

Kimco Realty Corporation
U.S. Shopping Center Portfolio Lease Profile
As of December 31, 2019

| 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 | 133 | 4.6% | 5,607,357 | 8.0% | \$ 9.63 | 4,370,589 | \$ 9.68 |
| 20-29 Years | 380 | 15.4% | 13,290,791 | 19.1% | 13.75 | 10,013,095 | 13.36 |
| 15-19 Years | 235 | 7.9% | 6,659,203 | 9.6% | 14.02 | 5,399,320 | 13.97 |
| 10-14 Years | 189 | 7.1% | 5,026,587 | 7.2% | 16.70 | 4,270,903 | 16.67 |
| 5-9 Years | 231 | 7.5% | 5,927,840 | 8.5% | 14.95 | 4,869,396 | 14.96 |
| Less Than 5 Years | 250 | 9.1% | 6,927,878 | 9.9% | 15.61 | 5,712,668 | 15.40 |
| Anchor (>= 10,000 sq. ft.) Total | 1,418 | 51.5% | 43,439,656 | 62.3% | \$14.06 | 34,635,971 | \$13.96 |
| Non Anchor (< 10,000 sq. ft.) | | | | | | | |
| 30 Years and Greater | 181 | 1.6% | 557,762 | 0.8% | \$ 34.45 | 436,031 | \$ 33.07 |
| 20-29 Years | 875 | 6.5% | 2,485,480 | 3.6% | 31.00 | 1,927,653 | 31.12 |
| 15-19 Years | 795 | 5.3% | 2,119,035 | 3.0% | 29.80 | 1,679,597 | 29.59 |
| 10-14 Years | 850 | 6.2% | 2,304,828 | 3.3% | 31.90 | 1,955,365 | 31.24 |
| 5-9 Years | 1,380 | 8.6% | 3,757,067 | 5.4% | 27.10 | 3,031,730 | 27.04 |
| Less Than 5 Years | 1,600 | 9.9% | 4,154,835 | 6.0% | 28.15 | 3,392,823 | 28.19 |
| Non Anchor (< 10,000 sq. ft.) Total | 5,681 | 38.1% | 15,379,007 | 22.1% | \$29.37 | 12,423,199 | \$29.21 |
| Ground Lease | | | | | | | |
| 30 Years and Greater | 85 | 1.4% | 1,409,628 | 2.0% | \$ 11.59 | 968,875 | \$ 11.98 |
| 20-29 Years | 127 | 3.1% | 3,840,298 | 5.5% | 9.63 | 3,294,990 | 9.26 |
| 15-19 Years | 81 | 1.7% | 1,842,905 | 2.6% | 10.95 | 1,627,246 | 11.00 |
| 10-14 Years | 76 | 2.2% | 2,380,114 | 3.4% | 11.09 | 2,217,885 | 10.78 |
| 5-9 Years | 53 | 0.9% | 663,169 | 1.0% | 16.67 | 568,487 | 16.44 |
| Less Than 5 Years | 51 | 1.0% | 745,183 | 1.1% | 15.96 | 723,545 | 15.37 |
| Ground Lease Total | 473 | 10.4% | 10,881,297 | 15.6% | \$11.29 | 9,401,028 | \$11.10 |
| Total U.S. Shopping Center Lease Profile | 7,572 | 100.0% | 69,699,960 | 100.0% | \$17.01 | 56,460,198 | \$16.84 |

| | | | | | | | |
|---|--------------|---------------|-------------------|---------------|----------------|-------------------|----------------|
| Lease Profile excluding Ground Leases GLA but including Ground Lease ABR | 7,572 | 100.0% | 58,818,663 | 100.0% | \$19.79 | 47,059,170 | \$19.78 |
|---|--------------|---------------|-------------------|---------------|----------------|-------------------|----------------|