

**Kimco Realty Corporation**  
**U.S. Shopping Center Portfolio Lease Profile**  
As of June 30, 2017

Tenant Type/ Lease Age	# of Leases	% of Gross ABR	Gross Leased GLA	% of Gross Leased GLA	Gross Rent PSF	Pro-rata Leased GLA	Pro-rata Rent PSF
<b>Anchor (&gt;= 10,000 sq. ft.)</b>							
30 Years and Greater	90	2.3%	3,539,814	4.4%	\$ 8.06	2,611,718	\$ 8.13
20-29 Years	346	13.8%	14,089,815	17.6%	12.08	10,818,128	11.72
15-19 Years	308	9.9%	9,894,662	12.4%	12.43	7,870,170	12.34
10-14 Years	308	8.9%	8,529,816	10.6%	12.97	7,203,109	12.83
5-9 Years	259	8.0%	6,919,827	8.6%	14.26	5,734,997	14.17
Less Than 5 Years	299	9.3%	7,925,189	9.9%	14.54	6,471,559	14.50
<b>Anchor (&gt;= 10,000 sq. ft.) Total</b>	<b>1,610</b>	<b>52.2%</b>	<b>50,899,123</b>	<b>63.5%</b>	<b>\$ 12.70</b>	<b>40,709,682</b>	<b>\$ 12.59</b>
<b>Non Anchor (&lt; 10,000 sq. ft.)</b>							
30 Years and Greater	122	1.0%	425,090	0.5%	\$ 29.80	340,477	\$ 28.92
20-29 Years	755	4.9%	2,139,012	2.7%	28.61	1,622,218	28.63
15-19 Years	919	5.8%	2,656,718	3.3%	26.99	2,097,358	26.90
10-14 Years	1,130	6.7%	2,939,055	3.7%	28.03	2,387,329	27.62
5-9 Years	1,484	8.8%	4,053,449	5.1%	27.00	3,268,166	26.89
Less Than 5 Years	2,046	10.4%	5,353,743	6.7%	24.15	4,255,760	23.96
<b>Non Anchor (&lt; 10,000 sq. ft.) Total</b>	<b>6,456</b>	<b>37.7%</b>	<b>17,567,067</b>	<b>21.9%</b>	<b>\$ 26.56</b>	<b>13,971,307</b>	<b>\$ 26.37</b>
<b>Ground Lease</b>							
30 Years and Greater	65	0.8%	1,005,711	1.3%	\$ 9.88	629,962	\$ 10.81
20-29 Years	128	2.6%	2,934,370	3.7%	10.86	2,410,812	10.48
15-19 Years	98	2.0%	3,148,881	3.9%	7.93	2,915,689	7.61
10-14 Years	104	2.4%	2,801,159	3.5%	10.51	2,493,718	10.33
5-9 Years	73	1.6%	1,289,192	1.6%	14.99	1,112,457	14.90
Less Than 5 Years	55	0.8%	469,337	0.6%	20.06	438,505	19.33
<b>Ground Lease Total</b>	<b>523</b>	<b>10.1%</b>	<b>11,648,650</b>	<b>14.5%</b>	<b>\$ 10.73</b>	<b>10,001,143</b>	<b>\$ 10.51</b>
<b>Total U.S. Shopping Center Lease Profile</b>	<b>8,589</b>	<b>100.0%</b>	<b>80,114,840</b>	<b>100.0%</b>	<b>\$ 15.45</b>	<b>64,682,132</b>	<b>\$ 15.25</b>

<b>Lease Profile excluding Ground Leases GLA &amp; ABR</b>	<b>8,066</b>	<b>100.0%</b>	<b>68,466,190</b>	<b>100.0%</b>	<b>\$ 16.26</b>	<b>54,680,989</b>	<b>\$ 16.11</b>
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<b>Lease Profile excluding Ground Leases GLA but including ABR</b>	<b>8,589</b>	<b>100.0%</b>	<b>68,466,190</b>	<b>100.0%</b>	<b>\$ 18.08</b>	<b>54,680,989</b>	<b>\$ 18.03</b>
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**Total Kimco Ground Lease Summary**

Tenant Type/ Lease Age	# of Leases	% of Gross ABR	Gross Leased GLA	% of Gross Leased GLA	Gross Rent PSF	Pro-rata Leased GLA	Pro-rata Rent PSF
United States	523	100.0%	11,648,650	100.0%	\$ 10.73	10,001,143	\$ 10.51
Canada							
	<b>523</b>	<b>100.0%</b>	<b>11,648,650</b>	<b>100.0%</b>	<b>\$ 10.73</b>	<b>10,001,143</b>	<b>\$ 10.51</b>

<b>Ground Leases Rent as % of Gross ABR</b>	<b>10.0%</b>
<b>Ground Leases Rent as % of Pro-rata ABR</b>	<b>10.6%</b>

**Note:**

ABR: Annual Base Rent  
GLA: Gross Leasable Area  
PSF: Per Square Foot