

# Fact Sheet Q4 2023

Quarter Ended December 31, 2023



**Kimco Realty® (NYSE:KIM)** is a real estate investment trust (REIT) headquartered in Jericho, N.Y. that is North America's largest publicly traded owner and operator of open-air, grocery-anchored shopping centers and a growing portfolio of mixed-use assets.



## Why Kimco?

### High Quality Portfolio & Operating Platform

Own and operate a nationally diversified portfolio of open-air, grocery-anchored shopping centers and mixed-use assets located in high barrier to entry, first-ring suburbs of our top major metro Sun Belt and coastal markets.

### Accretive & Opportunistic Capital Allocation

Unlock the highest and best use of our real estate through our entitlement program and mixed-use redevelopment projects.

### Financial Strength

Maintain a strong balance sheet and ample liquidity.

### ESG Leadership

ESG Leader with a 60-year track record delivering value to investors, tenants, employees, and communities.



Mary Brickell Village  
Miami, FL

## Company Snapshot



History  
**60+ years**



Stock Price  
**KIM \$21.31**



**523 Properties**  
**90M SF**



Total  
Capitalization  
**\$21B**

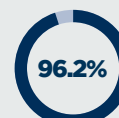


Grocery  
Based  
**82%**  
of KIM ABR



Credit  
Rating  
**S&P BBB+**  
**Moody's Baa1**

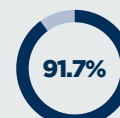
### OCCUPANCY



US



Anchor



Small Shop

## Kimco Realty in Q4 2023

### Financial & Balance Sheet Highlights

Debt/Total Capitalization\* ..... 0.44:1  
Net Debt/EBITDA\* ..... 5.6x  
Debt Service Coverage\* ..... 4.4x

\*Consolidated

### Financial Strength & Stability

- Ended the fourth quarter with \$2.8 billion of immediate liquidity, including full availability under the company's \$2.0 billion unsecured revolving credit facility
- Albertsons, Inc. (NYSE: ACI) Investment: Generated \$299.1 million in proceeds from the sale of Kimco's remaining 14.2 million shares in January 2024
- Included in S&P 500 Index since 2006

### Dividend Increase

Declared a cash dividend of \$0.24 per common share, representing a 4.3% increase over the quarterly dividend in corresponding period of the prior year.

#### Current

Grocery Anchored / Component

82%  
Current

#### Remaining

Non-Grocery

85%  
Goal

#### Current

Mixed-Use

13%  
Current

15%  
Goal

#### Remaining

Non-Mixed-Use

## Operating Portfolio Highlights

### Geographically Diverse and Highly Concentrated in Major Metro Markets



84%

Coastal + Sun Belt Markets

2%

Other Major Metro Markets

**86%** of Annual Base Rent comes from our **Top Major Metro Markets\***

\*Map notes Kimco Realty's Top Major Metropolitan Markets by percentage of ABR as of 12/31/2023

### Property Spotlight



Westmont Plaza  
Westmont, NJ

### Top Tenant Overview

Only 9 tenants with exposure greater than 1%

Exposure by pro-rata Annualized Base Rent (ABR) in %

Tenant	Locations	ABR %
<b>TJX</b>	152	3.7%
<b>THE HOME DEPOT</b>	25	2.1%
<b>Albertsons</b>	48	1.9%
<b>ROSS</b>	92	1.9%
<b>amazon</b> <b>WHOLE FOODS MARKET</b>	27	1.8%
<b>Burlington</b>	45	1.6%
<b>PETSMART</b>	66	1.6%
<b>Ahold Delhaize</b>	25	1.5%
<b>Kroger</b>	38	1.4%
<b>TOP</b>	<b>518</b>	<b>17.5%</b>

### Investor Relations

1.833.800.4343  
ir@kimcorealty.com

### Transfer Agent

Equiniti Trust Company  
EQ Shareowner Services  
P.O. Box 64874  
St. Paul, MN 55164-0854  
1.866.557.8695

This communication contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with the safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "believe," "expect," "intend," "commit," "anticipate," "estimate," "project," "will," "target," "plan," "forecast" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors which, in some cases, are beyond the Company's control and could materially affect actual results, performances or achievements, including the Company's ability to achieve, goals, targets and commitments set forth in this communication. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) general adverse economic and local real estate conditions, (ii) the impact of competition, including the availability of acquisition or development opportunities and the costs associated with purchasing and maintaining assets, (iii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iv) the reduction in the Company's income in the event of multiple lease terminations by tenants or a failure of multiple tenants to occupy their premises in a shopping center, (v) the potential impact of e-commerce and other changes in consumer buying practices, and changing trends in the retail industry and perceptions by retailers or shoppers, including safety and convenience, (vi) the availability of suitable acquisition, disposition, development and redevelopment opportunities, and the costs associated with purchasing and maintaining assets and risks related to acquisitions not performing in accordance with our expectations, (vii) the Company's ability to raise capital by selling its assets, (viii) disruptions and increases in operating costs due to inflation and supply chain disruptions, (ix) risks associated with the development of mixed-use commercial properties, including risks associated with the development, and ownership of non-retail real estate, (x) changes in governmental laws and regulations, including, but not limited to changes in data privacy, environmental (including climate change), safety and health laws, and management's ability to estimate the impact of such changes, (xi) the Company's failure to realize the expected benefits of the merger transaction (the "transaction") with RPT, (xii) significant transaction costs and/or unknown or inestimable liabilities related to the transaction, (xiii) the risk of litigation, including shareholder litigation, in connection with the transaction, including any resulting expense, (xiv) the ability to successfully integrate the operations of the Company and RPT and the risk that such integration may be more difficult, time-consuming or costly than expected, (xv) risks related to future opportunities and plans for the combined company, including the uncertainty of expected future financial performance and results of the combined company, (xvi) effects relating to the transaction on relationships with tenants, employees, joint venture partners and third parties, (xvii) the possibility that, if the Company does not achieve the perceived benefits of the transaction as rapidly or to the extent anticipated by financial analysts or investors, the market price of the Company's common stock could decline, (xviii) valuation and risks related to the Company's joint venture and preferred equity investments and other investments, (xix) valuation of marketable securities, (xx) impairment charges, (xxi) criminal cybersecurity attacks disruption, data loss or other security incidents and breaches, (xxii) impact of natural disasters and weather and climate-related events, (xxiii) pandemics or other health crises, such as coronavirus disease 2019 ("COVID-19"), (xxiv) our ability to attract, retain and motivate key personnel, (xxv) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (xxvi) the level and volatility of interest rates and management's ability to estimate the impact thereof, (xxvii) changes in the dividend policy for the Company's common and preferred stock and the Company's ability to pay dividends at current levels, (xxviii) unanticipated changes in the Company's intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity, (xxix) the Company's ability to continue to maintain its status as a REIT for U.S. federal income tax purposes and potential risks and uncertainties in connection with its JUPREIT structure, and (xxx) other risks and uncertainties identified under Item 1A, "Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2022 as supplemented by the risks and uncertainties identified under Item 1A, "Risk Factors" in our Quarterly Reports on Form 10-Q and in other subsequent filings with the Securities and Exchange Commission. Accordingly, there is no assurance that the Company's expectations will be realized. The Company disclaims any intention or obligation to update the forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to refer to any further disclosures the Company makes in other filings with the Securities and Exchange Commission.

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