

# Fact Sheet Q4 2022

Quarter Ended December 31, 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, and a growing portfolio of 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.



West Alex  
Alexandria, VA

## Company Snapshot



History  
**60+ years**



Stock Price  
**KIM \$21.18**



**532 Properties**  
**91M SF**



Total  
Capitalization  
**\$20.9 B**



Grocery  
Based  
**81%**  
of KIM ABR



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

### OCCUPANCY



US



Anchor



Small Shop

## Kimco Realty in Q4 2022

### Financial & Balance Sheet Highlights

Debt/Total Capitalization\* ..... 0.43:1  
Net Debt/EBITDA\* ..... 6.1x  
Debt Service Coverage\* ..... 4.7x

\*Consolidated

### Financial Strength & Stability

- Over \$2.1 billion of immediate liquidity, including full availability under the company's \$2.0 billion unsecured revolving credit facility
- Generated net proceeds of \$301.1 million through the monetization of 11.5 million of its 39.8 million shares in Albertsons, Inc. (NYSE: ACI). Kimco still retains 28.3 million shares of ACI
- Received a \$194 million special dividend payment from ACI in January 2023
- Included in S&P 500 Index since 2006

### Dividend Increase

Declared a cash dividend of \$0.23 per common share, representing a **21% increase** over the quarterly dividend in corresponding period of the prior year.

#### Current

Grocery Anchored / Component

81%  
Current

#### Remaining

Non-Grocery

85%  
Goal

#### Current

Mixed-Use

13%  
Current

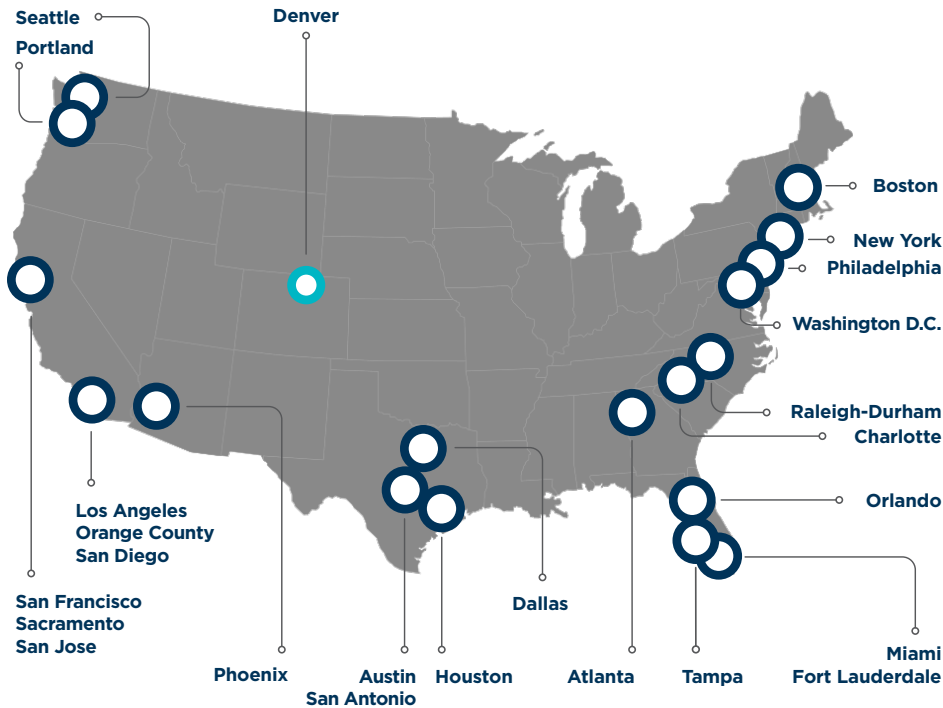
15%  
Goal

#### Remaining

Non-Mixed-Use

## 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>	149	3.7%
<b>THE HOME DEPOT</b>	25	2.1%
<b>Albertsons</b>	48	1.9%
<b>ROSS</b>	93	1.9%
<b>amazon</b> <b>WHOLE FOODS MARKET</b>	27	1.8%
<b>PETSMART</b>	66	1.6%
<b>Ahold Delhaize</b>	25	1.5%
<b>Kroger</b>	38	1.4%
<b>Burlington</b>	38	1.4%
<b>Walmart</b>	20	1.1%
<b>TOP</b>	<b>529</b>	<b>18.5%</b>



**Coastal + Sun Belt Markets**



**Other Major Metro Markets**

**86%** 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 12/31/2022

## Signature Series



### Investor Relations

1.866.831.4297  
ir@kimcorealty.com

### Transfer Agent

**Equiniti Trust Company**  
EQ Shareowner Services  
P.O. Box 64874  
St. Paul, MN 55164-0854  
1.866.557.8695

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, (viii) 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, (ix) valuation and risks related to the Company's joint venture and preferred equity investments and other investments, (x) valuation of marketable securities and other investments, including the shares of Albertsons Companies, Inc. common stock held by the Company, (xi) impairment charges, (xii) pandemics or other health crises, such as coronavirus disease 2019 ("COVID-19"), (xiii) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (xiv) the level and volatility of interest rates and management's ability to estimate the impact thereof, (xv) changes in the dividend policy for the Company's common and preferred stock and the Company's ability to pay dividends at current levels, (xvi) unanticipated changes in the Company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity, and (xvii) the other risks and uncertainties identified under Item 1A, "Risk Factors" and elsewhere in this 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.