INVESTOR UPDATE

Q2 2025



Kings Lake Square – Naples, FL MSA



Legacy West – Dallas / Fort Worth, TX MSA


Chapel Hill Shopping Center – Dallas / Fort Worth, TX MSA

KRG
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NYSE

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KRG Overview

1960 / 2004 Founded / IPO	**KRG** NYSE
$5.1B Market Cap[1]	**$8.2B** Enterprise Value[1]

CREDIT RATINGS

BBB	**Baa2**	**BBB**
S&P	Moody's	Fitch

181 Operating Properties	**30M** Total Owned GLA (SF)	**93.3%** Retail Portfolio Percent Leased
$22.02 Retail Annualized Base Rent (ABR) per SF	**5.1x** Net Debt to Adjusted EBITDA	**79%** Retail Wtd. ABR from Assets with a Grocery Component[2]
69% Wtd. ABR in Sun Belt Markets[3]	**2,187** Multifamily Units[4]	**4,000+** Operating Leases

ONE LOUDOUN
Washington, D.C. MSA

Note: Unless otherwise indicated, the source of all Company data is publicly available information that has been or will be filed with the Securities and Exchange Commission for the period ending June 30, 2025.

1. As of July 29, 2025.
2. Assets with a grocery component include centers with a big box wine and spirits store.
3. Sun Belt states include AL, AR, AZ, CA, CO, FL, GA, KY, LA, MS, NC, NM, NV, OK, SC, TN, TX, UT and VA.
4. Represents the number of multifamily units that the Company has an economic interest in.

KRG's Strategic Advantages

Best-in-Class Operating Platform

- ✓ Operating margins and metrics are among the best in the open-air retail sector
- ✓ Management team has deep experience operating open-air real estate

Flexible and Durable Balance Sheet

- ✓ Low leverage with manageable near-term maturities
- ✓ Investment-grade balance sheet with a BBB rating from S&P and a Baa2 rating from Moody's
- ✓ Approximately $1.3B of available liquidity and minimal near-term capital commitments

High-Quality Sun Belt Portfolio

- ✓ Primarily concentrated in Sun Belt markets with select strategic gateway market presence
- ✓ Predominantly focused on grocery-anchored centers along with vibrant mixed-use and lifestyle assets



RAMPART COMMONS
LAS VEGAS, NV

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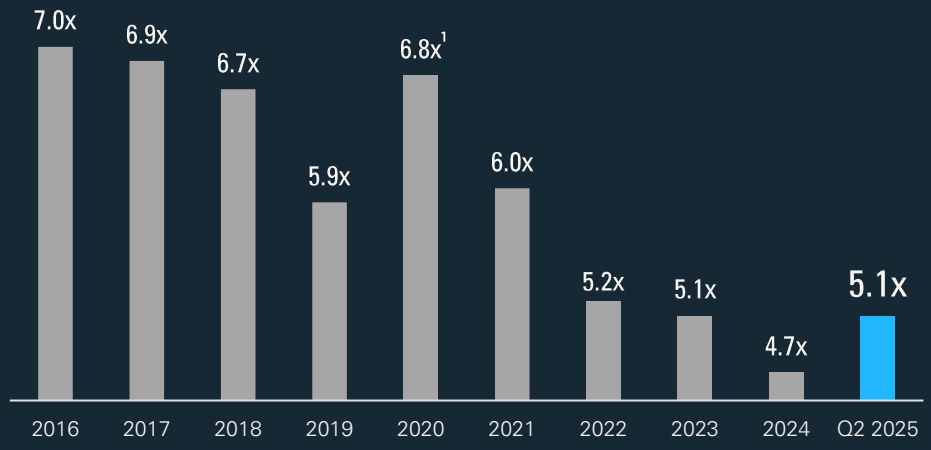
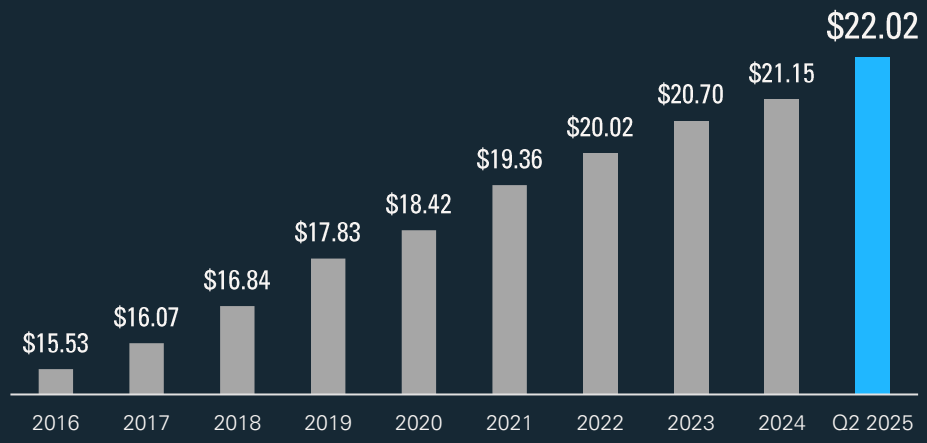
Second Quarter Highlights

NET DEBT TO ADJUSTED EBITDA



ABR PSF



	Q2 2025	COMMENTARY
NAREIT FFO	$0.51	Driven by same property NOI growth and lower than expected bad debt, offset by non-cash headwinds
Core FFO	$0.50	Driven by NAREIT FFO excluding the non-cash headwinds
Same Property NOI Growth	3.3%	Driven by improvements in base rent and embedded rent bumps
Total Leasing Volume	~1.2M SF	Strong quarterly leasing volume, highlighted by 17.0% comparable blended cash leasing spreads
Anchor / Shop Leased %	94.2% / 91.6%	Year-over-year shop leased percentage increased 80 basis points and the 260-basis point decline in anchor leased percentage is due to recent bankruptcies
Leased-to-Occupied Spread at Period End	290 bps	Spread represents $31.6M of NOI, of which ~51% is expected to come online in 2025

1. Proforma for the Eastgate Crossing acquisition.

2025 Guidance

Key assumptions:

- Same property NOI growth range of 1.50% to 2.50%
- Full-year credit disruption of 1.85% of total revenues at the midpoint, inclusive of a 0.95% general bad debt reserve and a 0.90% impact from anchor bankruptcies
- Interest expense, net of interest income, excluding unconsolidated joint ventures, of $124.75M at the midpoint

2025 NAREIT AND CORE FFO GUIDANCE

	LOW	HIGH
Net income	$0.75	$0.79
Realized gain on sales of operating properties, net	(0.46)	(0.46)
Depreciation and amortization	1.77	1.77
NAREIT FFO	$2.06	$2.10
Non-cash items	(0.04)	(0.04)
Core FFO	$2.02	$2.06

2025 FFO GUIDANCE BRIDGE AT THE MIDPOINT[1]

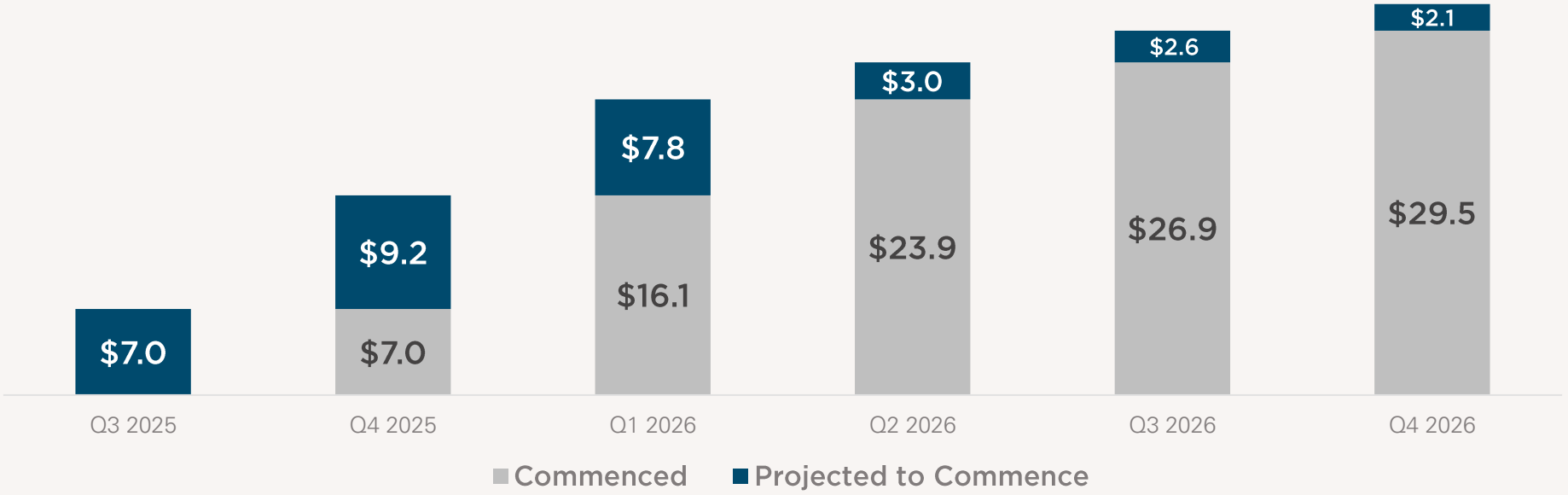
	NAREIT FFO MID	CORE FFO MID
Previous 2025 FFO Guidance Midpoint	$2.07	$2.03
Same Property NOI	$0.01	$0.01
Revised 2025 FFO Guidance Midpoint	$2.08	$2.04

1. Readers should refer to the discussion in the Forward-Looking Statements section at the end of this presentation for a discussion of the risks that could cause actual results to differ materially from any projection or potential result.

Components of Signed-Not-Open Pipeline

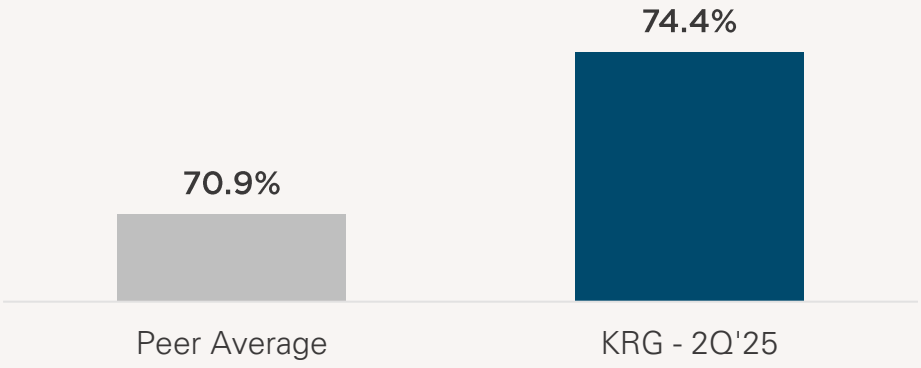
- **Leased-to-occupied spread at period end (290 bps) expected to remain elevated due to strong leasing demand**
  - The signed-not-open (SNO) pipeline increased $4.1M quarter-over-quarter to $31.6M as a result of new leases signed in the second quarter of 2025, net of tenants that commenced rent in the second quarter of 2025
  - Of the $31.6M SNO pipeline, 37% is from anchor tenants and 63% is from shop tenants
  - Of the $31.6M SNO pipeline, 88% is from the same property NOI pool and 12% is from the non-same property NOI pool
- **The projected cumulative SNO commencement schedule represents annualized gross rent to come online and does not factor intra-quarter timing of commencement or tenants that do not renew their lease**

Projected Cumulative Signed-Not-Open NOI Commencement Schedule ($ in M)

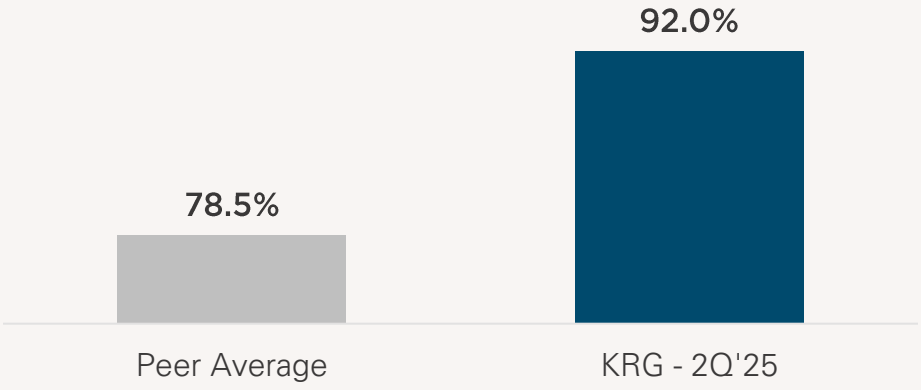


Highly Efficient Operators

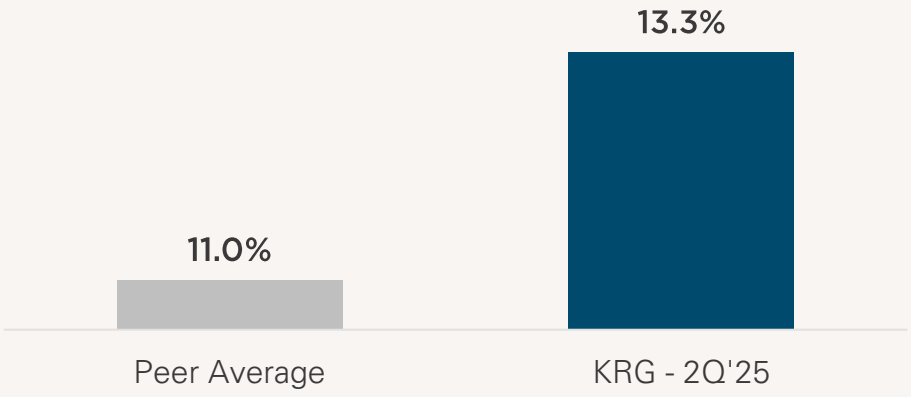
RETAIL NOI MARGIN



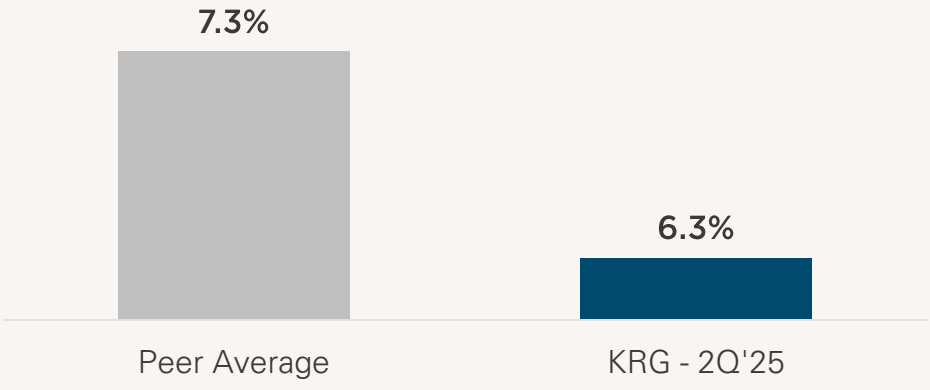
RETAIL RECOVERY RATIO[1]



BLENDED CASH SPREADS (TTM)



G&A AS A % OF TOTAL REVENUE



KRG LISTED NYSE

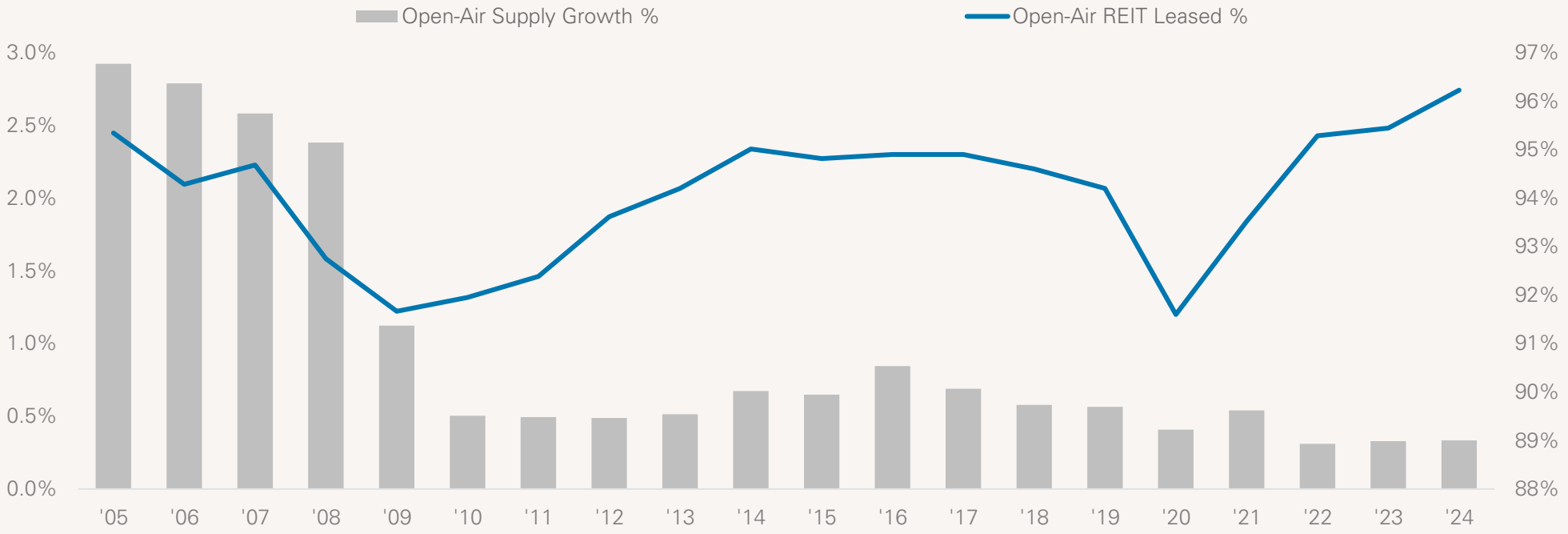
Note: Peer group includes AKR, BRX, FRT, KIM, PECO, and REG. Note: Source of all peer data is from 2Q 2025 supplemental disclosures, except FRT and KIM data is from 1Q 2025 supplemental disclosures.

1. "Recovery Ratios" are computed by dividing tenant reimbursements by the sum of recoverable operating expense and real estate tax expense.

Reappreciation of Open-Air Retail

- Declining retail supply in the U.S. has been a driver for retail leased rates as retailers have realized the importance of their brick-and-mortar footprint
- Nearly 15 years of limited supply growth has resulted in record-high leased rates for open-air retail as tenants are competing for existing space in institutional quality centers

Open-Air Supply Growth vs. Leased Rate



Source: Green Street and open-air REIT company filings from 2005 – 2024 including AKR, BRX, CURB, EQY, FRT, IVT, KIM, KRG, PECO, REG, ROIC, RPAI, RPT, SITC, UE, and WRI for the period of time each company has been publicly traded.

Growth-Focused Leasing Results

- Given the favorable supply-demand dynamic for open-air retail, KRG is focused on improving our long-term embedded growth profile by increasing efforts to implement higher fixed rent bumps
- Since the beginning of 2023, KRG has made significant improvements converting leases to higher fixed rent bumps as we aim to improve our long-term embedded growth profile

AVERAGE ABR GROWTH – NEW LEASES AND NON-OPTION RENEWALS				
	YTD 2025	2024	2023	2022
Shops (< 10K Square Feet)	3.4%	3.5%	3.0%	2.7%
Anchors (> 10K Square Feet)	1.5%	1.3%	1.1%	0.9%
Total	3.0%	2.9%	2.5%	2.2%

CONVERSION STATS ON LEASING ACTIVITY – NEW LEASES AND NON-OPTION RENEWALS				
	YTD 2025	2024	2023	2022
Fixed Rent Bumps Greater Than or Equal to 3% (% of Lease Count)	86%	84%	81%	68%
Fixed CAM (% of Lease Count)	96%	92%	94%	89%

SMALL SHOP CONVERSION STATS – NEW LEASES AND NON-OPTION RENEWALS				
FIXED RENT BUMPS (% OF LEASE COUNT)	YTD 2025	2024	2023	2022
Greater Than or Equal to 3.0%	94%	92%	87%	74%
Greater Than or Equal to 3.5%	72%	78%	42%	5%
Greater Than or Equal to 4.0%	64%	71%	35%	3%

Grocer Demand Across the Portfolio

- Strong grocer demand in KRG's portfolio has allowed us to increase our percentage of weighted ABR generated from centers with a grocery component to 79% at strong rent spreads and healthy returns on capital

179K
Grocer SF Added
(2022 – Q2 2025)

44.6%
Average New Leasing Spreads

21.5%
Average Gross Returns on Capital

Property	Center Type	Previous Tenant	Grocer Addition
Pelham Manor Shopping Plaza	Community	Michaels	LIDL
Eastgate Pavilion	Power	BED BATH & BEYOND	GROCERY OUTLET bargain market
Fort Evans Plaza II	Community	Two Shop Spaces	TRADER JOE'S
Gateway Plaza	Power	buybuy BABY	HARELI Fresh Market
Lithia Crossing	Neighborhood	Stein Mart	WHOLE FOODS MARKET
Huebner Oaks	Lifestyle / Mixed-Use	BED BATH & BEYOND	TRADER JOE'S
Woodinville Plaza	Community	RITE AID	TRADER JOE'S
Toringdon Market	Neighborhood	EARTH FARE HEALTHY FOOD FOR EVERYONE	WHOLE FOODS MARKET

2025 Transactions Update

- KRG's transaction volume increased significantly in the first half of 2025 and met our strategic criteria:
  - ✓ Improve the portfolio's cruising speed
  - ✓ Earnings accretive and value-enhancing
  - ✓ Modest impact on net debt to EBITDA
  - ✓ Reduce exposure to at-risk tenancy
- We acquired an iconic lifestyle / mixed-use center and a local community center that were partially funded by the contribution of regional community and power centers into a second JV and the sale of three non-core assets

YTD 2025 TRANSACTION ACTIVITY

	Price (At Share)	KRG Effective Yield
Acquisitions	$476.6M	6.5%
Dispositions	$258.4M	6.5%
Net Transaction Activity	+$218.2M	–



Legacy West – Dallas / Fort Worth, TX MSA

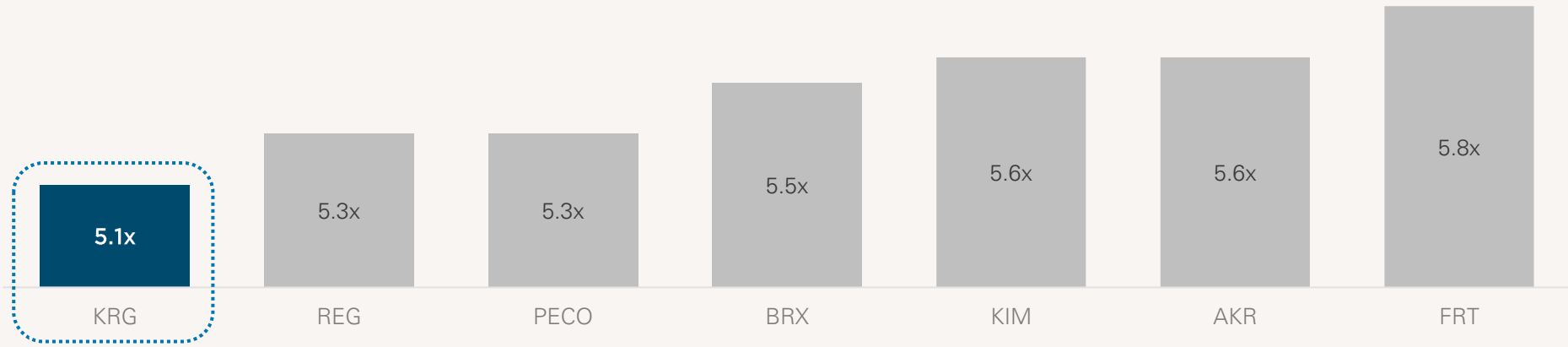


Village Commons – Miami / Fort Lauderdale, FL MSA

Balance Sheet Snapshot

5.1x Net Debt + Preferred / Adjusted EBITDA	**4.5x** Debt Service Coverage Ratio	**$1.3B** Available Liquidity
4.46% Weighted Average Interest Rate[1]	**95%** Unencumbered NOI as a % of Total NOI	**94%** Fixed Rate Debt
BBB / Positive Fitch	**BBB / Stable** S&P	**Baa2 / Stable** Moody's

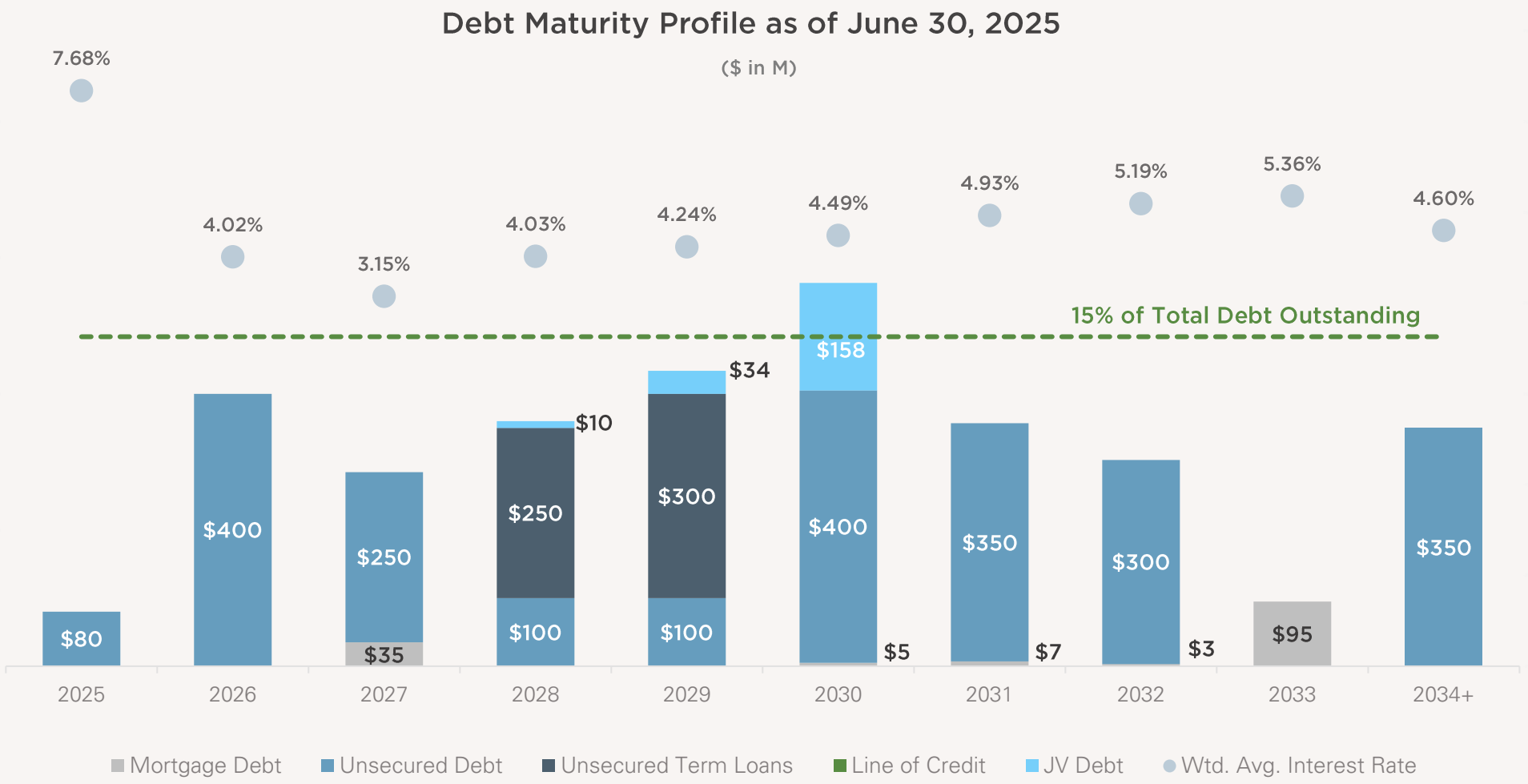
NET DEBT + PREFERRED / ADJUSTED EBITDA



KRG LISTED NYSE

Note: Source of all peer data is from 2Q 2025 supplemental disclosures, except FRT and KIM data is from 1Q 2025 supplemental disclosures.
1. Includes $202.7 million of the Company's share of unconsolidated JV debt.

Well-Staggered Maturity Ladder



Note: Maturity profile assumes that all loan extension options are exercised by the Company.

High-Quality Portfolio

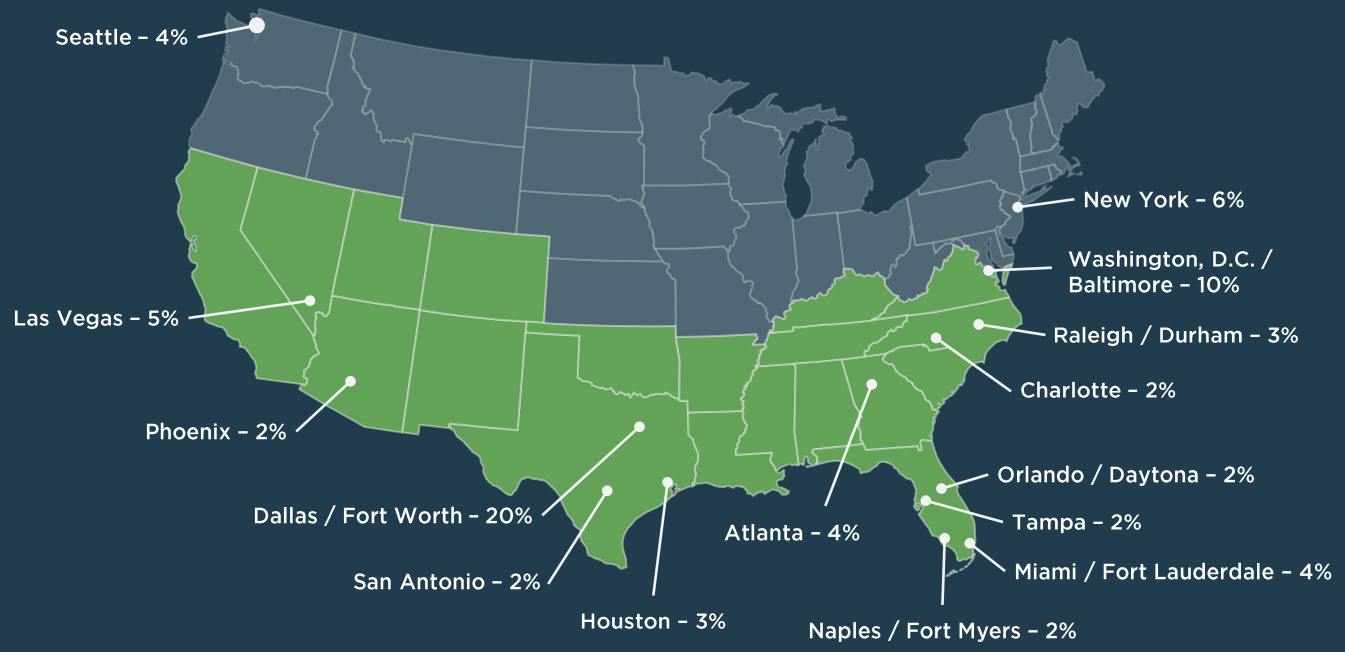


PRESTONWOOD PLACE
DALLAS / FORT WORTH, TX MSA

Predominantly Sun Belt with Strategic Gateway Components

ABR Concentration	
69%	Sun Belt Markets
65%	Top 10 Population Growth States[1]
21%	Strategic Gateway Markets (DC, Seattle and NYC)

Top 5 States (ABR)	
Texas	29%
Florida	11%
Indiana	6%
Virginia	6%
Maryland	5%



1. Source: US Census Bureau, Vintage 2024 Population Estimates from July 1, 2023 to July 1, 2024. Top 10 states include FL, TX, UT, SC, NV, IA, NC, DE, AZ, and DC.

Portfolio Needle-Movers

KEY METRICS	LEGACY WEST	ONE LOUDOUN	SOUTHLAKE TOWN SQUARE	TOTAL
% of Q2 2025 Annualized Total Portfolio NOI	2.7%	4.2%	5.3%	12.2%
% of Total Retail Square Footage	1.2%	1.2%	2.3%	4.8%
% of Total Office Square Footage	22.2%	9.8%	11.8%	43.9%
Small Shop Retail ABR psf	$73.11	$44.68	$53.19	$56.96
Retail ABR psf	$63.12	$36.96	$44.39	$47.28
Embedded Rent Escalators	260	210	240	230[1]
Number of Visitors in 2024	4.9M	4.4M	8.1M	17.4M
Retail and Office Tenant Count	88	93	181	362
Residential Units (On Site)[2]	782	1,304	110	2,196
Hotel Rooms (On Site)[2]	304	295	248	847



Legacy West – Dallas / Fort Worth, TX MSA



One Loudoun – Washington, D.C. MSA



Southlake Town Square – Dallas / Fort Worth, TX MSA

1. Represents weighted average from the three properties compared to KRG's portfolio average of 174 basis points as of June 30, 2025.
2. Includes residential units and hotel rooms currently contemplated in development plans as previously disclosed.

Anchor Leasing Update

- Strong risk-adjusted returns provide opportunity for outsized organic NOI growth
- Additional value creation at properties due to new, stronger tenants
- Existing anchor inventory includes 38 spaces representing ~1M square feet to lease

	ANCHORS EXECUTED (2022 – Q2 2025)
Count	**83**
Square feet	**1,793,000**
Capital / SF (TI / LL Work / Lease Commissions)	**$83**
Total capital ($, M)	**$149**
Previous tenants' ABR	**$12.13**[1]
New tenants' ABR	**$17.41**[1]
Cash lease spread	**44%**[1]
Return on capital	**28%**[2]
New NOI incl. NNN ($, M)	**$42M**

1. Includes only comparable leases (45 of 82).
2. Represents the estimated total potential new NOI divided by the cost of executing such leases. These numbers are based on Management's estimates and assumptions, and there can be no assurance that such estimates and assumptions will be accurate or realized.

KRG LISTED NYSE

KITE®

Solid Returns & Stronger Tenants

NEW OFFERINGS

Whole Foods Market · HomeSense · ALDI · Lidl · Trader Joe's · Golf Galaxy · Havertys Furniture · Est 1885 · DICK'S Sporting Goods · PGA TOUR Superstore · Total Wine & More · Planet Fitness · Ross Dress for Less · Sierra · L.L.Bean · Nordstrom Rack · five BELOW · west elm · Burlington · RH Restoration Hardware · Boot Barn · HomeGoods · Grocery Outlet Bargain Market · Ulta Beauty · Foot Locker

DIVERSIFIED MERCHANDISING MIX AND ENHANCED CREDIT PROFILE

48 Brands
For 83 Spaces

90%
National Tenants

One Loudoun Expansion

- Expansion contemplates the following:
  - 86K square feet of additional retail including Pottery Barn, Williams-Sonoma, Alo Yoga, Arhaus, Tatte, and Bartaco
  - 33K square feet of additional office space to meet the growing demand for highly amenitized work environments
  - Current estimates contemplate a $65M to $75M[1] net equity requirement at a 7.25% to 8.25% yield for the retail and office components
  - ~170-room full-service business hotel (e.g., Tempo by Hilton)
  - ~400 high-end multifamily units consistent with the quality of the existing multifamily units





1. KRG's equity requirement is shown net of 2 over 2 land sale net proceeds of $15.9M.

Diverse Tenant Base

	TOP 15 TENANTS BY ABR	STORE COUNT[1]	% OF WTD. ABR[2]
1	The TJX Companies, Inc.	51	2.6%
2	Ross Stores, Inc.	33	1.8%
3	PetSmart, Inc.	31	1.7%
4	Best Buy Co., Inc.	15	1.4%
5	Dick's Sporting Goods, Inc.	13	1.3%
6	Gap Inc.	33	1.2%
7	Michaels Stores, Inc.	27	1.2%
8	Publix Super Markets, Inc.	15	1.2%
9	Ulta Beauty, Inc.	29	1.0%
10	Total Wine & More	15	1.0%
11	BJ's Wholesale Club, Inc.	3	0.9%
12	The Kroger Co.	10	0.9%
13	Lowe's Companies, Inc.	6	0.9%
14	Five Below, Inc.	31	0.8%
15	Fitness International, LLC	5	0.8%
	TOTAL	317	18.7%

	% of Total Wtd. ABR
NECESSITY-BASED RETAIL	**27%**
Grocery / Big Box Wine & Spirits	10%
Office Supply / Electronics	5%
Medical	4%
Pet Stores	3%
Hardware / Auto	2%
Banks	2%
Pharmacy / Drug	1%
RESTAURANTS	**19%**
Full Service Restaurants	10%
Quick Service Restaurants	9%
DISCRETIONARY RETAIL	**47%**
Discount Retailers	12%
Beauty & Cosmetics	8%
Full Line Apparel	6%
Home Furnishings	5%
Fitness	4%
Sporting Goods	3%
Soft Goods	3%
Personal & Professional Services	2%
Arts & Crafts	2%
Theatres / Entertainment	2%
OFFICE	**7%**
TOTAL	**100%**

KRG LISTED NYSE

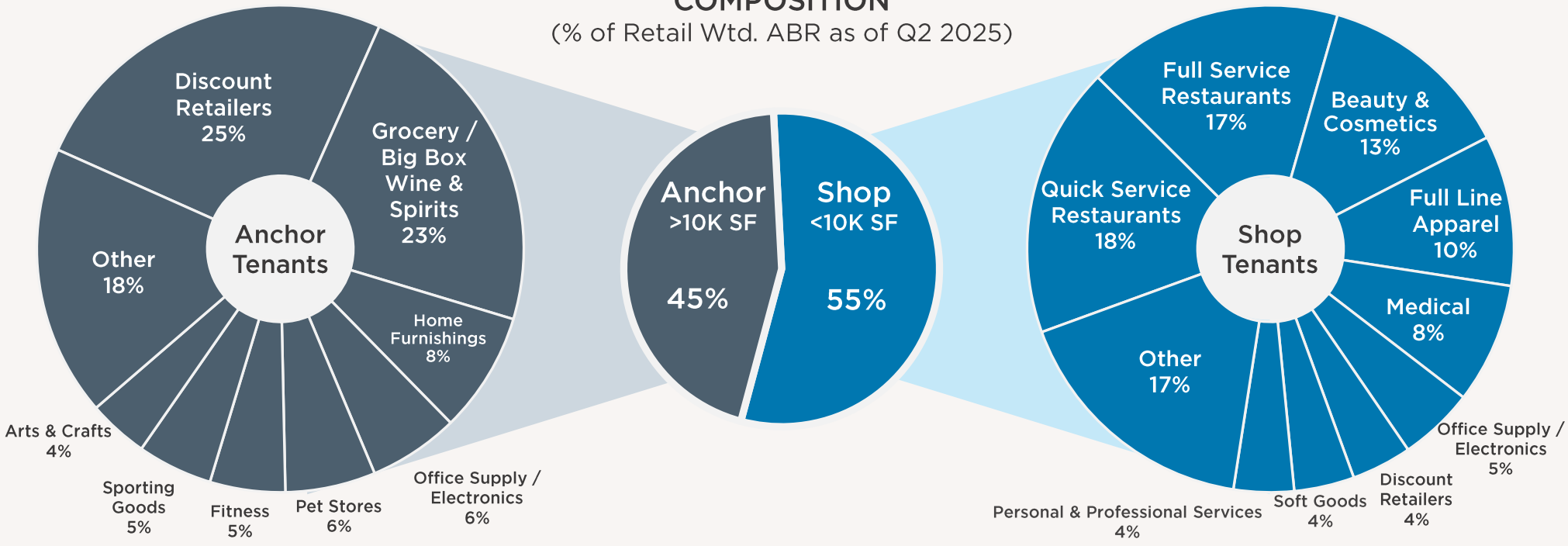
1. Number of stores represents stores at consolidated and unconsolidated properties.
2. Percent of weighted ABR includes ground lease rent and represents the Company's share of the ABR at consolidated and unconsolidated properties.

Composition of Retail Tenant Base

- Diverse and balanced tenant mix provides strong durability in KRG's cash flow
- Anchor revenue stream predominantly composed of grocers and discount retailers
- Shop composition includes a strong mix of restaurants, apparel, and beauty & cosmetics tenants

TOTAL PORTFOLIO COMPOSITION

(% of Retail Wtd. ABR as of Q2 2025)



Big Names. Small Spaces.

Top 50 Small Shop Tenants (< 10K Square Feet)	99% National Brands	~770 Stores	28% Of Small Shop ABR	15% Of Portfolio ABR

Pairing Established Small Shop Tenants With Newer Retail Concepts

KEY TOP 50 SHOP TENANTS (by ABR)

five BELOW · ULTA BEAUTY · CHIPOTLE MEXICAN GRILL · SHAKE SHACK · WILLIAMS SONOMA · Chick-fil-A · lululemon · SEPHORA · BANK OF AMERICA

KEY NEW SHOP TENANTS RECENTLY SIGNED

alo · ATHLETA · ARITZIA · bartaco · BUCK MASON · CULINARY DROPOUT · DIG. · FLOWER CHILD · FOUNT · gorjana · johnnie-O · KENDRA SCOTT · Lilly Pulitzer · MADISONREED · MIZZEN+MAIN · Liquors · Rowan · ROW HOUSE · Snooze AN A.M. EATERY · SOMA · SOUTHERN TIDE · sweetgreen · Tatte BAKERY & CAFÉ · TECOVAS · TRUE CLASSIC · vuori · WARBY PARKER

Disclaimer

Forward-Looking Statements

This Investor Update, 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, disruptions related to tariffs and other trade or sanction issues, 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;
- 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, causing costs to rise sharply and inventory to fall;
- 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, and governance standards set by various constituencies;
- insurance costs and coverage, especially in Florida and Texas coastal areas and North Carolina;
- risks associated with cyber attacks and the loss of confidential information and other business disruptions;
- risks associated with the use of artificial intelligence and related tools;
- whether the leased-to-occupied spread will remain elevated;
- our ability to achieve the expected NOI from our signed-not-open pipeline;
- 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, 2024, 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 Investor Update also includes certain forward-looking non-GAAP information. For certain definitions and reconciliations see pages 23 to 27.

Non-GAAP Financial Measures

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.

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. Same Property NOI for all periods presented includes 52% of the NOI from the three previously wholly owned properties that were contributed to the newly formed joint venture with GIC in June 2025.

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 six months ended June 30, 2025, the Same Property Pool excludes the following: (i) properties acquired or placed in service during 2024 and 2025; (ii) The Corner – IN, which was reclassified from active development into our operating portfolio in March 2025; (iii) our active development project at One Loudoun Expansion; (iv) Hamilton Crossing Centre and Edwards Multiplex – Ontario, which were reclassified from our operating portfolio into redevelopment in June 2014 and March 2023, respectively; (v) properties sold or classified as held for sale during 2024 and 2025; and (vi) standalone office properties, including the Carillon medical office building, which was reclassified from active redevelopment into our office portfolio in December 2024.

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 less (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.

Non-GAAP Financial Measures

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 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 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 Investor Update.

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) 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 include 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.

Appendix: Reconciliation of Same Property NOI to Net Income

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

	Three Months Ended June 30,			Six Months Ended June 30,		
	2025	2024	Change	2025	2024	Change
Number of properties in Same Property Pool for the period[1]	175	175		175	175	
Leased percentage at period end	93.2%	94.8%		93.2%	94.8%	
Economic occupancy percentage at period end	90.3%	91.6%		90.3%	91.6%	
Economic occupancy percentage[2]	90.4%	91.3%		91.1%	91.2%	
Minimum rent	$ 150,706	$ 147,190		$ 301,765	$ 293,361	
Tenant recoveries	41,704	40,364		84,876	81,361	
Bad debt reserve	(1,521)	(1,562)		(3,469)	(2,072)	
Other income, net	2,488	2,169		4,685	4,766	
Total revenue	193,377	188,161		387,857	377,416	
Property operating	(24,195)	(24,001)		(49,626)	(49,028)	
Real estate taxes	(25,078)	(24,648)		(50,328)	(49,350)	
Total expenses	(49,273)	(48,649)		(99,954)	(98,378)	
Same Property NOI[3]	**$ 144,104**	**$ 139,512**	**3.3%**	**$ 287,903**	**$ 279,038**	**3.2%**
Reconciliation of Same Property NOI to most directly comparable GAAP measure:						
Net operating income – same properties	$ 144,104	$ 139,512		$ 287,903	$ 279,038	
Net operating income – non-same activity[4]	12,906	14,413		32,857	27,396	
Total property NOI	**157,010**	**153,925**	**2.0%**	**320,760**	**306,434**	**4.7%**
Other (expense) income, net	(2,104)	7,441		1,762	10,806	
General, administrative and other	(13,390)	(12,966)		(25,648)	(25,750)	
Impairment charges	–	(66,201)		–	(66,201)	
Depreciation and amortization	(97,887)	(99,291)		(196,118)	(199,670)	
Interest expense	(34,052)	(30,981)		(67,006)	(61,345)	
Gain (loss) on sales of operating properties, net	103,022	(1,230)		103,113	(1,466)	
Gain on sale of unconsolidated property, net	–	–		–	2,325	
Net (income) loss attributable to noncontrolling interests	(2,281)	665		(2,815)	385	
Net income (loss) attributable to common shareholders	$ 110,318	$ (48,638)		$ 134,048	$ (34,482)	

(1) Same Property NOI excludes the following: (i) properties acquired or placed in service during 2024 and 2025; (ii) The Corner – IN, which was reclassified from active development into our operating portfolio in March 2025; (iii) our active development project at One Loudoun Expansion; (iv) Hamilton Crossing Centre and Edwards Multiplex – Ontario, which were reclassified from our operating portfolio into redevelopment in June 2014 and March 2023, respectively; (v) properties sold or classified as held for sale during 2024 and 2025; and (vi) standalone office properties, including the Carillon medical office building, which was reclassified from active redevelopment into our office portfolio in December 2024.

(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 52% of the NOI from the three previously wholly owned properties that were contributed to the newly formed joint venture with GIC in June 2025.

(4) 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.

Appendix: NAREIT Funds from Operations

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
Net income (loss)	$ 112,599	$ (49,303)	$ 136,863	$ (34,867)
Less: net income attributable to noncontrolling interests in properties	(81)	(74)	(151)	(141)
Less/add: (gain) loss on sales of operating properties, net	(103,022)	1,230	(103,113)	1,466
Less: gain on sale of unconsolidated property, net	–	–	–	(2,325)
Add: impairment charges	–	66,201	–	66,201
Add: depreciation and amortization of consolidated and unconsolidated entities, net of noncontrolling interests	104,469	99,433	203,146	199,993
NAREIT FFO of the Operating Partnership[1]	113,965	117,487	236,745	230,327
Less: Limited Partners' interests in FFO	(2,466)	(1,946)	(4,929)	(3,768)
FFO attributable to common shareholders[1]	$ 111,499	$ 115,541	$ 231,816	$ 226,559
FFO, as defined by NAREIT, per share of the Operating Partnership – basic	$ 0.51	$ 0.53	$ 1.05	$ 1.03
FFO, as defined by NAREIT, per share of the Operating Partnership – diluted	$ 0.51	$ 0.53	$ 1.05	$ 1.03
Weighted average common shares outstanding – basic	219,835,322	219,622,059	219,775,829	219,561,586
Weighted average common shares outstanding – diluted	219,949,868	220,013,860	219,888,939	219,957,009
Weighted average common shares and units outstanding – basic	224,684,910	223,329,063	224,451,187	223,219,523
Weighted average common shares and units outstanding – diluted	224,799,456	223,720,864	224,564,297	223,614,946
Reconciliation of NAREIT FFO to Core FFO[2]				
NAREIT FFO of the Operating Partnership[1]	$ 113,965	$ 117,487	$ 236,745	$ 230,327
Add:				
Amortization of deferred financing costs	1,751	987	3,395	1,916
Non-cash compensation expense and other	3,048	2,906	5,564	5,628
Less:				
Straight-line rent – minimum rent and common area maintenance	2,835	3,651	5,413	6,776
Market rent amortization income	1,879	2,390	5,421	4,657
Amortization of debt discounts, premiums and hedge instruments	890	3,734	3,646	7,490
Core FFO of the Operating Partnership	$ 113,160	$ 111,605	$ 231,224	$ 218,948
Core FFO per share of the Operating Partnership – diluted	$ 0.50	$ 0.50	$ 1.03	$ 0.98

(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.

Appendix: Reconciliation of EBITDA to Net Income

Kite Realty Group
Earnings Before Interest, Taxes, Depreciation and Amortization ("EBITDA")
(dollars in thousands)
(unaudited)

	Three Months Ended June 30, 2025
Net income	$ 112,599
Depreciation and amortization	97,887
Interest expense	34,052
Income tax expense of taxable REIT subsidiaries	199
EBITDA	244,737
Unconsolidated EBITDA, as adjusted	5,689
Gain on sales of operating properties, net	(103,022)
Other income and expense, net	2,758
Noncontrolling interests	(210)
Pro forma adjustments[1]	(2,280)
Adjusted EBITDA	$ 147,672
Annualized Adjusted EBITDA[2]	$ 590,690
Company share of Net Debt:	
Mortgage and other indebtedness, net	$ 3,022,496
Add: Company share of unconsolidated joint venture debt	190,841
Add: debt discounts, premiums and issuance costs, net	3,082
Less: Partner share of consolidated joint venture debt[3]	(9,777)
Company's consolidated debt and share of unconsolidated debt	3,206,642
Less: cash, cash equivalents and restricted cash	(201,796)
Company share of Net Debt	$ 3,004,846
Net Debt to Adjusted EBITDA	**5.1x**

(1) Pro forma adjustments relate to current quarter GAAP operating income for the sale of Fullerton Metrocenter and the sale of a 48% interest in three previously wholly owned properties that were contributed to the newly formed joint venture with GIC in June 2025, as well as the Legacy West Joint Venture's acquisition of Legacy West in April 2025, both of which joint ventures the Company owns a 52% noncontrolling interest.

(2) Represents Adjusted EBITDA for the three months ended June 30, 2025 (as shown in the table above) multiplied by four.

(3) Partner share of consolidated joint venture debt is calculated based upon the partner's pro rata ownership of the joint venture, multiplied by the related secured debt balance.