

# Fact Sheet Q2 2022

Quarter Ended June 30, 2022



**Kimco Realty® (NYSE:KIM)** is a real estate investment trust (REIT) headquartered in Jericho, N.Y. that is North America's largest publicly traded owner and operator of open-air, grocery-anchored shopping centers, including mixed-use assets.



## Why Kimco?

### High Quality Portfolio & Operating Platform

Deliver consistent FFO growth from a portfolio of well-located, essential-anchored shopping centers and mixed-use assets

### Accretive & Opportunistic Capital Allocation

Generate additional internal and external growth through accretive acquisitions, (re)development and "Plus"/Structured investments

### Financial Strength

Maintain a strong balance sheet and liquidity position with an emphasis on reduced leverage and a sustainable and growing dividend.

### ESG\* Leadership

ESG Leader with a 60-year track record delivering value to investors, tenants, employees, and communities.



## Company Snapshot

History  
**60+ years**

Stock Price  
**KIM \$19.77**

**533 Properties**  
**92M SF**

Total Capitalization  
**\$20.3 B**

Grocery Based  
**80% of KIM ABR**

Credit Rating  
**S&P BBB+**  
**Moody's Baa1**

### OCCUPANCY

**95.1%**  
US

**97.6%**  
Anchor

**89.2%**  
Small Shop

## Kimco Realty in Q2 2022

### Financial & Balance Sheet Highlights

Debt/Total Capitalization* .....	0.43:1
Net Debt/EBITDA* .....	6.0x
Debt Service Coverage* .....	4.9x

\*Consolidated

### Financial Strength & Stability

- Approx. \$2.3 billion of immediate liquidity, including full availability under the company's \$2.0 billion unsecured revolving credit facility
- Over \$1.0 billion of Albertsons, Inc. (NYSE:ACI) common stock, subject to certain lock-up provisions
- Included in S&P 500 Index since 2006

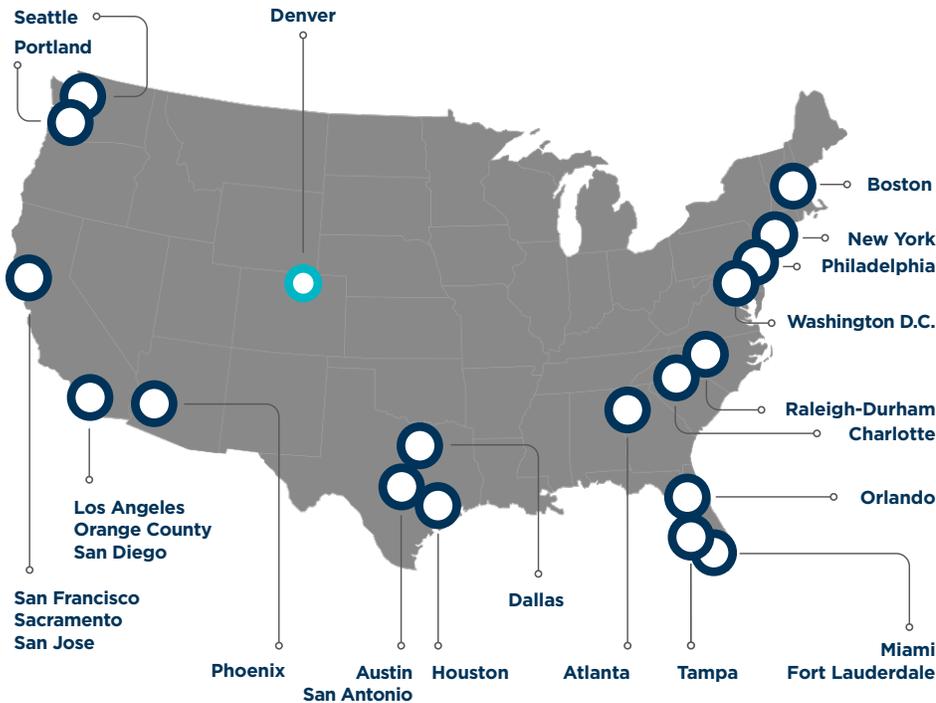
### Dividend Increase

Kimco Realty declared a quarterly cash dividend of \$0.22 per common share, representing a **29% increase** over the corresponding period of the prior year.



# Operating Portfolio Highlights

## Geographically Diverse and Highly Concentrated in Major Metro Markets



## Top Tenant Overview

Only 10 tenants with exposure greater than 1%

Exposure by pro-rata Annualized Base Rent (ABR) in %

Tenant	Locations	ABR %
<b>TJX</b>	147	3.7%
<b>THE HOME DEPOT</b>	25	2.2%
<b>amazon</b> <b>WHOLE FOODS MARKET</b>	27	1.9%
<b>Albertsons</b>	50	1.9%
<b>ROSS</b>	95	1.9%
<b>PETSMART</b>	66	1.6%
<b>Ahold Delhaize</b>	25	1.5%
<b>Kroger</b>	39	1.5%
<b>Burlington</b>	36	1.4%
<b>Walmart</b>	20	1.2%
<b>TOP</b>	<b>530</b>	<b>18.8%</b>

**83%** Coastal + Sun Belt Markets

**2%** Other Major Metro Markets

**85%** of Annual Base Rent comes from our **Top Major Metro Markets\***

\*Map notes Kimco Realty's Top Major Metropolitan Markets by percentage of ABR as of 6/30/2022

## Signature Series



### Investor Relations

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### Transfer Agent

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EQ Shareowner Services  
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This communication contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. 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," "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, performances or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) general adverse economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) 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, (iv) the availability of suitable acquisition, disposition, development and redevelopment opportunities, and risks related to acquisitions not performing in accordance with our expectations, (v) the Company's ability to raise capital by selling its assets, (vi) increases in operating costs due to inflation and supply chain issues, (vii) risks related to future opportunities and plans for the combined company, including the uncertainty of expected future financial performance and results of the combined company following the merger between Kimco and Weingarten Realty Investors (the "Merger"), (viii) the possibility that, if the Company does not achieve the perceived benefits of the Merger as rapidly or to the extent anticipated by financial analysts or investors, the market price of the Company's common stock could decline, (ix) 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, (x) valuation and risks related to the Company's joint venture and preferred equity investments, (xi) valuation of marketable securities and other investments, including the shares of Albertsons Companies, Inc. common stock held by the Company, (xii) impairment charges, (xiii) pandemics or other health crises, such as coronavirus disease 2019 ("COVID-19"), (xiv) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (xv) the level and volatility of interest rates and management's ability to estimate the impact thereof, (xvi) changes in the dividend policy for the Company's common and preferred stock and the Company's ability to pay dividends at current levels, (xvii) unanticipated changes in the Company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity, and (xviii) the other risks and uncertainties identified under Item 1A, "Risk Factors" in our Annual Report on Form 10-K for the year-ended December 31, 2021. 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 the Company's Quarterly Reports on Form 10-Q and Current Reports on Form 8-K that the Company files with the Securities and Exchange Commission ("SEC").