KITE REALTY GROUP

RIVERS EDGE Indianapolis, IN



INVESTOR PRESENTATION

1st Quarter 2013

5.2013

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888.577.5600

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KITE REALTY GROUP TRUST

TICKER SYMBOL :: KRG (NYSE since 2004)

FOUNDED :: 1971

HEADQUARTERS :: Indianapolis, Indiana

PORTFOLIO ::

55	OPERATING RETAIL
2	OPERATING COMMERCIAL
4	REDEVELOPMENT
3	IN-PROCESS DEVELOPMENT
64	PROPERTIES

SQUARE FOOTAGE ::
(MILLIONS)

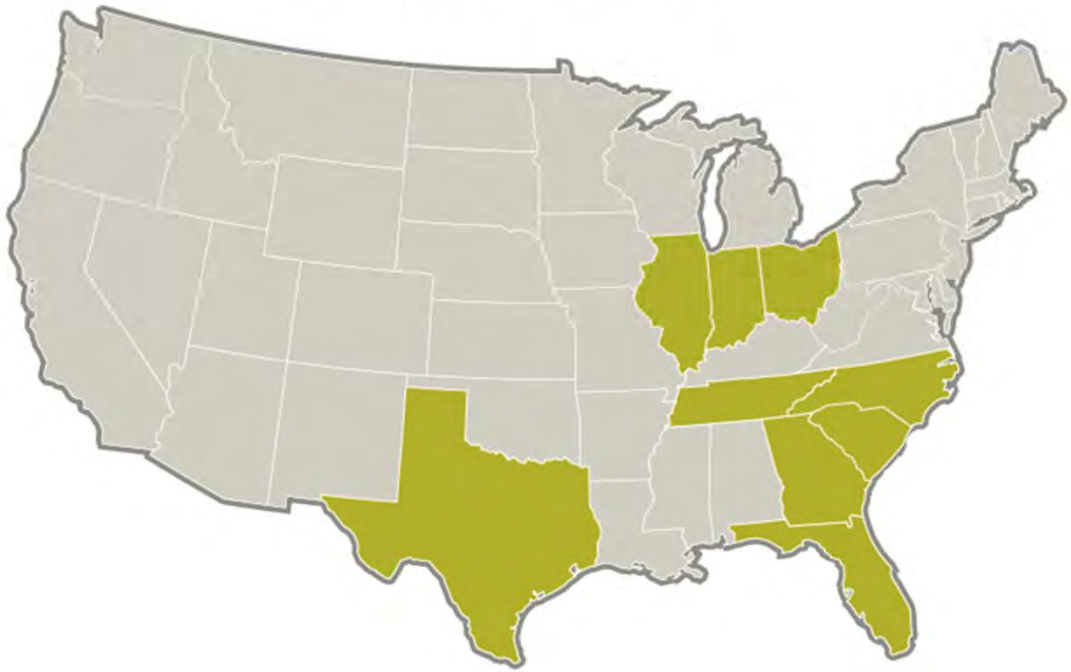
8.5	OPERATING RETAIL
0.4	OPERATING COMMERCIAL
0.9	REDEVELOPMENT/DEVELOPMENT
9.8	GLA/NRA

ANNUAL DIVIDEND :: $.24

2012 TOTAL RETURN :: 30.3%

KITE REALTY GROUP TRUST is a full-service, vertically-integrated real estate company engaged primarily in the ownership, operation, development, construction, and acquisition of high quality neighborhood and community shopping centers in selected growth markets in the United States.

PRIMARY MARKETS
(97% of Operating Portfolio GLA)

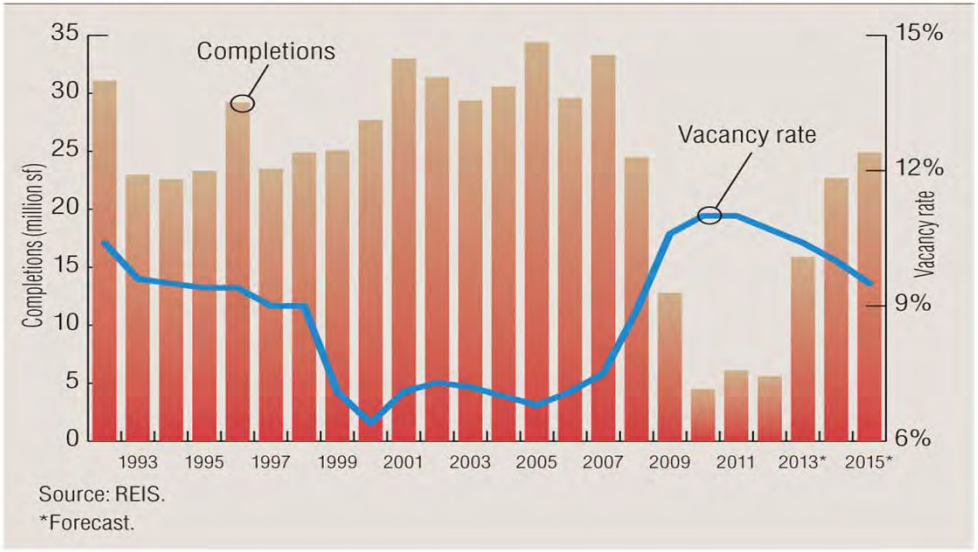


RETAIL REAL ESTATE MARKET

RETAIL LANDSCAPE

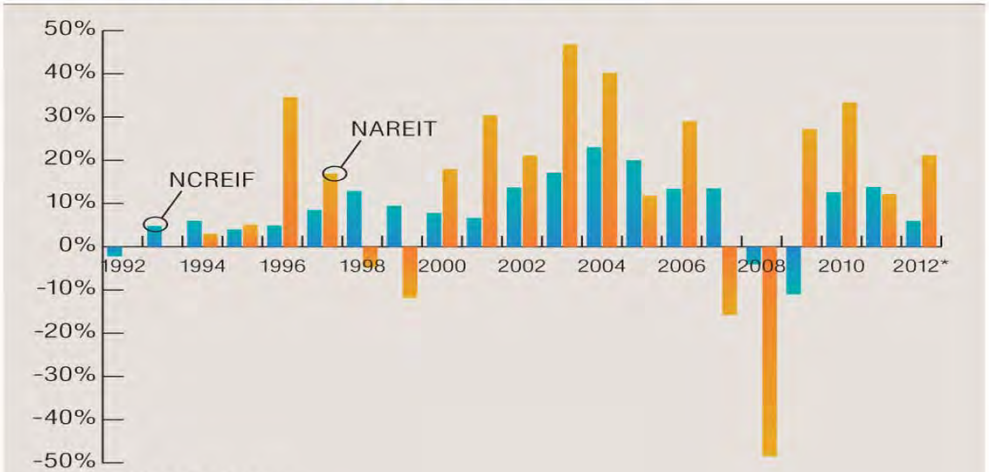
- Landlords with premium space are regaining leasing leverage.
- Capital recycling to enhance portfolio will continue.
- Limited new supply entering market.
- Retail store openings continue to increase.
- Heightened competition in grocery sector with the rise of the specialty grocers.

U.S. Retail Completions and Vacancy Rates



Source: REIS.
*Forecast.

U.S. Retail Property Total Returns



Sources: NCREIF, NAREIT.
*Data as of June 29, 2012.

2013 KITE STRATEGY

STRATEGIC OBJECTIVES

- Stabilize Delray Marketplace, Holly Springs Towne Center, Four Corner Square, and Rangeline Crossing.
- Continue to focus on leasing up our Operating Portfolio. Target 94%-95.5% occupancy.
- Grow Same-Store NOI by 3% - 4%.
- Focus on redevelopment opportunities within our existing portfolio including Gainesville Plaza and Kings Lake Square.
- Pursue acquisition opportunities in primary markets.
- Grow EBITDA and de-lever the Balance Sheet.



COMPANY HIGHLIGHTS



STABLE OPERATING PORTFOLIO

- Owned interest in 61 operating properties totaling approximately 9.3 million square feet.
- Diverse tenant base: Largest tenant (Publix Supermarket) represents 5.3% of annualized base rent.
- 5 mile demographics: Population – 125,800 ; Average Household Income - $84,000



INCREASED LEASING AND PRODUCTIVITY

- Same property net operating income for the first quarter of 2013 increased 5.2% over the same period in the prior year.
- Aggregate cash rent spreads up 16% for the first quarter of 2013.
- Small shop leased percentage increased to 83.3% as of March 31, 2013 from 79.9% as of March 31, 2012.



DEVELOPMENT AND REDEVELOPMENT PROGRESS

- Six in-process developments/redevelopments totaling $244 million that are 83.4% pre-leased.
  - **DELRAY MARKETPLACE ::** Construction is substantially complete at Delray Marketplace in Delray Beach, Florida and tenants began opening in January and February, including Publix Supermarket and Frank's Entertainment.
  - **HOLLY SPRINGS TOWNE CENTER (formerly New Hill Place) ::** Vertical construction is substantially complete on Phase I of Holly Springs Towne Center near Raleigh, North Carolina and tenants began to open in March 2013.
  - **FOUR CORNER SQUARE ::** Vertical construction is substantially complete at Four Corner Square near Seattle, Washington. Tenants began opening in February 2013.
  - **RANGELINE CROSSING (formerly The Centre) ::** Commenced construction on redevelopment project to be anchored by organic grocery Earth Fare. Tenants began opening in May 2013.

COMPANY HIGHLIGHTS

ACQUISITION ACTIVITY



- Acquired three retail centers in core markets for $88.1 million
  - **SHOPPES AT EASTWOOD** :: Acquired the Publix-anchored unencumbered shopping center in Orlando, Florida during the 1st quarter for $11.6 million.
  - **COOL SPRINGS MARKET** :: In April, acquired center anchored by Dick's Sporting Goods, Marshall's, JoAnn Fabrics, Staples, and a non-owned Kroger for $37.5 million.
  - **CASTLETON CROSSING** :: In May, acquired center anchored by TJ Maxx, HomeGoods, Burlington Coat, and Shoe Carnival for $39 million.

DEBT AND CAPITAL MARKETS



- Subsequent to the end of the 1st quarter, issued 15,525,000 common shares for $6.55 per share resulting in net proceeds of approximately $97.4 million, which were primarily redeployed to fund the acquisition of Castleton Crossing and Cool Springs Market.
- Company amended the terms of it's existing $200 million unsecured revolving line of credit, extending the maturity date to February 2018 and reducing the interest rate from LIBOR plus 190 bps to 290 bps to LIBOR plus 160 bps to 250 bps.
- Only $41.7 million matures over the next 12 months.
- Less than 25% of total debt matures through December 31, 2015.

KITE REALTY GROUP

PORTFOLIO DYNAMICS

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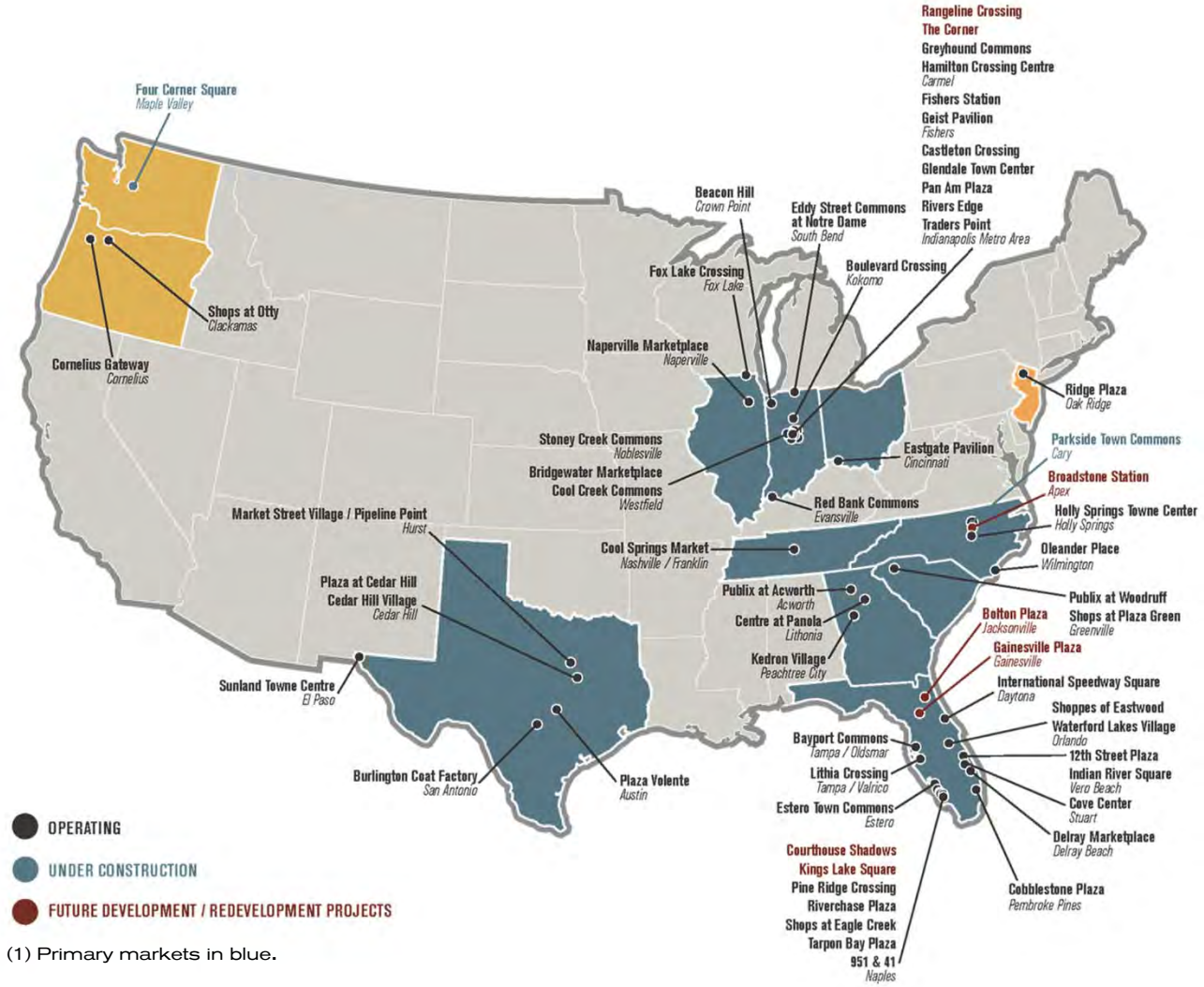
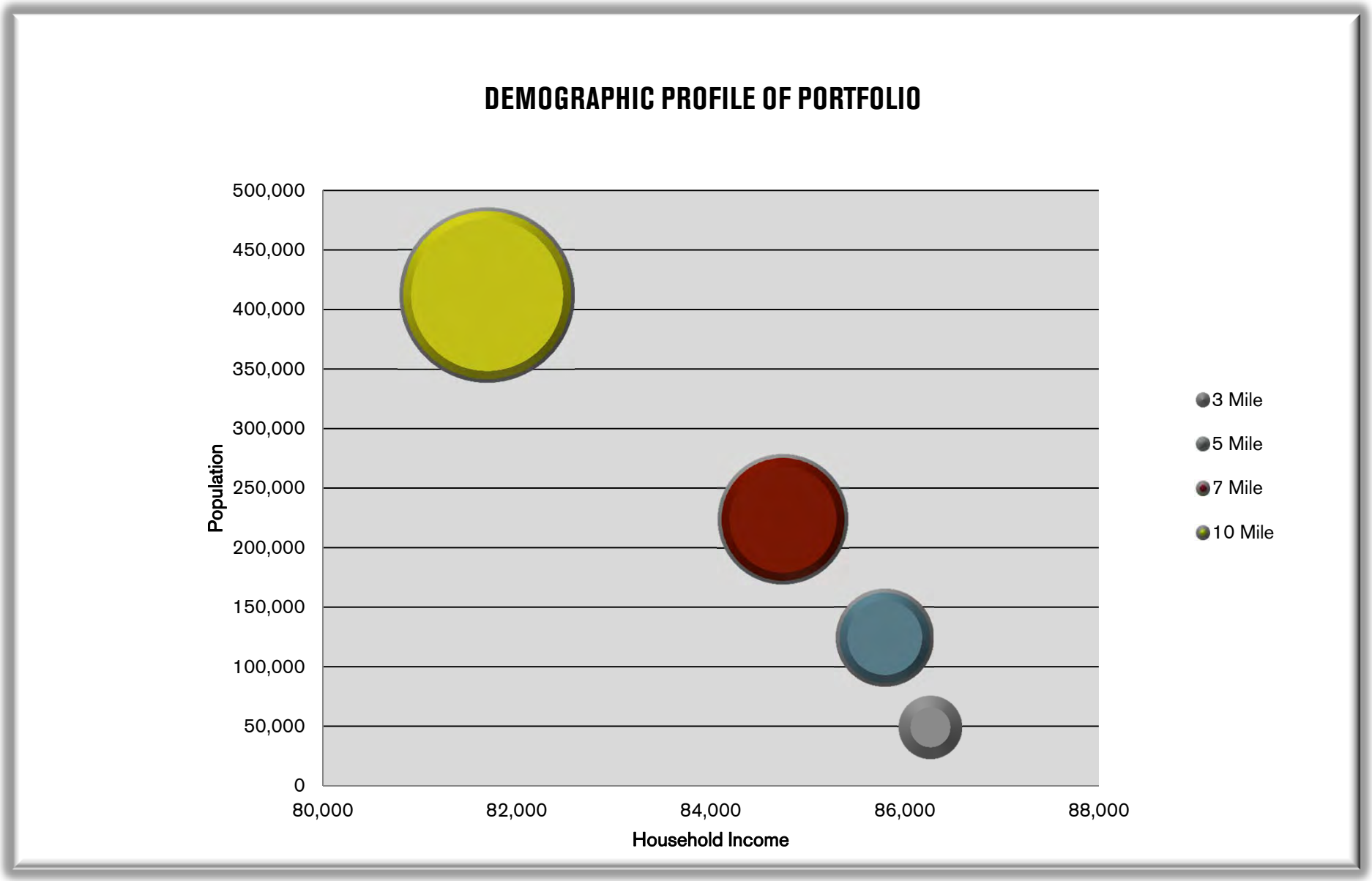
GEOGRAPHIC DIVERSIFICATION

OPERATING PORTFOLIO

As of 3/31/13	NUMBER OF OPERATING PROPERTIES	PERCENT OF OWNED GLA/NRA
INDIANA	22	35.9%
retail	*20*	*29.8%*
commercial	*2*	*6.1%*
FLORIDA	16	28.1%
TEXAS	6	17.1%
GEORGIA	3	4.8%
SOUTH CAROLINA	2	4.2%
ILLINOIS	2	2.9%
OHIO	1	3.8%
NEW JERSEY	1	1.8%
NORTH CAROLINA	1	0.7%
OREGON	2	0.5%
WASHINGTON	1	0.2%
	55	100%



(1) Primary markets in blue.


DEMOGRAPHIC PROFILE OF PORTFOLIO
500,000
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
Population
80,000
82,000
84,000
86,000
88,000
Household Income
3 Mile
5 Mile
7 Mile
10 Mile

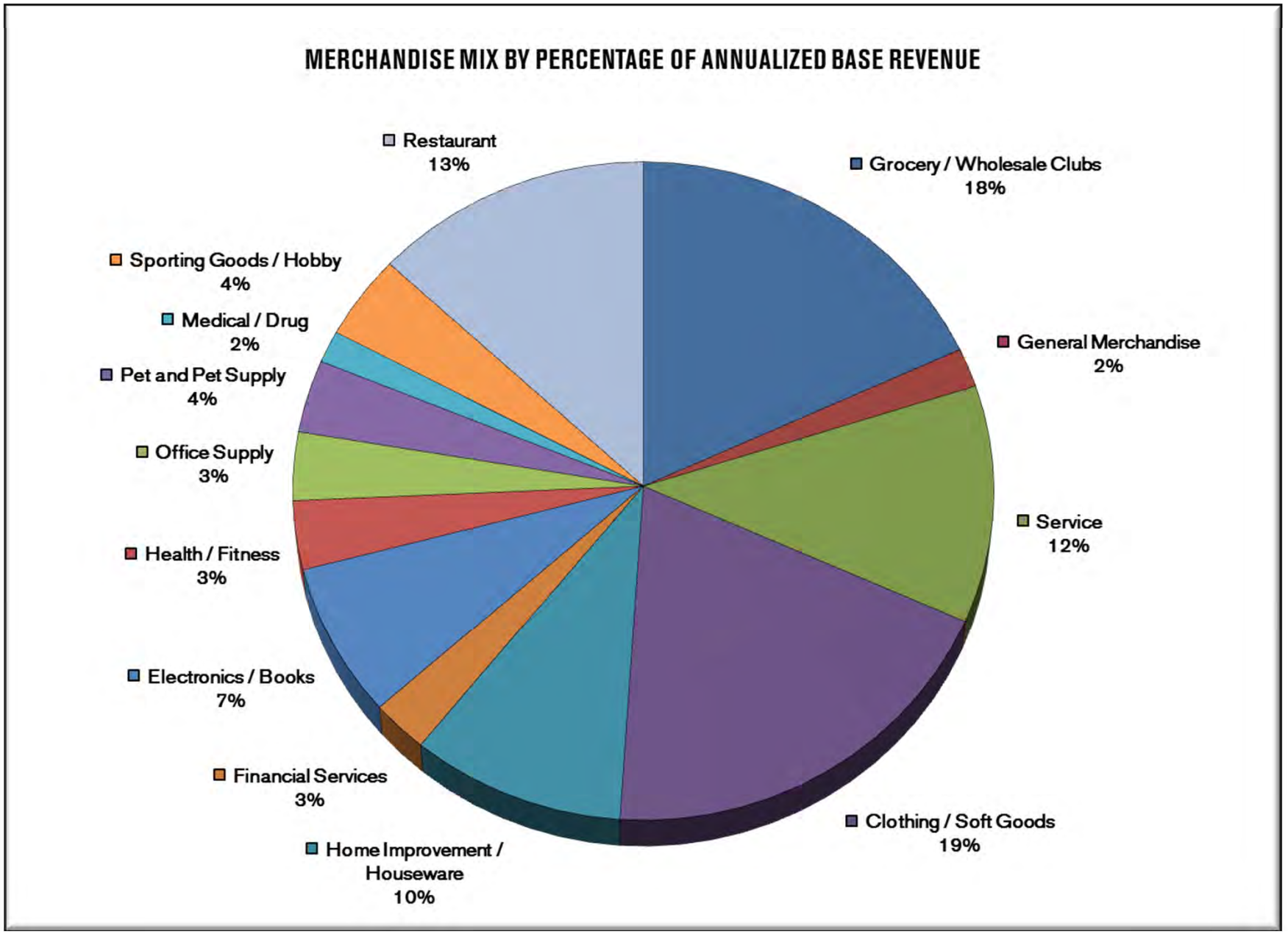
QUALITY RETAIL TENANT BASE

TOP TENANTS BY ANNUALIZED BASE RENT (ABR)	PERCENT OF PORTFOLIO ABR	S&P CREDIT RATING
Publix Supermarket	5.3%	n/a
Bed Bath Beyond / buybuyBaby	3.6%	BBB+
Dick's Sporting Goods	2.0%	n/a
Lowe's Home Improvement	2.0%	A-
Petsmart	2.0%	BB+
Marsh Supermarkets	1.9%	n/a
Beall's	1.4%	n/a
Ross Stores	1.3%	BBB+
HEB Grocery	1.3%	n/a
Staples	1.3%	BBB
	22.1%	

(1) Annualized base rent represents the monthly contractual rent for March 2013 for each applicable tenant multiplied by 12. Excludes tenant reimbursements.
(2) S&P credit ratings for parent company as of 5/7/2013.

TENANT DIVERSITY

NECESSITY DRIVEN TENANT MIX



DEVELOPMENT/REDEVELOPMENT

SUMMARY

PROPERTY	STATE	MAJOR TENANTS/CO-ANCHORS	PROJECTED COST	COST TO DATE	% LEASED / COMMITTED	ACTUAL / PROJECTED OPENING
DEVELOPMENT PROJECTS						
DELRAY MARKETPLACE	FL	Publix, Frank Theatres, Burt & Max's Grille, Charming Charlie, Chico's, Jos. A. Bank, White House | Black Market	95.0	91.2	84.4%	Q4 2012
HOLLY SPRINGS TOWNE CENTER	NC	Target (non-owned), Dick's Sporting Goods, Marshall's, Michaels, PETCO, Charming Charlie, Pier 1 Imports, Ulta Salon	57.0	55.3	85.6%	Q1 2013
PARKSIDE TOWN COMMONS - PHASE I	NC	Target (non-owned), Harris Teeter (ground lease), Jr. Box	39.0	13.2	59.8%	Q2 2014
		Development Subtotal	191.0	159.7		
REDEVELOPMENT PROJECTS						
FOUR CORNER SQUARE	WA	Do It Best Hardware, Walgreens, Grocery Outlet	27.5	23.7	87.1%	Q1 2013
BOLTON PLAZA	FL	Academy Sports & Outdoors, LA Fitness/Shops	10.3	3.2	86.7%	Q1 2014
RANGELINE CROSSING	IN	Earth Fare, Walgreens, Old National Bank, Panera	15.5	7.3	94.5%	Q2 2013
		Redevelopment Subtotal	53.3	34.2		
		Development and Redevelopment Total	244.3	193.9		

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KEY STATS

OPENED : : February, 2013

PROJECTED OWNED GLA : : 254,686

PROJECT COST : : $95M

ANCHORED : : Publix, Frank Theatres/IMAX Cinebowl & Grille

SHOPS : : Chico's, White House | Black Market, Charming Charlie, JoS. A Bank, Apricot Lane, Republic of Couture, Francesca's, Burt & Max's Grille and others.



HOLLY SPRINGS TOWNE CENTER

HOLLY SPRINGS, NORTH CAROLINA







KEY STATS

OPENING : : March, 2013

PROJECTED OWNED GLA : : 204,936

PROJECT COST : : $57M

PRE-LEASED/COMMITTED : : 85.6%

ANCHORED : : Target, Dick's Sporting Goods, Marshall's, Michael's, PETCO

SHOPS : : Charming Charlie, ULTA, Pier One Imports, Jos A. Banks, Children's Place





KEY STATS

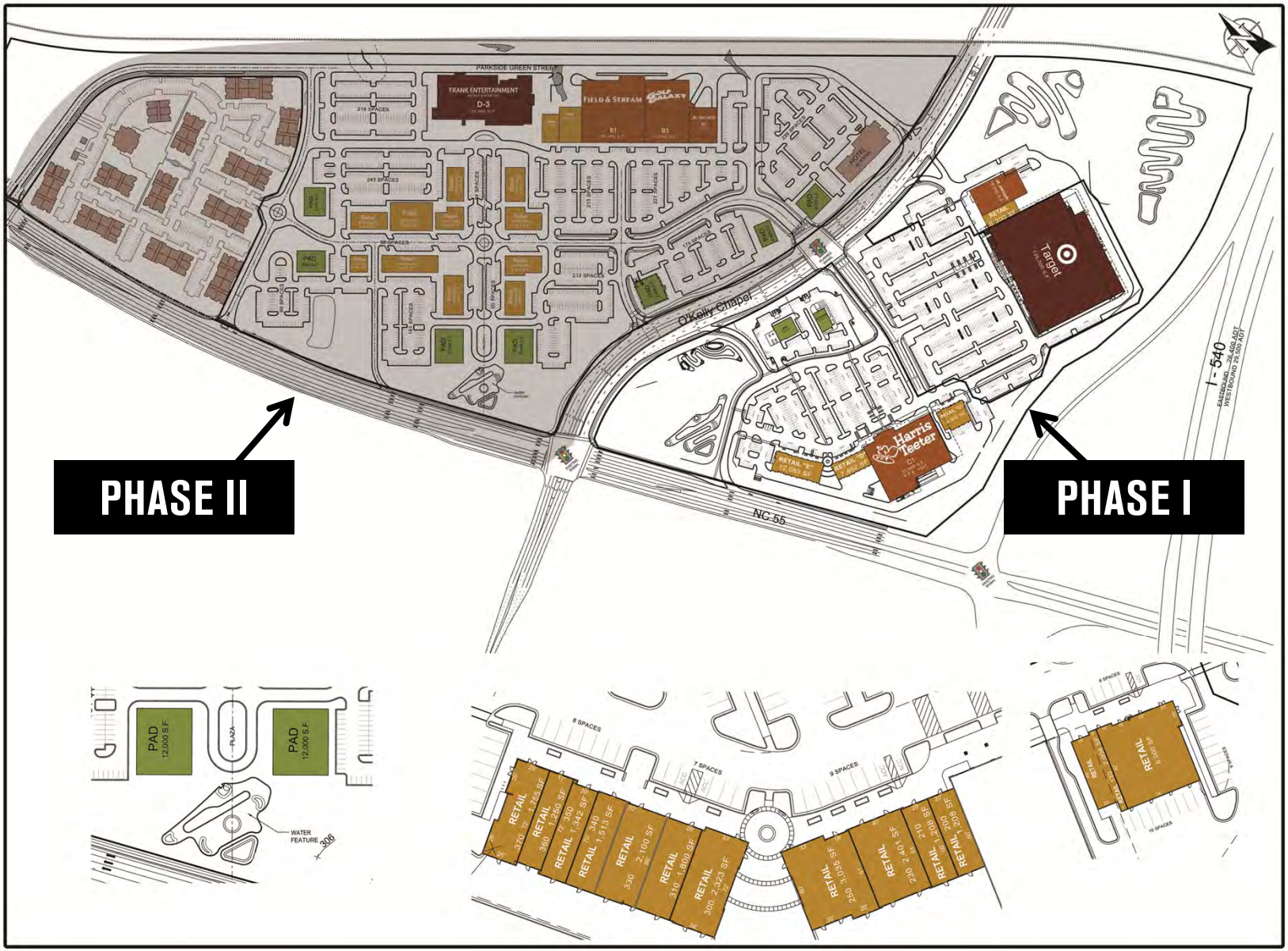
NEW DEVELOPMENT : : Phase I

PROJECTED OWNED GLA : : 98,979

PROJECT COST : : $39M

PRE-LEASED/COMMITTED : : 59.8%

ANCHORED : : Target, (non-owned) and Harris Teeters


PHASE II
PHASE I
PARKSIDE GREEN STREET
FRANK ENTERTAINMENT
D-3
FIELD & STREAM
GOLF GALAXY
Target
Harris Teeter
O'Kelly Chapel
NC 55
I- 540
EASTBOUND 28,400 ADT
WESTBOUND 29,500 ADT
PAD
12,000 S.F.
PLAZA
WATER FEATURE
RETAIL
8 SPACES
7 SPACES
9 SPACES
16 SPACES

RANGELINE CROSSING

CARMEL, INDIANA







KEY STATS

REDEVELOPMENT : : Projected Opening Q2 2013

PROJECTED OWNED GLA : : 84,327

PROJECT COST : : $15.5M

PRE-LEASED/COMMITTED : : 94.5%

ANCHORED : : Earth Fare, Walgreens, Old National Bank, Panera Bread




FAIRGREEN TRACE
MORELLI CLEANERS
OLD NATIONAL BANK
1430
5,400 SF
1416
2,818 SF
FOOT FINESSE
1412
1,388 SF
Big Facts
1410
1,348 SF
TRAVEL CENTER
1406
4,202 SF
American Mattress
Earth Fare
the healthy supermarket
25,000 SF
1392
LANDLORD ROOM
Koko FitClub
1380
2,989 SF
PIADA
1378
1,583 SF
CARMEL NAILS
1372
4,653 SF
Retail
1368
3,217 SF
MANDARIN HOUSE
1366
691 SF
CREATIVE ESCAPE
1364
2,042 SF
1356
3,712 SF
City BARBEQUE
116th STREET
(15,520 ADT)
Walgreens
1424
LOWER LEVEL
14,738 S.F.
SECOND LEVEL
LANDLORD ROOM
1350
1,504 SF
(Proposed)
1346
4,063 SF
RANGE LINE ROAD
(24,372 ADT)
verizon wireless
tcby
Panera BREAD





KEY STATS

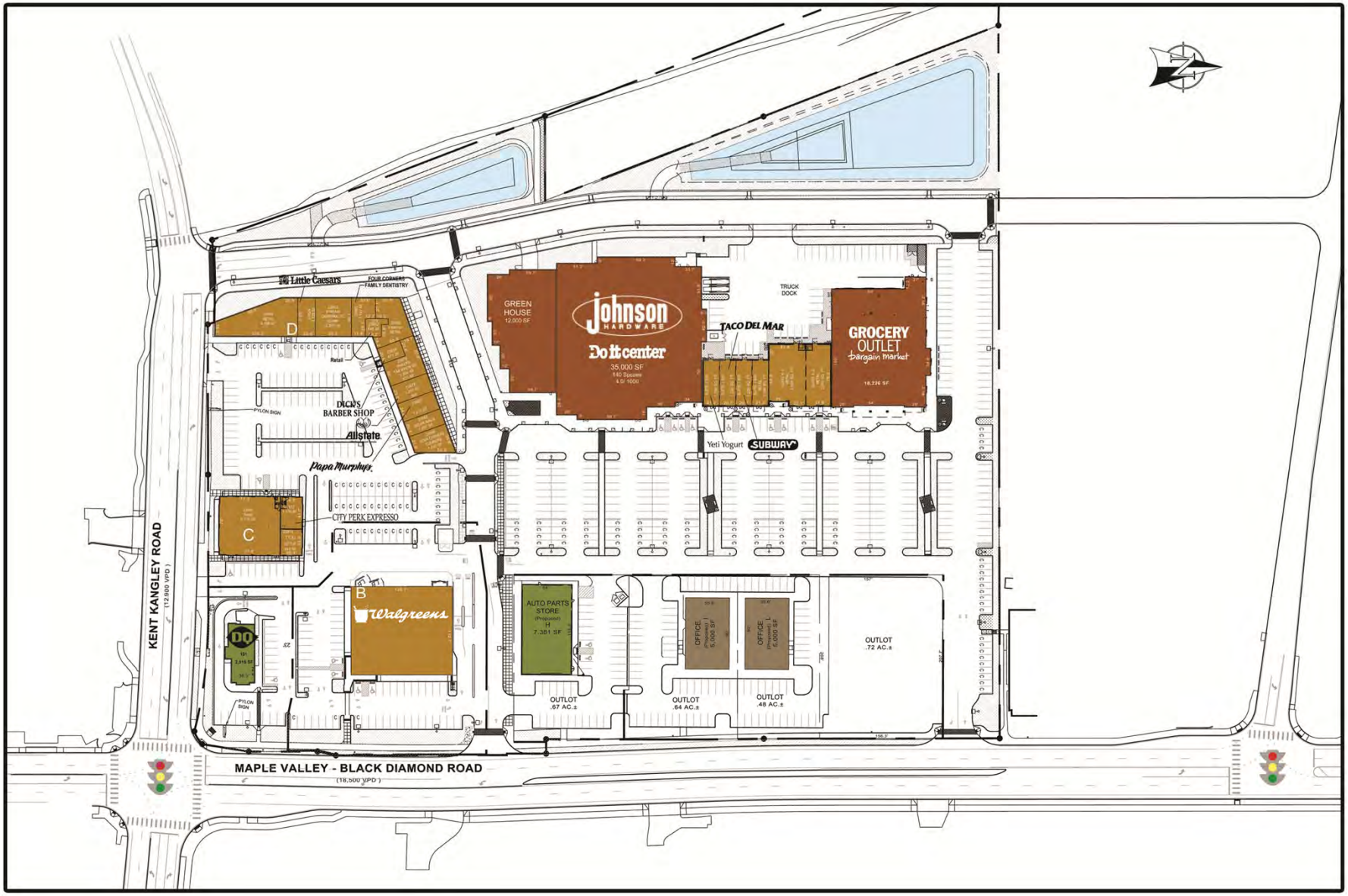
REDEVELOPMENT : : Opened Q1 2013

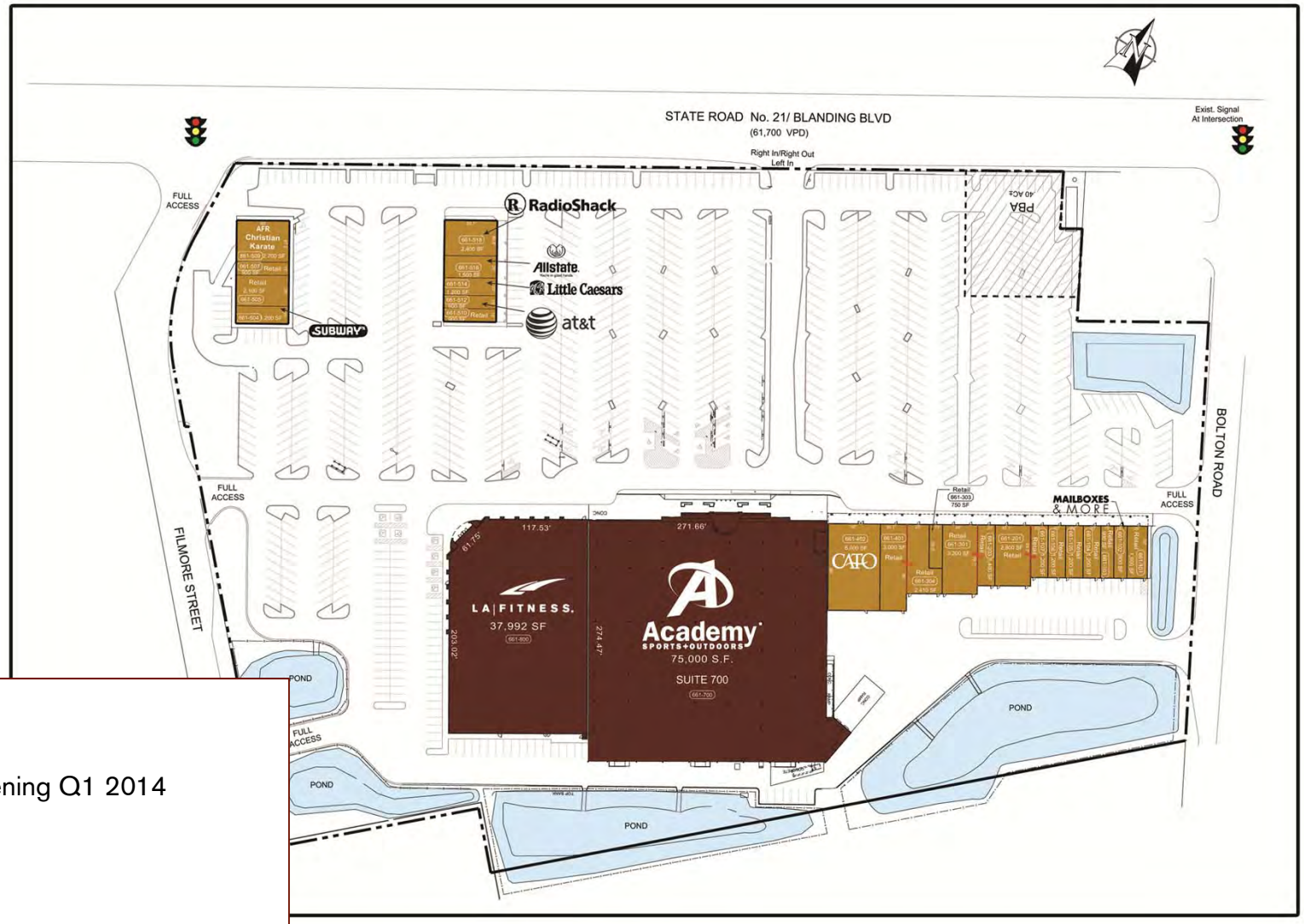
PROJECTED OWNED GLA : : 108,523

PROJECT COST : : $27.5M

PRE-LEASED/COMMITTED : : 87.1%

ANCHORED : : Do It Best Hardware, Walgreens, Grocery Outlet


Little Caesars
FOUR CORNERS FAMILY DENTISTRY
D
Retail
PYLON SIGN
DICK'S BARBER SHOP
Allstate.
Papa Murphy's
CITY PERK EXPRESSO
C
B
Walgreens
DQ
PYLON SIGN
KENT KANGLEY ROAD
(12,900 VPD)
GREEN HOUSE
12,000 SF
Johnson HARDWARE
Do it center
35,000 SF
140 Spaces
4.0/ 1000
TRUCK DOCK
TACO DEL MAR
GROCERY OUTLET
bargain market
18,226 SF
Yeti Yogurt
SUBWAY
AUTO PARTS STORE
(Proposed)
H
7,381 SF
OFFICE
(Proposed)
5,000 SF
OFFICE
(Proposed)
5,000 SF
OUTLOT
.72 AC.±
OUTLOT
.67 AC.±
OUTLOT
.64 AC.±
OUTLOT
.48 AC.±
MAPLE VALLEY - BLACK DIAMOND ROAD
(18,500 VPD)



KEY STATS

REDEVELOPMENT : : Projected Opening Q1 2014

PROJECTED OWNED GLA : : 155,637

PROJECT COST : : $10.3M

PRE-LEASED/COMMITTED : : 86.7%

ANCHORED : : Academy Sports & Outdoors, LA Fitness

RECENTLY COMPLETED





RIVERS EDGE

SUCCESSFULLY REDEVELOPED

LEASED : : 100%

ANCHORED : : Nordstrom Rack, The Container Store, buybuyBaby, Arhaus Furniture and BGI Fitness



EDDY STREET COMMONS AT NOTRE DAME

SUCCESSFULLY DEVELOPED

LEASED : : 96%

ANCHORED : : Urban Outfitters, Hammes Bookstore, University of Notre Dame









RECENTLY COMPLETED

COBBLESTONE PLAZA

SUCCESSFULLY DEVELOPED

LEASED : : 95%

ANCHORED : : Whole Foods



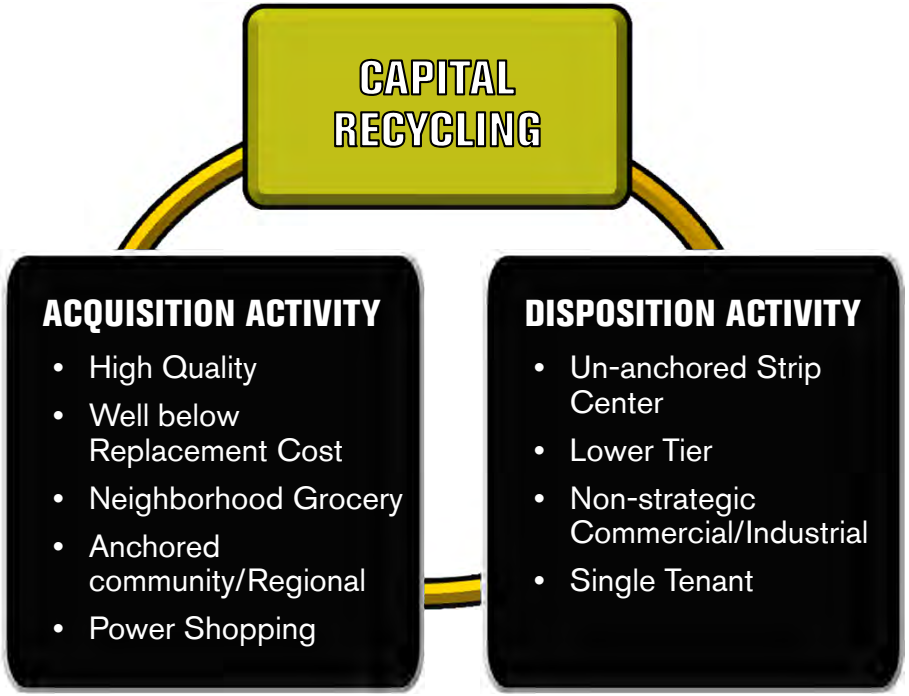






QUALITATIVE CAPITAL RECYCLING STRATEGY::

Continue to dispose of lower tier or un-anchored assets while recycling the capital into quality operating assets with strong tenancy, credit stability, and growth prospects.



PROPERTY NAME	LOCATION	ANCHORS	TOTAL SF	CONTRACT PRICE (MM)	PRICE PER SF
CASTLETON CROSSING	Indianapolis, IN	TJ Maxx, HomeGoods, Burlington Coat, Shoe	280,000	$ 39	$ 139
COOL SPRINGS MARKET	Nashville, TN	Dick's Sporting Goods, Marshall's, JoAnn Fabrics, Staples, Kroger (non-owned)	224,000	$ 38	$ 167
SHOPPES OF EASTWOOD	Orlando, FL	Publix	69,000	$ 12	$ 168
COVE CENTER	Stuart, FL	Publix, Beall's	159,000	$ 22	$ 139
12TH STREET PLAZA	Vero Beach, FL	Publix, SteinMart	136,000	$ 15	$ 111
PUBLIX AT WOODRUFF	Greenville, SC	Publix	68,000	$ 9	$ 134
SHOPPES AT PLAZA GREEN	Greenville, SC	Bed, Bath, Beyond, Christmas Tree Shop, Old Navy, Sears	194,000	$ 29	$ 148
		TOTAL CLOSED	1,130,000	164	144 [2]
GATEWAY SHOPPING CENTER	Marysville, WA	Ross, PetSmart, Rite Aid	111,000	$ 32	$ 284
SOUTH ELGIN	South Elgin, IL	LA Fitness, Babies/Toys, Ross	128,000	$ 25	$ 195
50 SOUTH MORTON	Franklin, IN	Convenience Store	2,000	$ 1	$ 450
CORAL SPRINGS PLAZA	Coral Springs, FL	Toys/Babies Combo	46,000	$ 9	$ 187
KITE PEN PRODUCTS	Indpls., IN	Industrial Property	86,000	$ 6	$ 66
KITE McCARTY	Indpls., IN	Industrial Property	115,000	$ 4	$ 38
SANDIFUR PLAZA	Pasco, WA	Unanchored	12,500	$ 3	$ 208
ZIONSVILLE PLACE	Zionsville, IN	Unanchored	12,500	$ 2	$ 192
PRESTON COMMONS & FRISCO BRIDGES	Dallas, TX	Unanchored	27,500	$ 6	$ 204
		TOTAL CLOSED	540,500	88[1]	224 [2]

[1] Approximate Purchase Price

[2] Weighted Average Price PSF for Retail Properties Only

RECENT ACQUISITION ACTIVITY

CASTLETON CROSSING AND COOL SPRINGS MARKET– INDIANA AND TENNESSEE



CASTLETON CROSSING

LOCATION :: Indianapolis, IN

ACQUIRED :: May, 2013

PURCHASE PRICE :: $39M

TOTAL GLA :: 280,000

OWNED GLA :: 280,000

ANCHOR :: TJ Maxx, HomeGoods, Burlington Coat, and Shoe Carnival



COOL SPRINGS MARKET

LOCATION :: Nashville, TN

ACQUIRED :: April, 2012

PURCHASE PRICE :: $37.5M

TOTAL GLA :: 285,000

OWNED GLA :: 224,000

ANCHOR :: Dick's Sporting Goods, Marshall's, JoAnn's, Staples, and a non-owned Kroger

RECENT ACQUISITION ACTIVITY

SHOPPES AT EASTWOOD AND SHOPPES AT PLAZA GREEN– FLORIDA AND SOUTH CAROLINA



SHOPPES OF EASTWOOD

LOCATION :: Orlando, FL

ACQUIRED :: January, 2013

PURCHASE PRICE :: $11.6M

TOTAL GLA :: 69,000

OWNED GLA :: 69,000

ANCHOR :: Publix



SHOPPES AT PLAZA GREEN

LOCATION :: Greenville, SC

ACQUIRED :: December, 2012

PURCHASE PRICE :: $28.8M

TOTAL GLA :: 195,534

OWNED GLA :: 195,534

ANCHOR :: BB&B, Christmas Tree Store, Sears, Party City, Old Navy, AC Moore, Shoe Carnival

RECENT ACQUISITION ACTIVITY

PUBLIX AT WOODRUFF, 12TH STREET PLAZA, AND COVE CENTER – SOUTH CAROLINA AND FLORIDA



PUBLIX AT WOODRUFF

LOCATION :: Greenville, SC

ACQUIRED :: December, 2012

PURCHASE PRICE :: $9.1M

TOTAL GLA :: 68,055

OWNED GLA :: 68,055

ANCHOR :: Publix



12 STREET PLAZA

LOCATION :: Vero Beach, FL

ACQUIRED :: July, 2012

PURCHASE PRICE :: $15M

TOTAL GLA :: 141,323

OWNED GLA :: 138,268

ANCHOR :: Publix, Stein Mart, Tuesday Morning, Sunshine Furniture, Planet Fitness



COVE CENTER

LOCATION :: Stuart, FL

ACQUIRED :: June, 2012

PURCHASE PRICE :: $22.1M

TOTAL GLA :: 154,696

OWNED GLA :: 154,696

ANCHOR :: Publix, Beall's

KITE REALTY GROUP

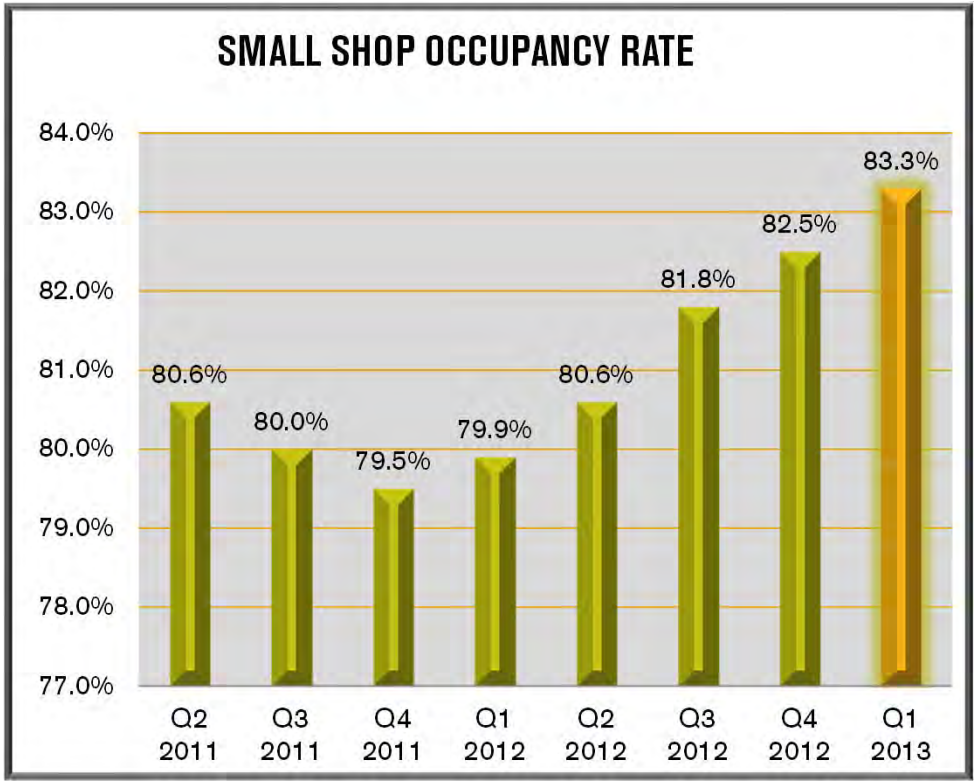
OPERATIONAL METRICS/NOI GROWTH

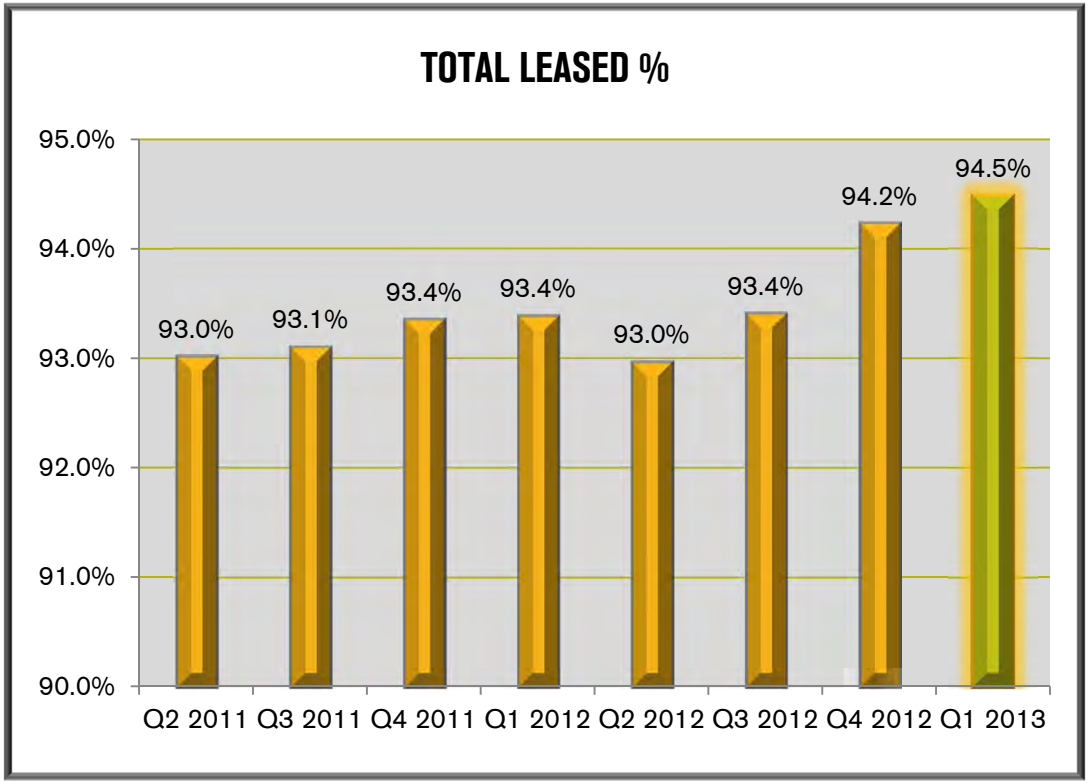
PORTFOLIO OPERATING METRICS

FOCUS ON GROWING SMALL SHOP OCCUPANCY ::
6 Straight Quarters of Small Shop Occupancy Trends

FOCUS ON OVERALL LEASING % GAINS ::
4 Consecutive Quarters of Total Leasing % Growth

RESULT ::
REVENUE GROWTH

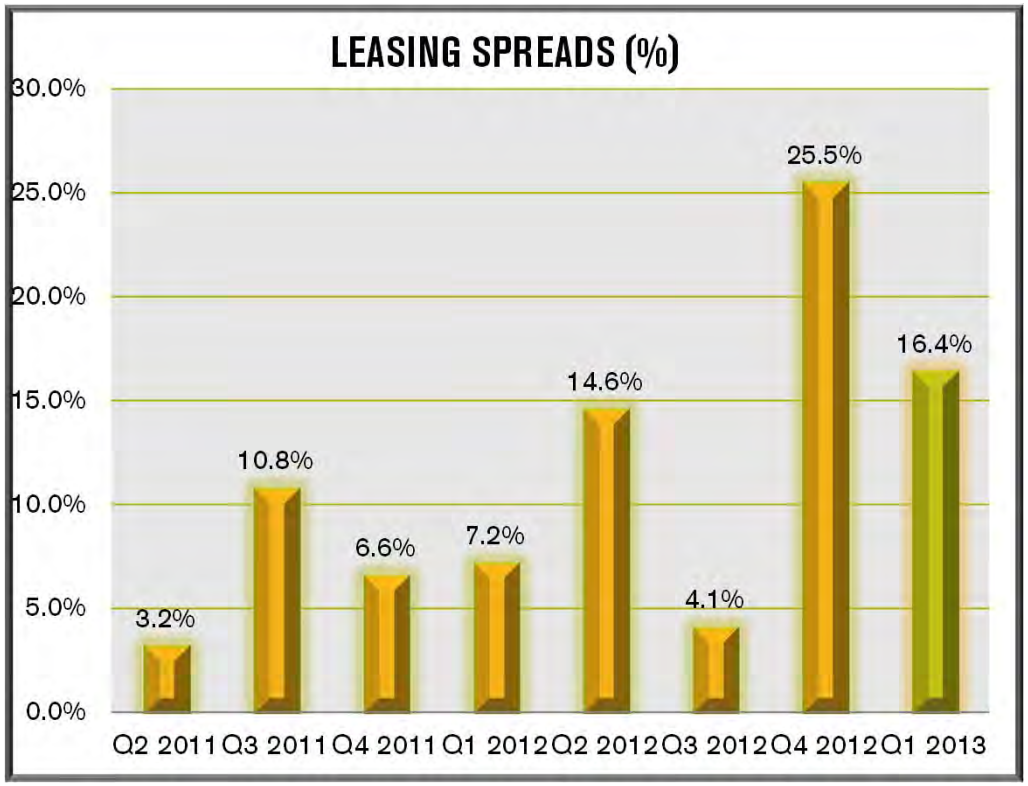


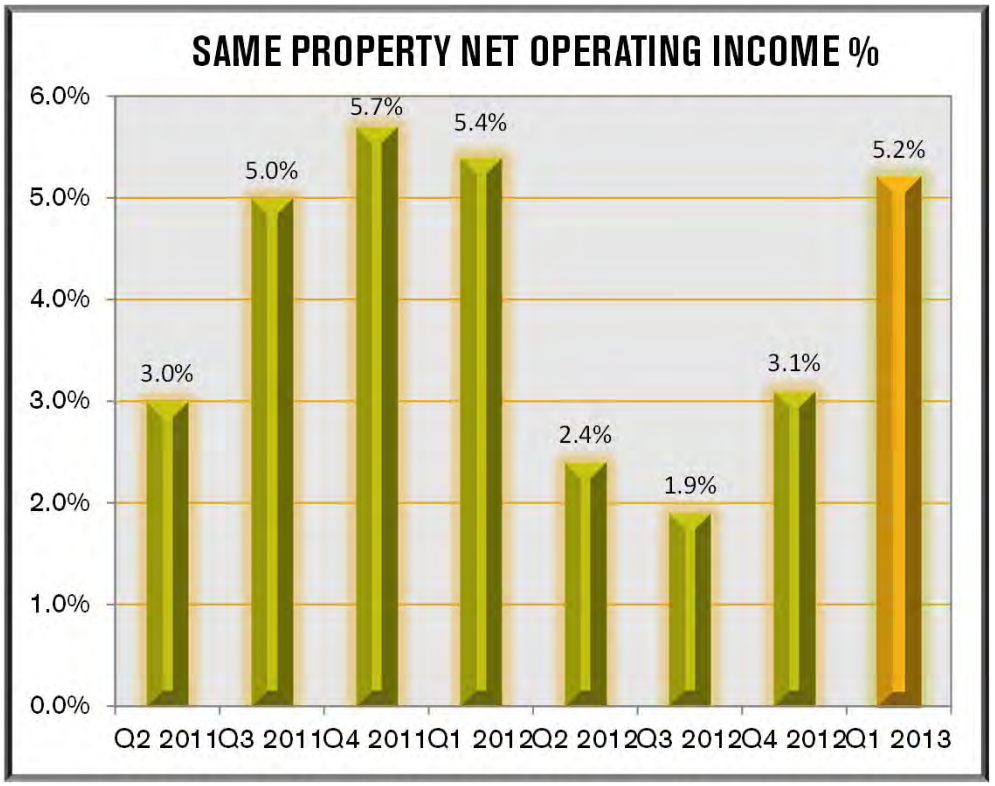


PROPERTY OPERATING INCOME

SS NOI GROWTH

THE QUALITY NATURE OF OUR PORTFOLIO AND ASSET LOCATIONS ALLOWS US TO INCREASE AGGREGATE LEASING SPREADS AND GENERATE SIGNIFICANT SAME PROPERTY NOI GROWTH.

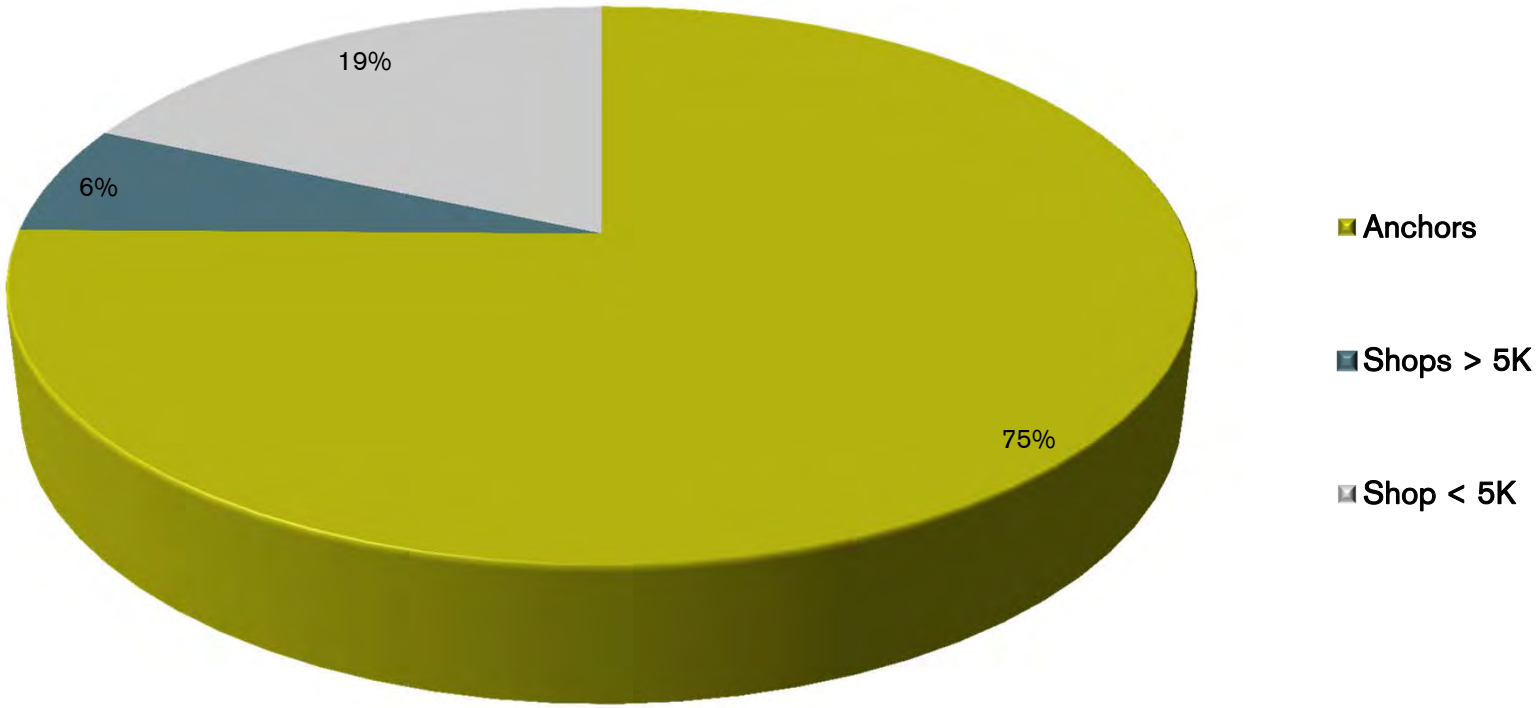




ANCHOR/SMALL SHOP SF BREAKDOWN

LEASE PORTFOLIO BREAKDOWN

STABLE ANCHOR FOUNDATION PROVIDES SMALL SHOP GROWTH OPPORTUNITIES (SF)

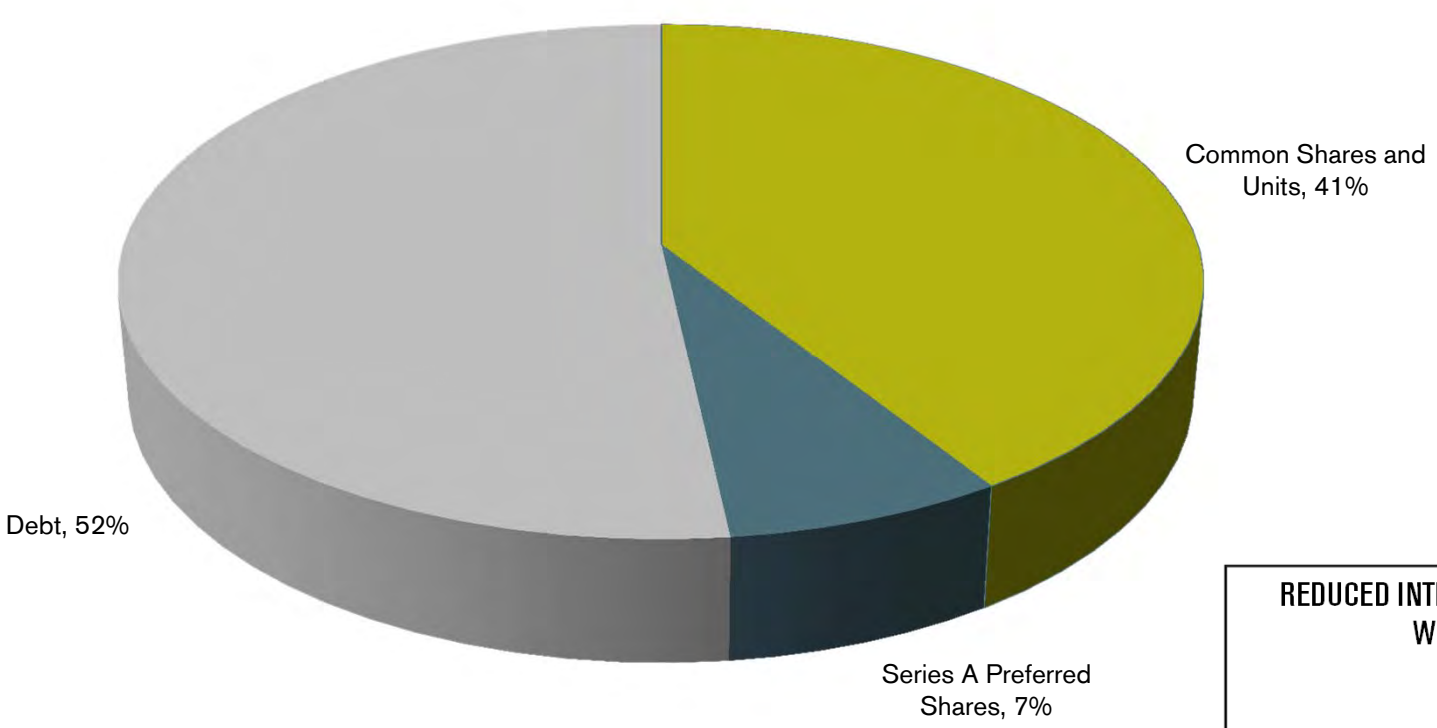


KITE REALTY GROUP

BALANCE SHEET ACTIVITY

CAPITAL ACTIVITIES & BALANCE SHEET STRATEGY

TOTAL ENTERPISE VALUE: $1.39B (As of 3/31/13)



REDUCED INTEREST RATE AND INCREASED FLEXIBILITY WITH THE MATURITY SCHEDULE

	2012	2011	2010
INTEREST RATE [1]	4.51%	4.81%	5.26%
MATURITY (YEARS) [1]	4.6	4.0	3.0

(1) Weighted Average

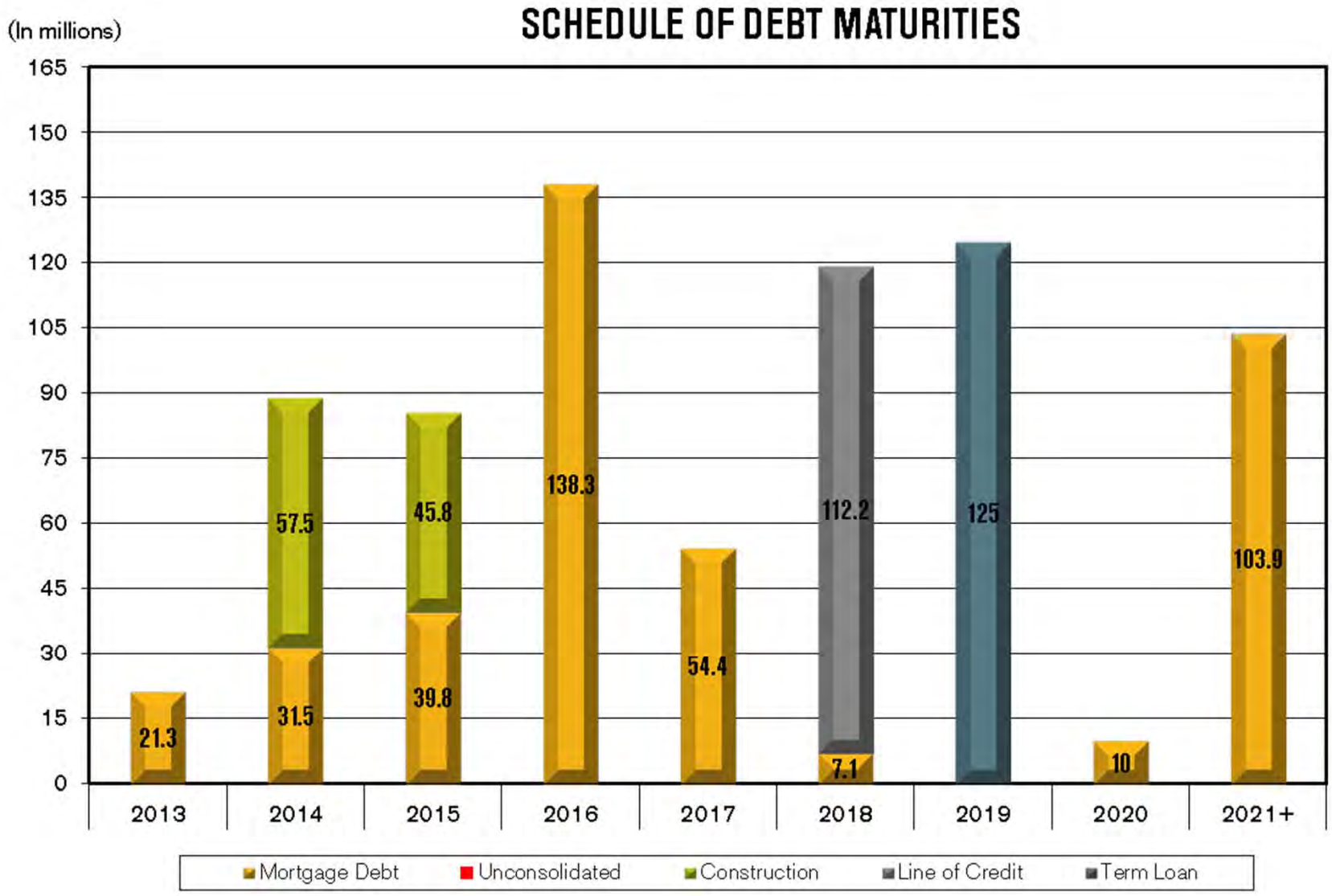
PRIMARY BALANCE SHEET INITIATIVES

- Manage floating rate debt to a target of less than 20% of total debt.
- De-levering in process through NOI growth, acquisitions, development deliveries and non-core asset sales.

SIGNIFICANT 2012/2013 CAPITAL MARKETS TRANSACTIONS

- In October 2012, issued 12,075,000 common shares for $5.20 per share resulting in net proceeds of approximately $60 million.
- Closed on $125 million seven-year unsecured term loan with an interest rate of LIBOR plus 210 to 310 basis points.
- Closed on an amendment to the $200 million unsecured revolving credit facility that reduced the interest rate across the leverage grid between 15-20 basis points and extended the term to February of 2018, including a one-year extension option.
- Closed on construction loans for development/redevelopment at Four Corner Square, Rangeline Crossing, and Holly Springs Towne Center – Phase I.
- In April/May 2013, issued 15,525,000 common shares for $6.55 per share resulting in net proceeds of approximately $97.4 million

SCHEDULE OF DEBT MATURITIES



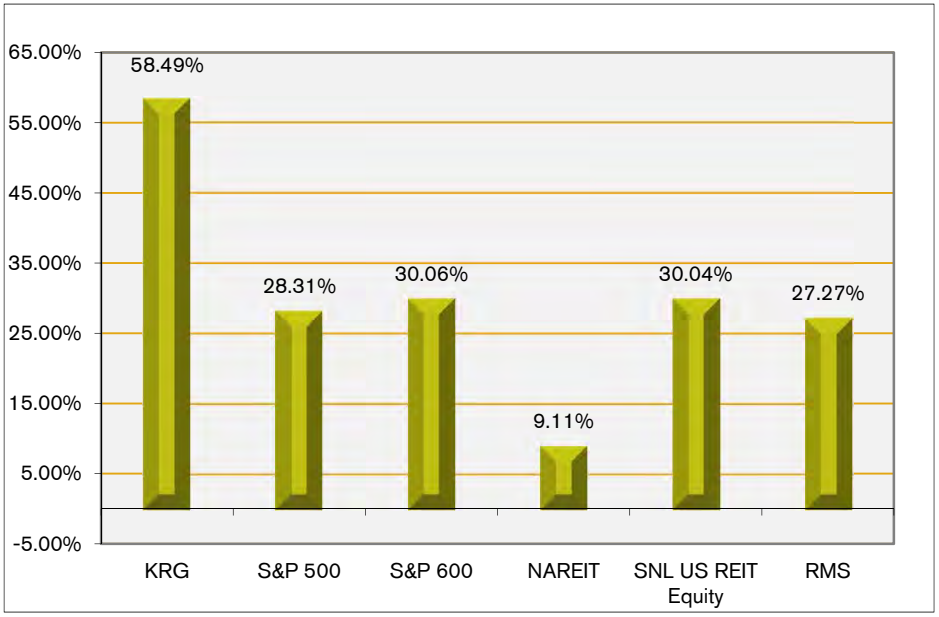
(1) Chart excludes annual principal payments and net premiums on fixed rate debt.

KITE REALTY GROUP

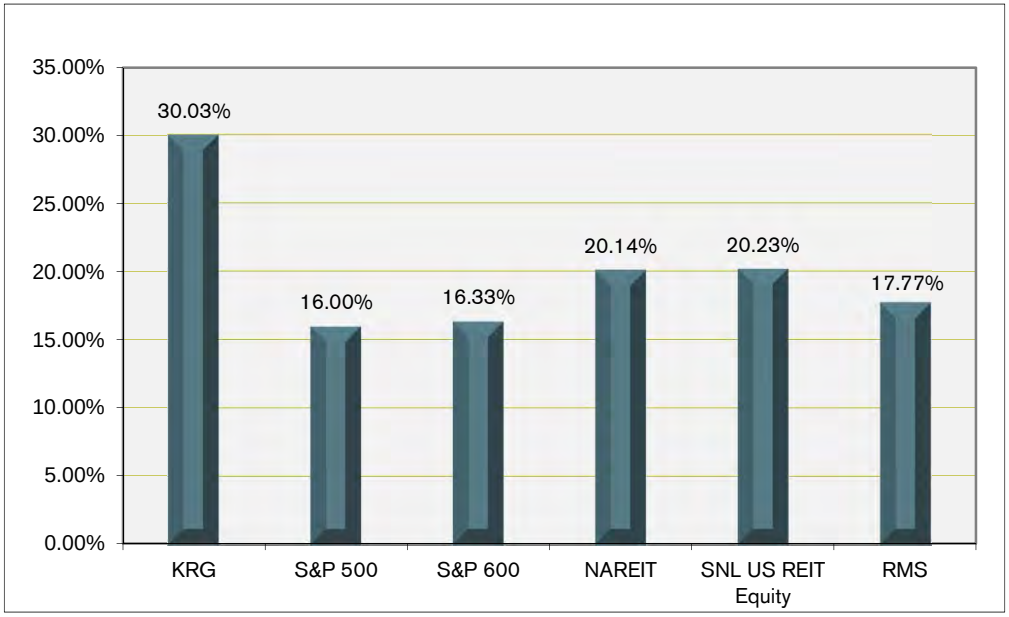
SHAREHOLDER OBJECTIVES / RETURNS

KITE REALTY GROUP is focused on growth, quality, and a commitment to it's shareholders. Accretive growth through a larger asset base remains a strategic objective. The company is actively targeting select investment opportunities to enhance shareholder return. In addition, the company's commitment to it's current developments and redevelopments will provide a high quality revenue stream generated by best-in-class assets. We will also continue to enhance the existing portfolio through active management of the various revenue streams, ensuring that every aspect of our business is producing at the highest level.

Q1 QTD 2013 TOTAL RETURNS

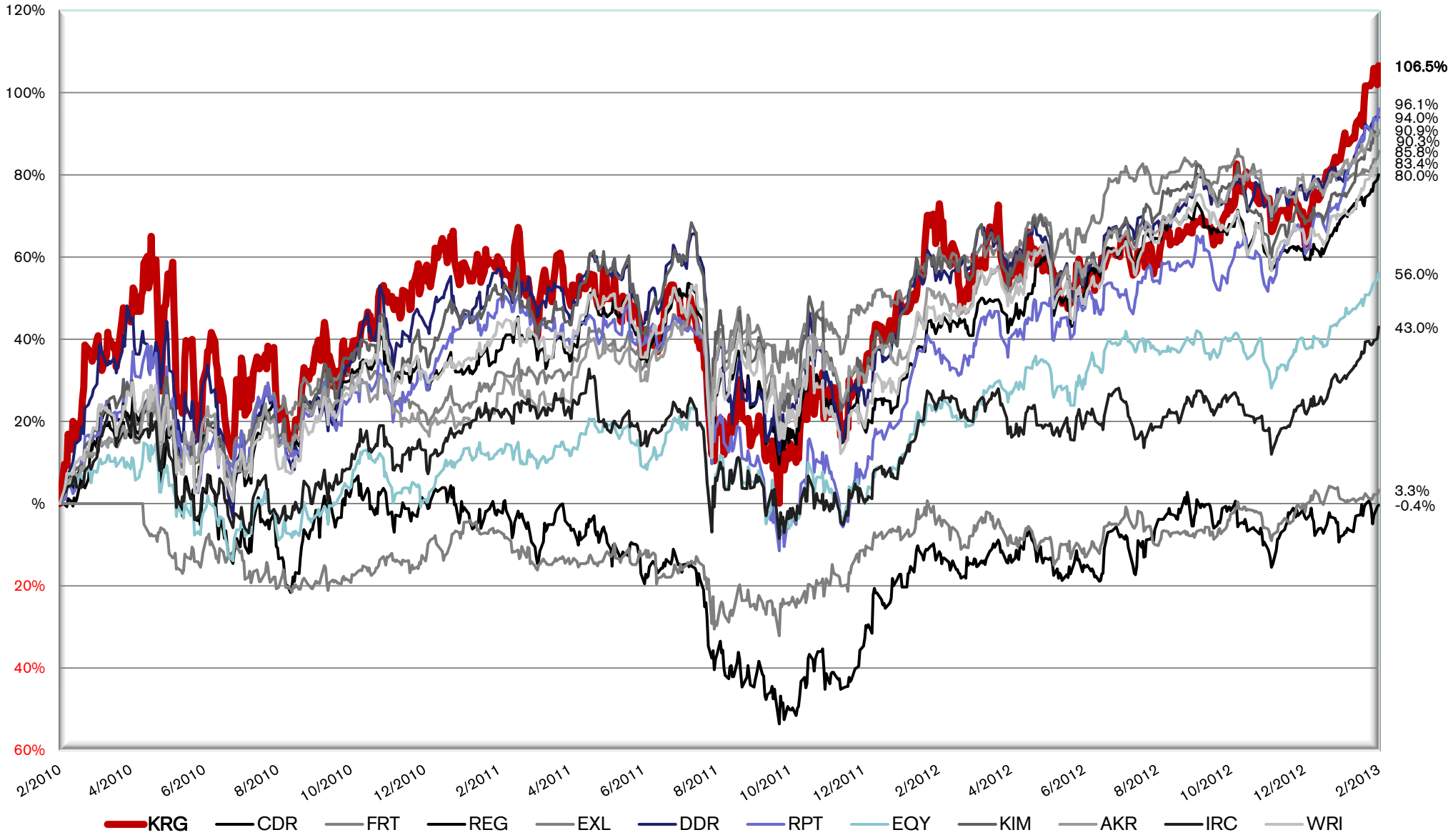


2012 TOTAL RETURNS



KRG - RECOVERING STRONG

TOTAL RETURN (%) PER SHARE OVER PRIOR 3 YEAR PERIOD



SAFE HARBOR





This presentation contains certain statements that are not historical fact and may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results of the Company to differ materially from historical results or from any results expressed or implied by such forward-looking statements, including, without limitation: national and local economic, business, real estate and other market conditions, particularly in light of the recent slowing of growth in the U.S. economy; 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, its indebtedness; the level and volatility of interest rates; the financial stability of tenants, including their ability to pay rent and the risk of tenant bankruptcies; the competitive environment in which the Company operates; acquisition, disposition, development and joint venture risks; property ownership and management risks; the Company's ability to maintain its status as a real estate investment trust ("REIT") for federal income tax purposes; potential environmental and other liabilities; impairment in the value of real estate property the Company owns; risks related to the geographical concentration of our properties in Indiana, Florida and Texas; assumptions underlying our anticipated growth sources; and other factors affecting the real estate industry generally. The Company refers you to the documents filed by the Company from time to time with the Securities and Exchange Commission, specifically the section titled "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2012, which discuss these and other factors that could adversely affect the Company's results. The Company undertakes no obligation to publicly update or revise these forward-looking statements (including the FFO and net income estimates), whether as a result of new information, future events or otherwise.