Investor Presentation

Second Quarter 2025

KIMCO REALTY®

Whittwood Town Center
Whittier, California

Safe Harbor and Non-GAAP Disclosures

Forward-Looking Statement and Risk Factors

This communication contains, contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with the safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company’s future plans, strategies and expectations, are generally identifiable by use of the words “believe,” “expect,” “intend,” “commit,” “anticipate,” “estimate,” “project,” “will,” “target,” “plan,” “forecast” or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors which, in some cases, are beyond the Company’s control and could materially affect actual results, performance or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) financial disruption, changes in trade policies and tariffs, geopolitical challenges or economic downturn, including general adverse economic and local real estate conditions, (ii) the impact of competition, including the availability of acquisition or development opportunities and the costs associated with purchasing and maintaining assets, (iii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iv) the reduction in the Company’s income in the event of multiple lease terminations by tenants or a failure of multiple tenants to occupy their premises in a shopping center, (v) the potential impact of e-commerce and other changes in consumer buying practices, and changing trends in the retail industry and perceptions by retailers or shoppers, including safety and convenience, (vi) the availability of suitable acquisition, disposition, development, redevelopment and merger opportunities, and the costs associated with purchasing and maintaining assets and risks related to acquisitions not performing in accordance with our expectations, (vii) the Company’s ability to raise capital by selling its assets, (viii) disruptions and increases in operating costs due to inflation and supply chain disruptions, (ix) risks associated with the development of mixed-use commercial properties, including risks associated with the development, and ownership of non-retail real estate, (x) changes in governmental laws and regulations, including, but not limited to, changes in data privacy, environmental (including climate change), safety and health laws, and management’s ability to estimate the impact of such changes, (xi) valuation and risks related to the Company’s joint venture and preferred equity investments and other investments, (xii) collectability of mortgage and other financing receivables, (xiii) impairment charges, (xiv) criminal cybersecurity attack disruptions, data loss or other security incidents and breaches, (xv) risks related to artificial intelligence, (xvi) impact of natural disasters and weather and climate-related events, (xvii) pandemics or other health crises, (xviii) our ability to attract, retain and motivate key personnel, (xix) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (xx) the level and volatility of interest rates and management’s ability to estimate the impact thereof, (xxi) changes in the dividend policy for the Company’s common and preferred stock and the Company’s ability to pay dividends at current levels, (xxii) unanticipated changes in the Company’s intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity, (xxiii) the Company’s ability to continue to maintain its status as a REIT for U.S. federal income tax purposes and potential risks and uncertainties in connection with its UPREIT structure, and (xxiv) other risks and uncertainties identified under Item 1A, “Risk Factors” in our Annual Report on Form 10-K for the year ended December 31, 2024. Accordingly, there is no assurance that the Company’s expectations will be realized. The Company disclaims any intention or obligation to update the forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to refer to any further disclosures the Company makes in other filings with the Securities and Exchange Commission (“SEC”).

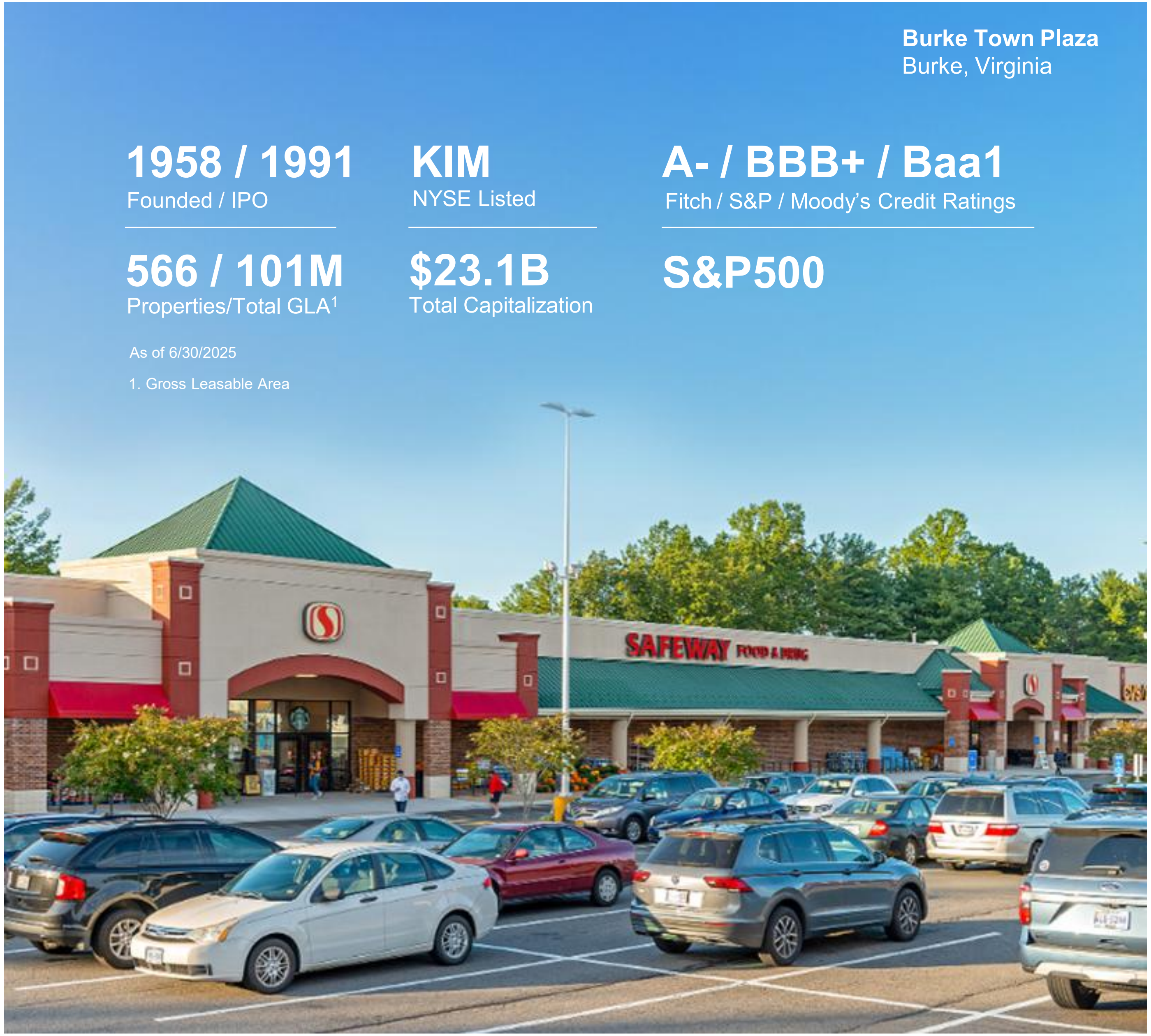
Non-GAAP Disclosure

This presentation may include certain non-GAAP measures that the company considers meaningful measures of financial performance. Additional information regarding non-GAAP measures, including reconciliations to GAAP, are included in documents we have filed with the SEC.

Definitions of terms not defined in this presentation can be found in our documents filed with the SEC.

Strategy Overview

- **Providing** essential, necessity-based goods and services to local communities.
- Capitalize on our **efficiencies and advantages of scale** to serve as the **best-in-class operator** for tenants.
- **Maintaining** a strong balance sheet with ample liquidity.
- **Expanding** a nationally diversified portfolio located in the **high barrier to entry, first-ring suburbs within key** major metropolitan **Sun belt and Coastal markets**.
- **Unlocking** the highest and best use of real estate through our entitlement program and redevelopment projects through a disciplined capital allocation strategy.



Burke Town Plaza
Burke, Virginia

1958 / 1991
Founded / IPO

KIM
NYSE Listed

A- / BBB+ / Baa1
Fitch / S&P / Moody's Credit Ratings

566 / 101M
Properties/Total GLA[1]

$23.1B
Total Capitalization

S&P500

As of 6/30/2025

1. Gross Leasable Area

Multiple Cashflow Growth Drivers

Cashflow

Organic Growth (Contractual Rent Bumps)

Est. Portfolio Avg: 1.25 to 1.5% per year:
- Small shop: 3 to 5% per year
- Anchors: 10 to 12% (every 5 Years)

Leasing and Mark-To-Market Opportunities

~$66M ABR[1] in Signed Not Opened ("SNO") pipeline
~$30M cash flow impact of SNO in 2025

Quarterly new leasing spreads: >10% since 4Q21
Net Effective Rents: +16% TTM[2]

(Re)development and Repositioning Pipeline

2025 Projects WAVG Blended Yield:
- 17% on redevelopments; $100M to $125M investment
- 11% on anchor space repositioning

Accretive Capital Allocation

- Acquisitions & Structured Investments
- Monetization of low-growth Ground Leases & Entitlements

$100M to $125M total net acquisitions (incl. structured investments) in 2025
- Inclusive of selling ~$100M to $150M of low growth, low-cap rate assets including ground leases and entitlements

1. Annual Base Rent
2. Trailing Twelve Months

2Q Snapshot

1. Incl. preferred stock & pro-rata JV net debt
As of 6/30/2025

Operations

7.3%
Growth in FFO/diluted share over 2Q24

86%
Record high ABR from grocery-anchored centers

2.7M
Square feet leased

$66M
Signed Not Opened (SNO) Pipeline

3.1%
SSNOI growth

92.2%
Record high small shop occupancy

33.8%
Pro-rata rent spread on comparable new leases

15.2%
Blended pro-rata rent spread on comparable leases

Balance Sheet

5.6x
Net debt to EBITDA on a look-through basis[1]

8.5YR
WAVG debt maturity profile (consolidated)

99.8%
Consolidated debt is fixed rate

A-
Fitch credit rating 1 of only 11 public REITs

Positive
S&P & Moody's rating outlook

$2.2B
Immediate liquidity

Strong Shopping Center Fundamentals

Quail Corners
Charlotte, NC

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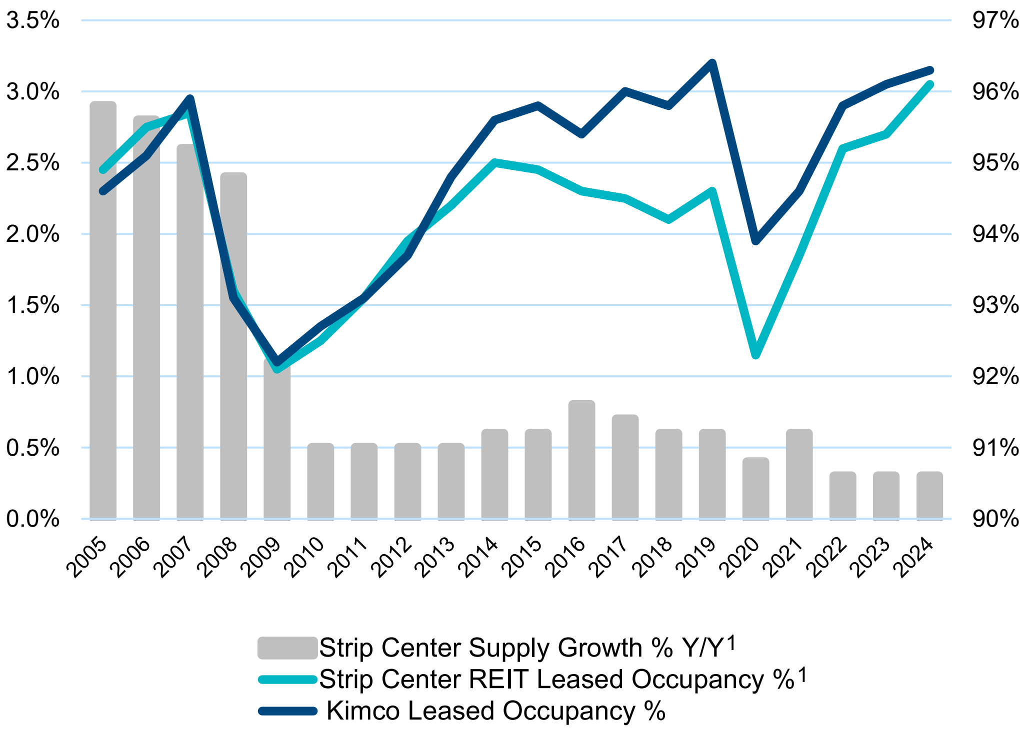
New Development at Historic Lows

Strip Center Supply Growth vs. Leased Rates



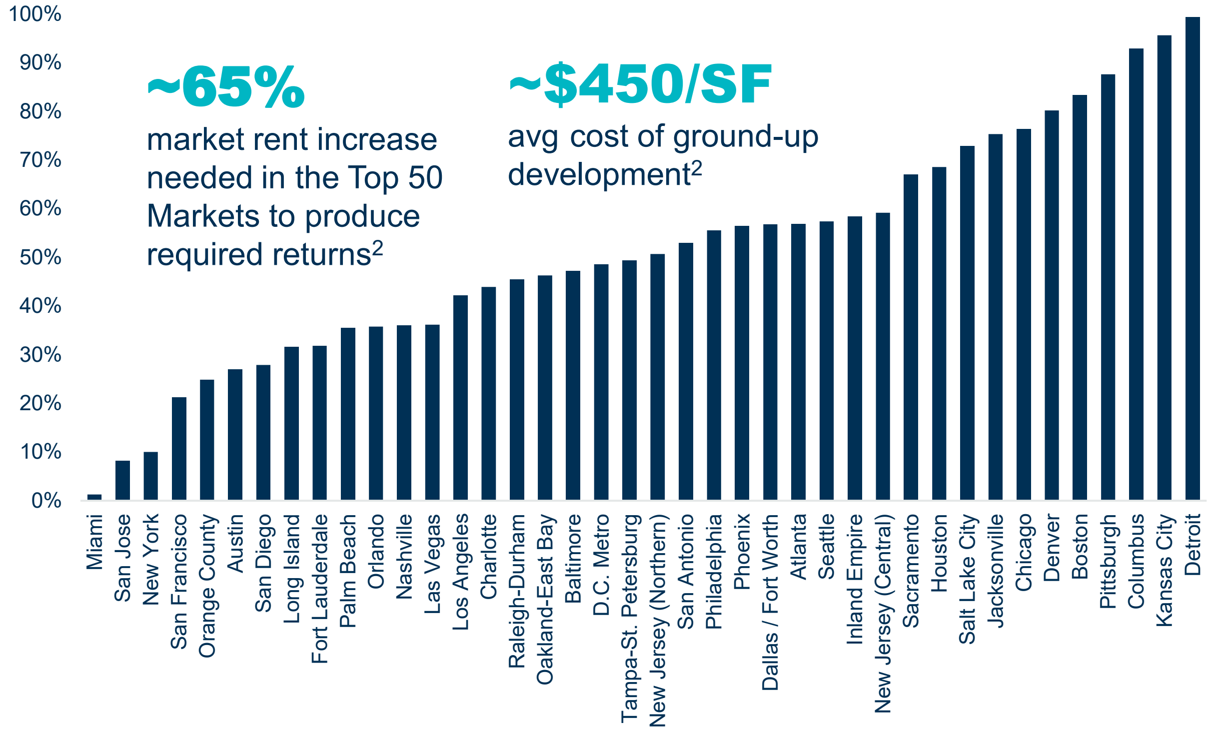
Rent Increase Needed to Make Development Economically Feasible[2]

~65%

market rent increase needed in the Top 50 Markets to produce required returns[2]

~$450/SF

avg cost of ground-up development[2]



1. Greenstreet: Strip Center Sector Update "Two Steps Forward, One Step Back", March 14, 2025
2. Green Street: Strip Center Insights "Drawing the Line – Where and When New Developments Pencil", July 11, 2024. Notes: Only top 40 markets are displayed; ~$450/SF includes land costs.

Strong Shopping Center Fundamentals

Ecommerce Boosts Demand for Physical Stores

Stores Fulfill Online Orders

TARGET **>96%** of sales fulfilled by stores

"An investment in our stores is an investment in our supply chain due to our unique stores-as-hubs model."[1]

DICK'S **>90%** of sales enabled by stores

"We leverage our 800+ store network to capitalize on our proximity to athletes and deliver at speed"[2]

Walmart **>50%** of online orders fulfilled in stores[3]

"The company expects to be able to deliver from the store to 93% of [U.S.] the population by the end of the year, eventually taking that up to 95%."[4]

Reverse Logistics[5]

Buy Online/Return In Store (BORIS) is creating demand for additional stores

- 50% ($123B) of 2023 online purchase returns done in store
- Reported Benefits: cost savings, customer service, cross-selling, inventory management

Omni-Channel Shoppers are More Valuable

Kroger "Our best customers shop with us through Both eCommerce and in stores, which makes it important to continue building and running great stores."[6]

Ahold Delhaize "Overall, omni-channel customers have grown nearly 25% year-on-year with high retention levels."[7]

Physical Store Openings Boost Trade Area Sales[8]

+6.8% Established Retailers

+13.9% Emerging Retailers

WARBY PARKER "Stores remain our largest and most efficient drivers of customer growth"[9]

1. Target Corp. Q1 Earnings, May 21, 2025
2. DKS Investor Presentation, Mar. 2025
3. Walmart Investment Community Meeting, April 10, 2025
4. UBS Gold On The Road: Chicago Retail Bus Tour Highlights 2025, July 11, 2025
5. CBRE 'Retailers' Physical Stores Becoming Integral Part of Reverse Logistics', Nov. 25, 2024
6. Kroger's Q1 Earnings Call, June 30, 2025
7. Koninklijke Ahold Delhaize Q1 Earnings Call, May 7, 2025
8. ICSC "The Halo Effect III", Dec. 18, 2023
9. Warby Parker Earnings Call, Feb. 27, 2025

Strong Shopping Center Fundamentals

Retailer Expansion Drives Growth

Grocers

Whole Foods Market
Ahold Delhaize
Costco Wholesale
Sprouts Farmers Market
Wegmans
Publix
H-E-B
99 Ranch Market
H Mart
SK Super King Markets
Bravo
Albertsons
Kroger
ALDI
ShopRite
The Fresh Market
Trader Joe's
Patel Brothers
Fiesta
T&T Supermarket
El Super

Anchor (10K+ SQFT)

Target
PetSmart
Marshalls
BJ's
HomeSense
Walmart
Lowe's
Tesla
Bob's Discount Furniture
Burlington
Dick's Sporting Goods
The Home Depot
Barnes & Noble
Sierra
Ulta Beauty
Ross
HomeGoods
Ace Hardware
Planet Fitness
Boot Barn

Small Shop (<10K SQFT)

Tropical Smoothie Cafe
Sola Salon Studios
Orangetheory Fitness
Shake Shack
Sephora
Chipotle Mexican Grill
La Michoacana
Marco's Pizza
Signet Jewelers
Bath & Body Works
lululemon
European Wax Center
Rally House
Dunkin'
Phenix Salon Suites
CAVA
Bank of America
Playa Bowls
Gen Korean BBQ House
Verizon
Paris Baguette
Panera Bread
Chase
Chick-fil-A
AT&T
Skechers
GolfTec
Massage Envy
Diamond Braces
StretchLab

Source: Company releases, media reports

High Quality, Necessity-based Operating Portfolio

San Marcos Plaza
San Marcos, CA

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High-Quality, Necessity-Based Operating Platform

National Presence with Specialized Local Insight

82% of Annual Base Rent (ABR) from Top Major Metro Markets[1]

Portfolio Statistics

- **566** Properties
- **101M** GLA
- **$20.99** ABR/SF
- **86%** of ABR from grocery-anchored portfolio
- **91%** of the portfolio is **within Sun Belt and/or coastal markets;** New lease rents for Sun-Belt/coastal markets trending **10%** higher than other markets over the TTM

3-Mile Demographics[2]

- **121K** Estimated population
- $101K Median income – **27%** above national average[3]
- 42% Bachelor degree or higher – **21%** above national average[3]
- Unemployment Rate **22%** Better than National Average[3]

1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 6/30/2025
2. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 12/31/24
3. Popstats 2024 full demographic report

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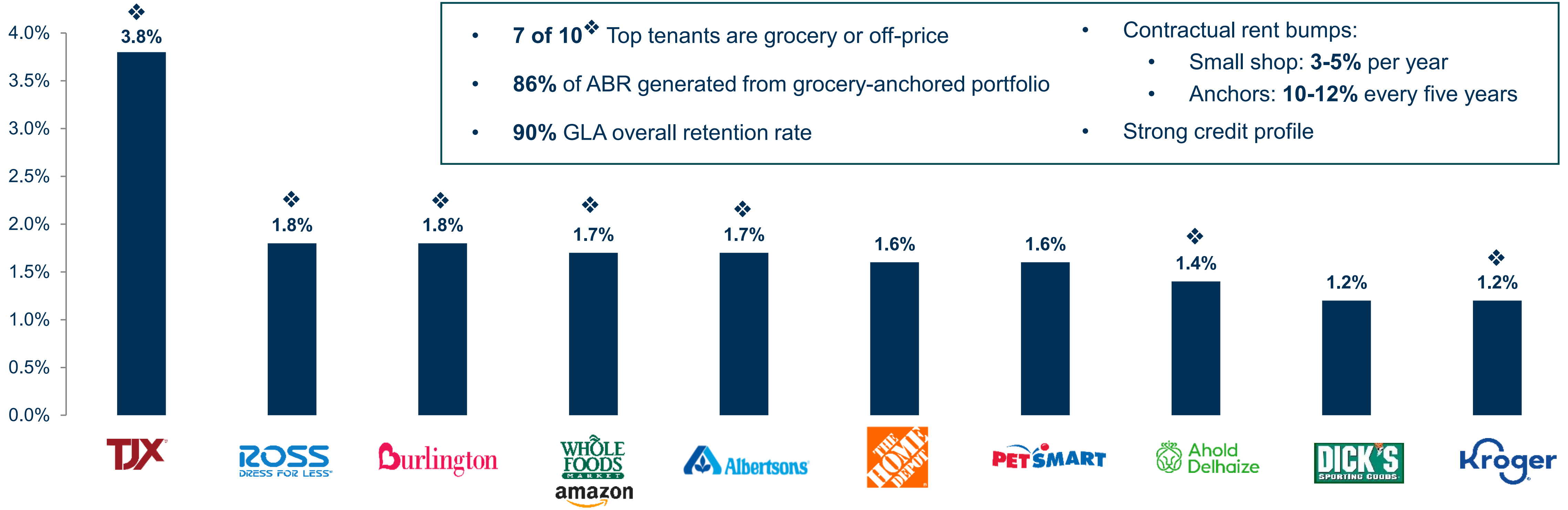
High-Quality, Necessity-Based Operating Platform

Strong and Highly Diversified Tenant Base

Limited Exposure: No Tenant >4% of ABR

- **7 of 10**❖ Top tenants are grocery or off-price
- **86%** of ABR generated from grocery-anchored portfolio
- **90%** GLA overall retention rate
- Contractual rent bumps:
  - Small shop: **3-5%** per year
  - Anchors: **10-12%** every five years
- Strong credit profile



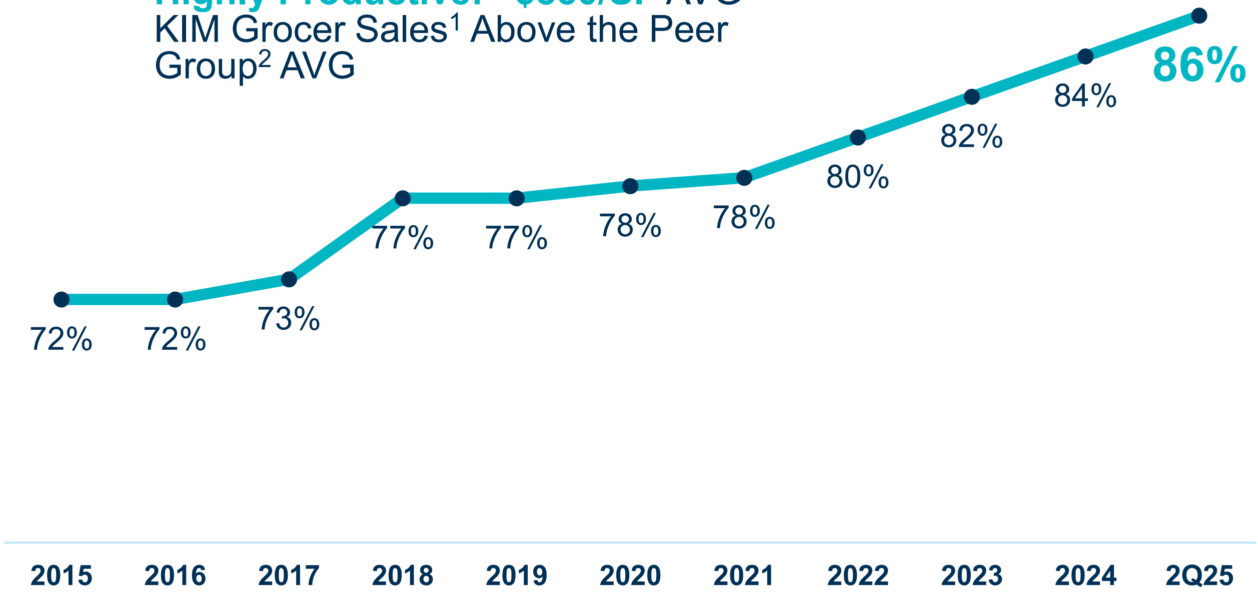
Leases	179	101	64	32	49	23	77	27	31	37
S&P	A	BBB+	BB+	AA	BB+	A	B+	BBB+	BBB	BBB
Moody's	A2	A2	Ba1	A1	Ba1	A2	B2	Baa1	Baa2	Baa1

High-Quality, Necessity-Based Operating Platform

Value Creation: Grocery Expansion

Expanded ABR contribution from grocery-anchored shopping centers to a new record level of 86%

Highly Productive: ~$850/SF AVG KIM Grocer Sales[1] Above the Peer Group[2] AVG



1. For those that report sales
2. Our peers that report this metric include BRX, REG, PECO and UE
3. Statista.com
4. Drive Research: Grocery Store Statistics: Where, When, & How Much People Grocery Shop, April 25, 202

Benefits:

- **Lower Cap rates**, ~125-150 BPS vs. non-grocery
- **High Foot Traffic**, U.S. households make on avg. approx. two grocery trips per week in 2025[3]
- **~75%** of grocery shopping occurs in store[4] driving trips to the center

Near-Term Conversions and Expansions:

Palms at Town & Country

West Broward

North Towne Plaza

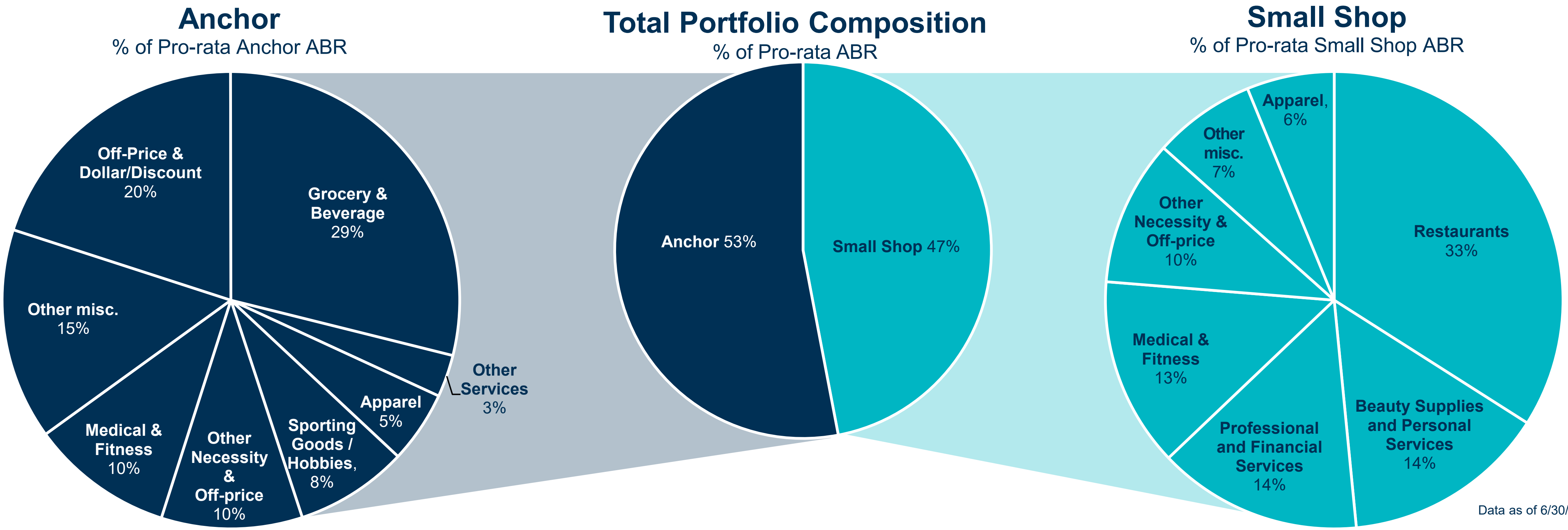
Forest Avenue S.C.

Portfolio Breakdown: Anchor & Small Shop Tenancy

47% of Kimco's ABR is derived from small shop tenants (<10K SF), comprised primarily of:

- **Restaurants** (quick serve, fast casual and full service)
- **Beauty Supplies and Personal services** (salons, beauty merchandisers, weight services)
- **Professional and Financial Services** (accounting/tax prep, courier services, veterinary/grooming, banking)
- **Medical and fitness** (doctors, dentists, urgent care facilities and boutique fitness)
- **Other Necessity & Off-price** (grocery, off-price and discount)

Top 50 Small Shop Tenants by Pro-rata ABR% are all National



Data as of 6/30/2025

High-Quality, Necessity-Based Operating Platform

Backfill Strategies Capturing Upside

Tenant	# of Leases	Assigned	Re-leased	At Lease	Blended Spread	LOI	Marketing
Party City	49	12	22	2	**+25%**	7	6
JOANN	25	1	4	2	**+43%**	14	4
BIG LOTS!	14	4	4	2	**+41%**	3	1
RITE AID	9	3	1	-	**+123%**	4	1

As of 7/29

- **Mostly single tenant backfills**
- **Assigned leases have no downtime or lost rent**
- **Est. down time: 9 to 12 months**
- **Leasing capex ~$50 to $60 PSF**
- **Most LOI's at positive spread**
- at home The Home Décor Superstore: **All 5 locations to remain open**

Replacement Tenants Include:

Grocery:

Costco Wholesale, Lidl, Sprouts Farmers Market, Aldi

Retail:

Daiso, Marshalls, Miniso, Ross, Boot Barn, Skechers, Burlington, AutoZone, Crunch, Savers, Total Wine & More, EoS Fitness, Nordstrom Rack, Five Below, 3rd Shot Pickleball, HomeGoods, Dollar Tree, Havertys

Continued Strength in Leasing

58
Consecutive quarters of positive leasing spreads on comparable spaces

3%+ / 4%+
Annual rent bumps on 77% / 33% of new small shop leases in 2Q

+4%
YoY minimum rent and ABR/SF growth

+16%
Increase in TTM Net Effective Rents YoY

91%
Anchor 2025 expirations resolved (by ABR)

77%
Small shop 2025 expirations resolved (by ABR)

Future Leasing Upside

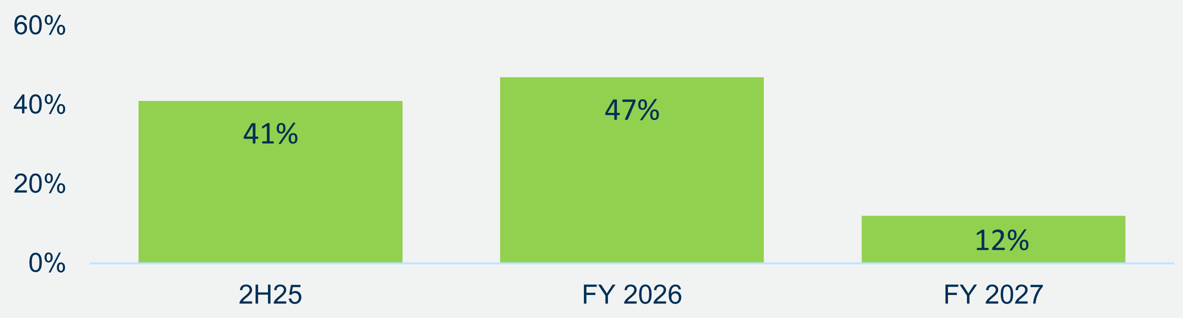
- **9%** of pro-rata ABR from ground leases with mark to market of **~70%**
- **61** anchor leases expiring through 2026 with no further options ("naked leases")
  - **$14.44** WAVG ABR/SF (naked leases); $11.85 with options remaining
  - **$18.62** WAVG ABR/SF (new leases TTM)
  - **61.5%** Anchor new lease spreads TTM (+19.3% for small shop)
- Spreads on new anchor leases expected to remain elevated

Recently Leased Tenants

Visible Future Cash Flow Growth

Signed Not Open (SNO) Spread = Embedded Rent Growth

$66M SNO Pipeline Rent Commencement Timing



- **All incremental** to revenue (does not include upside to recovery income of 20-25%)
- Represents **~$66M of ABR** at 6/30/2025, 310 basis point spread

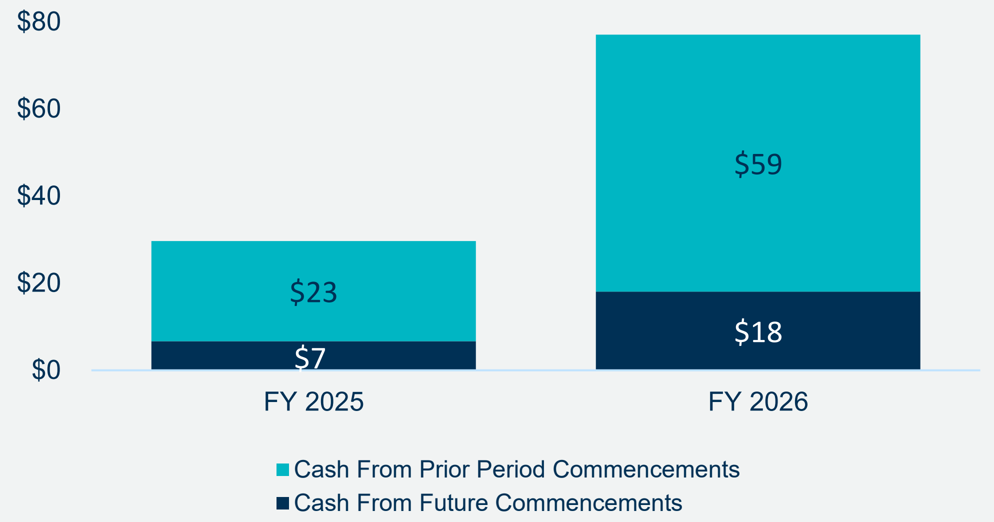
Kimco's Tenant Coordinators are dedicated to expediting store openings by guiding retailers through the permitting and construction process.

- ~$34M of cash flow impact on 2024 compared to initial expectations of $15-$20M

Expected Cash Flow Receipts from $66M SNO Pipeline

~$30M cash flow impact of SNO in 2025:

- $23M from 1H25 rent commencements*
- $7M from 2H25 rent commencements



*This is not in the current $66M SNO as it already commenced.

Accretive Capital Allocation

Airport Plaza
Farmingdale, NY

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Accretive Capital Allocation

Value Creation: Anchor Repositioning & Redevelopment

Anchor Repositioning

Recently Completed

Poway City Center – Poway, CA
Split former 40K SF Steinmart for Trader Joe's, Boot Barn, and Five Below

Completed 2Q 2025

2025 Repositioning Projects[1]

7 / $44M / 11%

Projects / Gross Costs / WAVG Blended Stabilized Yield[2]

Retail Redevelopment

Recently Completed

Tanasbourne Village – Hillsboro, OR
Outparcel development for Jollibee Restaurant

Completed 1Q 2025

2025 Redevelopment Projects[1]

7 / $16M / 17%

Projects / Gross Costs / WAVG Blended Stabilized Yield[2]

Mixed-Use Redevelopment

7.0% to 9.0% WAVG Blended Stabilized Yield[2 3]

Project Spotlight

Coulter Place @ Suburban Square, Ardmore, PA
Preferred equity mixed-use development with the Bozzuto Group

- 131 Multi-family units, 19K SF of retail
- 50% ownership with KIM contributing entitled land at marked-up value, reduction of capital outlay reduces earnings drag
- 2026 Estimated Completion
- Gross Costs: $106M

1. Inclusive of projects completed and those expected to be completed in 2025.
2. Est. WAVG Blended Stabilized Yields are net of any credits or fees earned by owner
3. Est. WAVG Blended Stabilized Yields are shown as yield on Kimco's equity to reflect the ground lease and preferred equity structure.

Accretive Capital Allocation

Value Creation: Mixed-Use Entitlements & Components

Value & Optionality

Entitlement Value: ~$200M to $365M

~$30K to ~$60K unit value for future development of over 10K multi-family units and hotel keys[1]

Entitlement Optionality:

Hold for life of the asset or,

Activate when WACC is favorable:

- Self-develop, ground lease to third-party, contribute to JV at marked-up basis
- Sell entitled land. Total estimated value: $125M to $185M

Highly Complementary

Enhances Property Value with lower blended cap rate

Premium Market Rents

- Premium grocers with on-site retail and service amenities drive stronger apartment performance.[2]

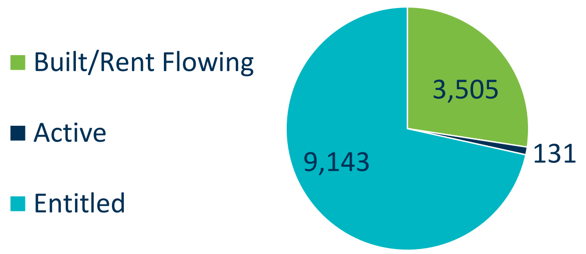
Acquisition Pipeline

- ROFO/ROFR[3] for all Ground Leases
- Positive arbitrage for ground leases sales where we own the fee

Near Term Opportunities

- 3,267 Multi-family Units and 111K SQFT of Retail
- Activation or monetization expected to occur within a three-year period

Achieved Goal of 12K Multi-family Entitlements



1. Calculated using a market-based development yield.
2. rclco.com 'The Supermarket Rental Sweep: Analyzing Multifamily Rent Premiums Generated by Grocery Store Anchors', May 2024
3. Right of First Offer/Right of First Refusal

As of 6/30/2025

Accretive Capital Allocation

Accretive Acquisitions & Investments

Unique to Kimco: Structured Investment Program

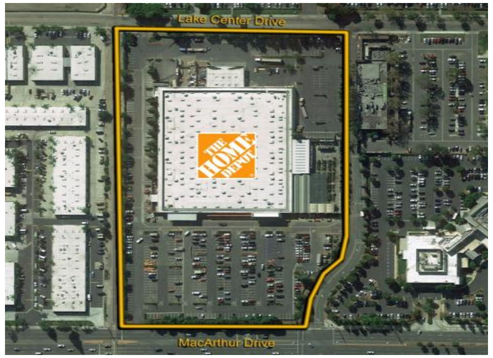
Building a Strategic Acquisition Pipeline

Provides capital to third party owners of high-quality retail real estate earning above average returns.

- Yield range: 9.0% to 10.0%
- ROFO/ROFR* to buy on every investment
- Outstanding: $437M
  - Deployed YTD: $43M
  - Repayments YTD: $42M
- Select 2025 Investment Activity:
  - Stuyvesant Plaza, Albany, NY (Mezz Financing: $8.2M)
  - Pompano Marketplace, Pompano Beach, FL (Sr. Mortgage: $35M)

External Growth via Capital Recycling Advantage:

- Sell low-growth, low-cap rate assets
- Redeploy into higher growth assets via acquisitions and Structured Investment Program
- **Highlighted Q2 Disposition: Home Depot Plaza, Santa Ana, California**
  - Freestanding, Home Depot-anchored property
  - Sale price: $49.5M; Gain: $38.4M
  - Proceeds placed in a **1031 exchange** towards the acquisition of a grocery-anchored shopping center that has been identified.



2025 Assumptions: $100M to $125M in net acquisitions, including structured investments

Inclusive of selling ~$100M to $150M of low growth, low-cap rate assets including ground leases and entitlements

Completed YTD:

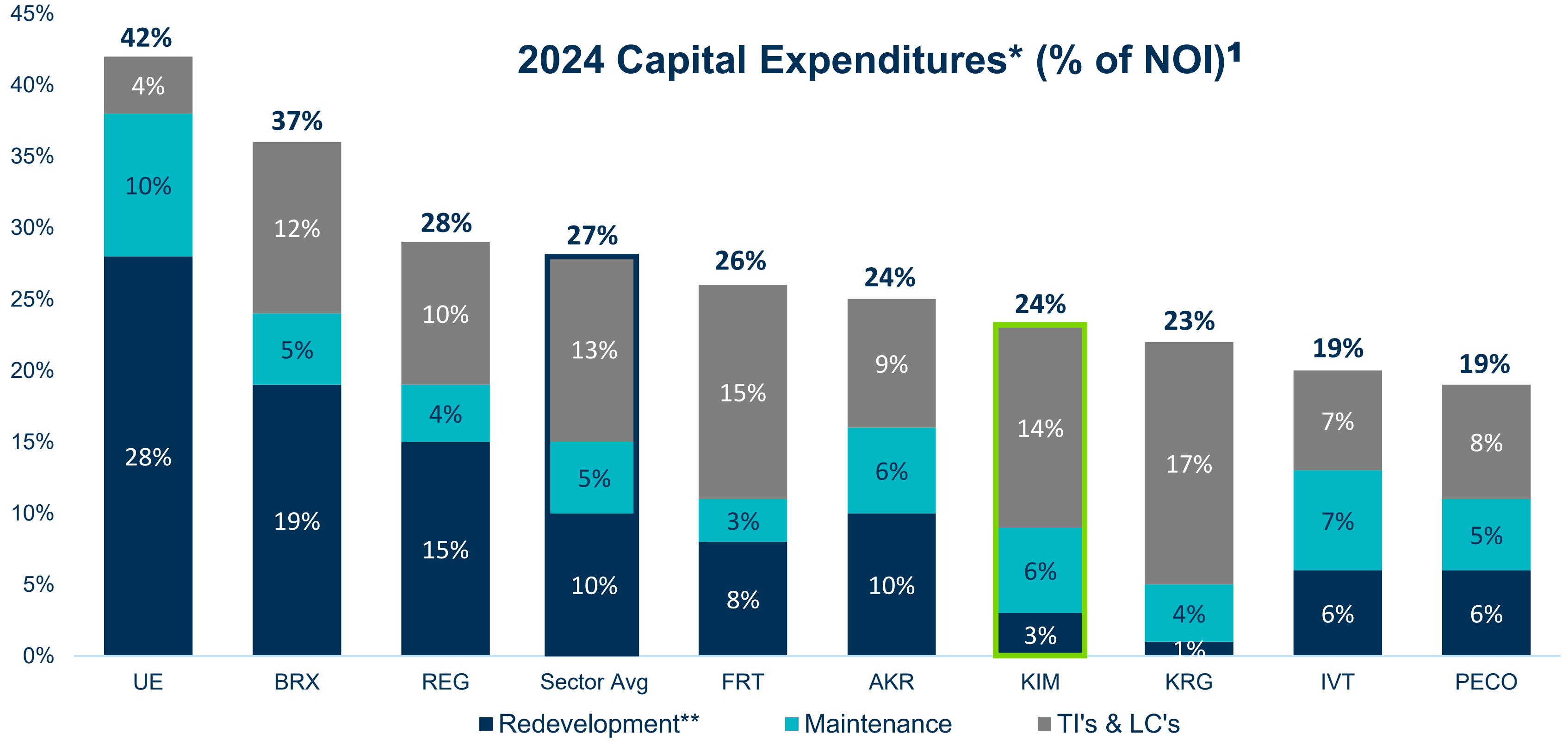
Shopping centers $74M
- Acquisitions $132M, 7.0% cap rate
- Dispositions ($58M), 5.4% cap rate

Structured Investments ($4M)
- New capital $46M, 8.6% yield
- Repayments ($50M), 9.8% yield

*Right of First Offer/Right of First Refusal

Capital Expenditures

Below Sector Average Capex Spend



KIM projects 2025 Capital Expenditures to be ~21% of NOI

1. Source: Green Street Strip Center Sector "Capex Recap", July 2, 2025.
* Accounting treatment and disclosure practices impact company-level presentation. AKR is Core Portfolio only.
** Excludes select projects where square footage is added (when known)

Financial Capacity to Support Growth

COMMITTED TO

- Investment grade credit rating of:
  A- Fitch
  BBB+ S&P (positive watch)
  Baa1 Moody's (positive watch)
- Low look-through net debt to EBITDA[2]: **5.6x** in 2Q25
- Fixed charge coverage of 3.5x or better. Current level: **4.2x**
- **~80%** recurring AFFO dividend payout ratio
- **>92%** of properties unencumbered

SOURCES

- **~$150M of annual free cash flow after dividends and leasing capex** (tenant improvements, landlord work and leasing commissions)
- **$228M** in cash and cash equivalents
- **$2.2B⁺** available from revolving credit facility

USES

- 2025: No remaining maturities
- Repurchased 3.0 million shares of common stock for $58.8 million, net ($19.61/share), in April 2025
- **2025 Capital Allocation Priorities**
  1. Leasing and capex costs: **$250M to $300M**
  2. Spend on redevelopment: **$100M to $125M**
  3. Acquisitions including Structured Investments, net of dispositions: **$100M to $125M**

1. Includes outstanding preferred stock and company's pro-rata share of joint venture debt

As of 6/30/2025

Significant Financial Strength

The Summit at Scottsdale
Scottsdale, AZ

KIMCO REALTY

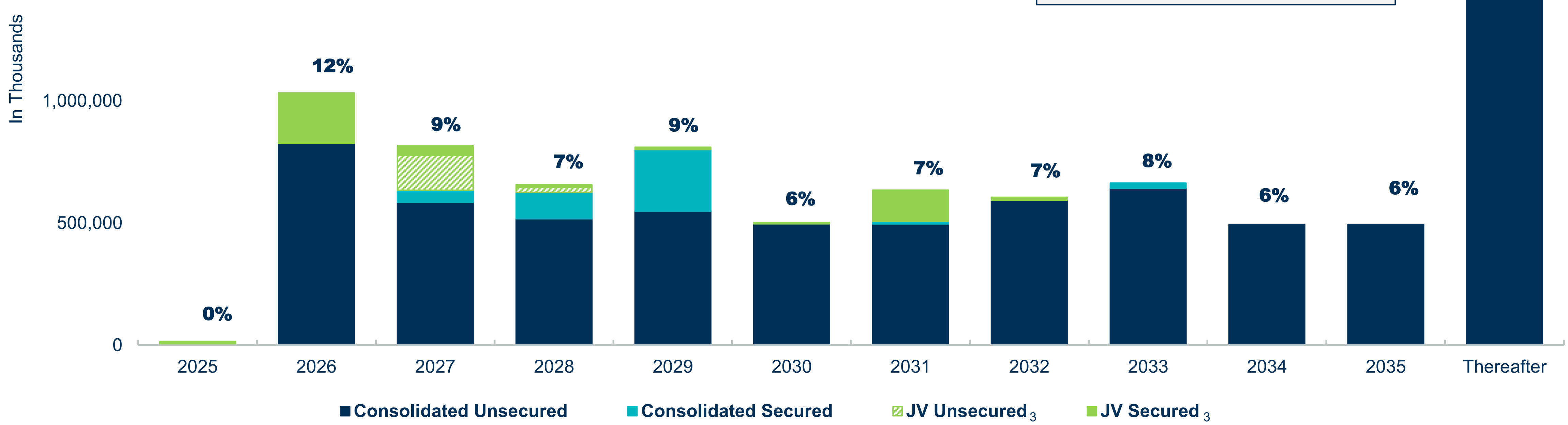
Significant Financial Strength

Well-Staggered Debt Maturity Profile

Debt Profile:	Consolidated	JV[1]
Fixed Rate (99.8% of outstanding Cons. Debt)	4.01%[2]	4.77%[2]
Floating Rate (0.2% of outstanding Cons. Debt)	5.62%[2]	5.65%[2]
WAVG Term	8.5 yrs	2.4 yrs
Secured Debt	5.4%	72.4%
Unsecured Debt	94.6%	27.6%

2Q Highlights

- Issued $500 million of 5.30% senior unsecured notes maturing February 2036
- No consolidated debt maturing for the remainder of 2025.



Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.
1. Pro-rata share of JV debt
2. Weighted Average
3. Includes KIM's Pro-rata share of JV debt

KIMCO REALTY

Significant Financial Strength

Resilient and Ready

Cash Flow Visibility

Long–term leases with:

- Contractual rent bumps
  Small shop: 3-5% per year
  Anchors: 10-12% every five years
- Significant remaining term
  5 years WAVG remaining lease term
  Anchor 5 yrs; Small Shop 4 yrs
- Strong tenant retention
  ~90% GLA Overall Retention Rate
- Below market rents
  18 years (pro-rata) WAVG age of leases
  Anchor 20 yrs; Small Shop 13 yrs

Future Cash Flow Growth:

- Signed Not Opened (SNO) pool
  ~$66M of ABR as of 6/30/2025
  41% expected to commence in 2025
- Strong leasing spreads
  15.2% pro-rata rent spread on comp. leases; highest in >7yrs

Strong Portfolio Diversity

Tenant Mix

- No tenant >4% of ABR
- 7 of top 10 tenants are grocery or off-price
- Strong credit profile
- Top 50 small shop tenants ranked by pro-rata ABR % are all national

Market Exposure: National Platform

- 82% of ABR is from top major metro markets
- Located in high barrier to entry, first-ring suburbs within key major metropolitan Sun belt and Coastal markets.

Strong Balance Sheet

Conservative leverage

- 99.8% fixed-rate*
- 8.5yr WAVG maturity*
- 5.6x Look-thru Net Debt/EBITDA
- No remaining debt due in ‘25*

Ample Liquidity

- $2.2B of immediate liquidity
- >92% unencumbered properties
- ~$150M of annual free cash flow
  (after dividends and leasing capex)

Investment grade credit ratings:
A-/BBB+/Baa1

*Consolidated debt

Appendix

KIMCO REALTY

Wexford Plaza
Pittsburgh, Pennsylvania

Top 50 Small Shop Tenants by Pro-rata ABR%

Top 50 Small Shop Tenants

100% National

2,100+ Stores

27% Pro-rata Small Shop ABR

13% Pro-rata Portfolio ABR

Top 50 Small Shop Tenants by Pro-rata ABR %

1	JPMorgan Chase & Co.	11	Yum Brands, Inc.	21	Tailored Brands	31	Focused Brands	41	Five Guys Burgers & Fries
2	Five Below	12	Massage Envy LLC	22	Chipotle Mexican Grill, Inc.	32	Phenix Salon Suites	42	Leslie's Swimming Pools
3	Somnigroup International (Mattress Firm)	13	KnitWell Group	23	McDonalds' Corporation	33	Radiance Holdings	43	Brinker International
4	Starbucks Coffee	14	Inspire Brands	24	Xponential Fitness	34	Ulta Beauty	44	Darden Restaurants, Inc.
5	Bank of America	15	United States of America	25	UPS (United Parcel Service)	35	Luxottica Retail	45	Vitamin Shoppe
6	T-Mobile USA, Inc.	16	Wells Fargo & Company	26	Restaurant Brands International	36	J. Crew Group	46	Rainbow USA, Inc.
7	JAB Holding Company	17	Dollar Tree	27	H&R Block, Inc.	37	Subway	47	GNC
8	National Vision, Inc.	18	Dine Brands Global	28	First Watch	38	Sephora	48	GameStop
9	Bath & Body Works	19	Sally Beauty Supply, LLC	29	Orange Theory Fitness	39	Signet Jewelers	49	Skechers
10	AT&T, Inc.	20	Verizon Communications	30	Carter's Retail, Inc.	40	Panda Restaurant Group, Inc	50	Chick-fil-A

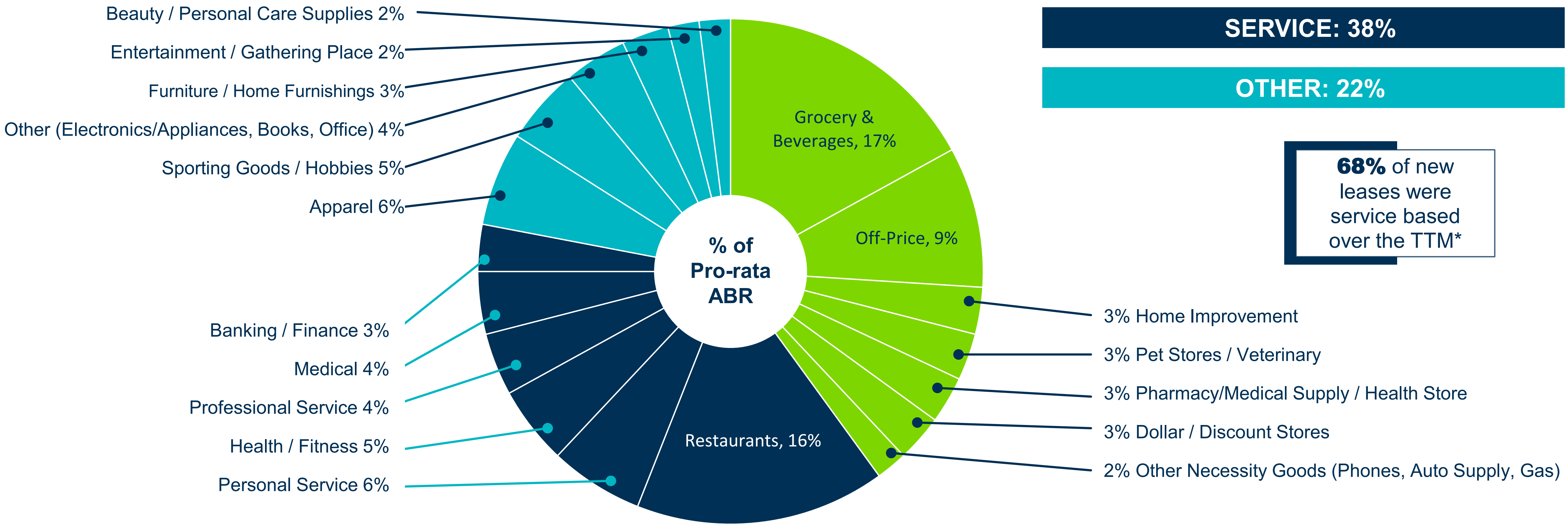
Portfolio Breakdown: Retailer Categories

78% of ABR from Discount & Necessity Goods and Services

DISCOUNT & NECESSITY GOODS: 40%

SERVICE: 38%

OTHER: 22%



68% of new leases were service based over the TTM*

19% of ABR is derived from local tenants vs. national/regional

Data as of 6/30/2025
*Trailing 12 Months