

Kimco Realty Corporation
U.S. Shopping Center Portfolio Lease Profile
As of December 31, 2018

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
Anchor (>= 10,000 sq. ft.)							
30 Years and Greater	107	3.3%	4,289,926	5.9%	\$ 9.25	3,257,290	\$ 9.27
20-29 Years	333	13.6%	12,701,717	17.4%	12.86	9,838,767	12.48
15-19 Years	274	9.1%	8,432,737	11.6%	12.96	6,361,233	12.92
10-14 Years	244	8.3%	6,264,502	8.6%	15.81	5,228,941	15.83
5-9 Years	221	6.8%	5,796,467	7.9%	14.16	4,882,104	14.18
Less Than 5 Years	297	10.3%	8,053,132	11.0%	15.40	6,511,117	15.18
Anchor (>= 10,000 sq. ft.) Total	1,476	51.5%	45,538,481	62.4%	\$ 13.56	36,079,452	\$ 13.47
Non Anchor (< 10,000 sq. ft.)							
30 Years and Greater	130	1.1%	436,113	0.6%	\$ 31.26	355,153	\$ 29.93
20-29 Years	812	5.9%	2,332,093	3.2%	30.16	1,772,870	30.31
15-19 Years	884	5.9%	2,453,286	3.4%	28.91	1,928,562	28.64
10-14 Years	947	6.5%	2,535,742	3.5%	30.69	2,070,742	30.27
5-9 Years	1,347	8.2%	3,731,442	5.1%	26.49	3,008,316	26.45
Less Than 5 Years	1,841	10.7%	4,800,535	6.6%	26.77	3,889,219	26.76
Non Anchor (< 10,000 sq. ft.) Total	5,961	38.3%	16,289,211	22.3%	\$ 28.25	13,024,862	\$ 28.09
Ground Lease							
30 Years and Greater	74	1.1%	1,266,755	1.7%	\$ 10.70	801,903	\$ 11.36
20-29 Years	136	2.9%	3,097,923	4.2%	11.24	2,636,620	10.89
15-19 Years	88	2.1%	3,074,140	4.2%	8.02	2,709,995	7.81
10-14 Years	88	2.3%	2,409,446	3.3%	11.45	2,234,008	11.12
5-9 Years	52	1.1%	819,022	1.1%	16.33	732,372	16.20
Less Than 5 Years	52	0.7%	439,310	0.6%	19.26	405,762	18.04
Ground Lease Total	490	10.2%	11,106,596	15.2%	\$ 11.02	9,520,660	\$ 10.82
Total U.S. Shopping Center Lease Profile	7,927	100.0%	72,934,288	100.0%	\$ 16.45	58,624,974	\$ 16.29

Lease Profile excluding Ground Leases GLA & ABR	7,437	100.0%	61,827,692	100.0%	\$ 17.43	49,104,314	\$ 17.35
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Lease Profile excluding Ground Leases GLA but including ABR	7,927	100.0%	61,827,692	100.0%	\$ 19.41	49,104,314	\$ 19.45
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Ground Leases Rent as % of Gross ABR	10.2%
Ground Leases Rent as % of Pro-rata ABR	10.8%

Note:

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