

# ACQUISITION CRITERIA



**Kite Realty Group Trust (KRG)** is a full-service, vertically-integrated real estate investment trust focused primarily on the development, construction, acquisition, ownership and operation of high quality neighborhood and community shopping centers in selected growth markets in the United States. The Company owns interests in a portfolio of operating retail properties, retail properties under development, operating commercial properties, a related parking garage, commercial property under development and parcels of land that may be used for future development of retail or commercial properties.

## Property Type

KRG acquires high-quality neighborhood grocery centers, anchored community/regional centers, and power shopping centers. We specifically focus on neighborhood and community shopping centers anchored by market-leading retailers or small to medium sized operators with a dominant niche position. Our properties also feature one or more big box anchors such as off-price retailers, pet supply stores, and fabric and clothing retailers; adding value to the overall retail mix and driving additional traffic to our other tenants. These centers must be multi-tenant with at least one anchor sized space. KRG prefers centers where we can add value through our expansion, redevelopment, or lease-up capabilities.

## Location

KRG acquires and develops centers in the Midwest, West, Mid-Central, Northeast, and Southeast. We are actively looking for acquisition opportunities throughout these regions.

## Demographics

Within the targeted acquisition regions, KRG focuses on areas with a minimum population of 500,000 people that fall into the top 100 MSA list per the 2011 U.S. Census Bureau.

## Deal Structure

Ability to acquire individual assets or portfolios with the following capital structures: all-cash fee-simple; leveraged assets; tax deferred structures; select joint venture partnerships.

KRG's minimum deal size for consideration is \$20mm.

FOR MORE INFORMATION OR TO SUBMIT  
POTENTIAL ACQUISITION OPPORTUNITIES

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