Investor Presentation

First Quarter 2026

Dublin Retail Center
Dublin, California

KIMCO REALTY

kimcorealty.com

Safe Harbor and Non-GAAP Disclosures

Forward-Looking Statement and Risk Factors

This communication 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 maintain certain debt 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” and elsewhere in our most recent Annual Report on Form 10-K and in the Company’s other filings with the Securities and Exchange Commission (“SEC”). 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 or related subjects in the Company’s quarterly reports on Form 10-Q and current reports on Form 8-K that the Company files with the SEC. Certain forward-looking and other statements in this communication, or other locations, such as our corporate website, contain various corporate responsibility standards and frameworks (including standards for the measurement of underlying data) and the interests of various stakeholders. As such, such information may not be, and should not be interpreted as necessarily being, “material” under the federal securities laws for SEC reporting purposes, even if we use the word “material” or “materiality” in this document. Corporate Responsibility information is also often reliant on third-party information or methodologies that are subject to evolving expectations and best practices, and our approach to and discussion of these matters may continue to evolve as well. For example, our disclosures may change due to revisions in framework requirements, availability of information, changes in our business or applicable governmental policies, or other factors, some of which may be beyond our control.

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.

KIMCO REALTY

Kimco at a Glance

Necessity-Based Focus
Providing essential, necessity-based goods and services to local communities.

Best in-Class Operations
Capitalizing on our efficiencies and advantages of scale to serve as the best-in-class operator for tenants.

Balance Sheet Strength
Maintaining a strong balance sheet with ample liquidity.

First-Ring Suburb Strategy
Expanding a nationally-diversified portfolio located in the high-barrier to entry, first-ring suburbs within key major metropolitan Sun belt and Coastal markets

Value Creation
Unlocking the highest and best use of real estate through our entitlement program and redevelopment projects through a disciplined capital allocation strategy.

NYSE: KIM
S&P 500
A- / A3 Credit Rated

565
Properties

100M SF
Gross Leasable Area

$24B
Total Capitalization

96.3%
Portfolio Occupancy

2026 Strategic Pillars

01 Embedded Growth Engine

- **Contractual rent bumps**
- **Mark-to-market upside**
- **Record SNO pipeline**
- **Value creation via redevelopment & anchor repositioning**

02 Platform Power & Efficiency

- **Sector-low overhead ratio with national scale**
- **First-ring suburb concentration**
- **Necessity-based tenancy driving resilient traffic**
- **Sector-leading retailer relationships**

03 Intelligent Capital Allocation

- **Disciplined, accretive capital recycling:** Sell low-growth, low-cap rate assets, redeploy into higher growth assets
- **Broad strike zone**: single assets, M&A, structured investments
- **Structured Investment Program** as a shadow acquisition pipeline with ROFO/ROFR on every deal

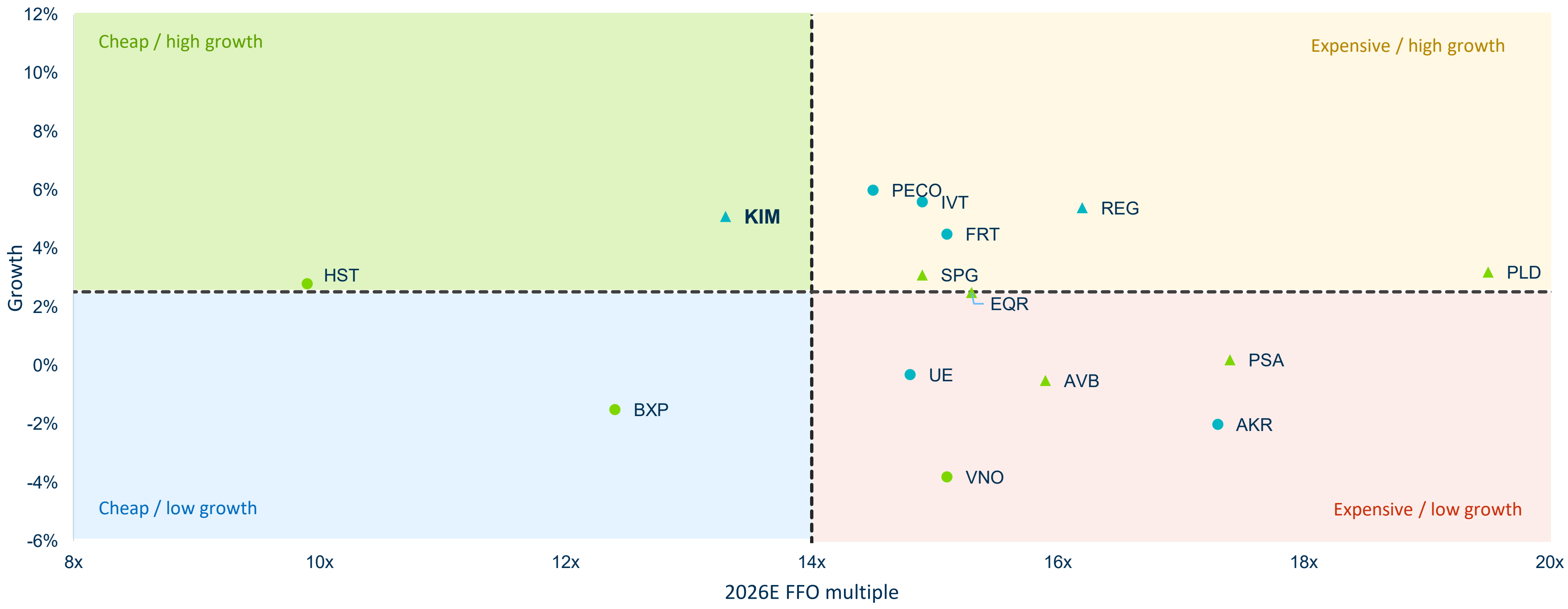
KIMCO REALTY

Growth at a Reasonable Price (GARP)

Consistently Strong FFO Growth at a Discounted Multiple

One of the only Shopping Center REITs to achieve >5% FFO growth in '24 and >6% in '25

FFO Multiple vs. 3 Year Avg. Nareit FFO Growth (2024-2026E)



● Shopping Center REITs
● Large-Cap REITs (Industrial, Office, Residential, etc.)
▲▲ Indicates REITs holding at least one A-level issuer credit rating (Moody's, S&P, or Fitch)

As of 12/31/25; 2025 Nareit FFO & P/FFO multiple based on consensus and on initial 2026 company guidance provided

Broader REIT & Equity Context

Shopping center REITs trade at a discount to core large-cap REITs (Industrial, Office, Residential, etc.) despite comparable or superior NOI growth.

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

- **565** Properties
- **100M** GLA
- **$21.37** ABR/SF
- **86%** of ABR from grocery-anchored portfolio
- **91%** of ABR within **Sun Belt and/or coastal markets**
  New lease rents trending **27%** greater over the TTM compared to other markets.

3-Mile Demographics[2]

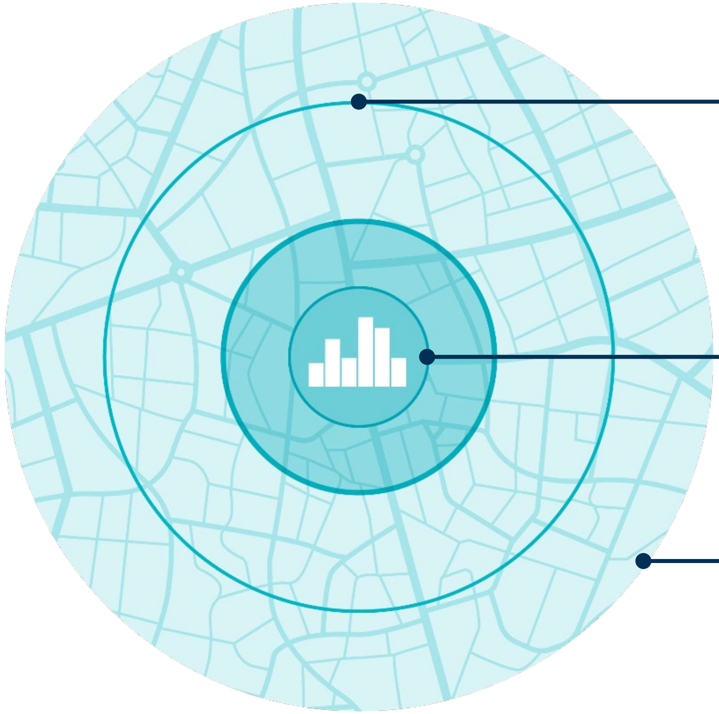
- **121K** Estimated population
- $101K Median income – **27%** above national average[3]
- 42% Bachelor degree or higher – **21%** above national AVG[3]
- Unemployment Rate **22%** Better than National Average[3]

1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 3/31/2026
2. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/25
3. Popstats 2024 full demographic report

High-Quality, Necessity-Based Operating Platform

The Sweet Spot of Retail

Where Operational Excellence Meets Market Fundamentals



First-Ring Suburbs: Optimal Zone

The convergence of strong demographics, operational efficiency, & scalable economics—with minimal complexity.

- High population density and affluent households
- High barriers to entry: Land scarcity and zoning constraints
- Strong value creation driven by mixed-use entitlements and redevelopment

Dense Urban Core

Limited real estate availability, premium land costs, municipal complexity, parking and logistics challenges, and a higher regulatory burden introduce significant friction.

Secondary & Tertiary Markets

Lower-density, dispersed markets with unproven demand, operational challenges at scale, limited clustering benefits, higher capex per unit, and often the first places retailers consolidate or exit.

First-ring suburbs reduce urban operating friction while preserving the demographic strength and market validation secondary markets lack, becoming the sweet spot of capital efficiency and consumer quality.

High-Quality, Necessity-Based Operating Platform

Positioned Where Consumers Spend Most Consistently

Grocery

86%

Grocery-anchored
ABR as % of total

Off-Price

7 of 10

Top Tenants
Grocery or Off-Price

Services

70%

of new leases were service-based over the TTM[1]

Portfolio concentration supports resilient traffic and demand through cycles.

1. Trailing Twelve Months

Multiple Cashflow Growth Drivers

Cashflow

Contractual Rent Growth

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

Leasing Mark-To-Market

Small Shop and Anchor Leasing Upside
Quarterly new leasing spreads: >10% since 4Q21
Net Effective Rents: +9% over TTM

Signed-Not-Open Pipeline

$77M ABR[1] in Signed Not Opened ("SNO") pipeline
63% coming on-line in 2026

Redevelopment and Anchor Repositioning

1Q Completed Projects WAVG Blended Yield:
- 11.5% on redev; 20.5% on anchor repositioning

2026 Expected WAVG Blended Yield:
- 11% on redev; 18% on anchor repositioning

Structured Investment and Select Acquisitions

- **Net Neutral** shopping center transactions (+100bp reinvestment spread)
- **$75M to $125M** net new structured investments (blended yield 8% to 10%).

1. Annual Base Rent

2026 Financial Snapshot

1. Incl. preferred stock & pro-rata JV net debt

As of 3/31/2026

4.5%
Growth in FFO/diluted share over Q1’25

A-/A3
Credit ratings from S&P/Fitch/Moody’s; 1 of a select group of REITs

$750M
Commercial Paper Program established in 1Q; rated A2/P2

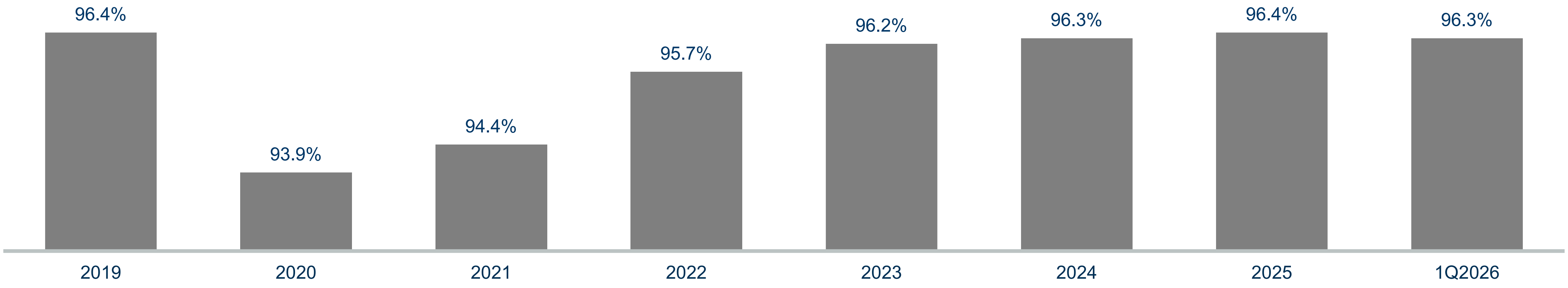
5.5x
Net debt to EBITDA on a look-through basis[1]

$2.2B
Liquidity, incl. full availability of $2.0B revolver

7.8YR
WAVG debt maturity profile (consolidated)

Strong Operating Environment Driving New Records

Portfolio Occupancy Remains Near All-Time Highs



Highlights

- **4.4M** Square feet of leasing volume signed in 1Q'26
- **$28.99** Record-high ABR/SF on new leases signed
- **11.3%** Pro-rata blended cash rent spread on comparable deals
- **92.5%** Small shop occupancy; up 80 bps YoY
- **97.9%** Anchor occupancy; up 50 bps YoY
- **92%** Retention Rate by GLA (excl. BNK)

Strong Shopping Center Fundamentals

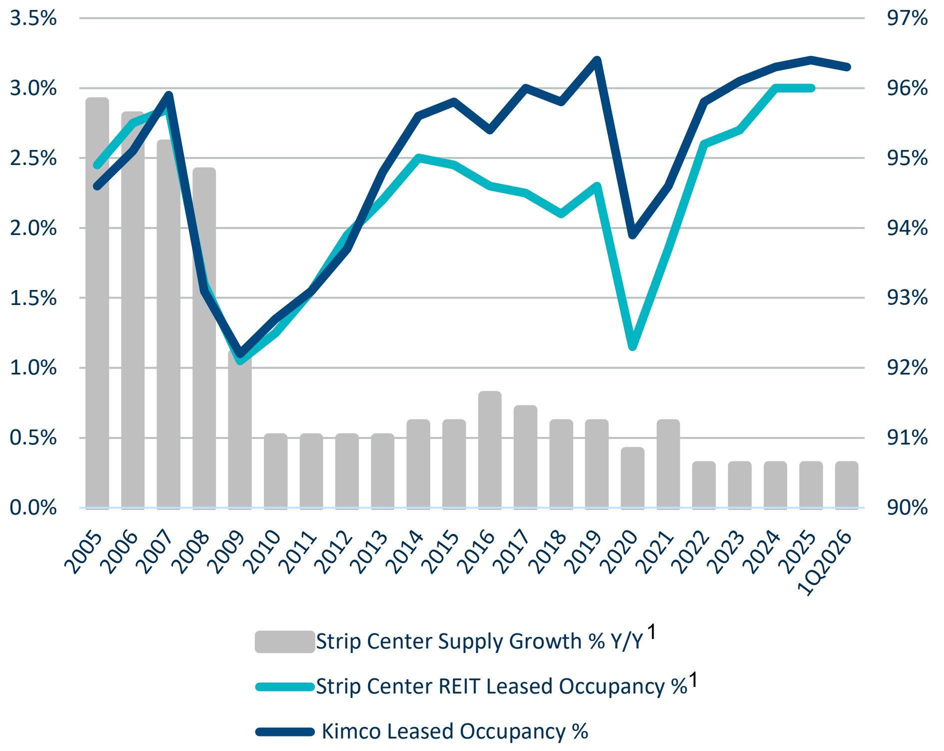
Quail Corners
Charlotte, NC

KIMCO REALTY

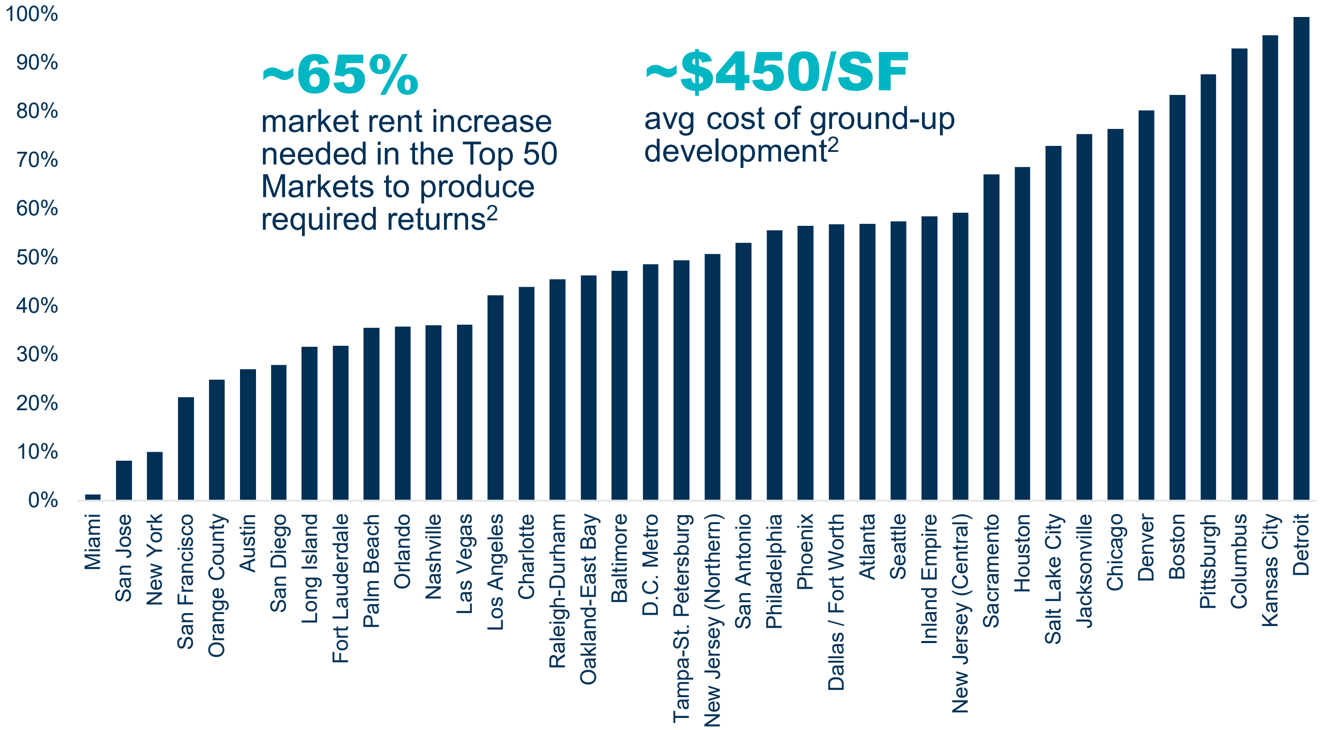
Strong Shopping Center Fundamentals

New Development at Historic Lows

Strip Center Supply Growth vs. Leased Rates



Rent Increase Needed to Make Stable Development Economically Feasible[2]



1. Greenstreet: :Strip Center Sector Update: Reclaiming Peak Occupancy", March 12, 2026
2. Greenstreet: 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

Physical Stores Drive Retailer Profitability

THE CHALLENGE

E-Commerce Is Essential, But Fulfillment Is Costly

25-30%

of an item's value is lost to returns[1]

$541B

in annual U.S. online returns[1]

THE SOLUTION

Stores Solve the Fulfillment Equation

50%+

of e-commerce fulfillment costs are driven by last-mile delivery[2]

~3x

lower in-store return rates enable faster resale, & margin preservation[3]

THE MULTIPLIER

Stores Compound Online Growth

+13.9%

online sales lift when emerging retailers open stores[4]

~65%

of BOPIS shoppers make an additional in-store purchase[5]

1. Bloomberg 'Retailers Try to Solve $1 Trillion Returns Puzzle', September. 16, 2025
2. Supply Chain Management Review, "Unlocking the Last Mile: A Strategic Framework for In-Store Fulfillment," November 6, 2025.
3. ICSC, "Brick-and-Mortar Shopping Drives Lower Return Rate Than Online," March 19, 2024.
4. ICSC "The Halo Effect III", December. 18, 2023.
5. ICSC, "ICSC's 2025 Holiday Shopping Intentions Survey Finds Resilient Consumers Seek Value and Experiences," October 7, 2025.

Retailer Expansion Drives Growth

Grocers

Anchor (10K+ SQFT)

Small Shop (<10K SQFT)

Source: Company releases, media reports

High Quality, Necessity-based Operating Portfolio

San Marcos Plaza
San Marcos, CA

KIMCO REALTY

Continued Strength in Leasing

23.8%
Pro-rata rent spread on comparable new leases

3%+ / 4%+
Annual rent bumps on 85% / 38% of small shop leases in 4Q

+3%
YoY ABR/SF growth

+9%
Increase in Net Effective Rents over TTM

+33%
Anchor new lease spreads TTM

+20%
Small shop new lease spreads TTM

Future Leasing Upside

- Spreads on new anchor leases expected to remain elevated
- **34** anchor leases expiring through 2026 with no further options ("naked leases") @ **$13.05** WAVG ABR/SF
  - MTM of **~30%**
- **9%** of pro-rata ABR from ground leases with mark to market of **~70%**

Recently Leased Tenants

ALDI, LIDL, ROSS, Burlington, DOLLAR TREE, CHIPOTLE MEXICAN GRILL, ULTA BEAUTY, DUTCH BROS Coffee, Orangetheory FITNESS, AutoZone

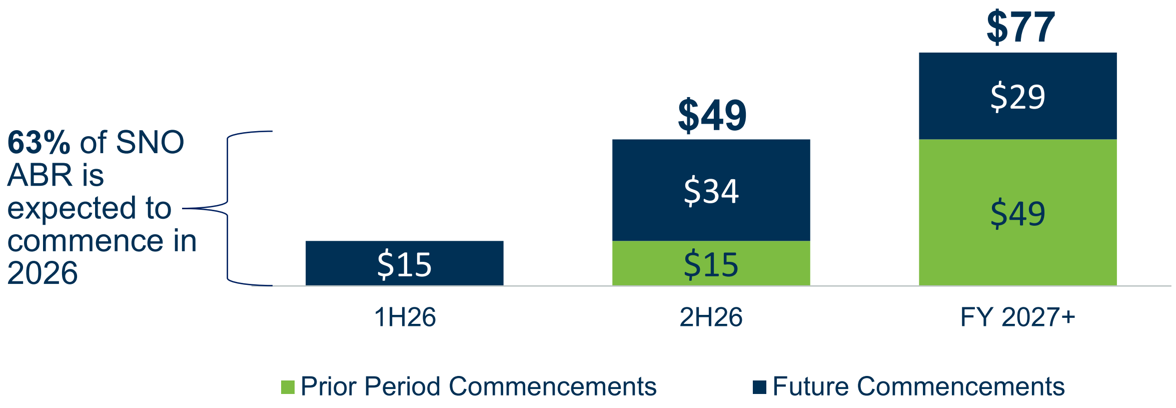
KIMCO REALTY

High-Quality, Necessity-Based Operating Portfolio

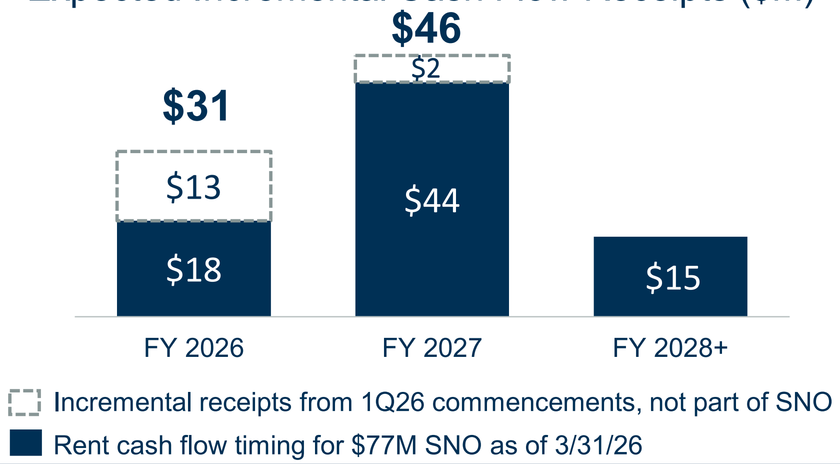
Visible Future Cash Flow Growth

Signed Not Open (SNO) Spread = Embedded Rent Growth

Expected Timing of Commencements ($M ABR)



Expected Incremental Cash Flow Receipts ($M)



Record high: $77M of ABR at 3/31/2026, 410 bp spread

- **All incremental** to revenue (does not include upside to recovery income of 20-25%)
- SNO Timing: 19% 2Q26, 44% 2H26, 28% 2027, 9% in 2028
- Redevelopment contribution: 23%
- Backfill of recaptured spaces (Party City, Conn's Rite Aid, JOANN and Big Lots): 21%
- Anchor boxes: 63%; Shop spaces: 37%

- +9% 2026 SNO cash flows ($31M vs. $28.5M initial expectations)
- ~$20M of additional ABR from leases signed and not reflected in the $77M SNO pipeline. This is attributable to either (i) leases signed in which an existing tenant still remains in the space; or (ii) rent from new construction, which is excluded from occupancy until delivered.
- Economic occupancy remains 210bps from record high, demonstrating upside

* Cash flow receipts incremental to 2026 related to ABR commence in 1Q26 and therefore not included in the current $77M SNO.

Accretive Capital Allocation

Airport Plaza
Farmingdale, NY

KIMCO REALTY

2026 Capital Allocation (Base Plan)

Sources of Capital	Amount (in millions)	Implied Yield
Free Cash Flow[1]	$150 to $165	0.00%
Asset Sales	$300 to $500	5.0% to 6.0%
Total for Accretive Deployment	$450 to $665	3.2% to 4.5%
Allocation of Capital	**Amount (in millions)**	**Implied Yield**
Acquisitions & JV Buyouts	$300 to $500	6.0% to 7.0%
Structured Investments (net)	$75 to $125	8.0% to 10.0%
Redevelopment	$100 to $150	10.0% to 12.0%
Total Deployment	$475 to $775	7.2% to 8.5%

1. After dividends and leasing and maintenance capex

Disposition Priorities

Increasing FFO Growth

Recycling flat-growth assets into accretive deployments drives compounding per-share FFO growth.

Increasing NOI Growth

Selling lower-growth assets improves same property NOI trajectory across retained portfolio.

Improving Operating Margins

Shedding management-intensive, lower-margin assets improves G&A efficiency ratios.

Managing Gains

Tax-efficient recycling via 1031 exchanges maximizes after-tax returns on dispositions.

Reducing Watchlist Exposure

Proactive disposition of at-risk tenancy reduces credit loss risk and improves quality metrics.

Maintaining Grocery Exposure

Recycling activity preserves or improves the 86%+ grocery-anchored ABR target.

Accretive Capital Allocation

Case Study: Accretive Recycling in Action

	SOLD **Home Depot Plaza** Santa Ana, CA	AQUIRED **Tanasbourne Village**[1] Hillsboro, OR
Transaction	**Sold**	**Acquired using 1031 proceeds**
Cap Rate	5.2%	6.2% **(+100bps)**
Expected CAGR	1%	3% **(+200bps)**
Total pro-rata price	$50M[2]	$66M ($38M net of debt)
Anchor	Low-growth	Dual Grocery – 99% occupied

Tanasbourne Village: A 99%-occupied, 207K SQFT, dual grocery-anchored center

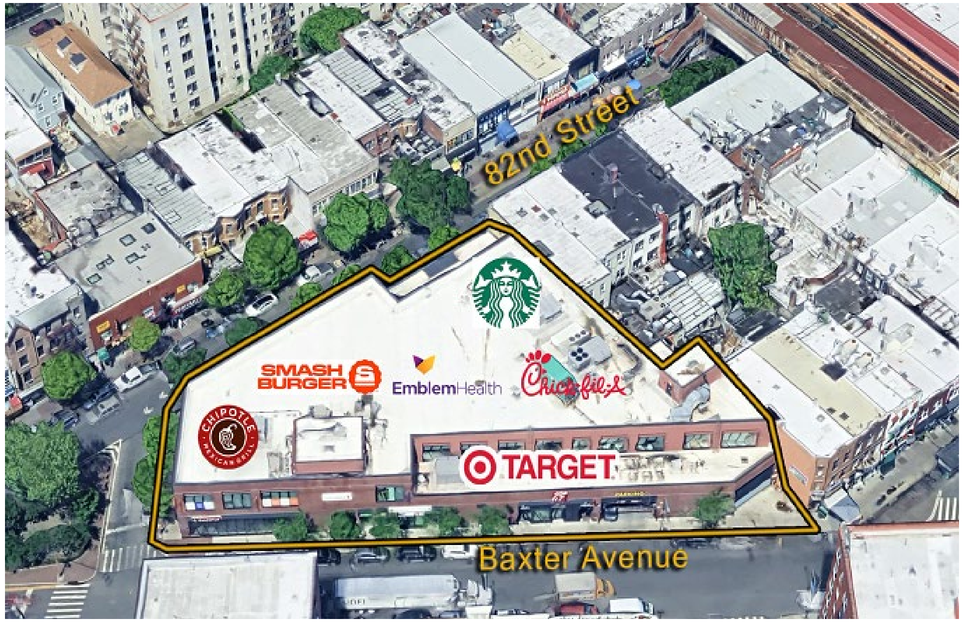
1. Pro-rata share of remaining 85%
2. $38 million of 1031-exchange proceeds were reinvested in Tanasbourne Village and $12 million in a portion of The Shoppes at 82nd Street.

Case Studies: Invest → Convert to Acquisition

The Markets at Town Center
Jacksonville, FL

97%-occupied, 254K SF, Sprouts-anchored

$15M Investment → $108M Purchase ***+$93M***
- 0% Exp. CAGR → 3% Exp. CAGR ***+300bps***
- 9% Yield → 7% Cap rate



Shoppes at 82nd Street
Jackson Heights, NY

100%-occupied, 59K SF, Target-anchored

$15M Investment → $74M Purchase (used 1031 proceeds) ***+$59M***
- 0% Exp. CAGR → 3% Exp. CAGR ***+300bps***
- 9.5% Yield → 6% Cap rate

KIMCO REALTY

Value Creation: Grocery-Focused Redevelopment

2026 Completed Projects (incl. 3 Grocer Conversions)

20.5% Yield on Repositioning
2 Projects / $6M Gross Costs

11.5% Yield on Redev
4 Projects / $22M Gross Costs

Active Projects (20 of 41 Active Projects Are Grocery-Focused)

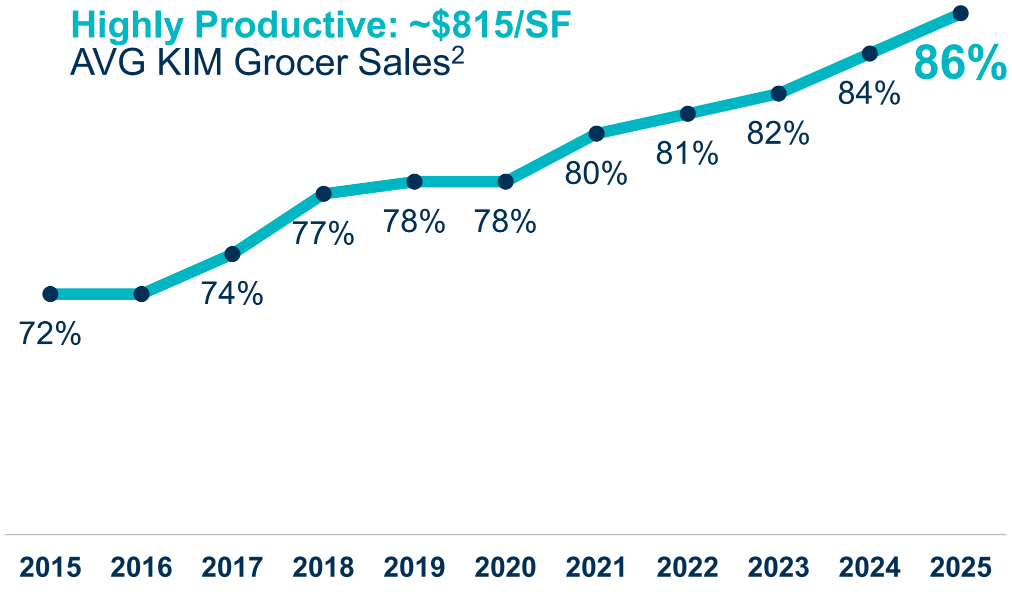
15-20% Exp. Yield on Repositioning
12 Projects / $49M Gross Costs

9-11% Exp. Yield on Redev
22 Projects / $213M Gross Costs

The Gardens at Great Neck
Great Neck, NY

Aldi Grand Opening

ABR from grocery-anchored shopping centers has grown to a record level of 86%

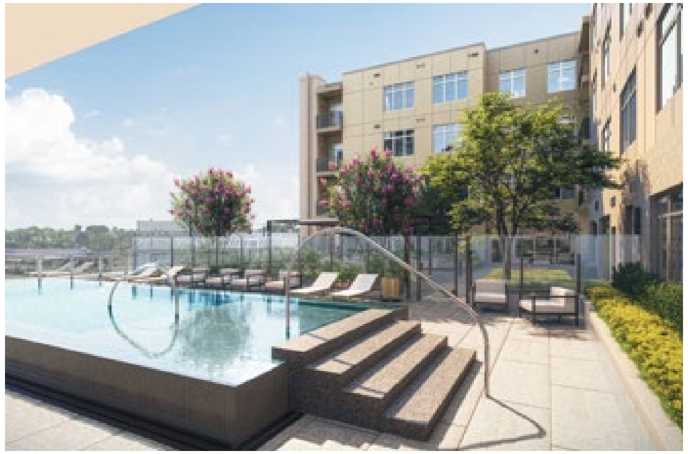


1. Est. WAVG Blended Stabilized Yields are net of any credits or fees earned by owner
2. For those that report sales

Accretive Capital Allocation

Value Creation: Mixed-Use Redevelopment

Project Spotlights



Coulter Place @ Suburban Square
Ardmore, PA

- 131 Multifamily units, 19K SF of retail
- Completed 1Q 2026
- Gross Costs: $106M
- 50% Ownership
- 8.4% WAVG Stabilized Yield[1 2]
- Occupancy: 83% Retail / 36% multifamily as of 4/29/26

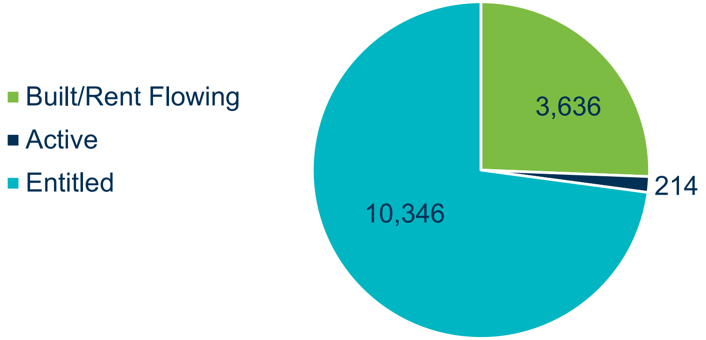
The Chester @ Westlake
Daly City, CA

- 214 Multifamily units, 10K SF of retail
- 2028 Estimated Completion
- Gross Costs: $153M
- 75% Ownership

Program Summary

- Preferred equity mixed-use developments with best-in-class residential developers
- Kimco contributing entitled land at a marked-up value; reducing capital outlay and earnings drag
- 7.0% to 9.0% Estimated WAVG Blended Stabilized Yields[1 2]

Total Multifamily Units 1Q: 14K+ Total



Near-Term Opportunities

- 3,710 multifamily units and 120K SF of retail
- Activation expected to occur within a three-year period

1. Gross costs and Est. WAVG Stabilized Blended Yields, net of any reimbursements, credits or fees earned by owner, may vary from those previously disclosed due to final project reconciliations.
2. Est. WAVG Stabilized Yields represents Kimco's preferred equity return with a JV partner. Annual return includes preferred equity income and development fees.

Why Kimco Realty?

High-Quality Necessity-Based Portfolio Generating Consistent, Visible Growth at a Discounted Price

Sector-Leading FFO Growth at Below-Sector Multiple

- One of the only Shopping Center REITs to achieve >5% FFO growth in ‘24 and >6% in ’25

Best-in Class Grocery Anchor Quality

- 86% grocery-anchored ABR, record level and growing
- $815/SF average grocer sales[2]

Investment-Grade Balance Sheet and Liquidity

- A- / A3 credit ratings
- $2.2B liquidity; 5.5x net debt to EBITDA on a look-through basis[1]

Record Occupancy with Embedded Upside

- 96.3% portfolio occupancy up 50 bps year-over-year
- $77M SNO pipeline, 63% commencing in 2026

Disciplined Accretive Capital Recycling

- +100 bps reinvestment spread on transactions
- Structured investment pipeline with ROFO/ROFR access.

Exceptional Demographic

- First-ring suburb focus; $101K median income[3]
- Q1 traffic up ~3% YoY

1. Incl. preferred stock & pro-rata JV net debt
2. For those that report sales
3. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/25

Appendix

Wexford Plaza
Pittsburgh, Pennsylvania

2026 Earnings Guidance Summary

	1Q 2026 Actual	Current	Previous
Net income:		$0.83 to $0.87	$0.80 to $0.84
FFO:		$1.81 to $1.84	$1.80 to $1.84

The company's full year outlook is based on the following assumptions (pro-rata share unless otherwise stated, dollars in millions):

	1Q 2026 Actual	Current	Previous
Same property NOI growth	+1.7%	+2.8% to +3.5%	+2.5% to +3.5%
Credit loss as a % of total pro-rata rental revenues	(52bps)	(65bps) to (90bps)	(75bps) to (100bps)
Lease termination income	$4	Unchanged	$7 to $15
Non-cash GAAP revenues (1)	$21	Unchanged	$45 to $50
Consolidated G&A expense, net	$37	Unchanged	$128 to $132
Consolidated interest expense and preferred stock dividends	$91	$369 to $376	$370 to $377
Consolidated mortgage and other financing income, net	$12	Unchanged	$45 to $55
Redevelopment capex (2)	$32	Unchanged	$100 to $150
Leasing and maintenance capex (3)	$39	Unchanged	$275 to $300
Property acquisitions net of dispositions: Acquisitions, weighted average cap rate Dispositions, weighted average cap rate	($47) N/A ($47); 5.6%	Unchanged	Net neutral; transaction volume: $300 to $500 6.0% to 7.0% 5.0% to 6.0%
Structured investments, net of repayments Weighted average yield	$38 10.0%	Unchanged	$75 to $125 8.0% to 10.0%

(1) Includes deferred rents, above and below market rents, and straight-line reimbursement income, and excludes debt mark to market amortization.
(2) Includes costs associated with a mixed-use development project, The Chester at Westlake Shopping Center.
(3) Includes tenant improvements and allowances, capitalized external leasing commissions and capitalized building improvements.

Portfolio Breakdown: Retailer Categories

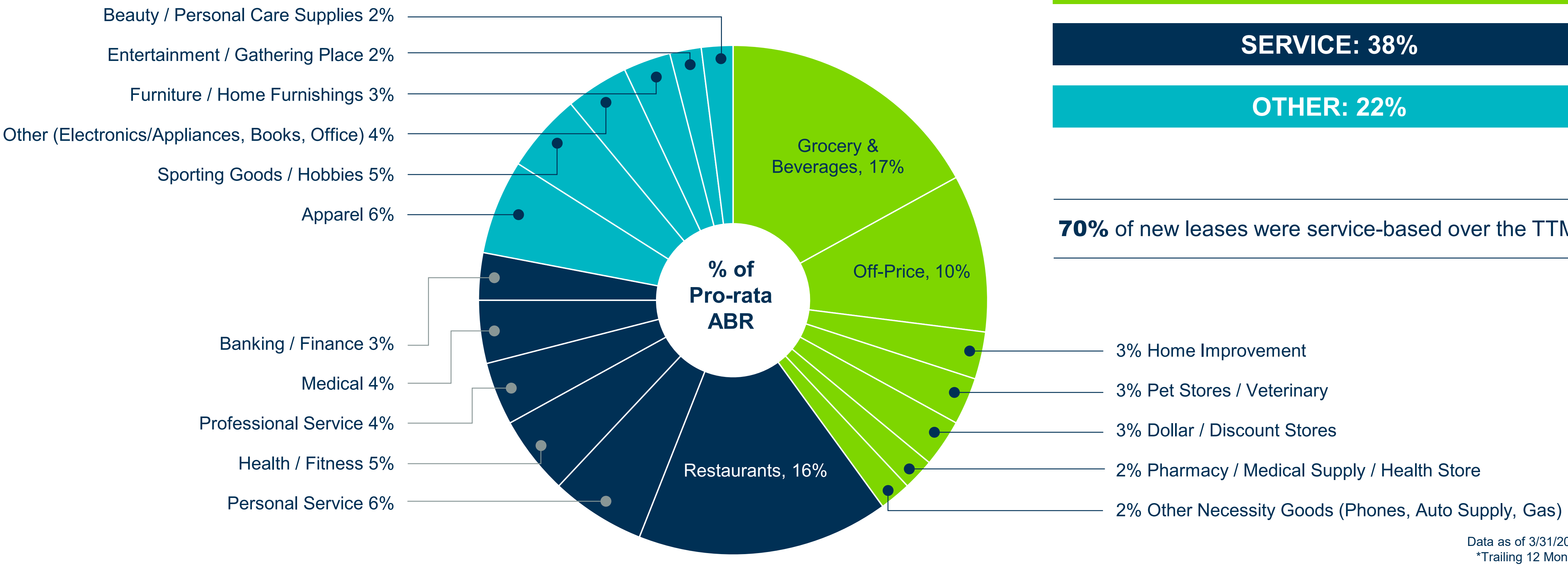
78% of ABR from Discount & Necessity Goods and Services

DISCOUNT & NECESSITY GOODS: 40%

SERVICE: 38%

OTHER: 22%

70% of new leases were service-based over the TTM*



Data as of 3/31/2026
*Trailing 12 Months

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

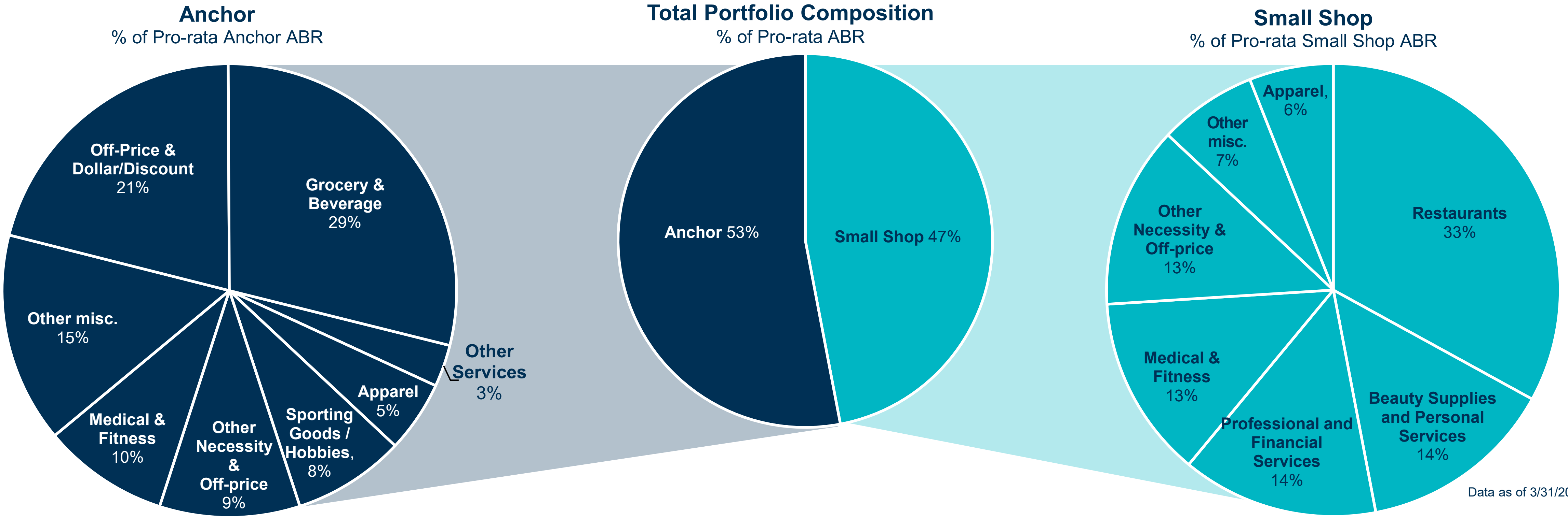
High-Quality, Necessity-Based Operating Platform

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

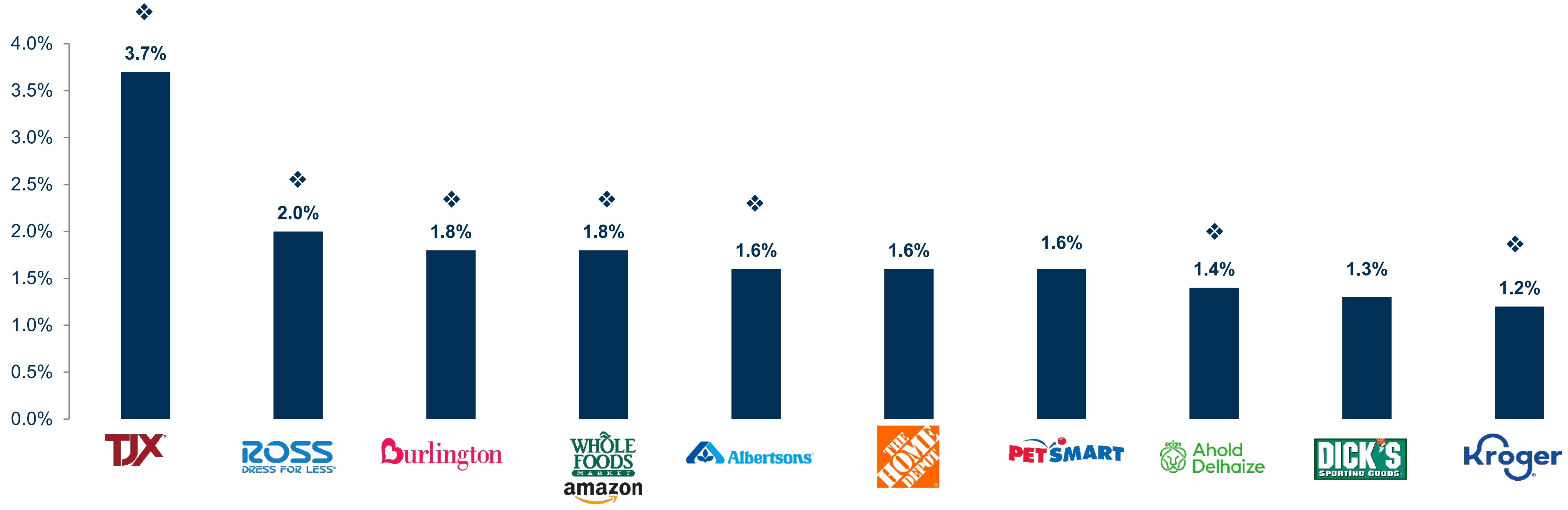


Data as of 3/31/2025

High-Quality, Necessity-Based Operating Platform

Highly Diversified Tenant Base

Strong Credit Profile with 7 of 10 Top Tenants Grocery or Off-Price ❖



Leases	181	108	68	34	48	23	76	27	41	38
S&P	A	BBB+	BB+	AA	BB+	A	B+	BBB+	BBB	BBB
Moody’s	A2	A2	Ba1	A1	Ba1	A2	B2	Baa1	Baa2	Baa1

KIMCO REALTY

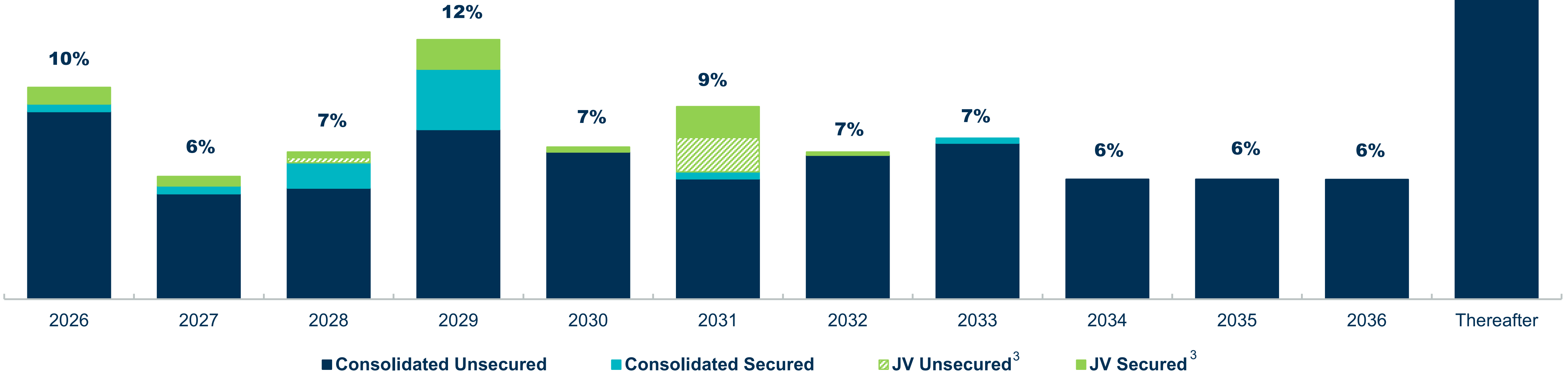
Significant Financial Strength

Well-Staggered Debt Maturity Profile

Capital Markets Strength

- **92 bp spread** on June 2025, long 10-year refinancing
- **A-/A3** rated from all three major rating agencies

Debt Profile:	Consolidated	JV[1]
Fixed Rate (~100% of outstanding Cons. Debt)	3.99%[2]	4.54%[2]
Floating Rate	4.87%[2]	5.35%[2]
WAVG Term	7.8yrs	3.3yrs
Secured Debt	5.7%	71.7%
Unsecured Debt	94.3%	28.3%



1. Pro-rata share of JV debt
2. Weighted average
3. KIM's pro-rata share of JV debt

As of 3/31/2025. Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.