KITE REALTY GROUP

RIVERS EDGE Indianapolis, IN



INVESTOR PRESENTATION

3rd Quarter 2013

12.2013

KRG LISTED NYSE

888.577.5600

kiterealty.com

KITE REALTY GROUP

KRG
LISTED
NYSE

888.577.5600

kiterealty.com

TICKER SYMBOL :: KRG (NYSE since 2004)

FOUNDED :: 1971

HEADQUARTERS :: Indianapolis, Indiana

PORTFOLIO :: (1)

64	OPERATING RETAIL
2	OPERATING COMMERCIAL
5	REDEVELOPMENT
4	DEVELOPMENT
75	PROPERTIES

SQUARE FOOTAGE :: (1)

(MILLIONS)

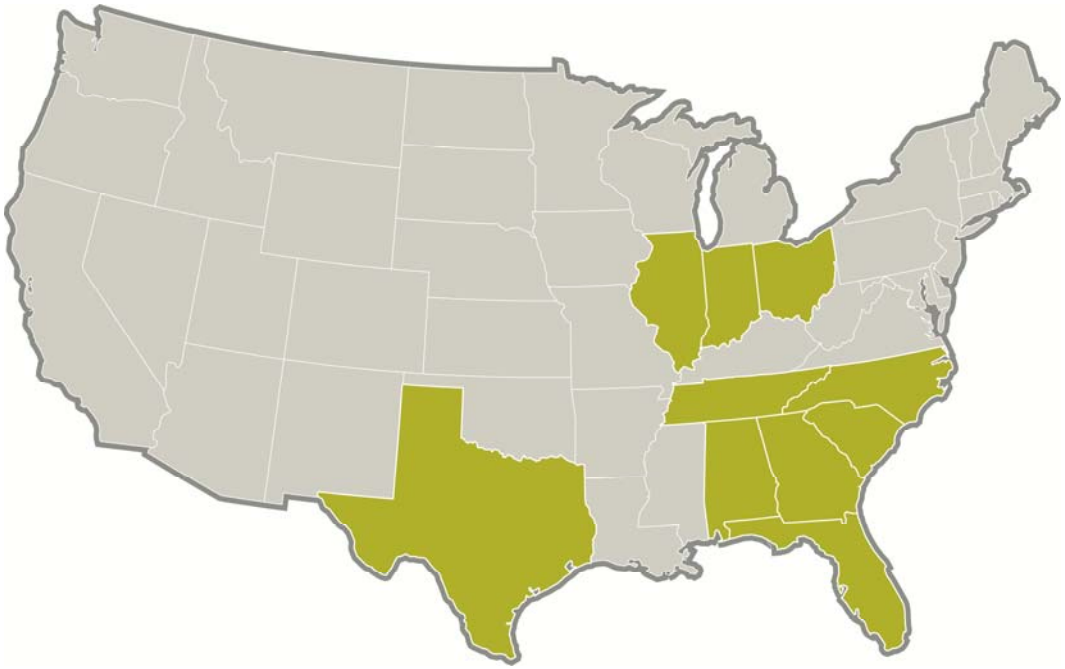
11.4	OPERATING PROPERTIES
2.0	TOTAL REDEVELOPMENT/DEVELOPMENT
13.4	GLA/NRA

ANNUAL DIVIDEND :: $0.24

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 : Midwest / Southeast / Texas
(98% of Operating Portfolio GLA)



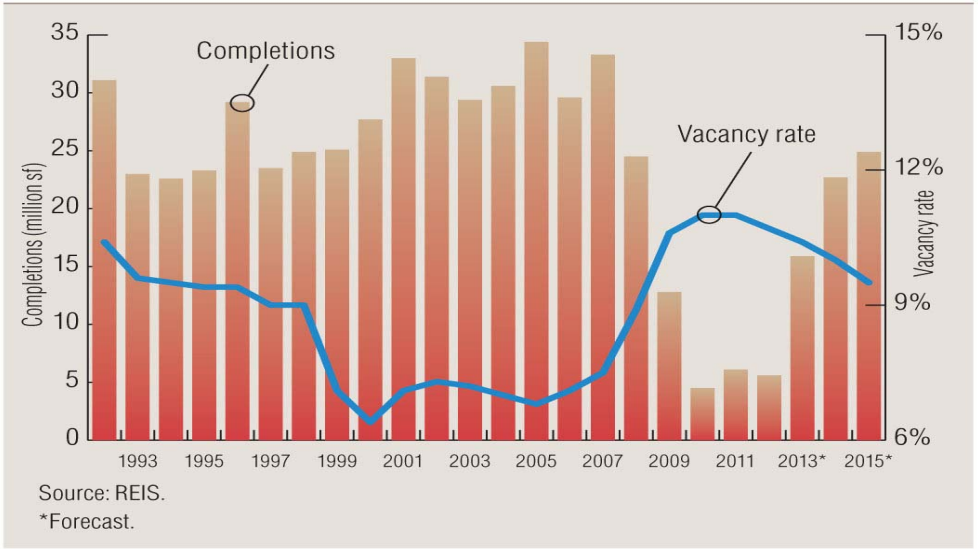
(1) Adjusted to reflect November portfolio acquisition, which increases holdings by nine properties and 2,500,277 square feet of total GLA.

RETAIL REAL ESTATE MARKET

RETAIL LANDSCAPE

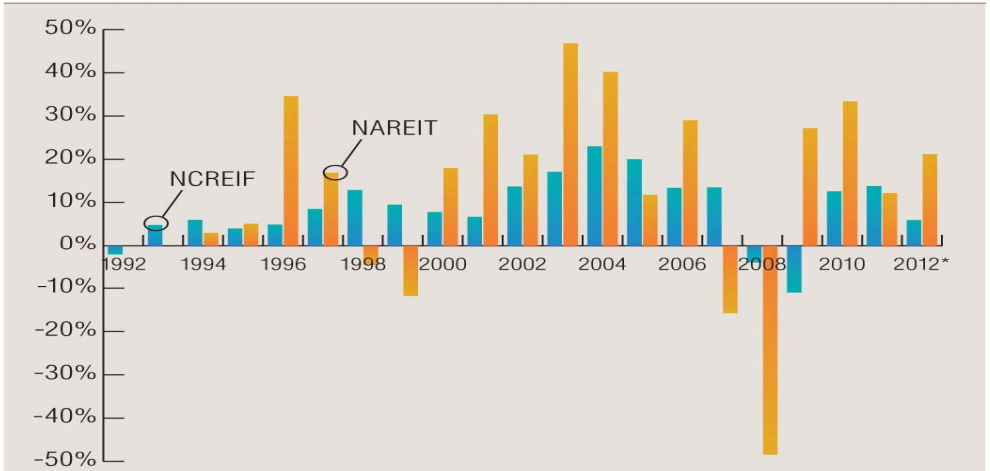
- Landlords with premium space are regaining leasing leverage as low supply growth is expected for several years.
- Capital recycling to enhance portfolio will continue.
- Debt market volatility has not shifted cap rates as expected.
- Retail store openings continue to increase.
- Heightened competition in grocery sector with the rise of the specialty grocers.
- Re-leasing opportunities in quality centers present best opportunity for landlords to grow Same Store NOI over coming years.

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.

Executing our Strategic Objectives

- Stabilizing Delray Marketplace, Holly Springs Towne Center, Four Corner Square, and Parkside Town Commons.
  - Holly Springs Phase I and Four Corner Square to be moved to operating portfolio in the fourth quarter.
- Leasing progress within our Operating Portfolio.
  - 95.8% leased as of September 30, 2013, the highest percentage achieved since IPO.
- Growing Same-Store NOI.
  - 4.9% for quarter ended September 30, 2013.
  - 11th Consecutive quarter of positive SSNOI Growth.
- Acquiring quality shopping centers in specific submarkets within our primary market footprint.
  - $484 million in acquisitions in previous 15 months.
- Focusing on redevelopment opportunities within our existing portfolio such as Gainesville Plaza, Bolton Plaza and Kings Lake Square, where redevelopment activities have commenced.
- Growing EBITDA and de-levering the Balance Sheet.

COMPANY HIGHLIGHTS
As of September 30, 2013



STABLE PORTFOLIO

- Owned interest in 75 properties totaling approximately 13.4 million square feet. (1)
- Diverse tenant base: Largest tenant (Publix Supermarket) represents 4.5% of annualized base rent. (1)
- 5 mile demographics: Population – 127,600 ; Average Household Income - $80,300

(1) Including recent portfolio acquisition



INCREASED LEASING AND PRODUCTIVITY

- Same property net operating income for the third quarter of 2013 increased 4.9% over the same period in the prior year.
- Portfolio leased percentage at 95.9%, up 250 bps from prior year.
- Future rent growth with 330 basis point spread between leased and occupied percentages.
- Small shop leased percentage increased to 86.7% as of September 30, 2013 from 81.8% as of September 30, 2012.



DEVELOPMENT AND REDEVELOPMENT PROGRESS

- Six under construction developments/redevelopments totaling $308 million and 82% 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 Theatre Cinebowl and Grille.
- **HOLLY SPRINGS TOWNE CENTER (formerly New Hill Place) ::** Construction is substantially complete on Phase I of Holly Springs Towne Center near Raleigh, North Carolina and tenants began opening in March 2013.
- **FOUR CORNER SQUARE ::** Construction is substantially complete at Four Corner Square near Seattle, Washington. Tenants began opening in February 2013.
- **PARKSIDE TOWN COMMONS (PHASE I AND II) ::** Located in Cary, North Carolina. To be anchored by Target, Harris Teeter, Petco, Frank Theatre Cinebowl and Grille, Field & Stream, and Golf Galaxy. Projected opening for Phase I in Q2 2014 and Phase II in Q4 2014.

COMPANY HIGHLIGHTS

ACQUISITION ACTIVITY



- Through September 30, 2013, acquired four retail centers in core markets for $103.9 million.
- **SHOPPES OF EASTWOOD** :: In February, 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.
- **TORINGDON MARKET** :: In August, acquired center anchored by EarthFare for $15.8 million.
- **NINE-PROPERTY PORTFOLIO** :: Acquired portfolio of centers located in Texas, Florida, Georgia, and Alabama in November for $304 million.

DEBT AND CAPITAL MARKETS



- In the second quarter, issued 15,525,000 common shares for $6.55 per share resulting in net proceeds of approximately $97.2 million, which were primarily redeployed to fund the acquisition of Castleton Crossing and Cool Springs Market.
- In the second quarter, the 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.
- During the third quarter, amended its unsecured term loan and increased the borrowing from $125 million to $230 million and the LIBOR-based interest rate was reduced to LIBOR plus 145 to 245 basis points.
- In November, issued 36,800,000 common shares for $6.16 per share resulting in net proceeds of approximately $217.3 million , which were redeployed to fund a majority of the nine-property portfolio acquisition.
- Unencumbered assets valued at approximately $600 million at September 30 and pro-forma of approximately $850 million with new portfolio acquisition.

KITE REALTY GROUP

PORTFOLIO DYNAMICS

KRG LISTED NYSE

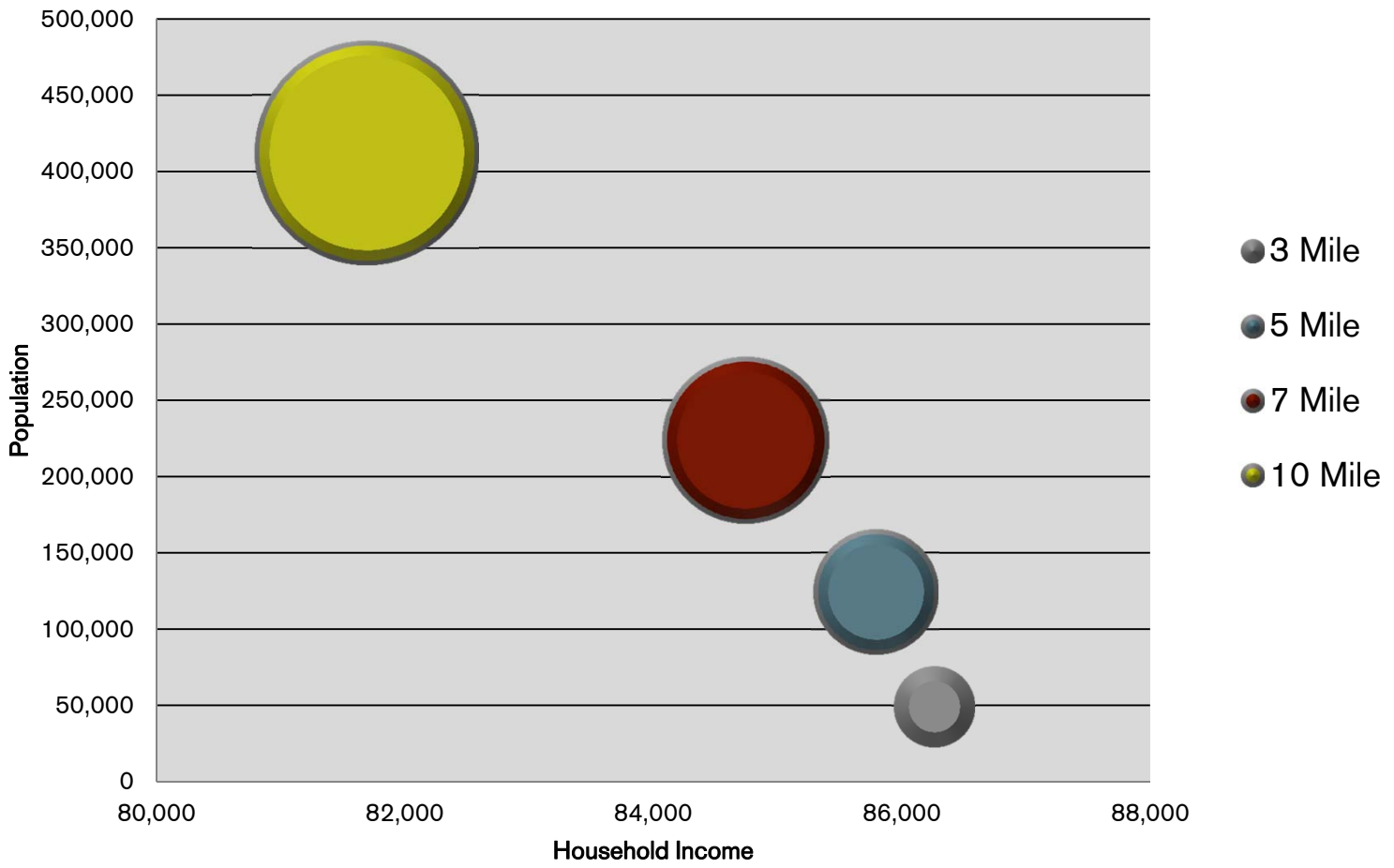
888.577.5600

kiterealty.com

MEET OUR CUSTOMERS

DEMOGRAPHIC PROFILE – As of 9.30.13

DEMOGRAPHIC PROFILE OF PORTFOLIO



QUALITY RETAIL TENANT BASE

Standalone

		Portfolio ABR [1]
1.	Publix Supermarket	4.6%
2.	Bed Bath & Beyond / Buy Buy Baby	2.9%
3.	Dick's Sporting Goods	2.6%
4.	TJX Companies	2.2%
5.	Lowe's Home Improvement	1.8%
6.	PetSmart	1.8%
7.	Marsh Supermarkets	1.7%
8.	Staples	1.6%
9.	Burlington Coat Factory	1.3%
10.	Beall's	1.2%
		21.7%

As Adjusted

		Portfolio ABR [1] [2]
1.	Publix Supermarket	4.5%
2.	TJX Companies	2.4%
3.	Bed Bath & Beyond / Buy Buy Baby	2.3%
4.	Dick's Sporting Goods	2.0%
5.	PetSmart	1.9%
6.	Lowe's Home Improvement	1.4%
7.	Beall's	1.3%
8.	Stein Mart	1.3%
9.	Marsh Supermarkets	1.3%
10.	Staples	1.2%
		19.5%

1. *Annualized base rent represents the monthly contractual rent as of 9/30/2013 for each applicable tenant multiplied by 12. Annualized base rent does not include tenant reimbursements.*
2. *Reflects Kite Standalone plus the Portfolio Acquisition's annualized base rent (the monthly contractual rent for each applicable tenant multiplied by 12) as of 1/1/2014 assuming the percentage leased of the Portfolio Acquisition as of 9/30/2013 less 50th and 12th and Ridge Plaza. Annualized base rent does not include tenant reimbursements.*

DEVELOPMENT/REDEVELOPMENT

SUMMARY

PROPERTY	STATE	MAJOR TENANTS/ANCHORS	PROJECTED COST	COST TO DATE	% LEASED / COMMITTED	ACTUAL / PROJECTED OPENING
DEVELOPMENT PROJECTS UNDER CONSTRUCTION						
DELRAY MARKETPLACE	FL	Publix, Frank Theatres, Burt & Max's Grille, Charming Charlie, Chico's, Jos. A. Bank, White House | Black Market	$ 97.5	$ 94.1	88.1%	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	56.4	91.8%	Q1 2013
PARKSIDE TOWN COMMONS - PHASE I	NC	Target (non-owned), Harris Teeter, PETCO	39.0	24.4	82.5%	Q2 2014
PARKSIDE TOWN COMMONS – PHASE II	NC	Frank Theatres, Golf Galaxy, Field & Stream	70.0	20.2	60.3%	Q4 2014
		Development Subtotal	$ 263.5	$ 195.1	79.2%	
REDEVELOPMENT PROJECTS UNDER CONSTRUCTION						
KING'S LAKE SQUARE	FL	Publix	$ 6.9	$ 1.4	88.4%	Q2 2014
FOUR CORNER SQUARE	WA	Do It Best Hardware, Walgreens, Grocery Outlet	27.5	24.1	90.8%	Q1 2013
BOLTON PLAZA	FL	Academy Sports & Outdoors, LA Fitness/Shops	10.3	3.5	86.9%	Q1 2014
		Redevelopment Subtotal	$ 44.7	$ 31.9	88.5%	
		Development and Redevelopment Total	$ 308.2	$ 227.0		





KEY STATS

OPENED : : Q4 2012 / Q1 2013

PROJECTED OWNED GLA : : 255,554

PROJECT COST : : $97.5M

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 : : Q1 2013

PROJECTED OWNED GLA : : 204,936

PROJECT COST : : $57M

PRE-LEASED/COMMITTED : : 91.8%

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

SHOPS : : Charming Charlie, ULTA, Pier 1 Imports, Jos A. Banks, Children's Place





KEY STATS

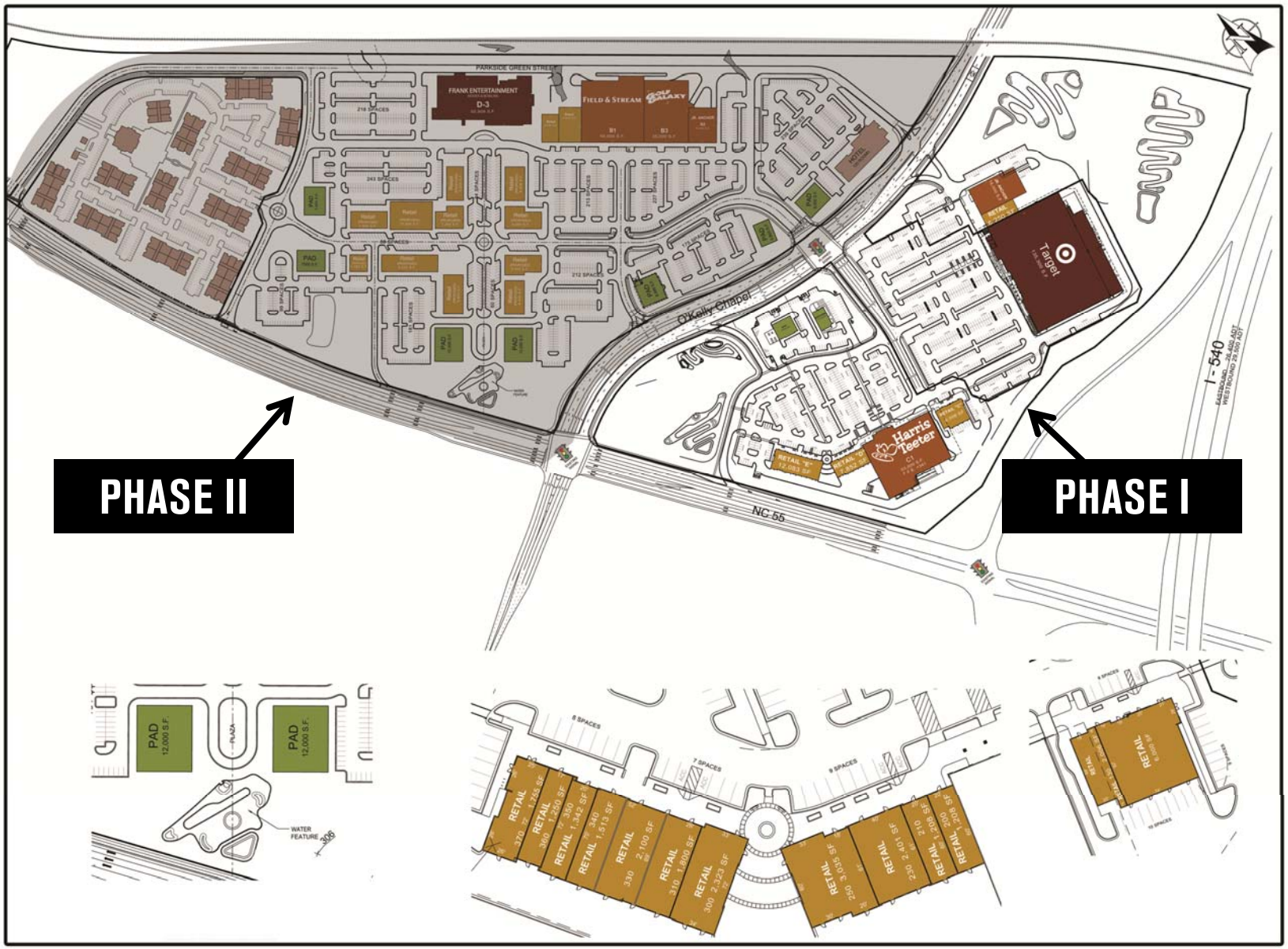
NEW DEVELOPMENT : : Phase I and II

PROJECTED OWNED GLA : : 384,203

PROJECT COST : : $109M

PRE-LEASED/COMMITTED : : 66.6%

ANCHORED : : Target (non-owned), and Harris Teeter, PETCO, Frank Theatres, Golf Galaxy, Field & Stream


PHASE II
PHASE I
PARKSIDE GREEN STREET
FRANK ENTERTAINMENT
D-3
FIELD & STREAM
Target
Harris Teeter
O'Kelly Chapel
NC 55
I - 540
PAD
12,000 S.F.
PLAZA
WATER FEATURE
RETAIL





KEY STATS

REDEVELOPMENT : : Opened Q1 2013

PROJECTED OWNED GLA : : 108,523

PROJECT COST : : $27.5M

PRE-LEASED/COMMITTED : : 90.8%

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

RECENTLY COMPLETED







RANGELINE CROSSING – Indianapolis, IN

SUCCESSFULLY REDEVELOPED

OWNED GLA : : 74,583

LEASED : : 91.8%

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

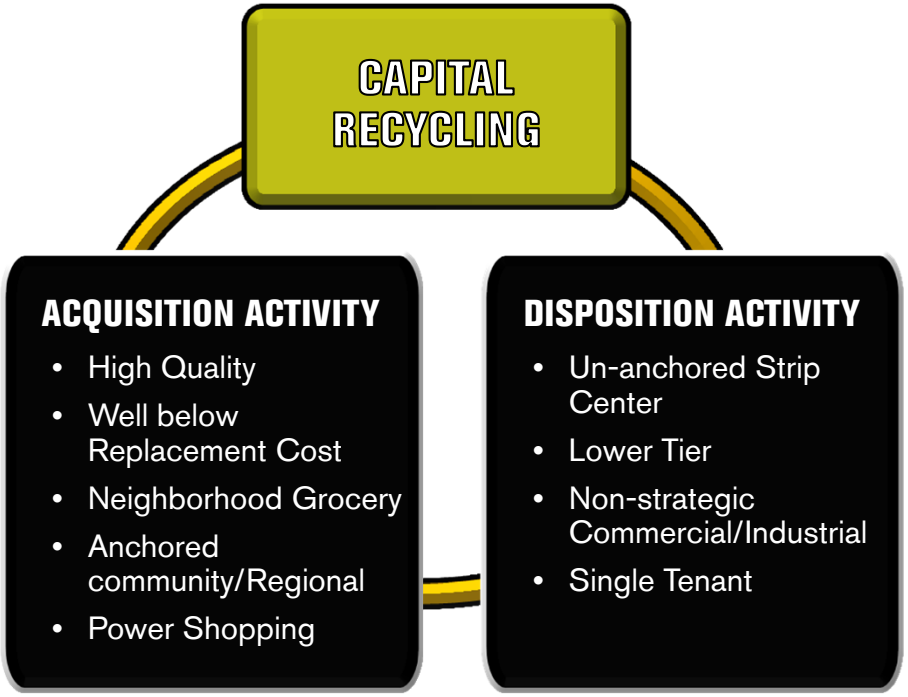


ACQUISITION/DISPOSITION

2012-2013 SUMMARY

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	OWNED SF	CONTRACT PRICE (MM) (1)	PRICE PER SF (2)
ACQUISITIONS					
TORINGDON MARKET	Charlotte, NC	EarthFare	60,000	$ 16	$ 262
CASTLETON CROSSING	Indpls., IN	TJ Maxx, HomeGoods, Burlington Coat, Shoe Carnival	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
9 - Property Portfolio	TX, FL, AL, and GA		1,980,000	$ 304	$ 154
		TOTAL CLOSED	3,170,000	484	153
DISPOSITIONS					
CEDAR HILL VILLAGE	Dallas, TX	24 Hour Fitness	44,000	$ 8	$ 182
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	584,500	$ 96	227

(1) Approximate Purchase/Sales Price
(2) Weighted Average Price PSF for Retail Properties Only

RECENT ACQUISITION ACTIVITY

TORINGDON AND CASTLETON CROSSING– NORTH CAROLINA AND INDIANA



TORINGDON MARKET

LOCATION :: Charlotte, NC

ACQUIRED :: August, 2013

PURCHASE PRICE :: $15.8M

TOTAL GLA :: 60,000

OWNED GLA :: 60,000

ANCHOR :: EarthFare



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

RECENT ACQUISITION ACTIVITY

SHOPPES AT EASTWOOD AND COOL SPRINGS MARKET– FLORIDA AND TENNESSEE



SHOPPES OF EASTWOOD

LOCATION :: Orlando, FL

ACQUIRED :: January, 2013

PURCHASE PRICE :: $11.6M

TOTAL GLA :: 69,000

OWNED GLA :: 69,000

ANCHOR :: Publix



COOL SPRINGS MARKET

LOCATION :: Nashville, TN

ACQUIRED :: April, 2013

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













KITE
REALTY GROUP

Portfolio Acquisition Details









TRANSACTION OVERVIEW

Kite Realty Group has acquired a $304 million portfolio in an off-market transaction

- 9 shopping center portfolio encompassing approximately 2.5 million square feet of Total GLA
  - Assets unencumbered
  - 93.2% leased
  - Located in Texas, Florida, Alabama and Georgia
  - Approximately 38% of ABR is derived from two assets in Houston, Texas
- Accretive upon closing of the acquisition
- Transaction reduces leverage to approximately 7.3x net debt to Adjusted EBITDA [(1)], supporting the company's deleveraging strategy

(1) Calculated per supplemental definition.

INVESTMENT HIGHLIGHTS

The acquisition of the portfolio by Kite presents an attractive off-market investment.

Transaction Merits

Strategic Off-Market Acquisition of High-Quality Portfolio

- Complementary to Kite in terms of asset quality, tenant base and geographic distribution
- Substantial discount to management's estimate of replacement costs
- Increases the size and scale of Kite's business in its core markets
- 7 assets in Top 50 MSA's in the US and 2 assets in college/resort areas
- 8 assets with a grocery component
- Attractive in-place yield

Enhanced Operating Efficiencies

- Strong tenant relationships will drive operating performance
- Kite's scalable platform can acquire assets with minimal G&A increase

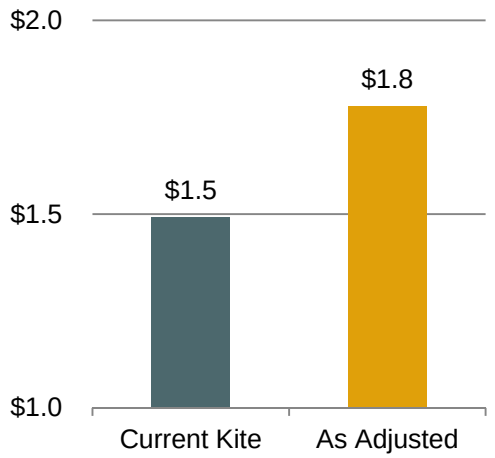
Value Creation Opportunity

- Embedded NOI growth opportunity through lease-up of vacant space and roll-over of below-market rents
- Potential for Kite to improve operations and create value via redevelopment opportunities

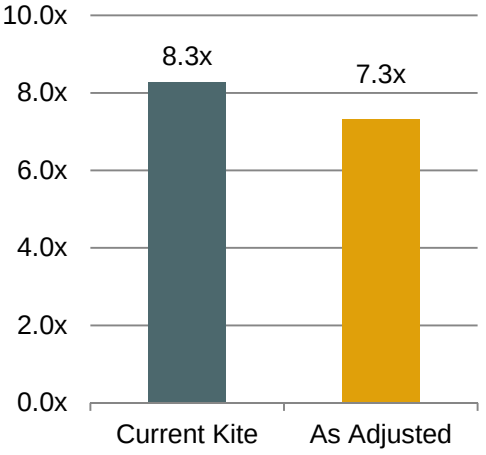
Conservative, Flexible Balance Sheet

- Projected net debt to Adjusted EBITDA as adjusted for the Portfolio Acquisition of 7.3x(1) and net debt to enterprise value of 45%
- Transaction improves equity float and leverage profile
- Significant increase in unencumbered property pool and liquidity
- Accelerates path to investment grade

Enterprise Value ($bn)

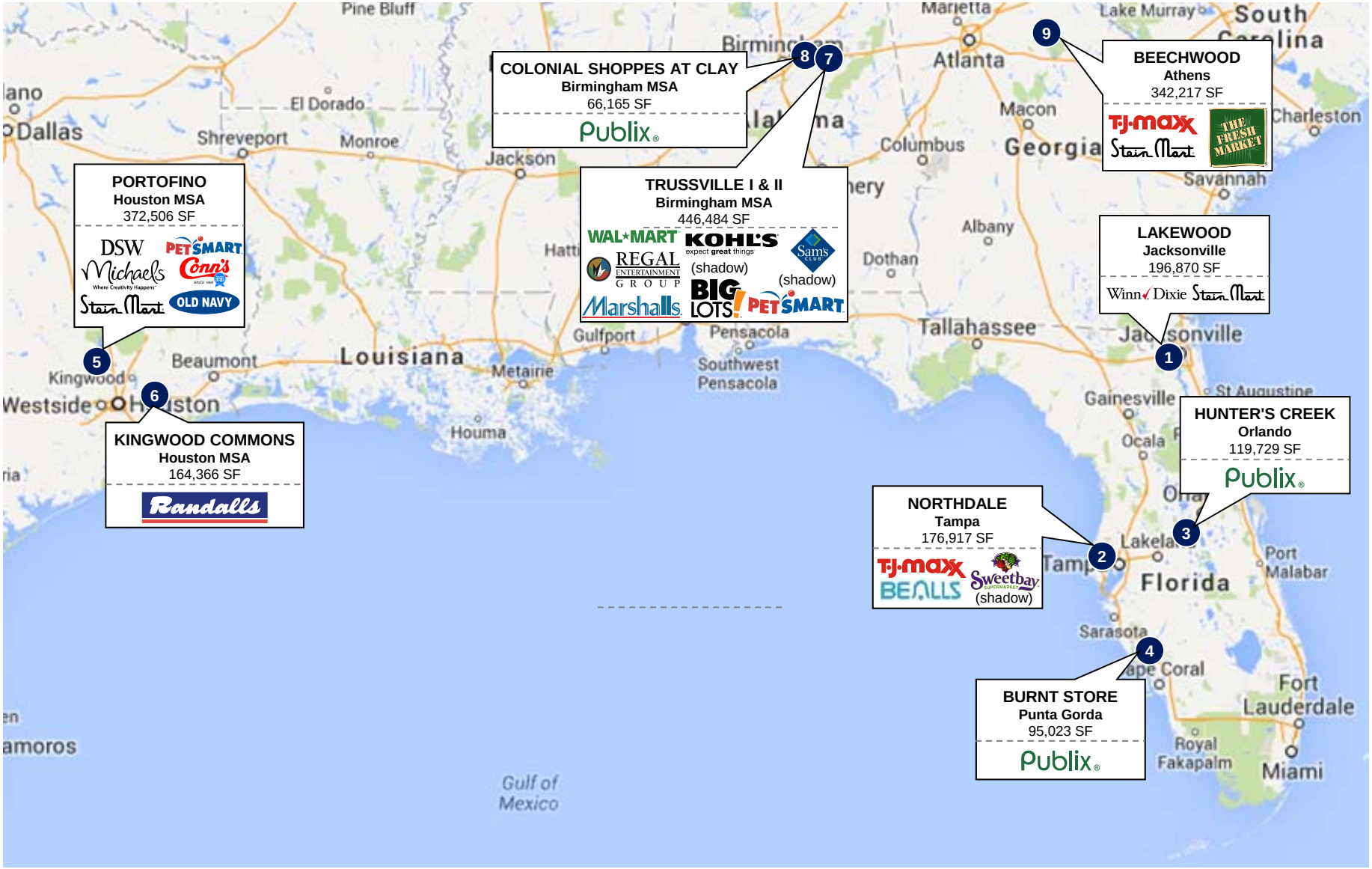


Leverage (1)



(1) Calculated per supplemental definition.

PORTFOLIO GEOGRAPHY



KITE REALTY GROUP

OPERATIONAL METRICS/NOI GROWTH

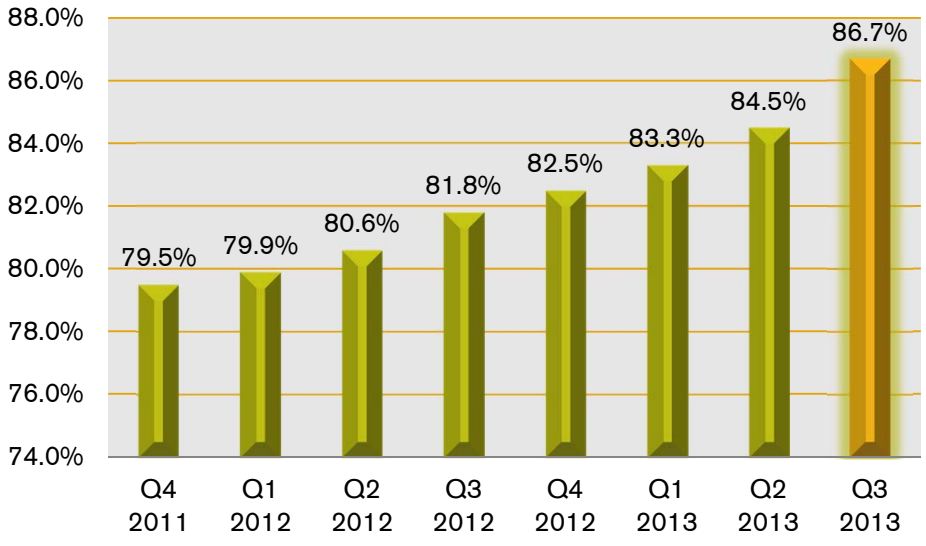
PORTFOLIO OPERATING METRICS

FOCUS ON GROWING SMALL SHOP OCCUPANCY ::
7 Straight Quarters of Increased Small Shop Occupancy

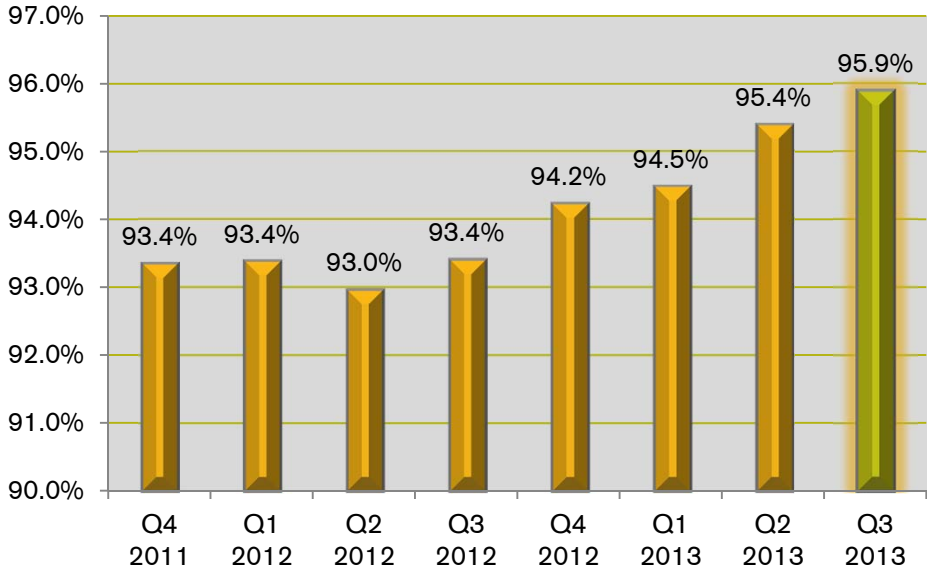
FOCUS ON OVERALL LEASING % GAINS ::
5 Consecutive Quarters of Total Leased % Growth

RESULT ::
REVENUE GROWTH

SMALL SHOP OCCUPANCY RATE



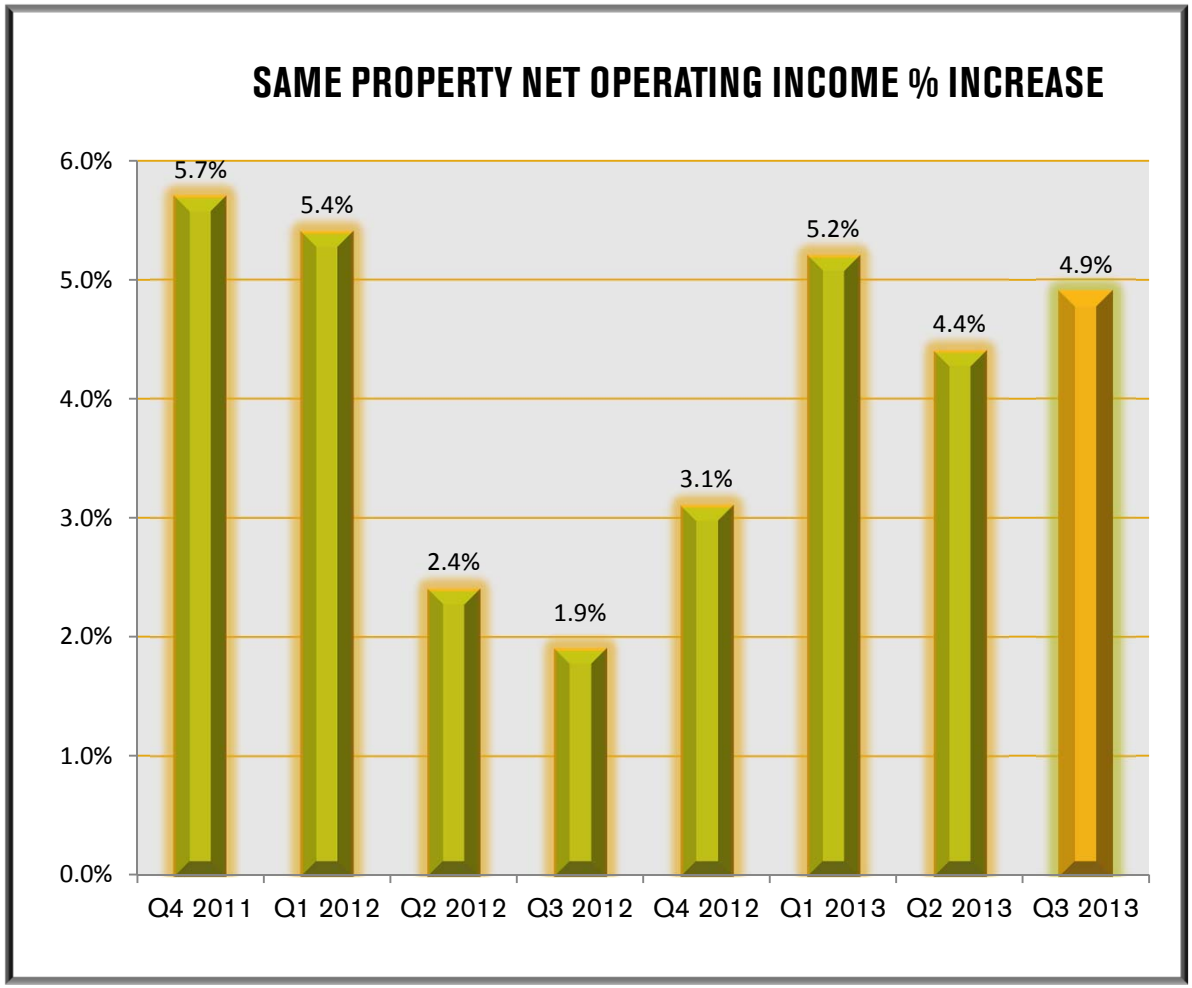
TOTAL OCCUPANCY %



PROPERTY OPERATING INCOME

SS NOI GROWTH

THE QUALITY OF OUR PORTFOLIO AND ASSET LOCATIONS ALLOWS US TO GENERATE SIGNIFICANT SAME PROPERTY NOI GROWTH.



KITE REALTY GROUP

BALANCE SHEET ACTIVITY

KRG LISTED NYSE

888.577.5600

kiterealty.com

DEBT & CAPITAL MARKET UPDATES

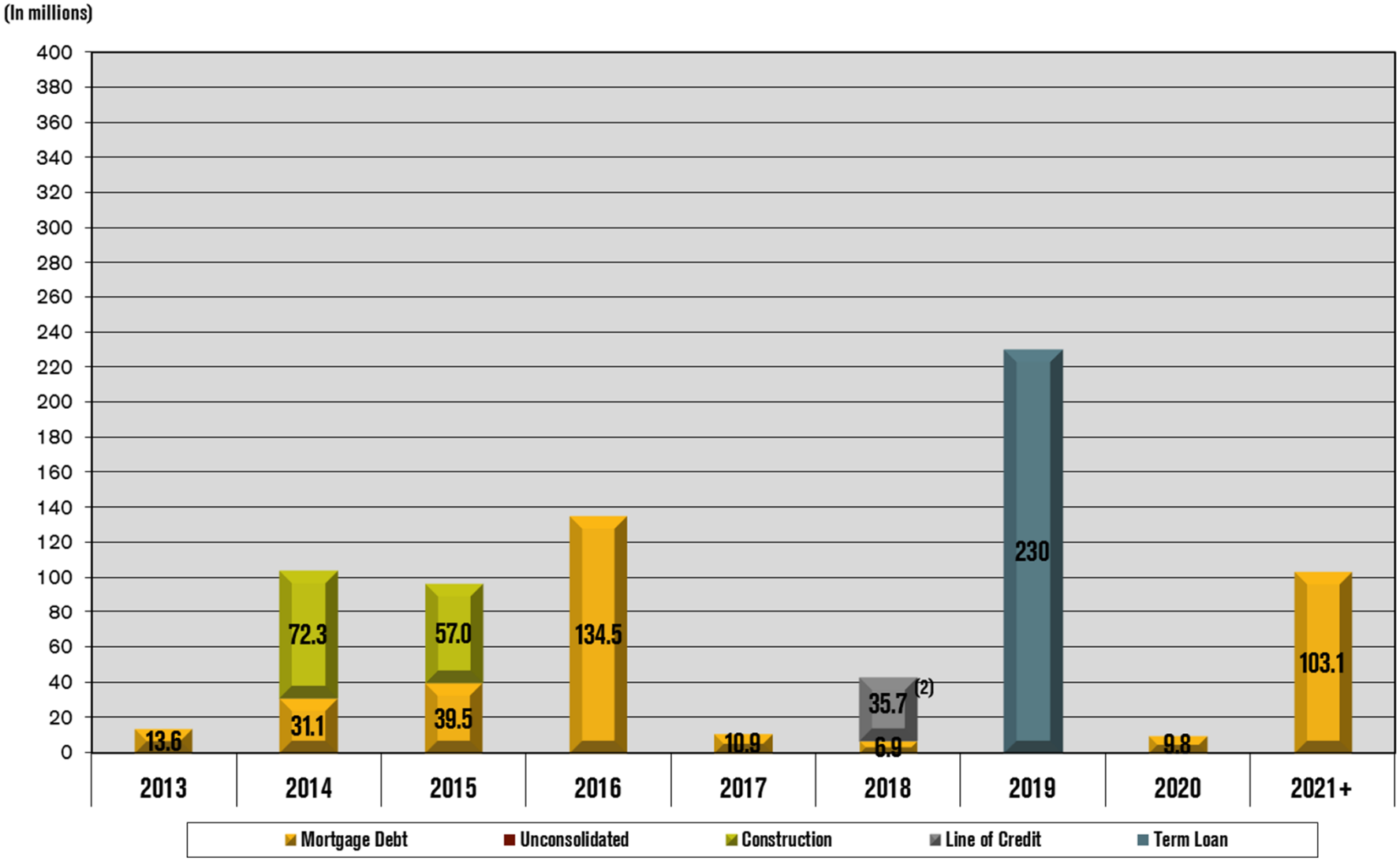
PRIMARY BALANCE SHEET INITIATIVES

- Manage floating rate debt to a target of less than 15% of total debt.
- De-levering in process to pro-forma of 7.3x net debt to EBITDA and additional progress via NOI growth, match funding acquisitions with equity, development deliveries and non-core asset sales.

SIGNIFICANT 2013 CAPITAL MARKETS TRANSACTIONS

- Increased borrowing on $125 million seven-year unsecured term loan to $230 million with an interest rate of LIBOR plus 145 to 245 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.
- In April/May 2013, issued 15,525,000 common shares for $6.55 per share resulting in net proceeds of approximately $97.2 million which were redeployed to fund the acquisitions of Castleton Crossing and Cool Springs Marketplace.
- In November 2013, issued 36,800,000 common shares for $6.16 per share resulting in net proceeds of approximately $217.3 million which were redeployed to fund a majority of the 9-property portfolio acquisition.

SCHEDULE OF DEBT MATURITIES(1)



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

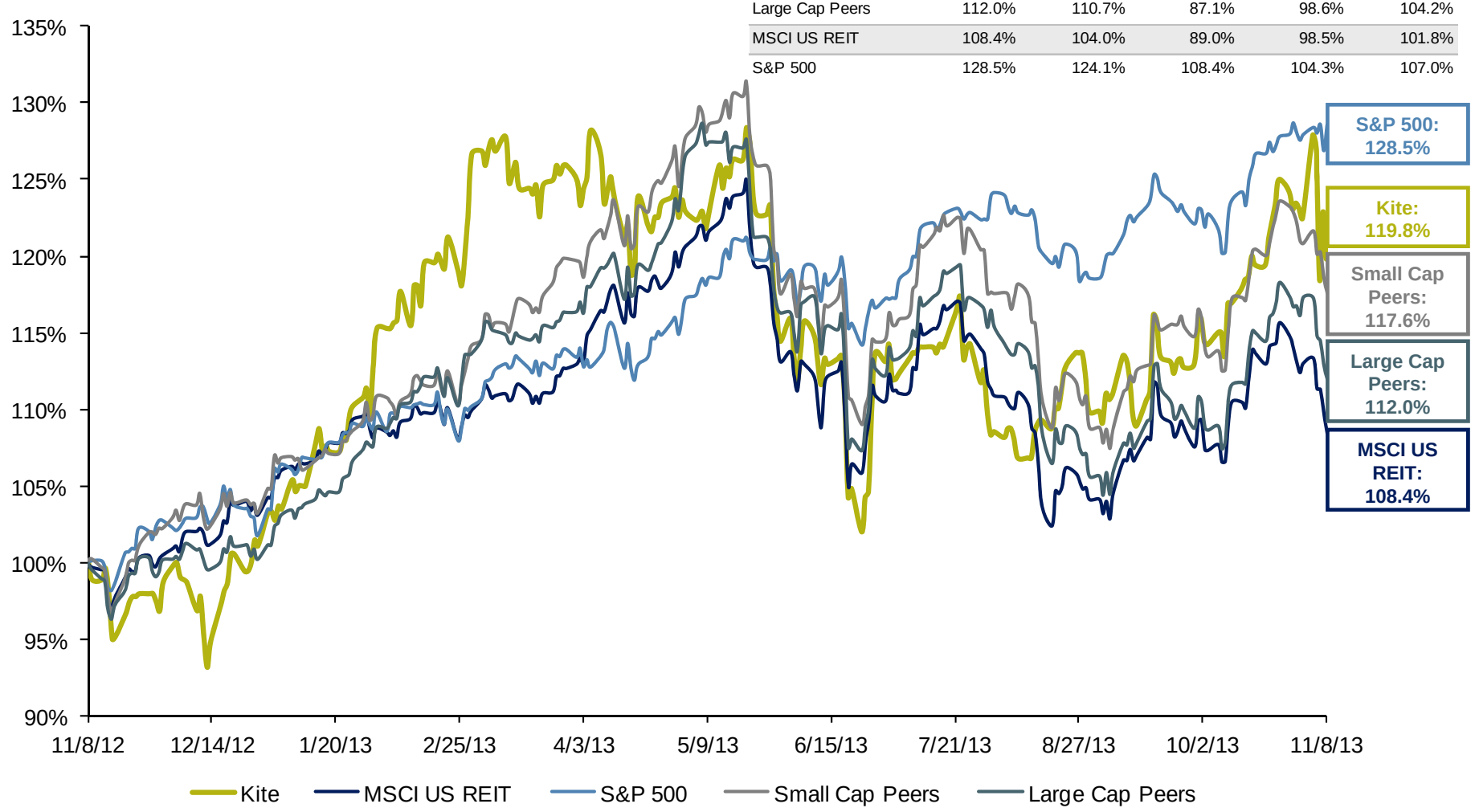
(2) Reflects the Company's exercise of its option to extend the maturity date of the Company's revolving line of credit by one year to February 26, 2018.

KITE REALTY GROUP

SHAREHOLDER OBJECTIVES / RETURNS

TOTAL RETURNS VS. PEER GROUP

	LTM	2013 YTD	6 Months	3 Months	1 Month
Kite	**119.8%**	**116.0%**	**97.5%**	**111.0%**	**104.2%**
Small Cap Peers	117.6%	112.2%	90.9%	100.2%	104.5%
Large Cap Peers	112.0%	110.7%	87.1%	98.6%	104.2%
MSCI US REIT	108.4%	104.0%	89.0%	98.5%	101.8%
S&P 500	128.5%	124.1%	108.4%	104.3%	107.0%



Source: FactSet as of November 8, 2013.
Note: Large Cap peers include: KIM, FRT, DDR, REG, WRI, RPAI and EQY. Small Cap peers include: AAT, AKR, BFS, ROIC, IRC, RPT, UBA, EXL and CDR.

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 low 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 (including the consummation and impact of the pending acquisition of the $307 million shopping center portfolio and financing thereof, and the Company's ability to complete the portfolio acquisition and successfully integrate the operations of the acquired properties in the anticipated timeframe and on the terms described herein); 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 and other documents that we publicly disseminate, including 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.