

HISTORY
60+ years

400 Properties
70M SF

STOCK PRICE
KIM \$12.84

TOTAL CAPITALIZATION
\$11.5 B

GROCERY BASED
77% of KIM ABR

CREDIT RATING
S&P BBB+
Fitch BBB+
Moody's Baa1

OCCUPANCY

95.6%
US

98.2%
Anchor

88.0%
Small Shop

KIM LISTED NYSE

KIMCO'S 2020 VISION

OUR MULTI-YEAR PLAN FOCUSES ON THREE MAJOR PRINCIPLES:

- PORTFOLIO QUALITY**
High-quality assets, tightly clustered in major metro markets that provide multiple growth levers
- NAV CREATION**
Increase Net Asset Value (NAV) through a curated collection of mixed-used projects, redevelopments and active investment management
- FINANCIAL STRENGTH**
Maintain a strong balance sheet and financial flexibility



KIMCO IN Q2 2020

FINANCIAL & BALANCE SHEET HIGHLIGHTS

Debt/Total Capitalization*	0.49:1
Net Debt/EBITDA*	8.6x
Net Debt/EBITDA (including gain on sale of cost method investment)*	6.5x
Debt Service Coverage*	3.0x

*Consolidated.

Included in S&P 500 Index since 2006

FINANCIAL STRENGTH & STABILITY

Secured a \$590 million unsecured term loan facility. Repaid \$265 million of the loan mainly through proceeds from the monetization of our ownership in Albertsons. The remaining balance at quarter end was \$325 million.

- Ended the second quarter with:
- Over \$2.2 billion of immediate liquidity, including full availability under the company's \$2.0 billion unsecured revolving credit facility
 - A consolidated weighted average debt maturity of 10.6 years, one of the longest in the REIT industry.
 - \$628 million of ACI common stock, subject to certain lock up provisions
 - Approximately 320 unencumbered properties in its portfolio.

Subsequent to quarter end, Kimco issued a \$500 million green bond, proceeds were used to pay down the remaining \$325 million unsecured term loan and a portion of the senior notes due in 2021.



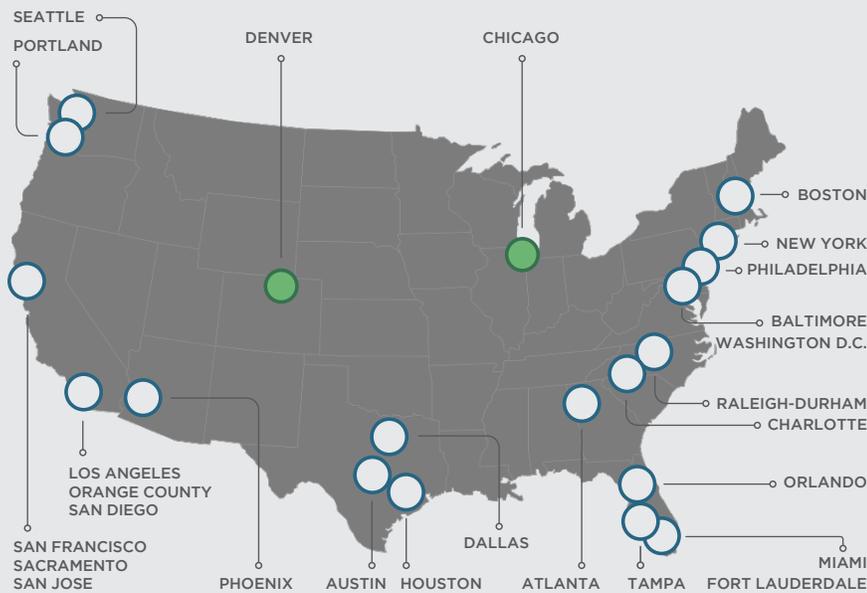
COVID-19 INNOVATIONS: CURBSIDE PICKUP™

- Designated curbside pickup parking spots at its centers for use by all tenants and their customers
- Designed to help businesses adapt to the changing environment and allow customers to ease back into daily shopping routines while feeling safe and comfortable.
- Providing small businesses owners with the opportunity to benefit from industry best practices

REOPENING ACTIVITY

OPERATING PORTFOLIO HIGHLIGHTS

GEOGRAPHICALLY DIVERSE AND HIGHLY CONCENTRATED IN MAJOR METRO MARKETS



82% COASTAL + SUN BELT MARKETS

3% OTHER MAJOR METRO MARKETS

85% of Annual Base Rent comes from our **TOP MAJOR METRO MARKETS***

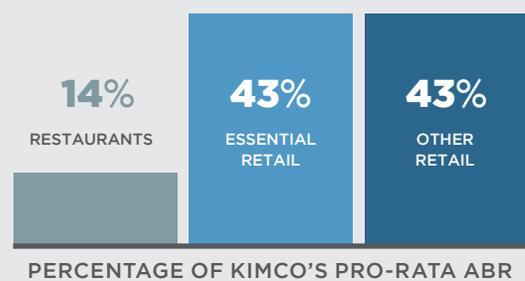
*Map notes Kimco's Top Major Metropolitan Markets by percentage of ABR as of 6/30/20

TOP TENANT OVERVIEW

ONLY 14 TENANTS WITH EXPOSURE GREATER THAN 1% EXPOSURE BY PRO-RATA ANNUALIZED BASE RENT (ABR) IN %

TENANT	LOCATIONS	ABR %
TJX	106	3.9%
THE HOME DEPOT	22	2.5%
Ahold Delhaize	23	2.1%
Albertsons	37	2.0%
ROSS	66	1.8%
PETSMART	54	1.8%
WHOLE FOODS MARKET	17	1.7%
BED BATH & BEYOND	47	1.5%
Walmart*	17	1.5%
Burlington	25	1.4%
Michaels	45	1.2%
TARGET	18	1.2%
KOHL'S	22	1.1%
petco	48	1.1%
TOP	547	24.8%

COVID-19 ESSENTIAL GOODS AND SERVICES



COVID-19 RENT COLLECTIONS



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The statements in this news release state the company's and management's intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company's actual results could differ materially from those projected in such forward-looking statements. 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) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the company, (iv) the company's ability to raise capital by selling its assets, (v) changes in governmental laws and regulations and management's ability to estimate the impact of such changes, (vi) the level and volatility of interest rates and management's ability to estimate the impact thereof, (vii) pandemics or other health crises, such as coronavirus disease 2019 (COVID-19), (viii) the availability of suitable acquisition, disposition, development and redevelopment opportunities, and risks related to acquisitions not performing in accordance with our expectations, (ix) valuation and risks related to the company's joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the company's common and preferred stock and the company's ability to pay dividends at current levels, (xiii) the reduction in the company's income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges and (xv) unanticipated changes in the company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company's Securities and Exchange Commission ("SEC") filings. Copies of each filing may be obtained from the company or the SEC.

The company refers you to the documents filed by the company from time to time with the SEC, specifically the section titled "Risk Factors" in the company's Annual Report on Form 10-K for the year ended December 31, 2019, as may be updated or supplemented in the company's Quarterly Reports on Form 10-Q and the company's other filings with the SEC, which discuss these and other factors that could adversely affect the company's results. The company disclaims any intention or obligation to update the forward-looking statements, whether as a result of new information, future events or otherwise.