

Livingston Center (Livingston, NJ)


Chapel Hill (Dallas, TX)

KITE

INVESTOR UPDATE

May 2016

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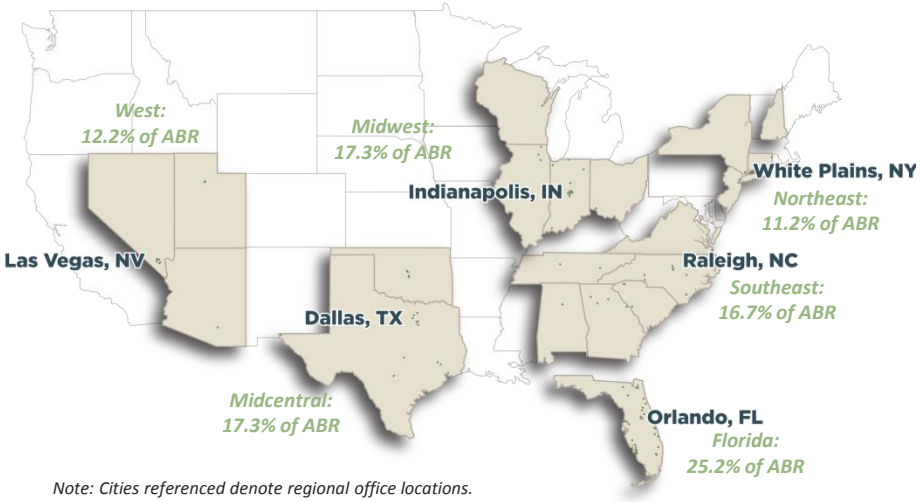
KRG LISTED NYSE

COMPANY SNAPSHOT

KITE REALTY GROUP TRUST	
Share Price	$27.71
Market Capitalization	$2.4bn
Enterprise Value	$4.1bn
Dividend Yield [1]	4.1%
Net Debt + Preferred / EBITDA	7.0x
Moody's / S&P Ratings	Baa3 / BBB-



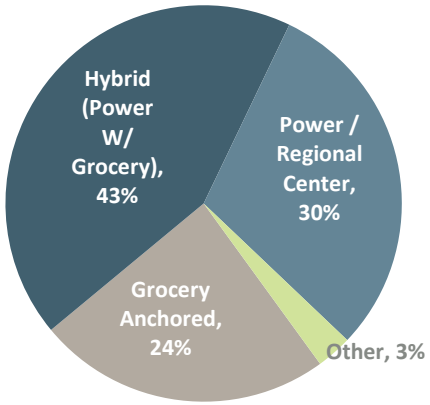
Note: Cities referenced denote regional office locations.

PORTFOLIO SUMMARY

Number of Properties	121
Number of States	20
Total GLA (SF)	22mm
Total Retail Operating Leased	95.4%
Retail Operating Shop Leased	87.7%
Annualized Base Rent (Per SF)	$15.24
Average Center Size (SF)	~200,000
Portfolio Demographics [2]	
Average Household Income	$83,000
Population	> 181,000

RETAIL PORTFOLIO PRODUCT BREAKDOWN

67% Of Assets Anchored With A Grocery



Note: All data as of 03/31/2016 unless otherwise noted.

1. Source: Bloomberg, as of 05/12/16. Dividend yield calculated as "Indicated Yield" per Bloomberg definition.
2. Demographic data for income pulled on a 3-mile radius, and population data based on a 5-mile radius. Source: STI: Popstats.

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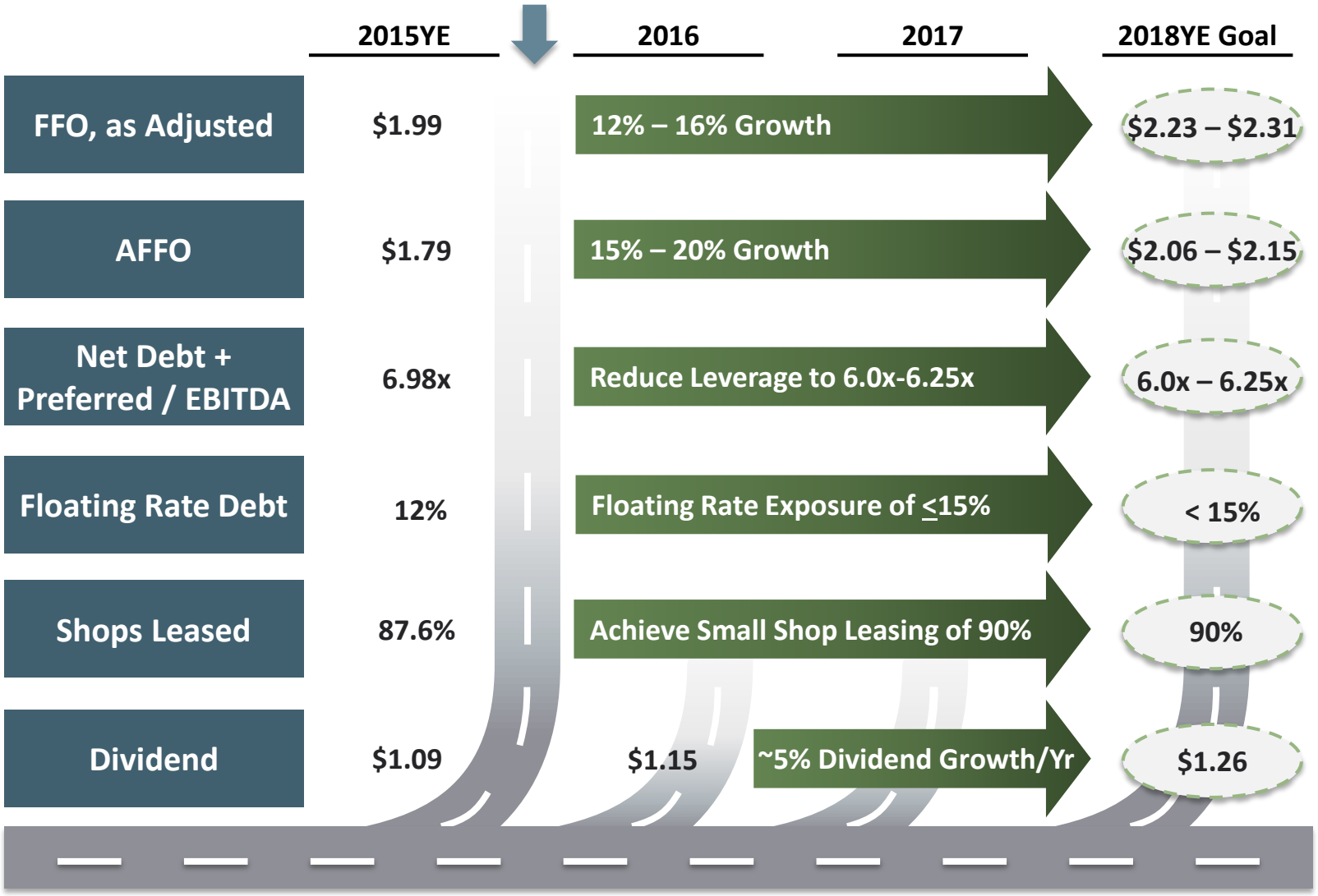
KITE'S 3-YEAR CORE ROADMAP TO UNLOCK VALUE



Note: These are merely goals at this time and are subject to various contingencies, many of which are beyond the Company's control. These goals are based on our current expectations of future conditions and performance. The Company's actual performance may not meet these expectations.

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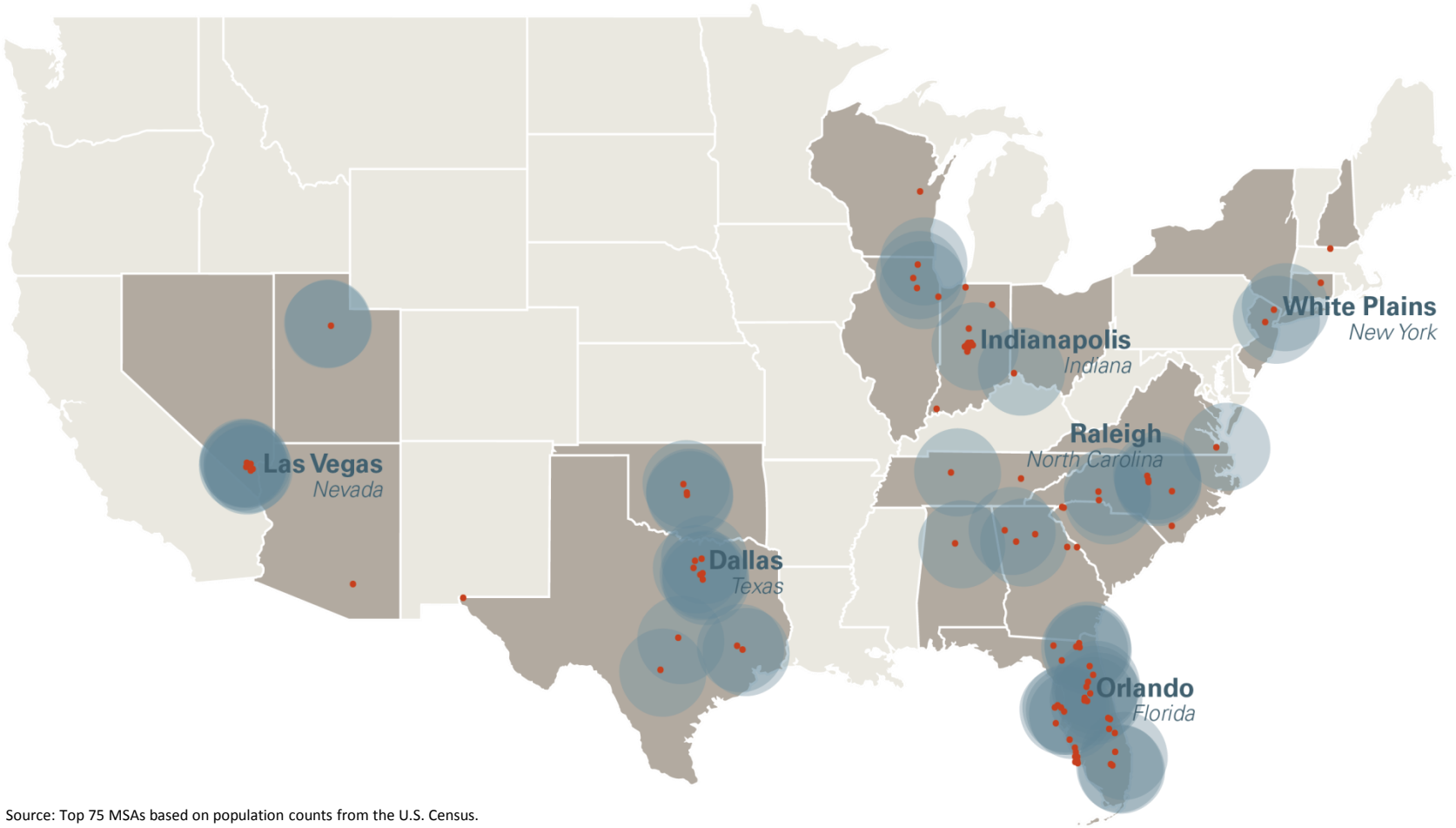
NEARLY 80% OF ABR FROM TOP 75 MSAs

Regional Approach Proves Impactful As Majority Of Portfolio Income From Top Markets



Source: Top 75 MSAs based on population counts from the U.S. Census.

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PORTFOLIO OF HIGH-QUALITY, DIVERSE ASSETS

RIVERS EDGE



Indianapolis, IN	
Total Center SF	149,209
ABR per SF	$20.21
% Leased	100.0%

CITY CENTER



White Plains, NY	
Total Center SF	493,162
ABR per SF	$26.75
% Leased	96.0%

DELRAY MARKETPLACE



Delray, FL	
Total Center SF	260,092
ABR per SF	$24.93
% Leased	95.1%

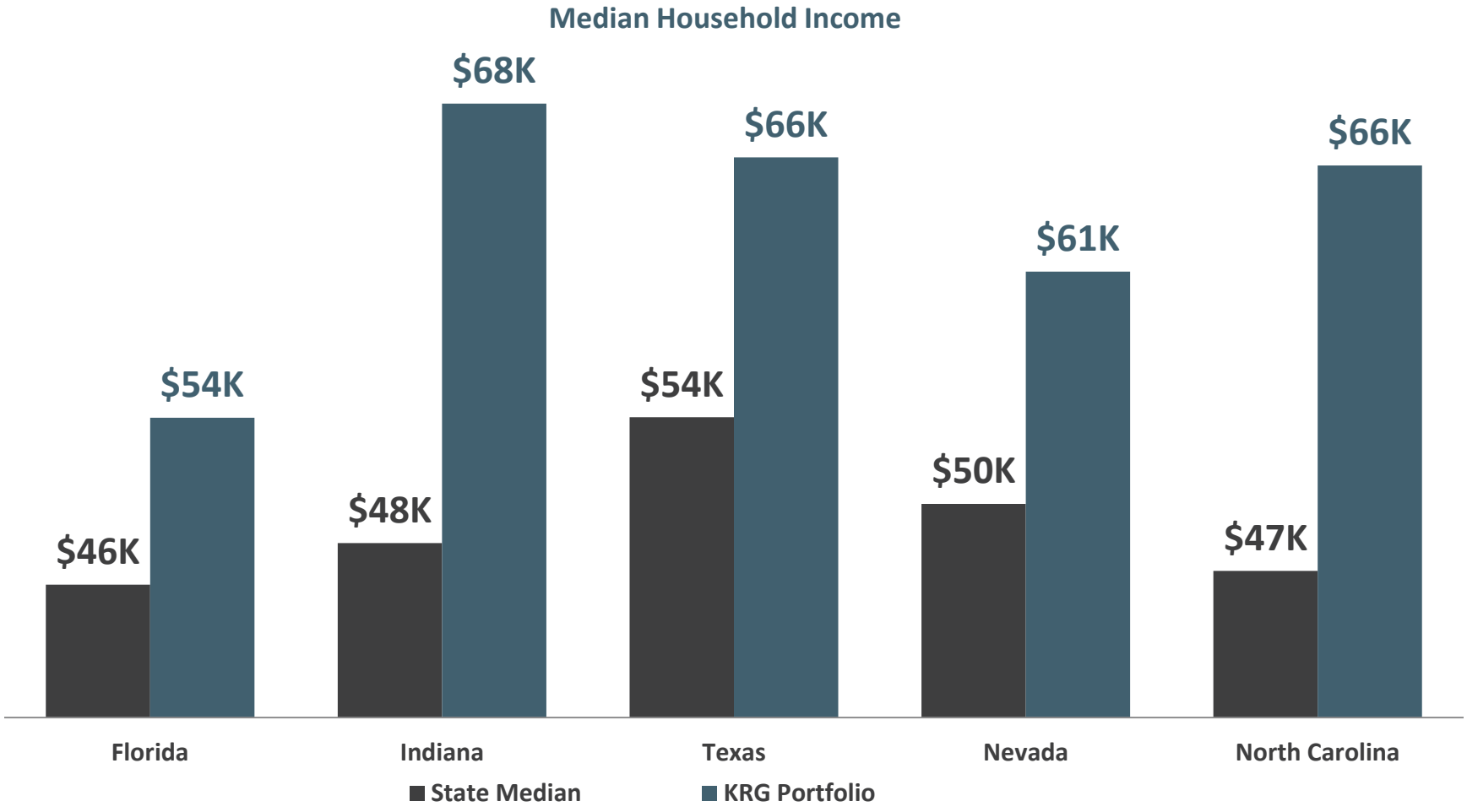
CHAPEL HILL



Fort Worth, TX	
Total Center SF	193,052
ABR per SF	$23.75
% Leased	92.5%

ASSET QUALITY SUPPORTED BY TOP SUB-MARKETS

ASSETS ACROSS THE TOP 5 MARKETS SUPERIORLY POSITIONED



Source: STI: Popstats; information based on a 3-mile radius for the KRG portfolio.

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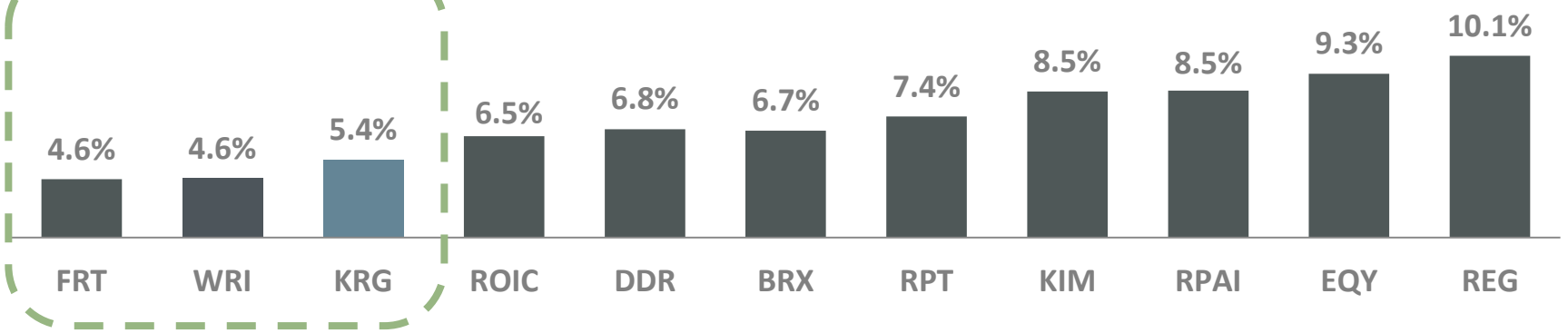
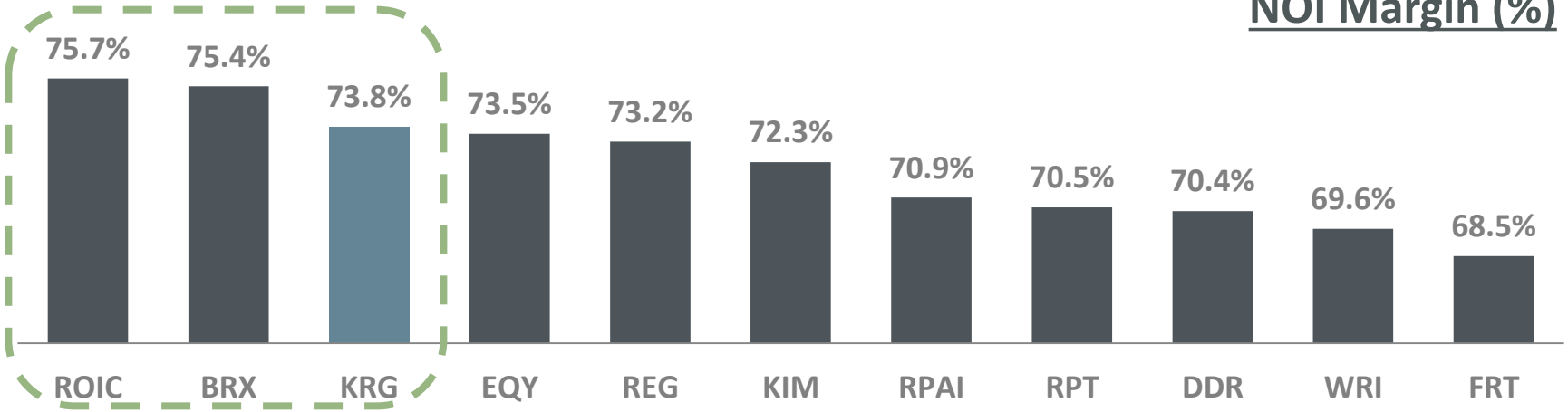
TOP TIER OPERATING EFFICIENCY

Kite efficiency metrics
are among the best in the industry

G&A / Revenues (%)



NOI Margin (%)



Source: Data reflects trailing four quarters average for KRG, KIM, DDR, FRT, REG, RPAI, WRI, BRX, EQY, ROIC, RPT. Reflects pro rata income statement figures.

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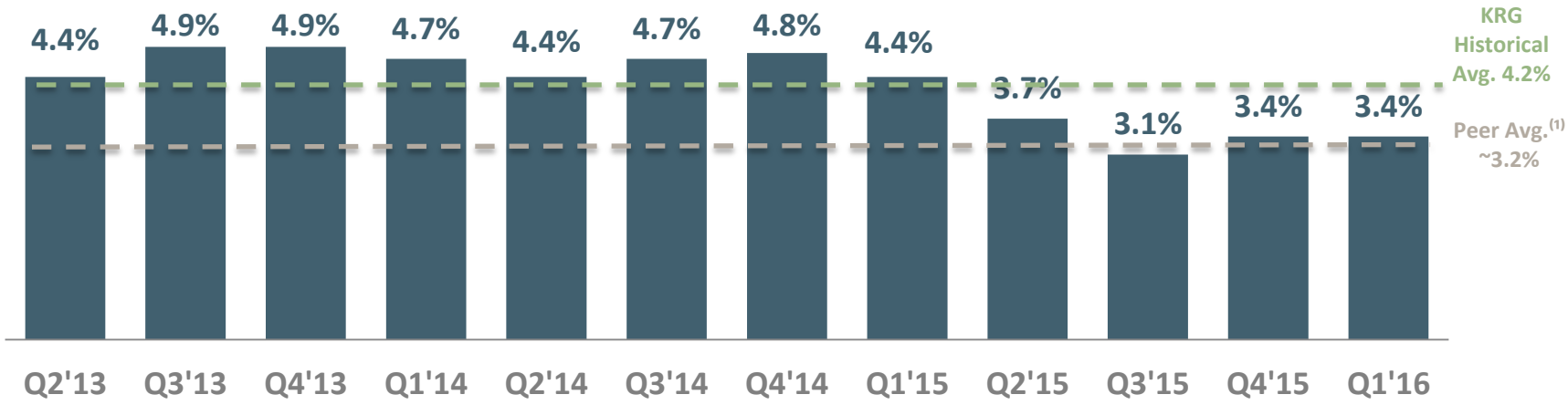
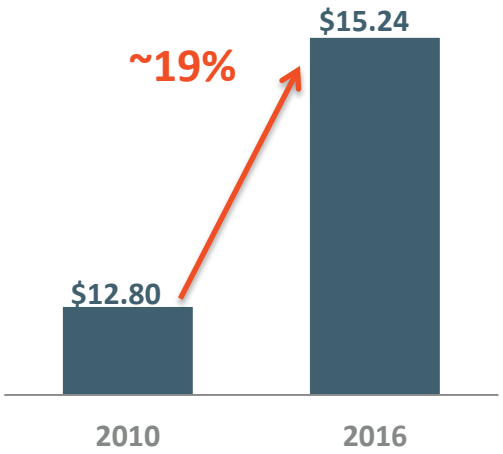
OPERATIONAL EXCELLENCE

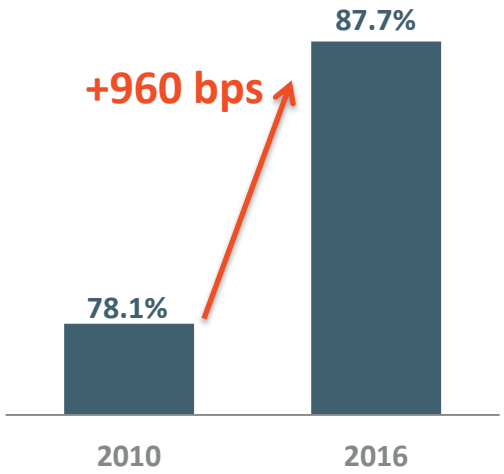
SAME-PROPERTY NOI GROWTH CONSISTENTLY OUTPERFORMS INDUSTRY



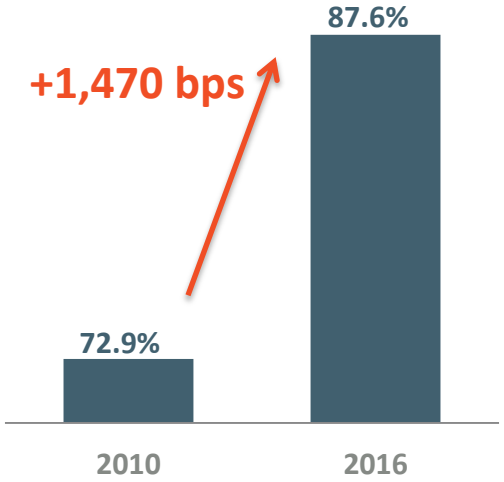
ABR PSF



SMALL SHOP LEASED



RECOVERY RATIOS



1. Peers include AKR, BRX, CDR, DDR, EQY, FRT, KIM, REG, ROIC, RPAI, RPT, WRI, as of 12/31/15. Same-store numbers exclude redevelopment.

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CULTURE & PASSION: TENANT FOCUSED

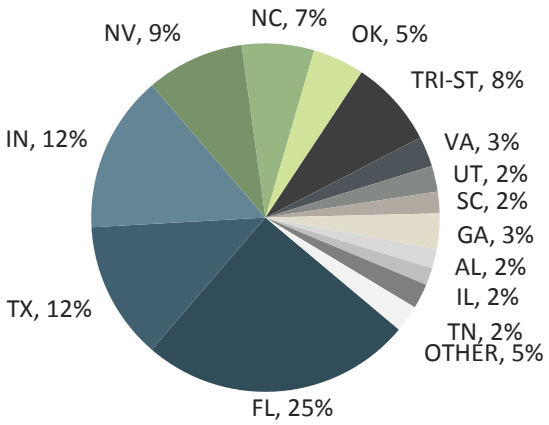
HIGH-QUALITY, DIVERSE REVENUE SOURCES IN TERMS OF TENANTS AND GEOGRAPHIES

HIGH-QUALITY TENANT BASE

	Top Tenants By ABR	# Stores	% ABR
1	Publix	18	3.5%
2	TJ Maxx	22	2.5%
3	PetSmart	19	2.2%
4	Bed Bath & Beyond	18	2.1%
5	Ross Dress For Less	17	2.0%
6	Lowe's	5	1.9%
7	Office Depot / Max	18	1.9%
8	Dick's Sporting Goods	9	1.7%
9	Ascena	37	1.6%
10	Michael's	6	1.4%
	Total	143	20.5%

GEOGRAPHICALLY DIVERSE

% of ABR by State



INVESTMENT GRADE RATED TOP TENANTS

2016 LEASE ACTIVITY EXAMPLES

First In Indiana:
Cool Creek Commons (IN)

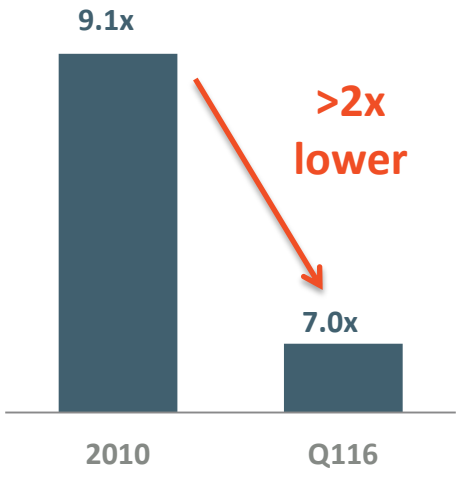
First In Florida:
Gainesville Plaza (FL)

RESILIENT BALANCE SHEET; FURTHER ENHANCED FINANCIAL FLEXIBILITY

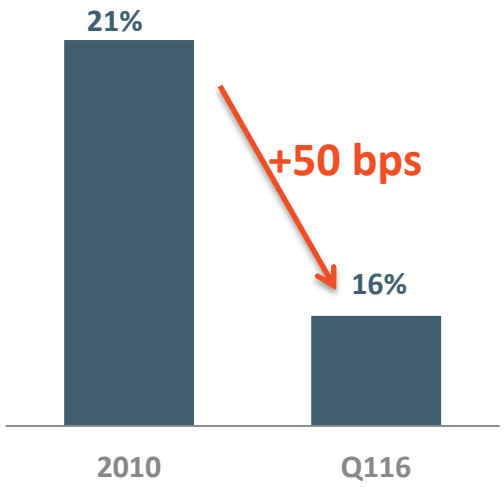
BALANCE SHEET INITIATIVES ON TRACK TO MEET 3-YEAR ROADMAP GOALS

- Maintain investment grade ratings
- Reduce floating rate debt exposure to 15% or less
- Reduce leverage to 6.0x-6.25x

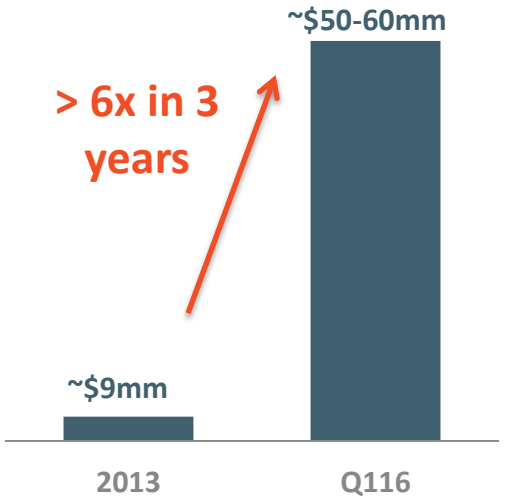
NET DEBT / EBITDA



FLOATING RATE EXPOSURE



ANNUAL CASH FLOW



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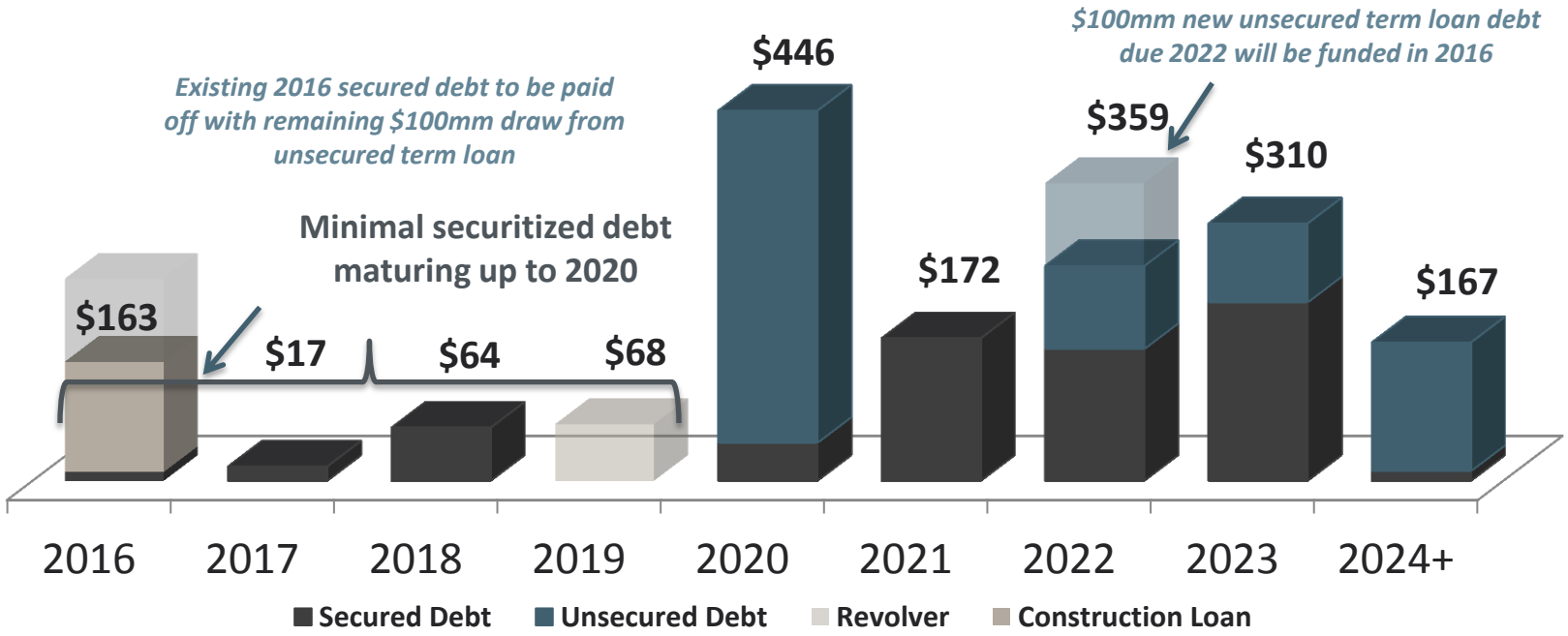
WELL-STAGGERED DEBT MATURITY PROFILE

KRG'S PRO FORMA DEBT SCHEDULE (1)



1. As of 03/31/2016; Chart excludes scheduled principal payments and net premiums. Term Loan in 2020 shown at final maturity after extension options exercised. Full potential revolver capacity of $500 million. Executed $200mm term loan due 2022 with delayed-draw feature. First $100mm funded at YE 2015, remaining to be funded in 2016. Remaining $100mm draw will be used to pay down 2016 secured debt.

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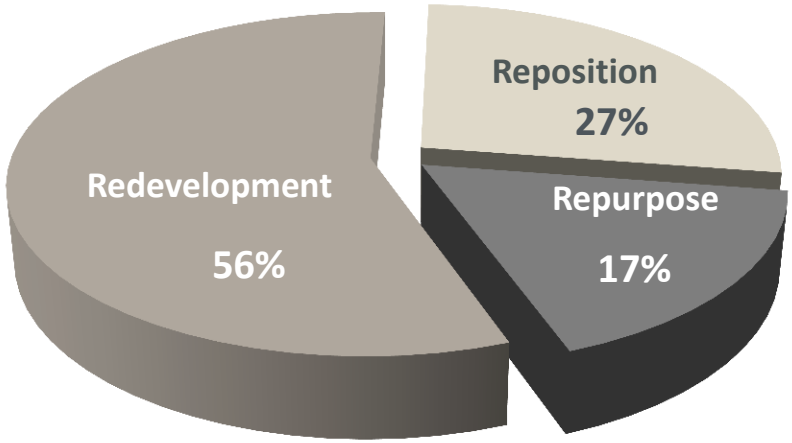
OVERVIEW OF THE 3-R'S

REDEVELOPMENT PIPELINE: THE 3-R'S

- **Redevelop:** substantial renovations;
  e.g. teardowns, remerchandising, exterior / interior improvements
- **Repurpose:** substantial alterations including changing the product-type
- **Reposition:** less substantial asset enhancements, generally $5mm or less

3-R's: $95-$110mm Over 18 Months

Average 3-R Return: 8-10%



Expect To Maintain A Rolling ~$100mm Across The 3-R's

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IN-PROCESS DEVELOPMENT & REDEVELOPMENT

IN-PROCESS DEVELOPMENTS

- In-process projects of $173.7mm
- Over 95% funded
- Over 90% pre-leased or committed
- Generating ~$9mm in cash net operating income ("NOI"), yet to come online



Tamiami Crossing (FL): Ground-Up Project

COMMENCED CONSTRUCTION ON 5 REDEVELOPMENT PROJECTS IN Q1'16

IN-PROCESS REDEVELOPMENTS

- In-process projects of ~$36.5mm
- Major Redevelopment:
  - City Center
- Optimizing Existing Vacancies / Right-sizing:
  - Bolton Plaza Phase II
  - Northdale Promenade
- Outparcel Opportunities:
  - Portofino Phase I
  - Castleton Crossing


Castleton Crossing (IN): Outparcel Addition

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DISCLAIMER

FORWARD-LOOKING STATEMENTS

This presentation, 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: national and local economic, business, real estate and other market conditions, particularly in light of low growth in the U.S. economy as well as uncertainty added to the economic forecast due to oil and energy prices remaining relatively low in 2015 and early 2016; financing risks, including the availability of and costs associated with sources of liquidity; our ability to refinance, or extend the maturity dates of, our 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 we operate; acquisition, disposition, development and joint venture risks; property ownership and management risks; our ability to maintain our 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 we own; risks related to the geographical concentration of our properties in Florida, Texas, and Indiana; insurance costs and coverage; risks related to 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 our Annual Report on Form 10-K and, from time to time, in other reports we file with the Securities and Exchange Commission (the "SEC") or in other documents that we publicly disseminate. 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.

NON-GAAP FINANCIAL MEASURES

Given the nature of the Company's business as a real estate owner and operator, the Company believes that FFO, FFO, as adjusted and AFFO are helpful to investors when measuring operating performance because they exclude various items included in net income or loss that do not relate to or are not indicative of operating performance, such as gains or losses from sales and impairments of operating properties and depreciation and amortization, which can make periodic and peer analyses of operating performance more difficult. The Company believes that NOI is helpful to investors as a measure of its operating performance because it excludes various items included in net income that do not relate to or are not indicative of its operating performance, such as depreciation and amortization, interest expense, and impairment, if any. The Company believes that same property NOI is helpful to investors as a measure of its operating performance because it includes only the NOI of properties that have been owned for the full period presented, which eliminates disparities in net income due to the redevelopment, acquisition or disposition of properties during the particular period presented, and thus provides a more consistent metric for the comparison of the Company's properties. The Company believes that EBITDA and Adjusted EBITDA are helpful to investors when measuring operating performance because they exclude various items included in net income or loss that do not relate to or are not indicative of operating performance, such as impairments of operating properties and depreciation and amortization, which can make periodic and peer analyses of operating performance more difficult. We believe this supplemental information provides a more meaningful measure of our operating performance. The Company believes presenting FFO, FFO, as adjusted, AFFO, NOI, same property NOI and metrics based on EBITDA or Adjusted EBITDA (such as Net Debt + Preferred / EBITDA) in this manner allows investors and other interested parties to form a more meaningful assessment of the Company's operating results. For more information on the foregoing non-GAAP financial measures and reconciliations of net income to FFO, FFO, as adjusted, AFFO, NOI, same property NOI, EBITDA and Adjusted EBITDA for the quarter ended March 31, 2016, please see the Company's Quarterly Financial Supplement for the quarter ended March 31, 2016, which is available on the Company's website at http://ir.kiterealty.com/QuarterlyResults. For reconciliations of net income to FFO, FFO, as adjusted, AFFO, NOI, same property NOI, EBITDA and Adjusted EBITDA for the year ended December 31, 2015, please see the Company's Annual Report on Form 10-K for the year ended December 31, 2015, which was filed with the Securities and Exchange Commission and is available on the Company's website at http://ir.kiterealty.com/Docs.