

KITE REALTY GROUP TRUST  
Form 10-Q  
May 10, 2011

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended March 31, 2011

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number: 001-32268

Kite Realty Group Trust  
(Exact Name of Registrant as Specified in its Charter)

Maryland  
(State or other jurisdiction of incorporation  
or organization)

11-3715772  
(IRS Employer Identification Number)

30 S. Meridian Street, Suite 1100  
Indianapolis, Indiana  
(Address of principal executive offices)

46204  
(Zip code)

Telephone: (317) 577-5600  
(Registrant's telephone number, including area code)

Not Applicable  
(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes  No

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Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definitions of "large accelerated filer", "accelerated filer", and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer  Accelerated filer  Non-accelerated filer  Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes  No

The number of Common Shares outstanding as of May 2, 2011 was 63,562,296 (\$.01 par value)

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KITE REALTY GROUP TRUST  
 QUARTERLY REPORT ON FORM 10-Q  
 FOR THE QUARTERLY PERIOD ENDED MARCH 31, 2011  
 TABLE OF CONTENTS

		Page
Part I.	<u>FINANCIAL INFORMATION</u>	
Item 1.	<u>Consolidated Financial Statements (Unaudited)</u>	
	<u>Consolidated Balance Sheets as of March 31, 2011 and December 31, 2010</u>	3
	<u>Consolidated Statements of Operations for the Three Months Ended March 31, 2011 and 2010</u>	4
	<u>Consolidated Statement of Shareholders' Equity for the Three Months Ended March 31, 2011</u>	5
	<u>Consolidated Statements of Cash Flows for the Three Months Ended March 31, 2011 and 2010</u>	6
	<u>Notes to Consolidated Financial Statements</u>	7
	<u>Cautionary Note About Forward-Looking Statements</u>	15
Item 2.	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	16
Item 3.	<u>Quantitative and Qualitative Disclosure about Market Risk</u>	26
Item 4.	<u>Controls and Procedures</u>	26
Part II.	<u>OTHER INFORMATION</u>	
Item 1.	<u>Legal Proceedings</u>	27
Item 1A.	<u>Risk Factors</u>	27
Item 2.	<u>Unregistered Sales of Equity Securities and Use of Proceeds</u>	27
Item 3.	<u>Defaults upon Senior Securities</u>	27
Item 4.	<u>Removed and Reserved</u>	27
Item 5.	<u>Other Information</u>	27
Item 6.	<u>Exhibits</u>	27
	<u>SIGNATURES</u>	28



## Part I. FINANCIAL INFORMATION

Item 1.

Kite Realty Group Trust  
Consolidated Balance Sheets

(Unaudited)

	March 31, 2011	December 31, 2010
Assets:		
Investment properties, at cost:		
Land	\$229,454,821	\$228,707,073
Land held for development	27,386,474	27,384,631
Buildings and improvements	790,204,170	780,038,034
Furniture, equipment and other	5,234,399	5,166,303
Construction in progress	163,586,816	158,636,747
	1,215,866,680	1,199,932,788
Less: accumulated depreciation	(159,997,199 )	(152,083,936 )
Net real estate investments	1,055,869,481	1,047,848,852
Cash and cash equivalents	8,136,797	15,394,528
Tenant receivables, including accrued straight-line rent of \$9,547,176 and \$9,113,712, respectively, net of allowance for uncollectible accounts	17,884,508	18,204,215
Other receivables	4,194,074	5,484,277
Investments in unconsolidated entities, at equity	16,867,808	11,193,113
Escrow deposits	10,357,558	8,793,968
Deferred costs, net	25,260,550	24,207,046
Prepaid and other assets	1,924,312	1,656,746
Total Assets	\$1,140,495,088	\$1,132,782,745
Liabilities and Equity:		
Mortgage and other indebtedness	\$627,300,804	\$610,926,613
Accounts payable and accrued expenses	32,703,307	32,362,917
Deferred revenue and other liabilities	14,287,472	15,399,002
Total Liabilities	674,291,583	658,688,532
Commitments and contingencies		
Redeemable noncontrolling interests in Operating Partnership	43,582,755	44,115,028
Equity:		
Kite Realty Group Trust Shareholders' Equity:		
Preferred Shares, \$.01 par value, 40,000,000 shares authorized, 2,800,000 and 2,800,000 shares issued and outstanding at March 31, 2011 and December 31, 2010, respectively	70,000,000	70,000,000
Common Shares, \$.01 par value, 200,000,000 shares authorized, 63,558,296 shares and 63,342,219 shares issued and outstanding at March 31, 2011 and December 31, 2010, respectively	635,583	633,422
Additional paid in capital and other	448,794,513	448,779,180
Accumulated other comprehensive loss	(1,708,751 )	(2,900,100 )
Accumulated deficit	(99,412,067 )	(93,447,581 )
Total Kite Realty Group Trust Shareholders' Equity	418,309,278	423,064,921
Noncontrolling Interests	4,311,472	6,914,264

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Total Equity	422,620,750	429,979,185
Total Liabilities and Equity	\$1,140,495,088	\$1,132,782,745

The accompanying notes are an integral part of these consolidated financial statements.

3

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Kite Realty Group Trust

Consolidated Statements of Operations  
(Unaudited)

	Three Months Ended March	
	31,	
	2011	2010
Revenue:		
Minimum rent	\$ 18,367,242	\$ 17,735,211
Tenant reimbursements	5,179,210	4,841,261
Other property related revenue	888,532	1,099,812
Construction and service fee revenue	10,038	1,879,350
Total revenue	24,445,022	25,555,634