KIMCO’S 2020 VISION

OUR MULTI-YEAR PLAN FOCUSES ON THREE MAJOR PRINCIPLES:

PORTFOLIO QUALITY
High-quality assets, tightly clustered in major metro markets that provide multiple growth levers

NAV CREATION
Increase Net Asset Value (NAV) through redevelopment, select ground-up development and active investment management

FINANCIAL STRENGTH
Maintain a strong balance sheet and financial flexibility

KIMCO IN Q3 2019

FINANCIAL STRENGTH AND STABILITY

FINANCIAL & BALANCE SHEET HIGHLIGHTS
Debt/Total Capitalization* .......................................................... 0.52:1
Net Debt/EBITDA, as adjusted* .................................................. 6.4x
Debt Service Coverage* ............................................................. 4.3x
Q3 Dividend Payout Ratio ........................................................... 76%

*Consolidated.

38 consecutive quarters of positive same-property Net Operating Income (NOI)

Included in S&P 500 Index since 2006

CAPITAL & BALANCE SHEET STRATEGY
- Grow free cash flow (after common dividends) for investment and debt reduction
- Maintain solid balance sheet metrics:
  - Net Debt/Recurring EBITDA target of 5.0x - 5.5x
  - Stable fixed charge coverage
- Strong liquidity position - $2.25B available unsecured line of credit
- Large unencumbered asset pool
- One of the longest debt maturity profiles in the REIT industry
### GEographically diverse and highly concentrated in major metro markets

![Map showing geographic diversity](image-url)

**Seating**
 Portland
 DENVER
 CHICAGO
 BOSTON
 NEW YORK
 PHILADELPHIA
 BALTIMORE
 WASHINGTON D.C.
 RALEIGH-DURHAM
 CHARLOTTE
 ORLANDO
 MIAMI
 SAN FRANCISCO
 SACRAMENTO
 SAN JOSE
 LOS ANGELES
 ORANGE COUNTY
 SAN DIEGO
 PHOENIX
 DALLAS
 AUSTIN
 HOUSTON
 ATLANTA
 TAMPA
 FORT LAUDERDALE

**Coastal + sun belt markets:** 79%

**Other major metro markets:** 2%

**81%** of Annual Base Rent comes from our **Top Major Metro Markets**

*Map notes Kimco’s Top Major Metropolitan Markets by percentage of ABR as of 09/30/19

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### Low supply is Driving Kimco ABR

Kimco Pro-rata ABR/SF CAGR is 4.1%

|---------|------|------|------|------|------|------|------|------|------|------|

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### TOP tenant overview

**Only 14 tenants** with exposure greater than 1% exposure by pro-rata annualized base rent ABR in %

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Locations</th>
<th>ABR %</th>
</tr>
</thead>
<tbody>
<tr>
<td>TJX</td>
<td>107</td>
<td>3.8%</td>
</tr>
<tr>
<td>Ahold DeLaize</td>
<td>22</td>
<td>2.4%</td>
</tr>
<tr>
<td>Albertsons</td>
<td>24</td>
<td>2.2%</td>
</tr>
<tr>
<td>Petsmart</td>
<td>37</td>
<td>1.9%</td>
</tr>
<tr>
<td>Ross</td>
<td>56</td>
<td>1.8%</td>
</tr>
<tr>
<td>Whole Foods</td>
<td>67</td>
<td>1.8%</td>
</tr>
<tr>
<td>Bed Bath &amp; Beyond</td>
<td>17</td>
<td>1.6%</td>
</tr>
<tr>
<td>Walmart</td>
<td>50</td>
<td>1.5%</td>
</tr>
<tr>
<td>Burlington</td>
<td>18</td>
<td>1.5%</td>
</tr>
<tr>
<td>Kohl’s</td>
<td>25</td>
<td>1.4%</td>
</tr>
<tr>
<td>Michaels</td>
<td>47</td>
<td>1.2%</td>
</tr>
<tr>
<td>Target</td>
<td>18</td>
<td>1.2%</td>
</tr>
<tr>
<td>Petco</td>
<td>49</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

**Top** 561 24.8%

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### INveStor relations

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### Transfer Agent

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The statements in this fact sheet state the company’s and management’s intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the company’s actual results could differ materially from those projected in such forward-looking statements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) general adverse economic conditions and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the company, (iv) the company’s ability to raise capital by selling its assets, (v) changes in governmental laws and regulations and management’s ability to estimate the impact of such changes, (vi) the level and volatility of interest rates and foreign currency exchange rates and management’s ability to estimate the impact thereof, (vii) risks related to the Company’s international operations, (viii) the availability of suitable acquisition, disposition, development and redevelopment opportunities, and risks related to acquisitions not performing in accordance with our expectations, (ix) evaluation and risks related to the company’s joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the company’s common and preferred stock and the company’s ability to pay dividends at current levels, (xiii) the reduction in the company’s income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges and (xv) unanticipated changes in the company’s intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the company’s SEC filings. Copies of each filing may be obtained from the company’s Investor Relations Department by contacting the Transfer Agent, Equiniti Trust Company, EQ Shareowner Services, P.O. Box 64874, St. Paul, MN 55164-0854, 1.866.557.8695. The company disclaims any intention or obligation to update the forward-looking statements, whether as a result of new information, future events or otherwise.