

**Kimco Realty Corporation**  
**U.S. Shopping Center Portfolio Lease Profile**  
**As of December 31, 2016**

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	91	2.2%	3,643,183	4.5%	\$ 7.57	2,687,099	\$ 7.69
20-29 Years	346	13.4%	14,058,763	17.3%	11.82	10,693,090	11.49
15-19 Years	311	10.0%	9,856,447	12.1%	12.53	7,795,213	12.53
10-14 Years	318	9.0%	9,018,446	11.1%	12.31	7,571,447	12.11
5-9 Years	265	8.3%	7,004,394	8.6%	14.66	5,962,736	14.66
Less Than 5 Years	298	9.0%	7,800,904	9.6%	14.33	6,360,043	14.30
<b>Anchor (&gt;= 10,000 sq. ft.) Total</b>	<b>1,629</b>	<b>52.0%</b>	<b>51,382,137</b>	<b>63.3%</b>	<b>\$ 12.51</b>	<b>41,069,628</b>	<b>\$ 12.45</b>
<b>Non Anchor (&lt; 10,000 sq. ft.)</b>							
30 Years and Greater	112	1.0%	394,777	0.5%	\$ 29.87	314,874	\$ 29.05
20-29 Years	716	4.6%	2,035,218	2.5%	27.98	1,505,805	27.84
15-19 Years	936	5.8%	2,712,513	3.3%	26.53	2,194,274	26.48
10-14 Years	1,206	7.0%	3,217,298	4.0%	26.98	2,571,283	26.68
5-9 Years	1,478	8.8%	4,074,093	5.0%	26.83	3,306,908	26.79
Less Than 5 Years	2,122	10.6%	5,537,937	6.8%	23.75	4,396,631	23.64
<b>Non Anchor (&lt; 10,000 sq. ft.) Total</b>	<b>6,570</b>	<b>37.9%</b>	<b>17,971,836</b>	<b>22.1%</b>	<b>\$ 26.06</b>	<b>14,289,775</b>	<b>\$ 25.92</b>
<b>Ground Lease</b>							
30 Years and Greater	60	0.8%	1,091,496	1.3%	\$ 8.73	655,842	\$ 9.81
20-29 Years	127	2.5%	2,831,823	3.5%	10.88	2,251,889	10.70
15-19 Years	106	2.1%	3,136,616	3.9%	8.21	2,898,684	7.89
10-14 Years	97	2.1%	2,352,269	2.9%	11.01	2,120,739	10.97
5-9 Years	79	1.9%	1,994,912	2.5%	11.62	1,800,302	11.32
Less Than 5 Years	58	0.8%	445,624	0.5%	22.40	405,240	21.51
<b>Ground Lease Total</b>	<b>527</b>	<b>10.1%</b>	<b>11,852,740</b>	<b>14.6%</b>	<b>\$ 10.56</b>	<b>10,132,695</b>	<b>\$ 10.44</b>
<b>Total U.S. Shopping Center Lease Profile</b>	<b>8,726</b>	<b>100.0%</b>	<b>81,206,713</b>	<b>100.0%</b>	<b>\$ 15.22</b>	<b>65,492,099</b>	<b>\$ 15.08</b>

<b>Lease Profile excluding Ground Leases GLA &amp; ABR</b>	<b>8,199</b>	<b>100.0%</b>	<b>69,353,973</b>	<b>100.0%</b>	<b>\$ 16.02</b>	<b>55,359,403</b>	<b>\$ 15.92</b>
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<b>Lease Profile excluding Ground Leases GLA but including ABR</b>	<b>8,726</b>	<b>100.0%</b>	<b>69,353,973</b>	<b>100.0%</b>	<b>\$ 17.83</b>	<b>55,359,403</b>	<b>\$ 17.83</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	527	100.0%	11,852,740	100.0%	\$ 10.56	10,132,695	\$ 10.44
Canada							
	<b>527</b>	<b>100.0%</b>	<b>11,852,740</b>	<b>100.0%</b>	<b>\$ 10.56</b>	<b>10,132,695</b>	<b>\$ 10.44</b>

<b>Ground Leases Rent as % of Gross ABR</b>	<b>10.1%</b>
<b>Ground Leases Rent as % of Pro-rata ABR</b>	<b>10.7%</b>

**Note:**

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