

**Kimco Realty Corporation**  
**U.S. Shopping Center Portfolio Lease Profile**  
**As of December 31, 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	99	2.7%	3,928,060	4.9%	\$ 8.58	3,083,456	\$ 8.56
20-29 Years	351	13.8%	14,081,950	17.7%	12.21	10,822,739	11.86
15-19 Years	310	9.9%	9,855,114	12.4%	12.56	7,871,353	12.53
10-14 Years	295	9.0%	8,013,431	10.1%	14.04	6,779,185	13.83
5-9 Years	246	7.2%	6,484,532	8.2%	13.91	5,444,571	13.88
Less Than 5 Years	301	9.6%	8,075,311	10.1%	14.75	6,591,918	14.56
<b>Anchor (&gt;= 10,000 sq. ft.) Total</b>	<b>1,602</b>	<b>52.3%</b>	<b>50,438,398</b>	<b>63.4%</b>	<b>\$ 12.91</b>	<b>40,593,221</b>	<b>\$ 12.78</b>
<b>Non Anchor (&lt; 10,000 sq. ft.)</b>							
30 Years and Greater	128	1.1%	448,853	0.6%	\$ 30.15	356,972	\$ 29.19
20-29 Years	803	5.4%	2,273,717	2.9%	29.33	1,720,088	29.67
15-19 Years	910	5.8%	2,620,091	3.3%	27.41	2,095,004	27.08
10-14 Years	1,089	6.6%	2,843,425	3.6%	29.01	2,281,411	28.49
5-9 Years	1,435	8.4%	3,936,688	4.9%	26.41	3,203,157	26.38
Less Than 5 Years	2,006	10.4%	5,192,789	6.5%	24.84	4,134,238	24.69
<b>Non Anchor (&lt; 10,000 sq. ft.) Total</b>	<b>6,371</b>	<b>37.6%</b>	<b>17,315,563</b>	<b>21.8%</b>	<b>\$ 27.00</b>	<b>13,790,870</b>	<b>\$ 26.81</b>
<b>Ground Lease</b>							
30 Years and Greater	72	1.0%	1,243,551	1.6%	\$ 10.03	836,810	\$ 10.59
20-29 Years	131	2.7%	2,974,446	3.7%	11.13	2,475,675	10.74
15-19 Years	92	1.9%	2,949,166	3.7%	7.82	2,711,207	7.47
10-14 Years	115	2.8%	3,203,693	4.0%	10.69	2,844,085	10.59
5-9 Years	51	1.2%	998,708	1.3%	14.41	908,116	14.01
Less Than 5 Years	51	0.7%	439,058	0.6%	19.66	404,408	18.70
<b>Ground Lease Total</b>	<b>512</b>	<b>10.1%</b>	<b>11,808,622</b>	<b>14.8%</b>	<b>\$ 10.66</b>	<b>10,180,300</b>	<b>\$ 10.42</b>
<b>Total U.S. Shopping Center Lease Profile</b>	<b>8,485</b>	<b>100.0%</b>	<b>79,562,583</b>	<b>100.0%</b>	<b>\$ 15.64</b>	<b>64,564,392</b>	<b>\$ 15.41</b>

<b>Lease Profile excluding Ground Leases GLA &amp; ABR</b>	<b>7,973</b>	<b>100.0%</b>	<b>67,753,961</b>	<b>100.0%</b>	<b>\$ 16.51</b>	<b>54,384,091</b>	<b>\$ 16.34</b>
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<b>Lease Profile excluding Ground Leases GLA but including ABR</b>	<b>8,485</b>	<b>100.0%</b>	<b>67,753,961</b>	<b>100.0%</b>	<b>\$ 18.37</b>	<b>54,384,091</b>	<b>\$ 18.29</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	512	100.0%	11,808,622	100.0%	\$ 10.66	10,180,300	\$ 10.42
Canada							
	<b>512</b>	<b>100.0%</b>	<b>11,808,622</b>	<b>100.0%</b>	<b>\$ 10.66</b>	<b>10,180,300</b>	<b>\$ 10.42</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