34</b>

(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 Trust**  
**Lease Expirations as of September 30, 2023**  
(dollars in thousands, except per square foot data)

The following table includes the Company's operating retail properties and development/redevelopment property tenants open for business who have commenced paying rent as of September 30, 2023.

**Retail Portfolio**

	Number of Expiring Leases <sup>(1)</sup>	Expiring GLA – Retail <sup>(2)</sup>		Expiring ABR (Pro rata)	% of Total ABR (Pro rata)	Expiring ABR per Sq. Ft. <sup>(3)</sup>		
		Shop Tenants	Anchor Tenants			Shop Tenants	Anchor Tenants	Total
2023	133	275,696	284,531	\$ 14,419	2.7%	\$ 31.65	\$ 20.32	\$ 25.86
2024	492	1,238,828	1,320,128	54,718	10.1%	31.50	12.59	21.96
2025	478	1,153,702	2,624,051	69,319	12.8%	31.20	12.89	18.49
2026	456	1,038,090	2,203,523	63,235	11.7%	31.28	14.31	19.83
2027	503	1,184,318	2,377,573	70,635	13.1%	31.90	13.99	19.97
2028	509	1,180,410	2,798,869	81,527	15.1%	34.63	14.54	20.50
2029	307	710,136	2,207,482	57,041	10.5%	33.96	15.57	20.16
2030	157	468,352	677,011	23,789	4.4%	30.39	14.43	20.90
2031	141	390,246	604,162	22,561	4.2%	32.98	16.22	22.76
2032	166	415,984	1,003,118	27,928	5.2%	32.20	15.06	20.13
Beyond	295	720,823	1,689,348	55,337	10.2%	35.93	17.46	22.98
	<u>3,637</u>	<u>8,776,585</u>	<u>17,789,796</u>	<u>\$ 540,509</u>	<u>100.0%</u>	<u>\$ 32.52</u>	<u>\$ 14.64</u>	<u>\$ 20.59</u>

- (1) Lease expirations table reflects rents in place as of September 30, 2023 and does not include option periods; 2023 expirations include 40 month-to-month retail 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, 2023 for each applicable tenant multiplied by 12. Excludes tenant reimbursements and ground lease revenue.

**Kite Realty Group Trust**  
**Components of Net Asset Value as of September 30, 2023**  
(dollars in thousands)

<u>Cash Net Operating Income ("NOI")</u>			<u>Page</u>	<u>Other Assets</u> <sup>(1)</sup>			<u>Page</u>
GAAP property NOI (incl. ground lease revenue)	\$	152,065	6	Cash, cash equivalents, and restricted cash	\$	58,314	3
Non-cash revenue adjustments		(6,625)		Tenant and other receivables (net of SLR)		59,637	3
Other property-related revenue		(1,737)	6	Prepaid and other assets		134,615	3
Ground lease ("GL") revenue		(10,010)	6				
<b>Consolidated Cash Property NOI (excl. GL)</b>	<b>\$</b>	<b>133,693</b>					
Annualized Consolidated Cash Property NOI (excl. ground leases)	\$	534,772					
<b><u>Adjustments to Normalize Annualized Cash NOI</u></b>				<b><u>Liabilities</u></b>			
Remaining NOI to come online from development and redevelopment projects <sup>(2)</sup>	\$	3,750	13	Mortgage and other indebtedness, net	\$	(2,843,202)	10
Unconsolidated Adjusted EBITDA		2,364	8	Pro rata adjustment for joint venture debt		(41,877)	8
General and administrative expense allocable to property management activities included in property expenses (\$3.5 million in Q3)		14,000	6, note 3	Accounts payable and accrued expenses		(198,454)	3
<b>Total Adjustments</b>		<b>20,114</b>		Other liabilities		(279,960)	3
				Projected remaining under construction development/redevelopment <sup>(3)</sup>		(32,600)	13
Annualized Normalized Portfolio Cash NOI (excl. ground leases)	\$	554,886					
Annualized ground lease NOI		40,040					
<b>Total Annualized Portfolio Cash NOI<sup>(4)</sup></b>	<b>\$</b>	<b>594,926</b>		Common shares and Units outstanding		<b>222,822,226</b>	

(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 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, 2023.

## **Kite Realty Group Trust**

### **Non-GAAP Financial Measures**

#### **Funds from Operations**

Funds From Operations (“FFO”) is a widely used performance measure for real estate companies and is provided here as a supplemental measure of 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 depreciated property 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 flow 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 employee severance, (v) the excess of redemption value over carrying value of preferred stock redemption, and (vi) in 2022, the impact of prior period bad debt or the collection of accounts receivable previously written off (“prior period collection impact”) due to the recovery from the COVID-19 pandemic, which are not otherwise adjusted in the Company’s calculation of FFO.

#### **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 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 property net operating income (“NOI”) and cash NOI, which are non-GAAP financial measures, to evaluate the performance of our properties. 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.

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. 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, and (v) significant prior period expense recoveries and adjustments, if any. 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.

## **Kite Realty Group Trust**

### **Non-GAAP Financial Measures (continued)**

#### **Net Operating Income and Same Property Net Operating Income (continued)**

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. Same Property NOI includes the results of properties that have been owned for the entire current and prior year reporting periods.

NOI and Same Property NOI should not, however, be considered as alternatives to net income (calculated in accordance with GAAP) as indicators 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, 2023, the same property pool excludes the following: (i) properties acquired or placed in service during 2022 and 2023; (ii) the multifamily rental units and commercial portion at One Loudoun Downtown – Pads G & H; (iii) Shoppes at Quarterfield, Circle East and The Landing at Tradition – Phase II, which were reclassified from active redevelopment into our operating portfolio in June 2022, September 2022 and June 2023, respectively; (iv) two active development and redevelopment projects; (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 2022 and 2023; and (vii) office properties.

#### **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 subsidiary, and depreciation and amortization. For informational purposes, the Company also provides Adjusted EBITDA, which it defines as EBITDA less (i) Adjusted EBITDA from unconsolidated entities, (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.