

# Investor Presentation

First Quarter 2026



# Safe Harbor and Non-GAAP Disclosures

## Forward-Looking Statement and Risk Factors

This communication contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). 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, performance or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to, (i) financial disruption, changes in trade policies and tariffs, geopolitical challenges or economic downturn, including 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, redevelopment and merger 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) valuation and risks related to the Company’s joint venture and preferred equity investments and other investments, (xii) collectability of mortgage and other financing receivables, (xiii) impairment charges, (xiv) criminal cybersecurity attack disruptions, data loss or other security incidents and breaches, (xv) risks related to artificial intelligence, (xvi) impact of natural disasters and weather and climate-related events, (xvii) pandemics or other health crises, (xviii) our ability to attract, retain and motivate key personnel, (xix) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (xx) the level and volatility of interest rates and management’s ability to estimate the impact thereof, (xxi) changes in the dividend policy for the Company’s common and preferred stock and the Company’s ability to pay dividends at current levels, (xxii) unanticipated changes in the Company’s intention or ability to prepay certain debt prior to maturity and/or maintain certain debt until maturity, (xxiii) 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 UPREIT structure, and (xxiv) other risks and uncertainties identified under Item 1A, “Risk Factors” and elsewhere in our most recent Annual Report on Form 10-K and in the Company’s other filings with the Securities and Exchange Commission (“SEC”). 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## Non-GAAP Disclosure

This presentation may include certain non-GAAP measures that the company considers meaningful measures of financial performance. Additional information regarding non-GAAP measures, including reconciliations to GAAP, are included in documents we have filed with the SEC.

Definitions of terms not defined in this presentation can be found in our documents filed with the SEC.

# Kimco at a Glance

## Necessity-Based Focus

Providing essential, necessity-based goods and services to local communities.

## Best in-Class Operations

Capitalizing on our efficiencies and advantages of scale to serve as the best-in-class operator for tenants.

## Balance Sheet Strength

Maintaining a strong balance sheet with ample liquidity.

## First-Ring Suburb Strategy

Expanding a nationally-diversified portfolio located in the high-barrier to entry, first-ring suburbs within key major metropolitan Sun belt and Coastal markets

## Value Creation

Unlocking the highest and best use of real estate through our entitlement program and redevelopment projects through a disciplined capital allocation strategy.

**NYSE: KIM**  
**S&P 500**

A- / A3 Credit Rated

**565**  
Properties

**100M SF**  
Gross Leasable Area

**\$24B**  
Total Capitalization

**96.3%**  
Portfolio Occupancy

# 2026 Strategic Pillars

01

## Embedded Growth Engine

- Contractual rent bumps
- Mark-to-market upside
- Record SNO pipeline
- Value creation via redevelopment & anchor repositioning

02

## Platform Power & Efficiency

- Sector-low overhead ratio with national scale
- First-ring suburb concentration
- Necessity-based tenancy driving resilient traffic
- Sector-leading retailer relationships

03

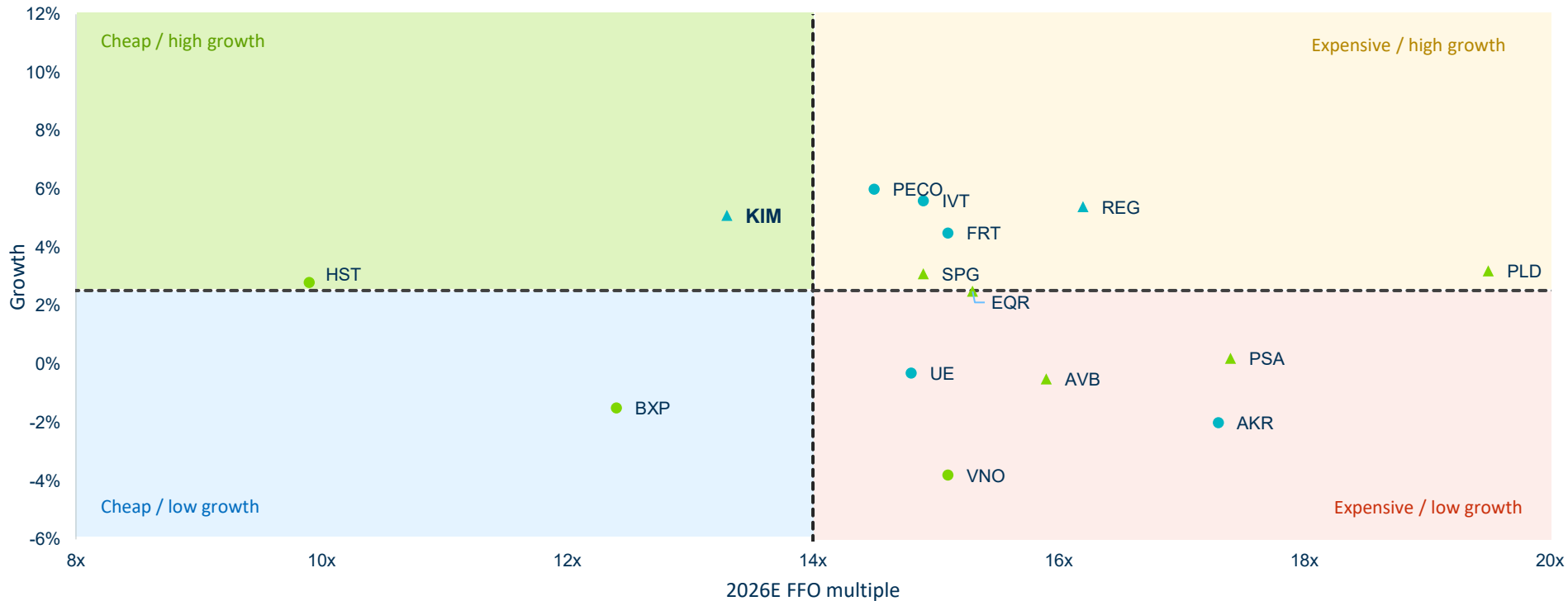
## Intelligent Capital Allocation

- **Disciplined, accretive capital recycling:** Sell low-growth, low-cap rate assets, redeploy into higher growth assets
- **Broad strike zone:** single assets, M&A, structured investments
- **Structured Investment Program** as a shadow acquisition pipeline with ROFO/ROFR on every deal

# Consistently Strong FFO Growth at a Discounted Multiple

One of the only Shopping Center REITs to achieve >5% FFO growth in '24 and >6% in '25

FFO Multiple vs. 3 Year Avg. Nareit FFO Growth (2024-2026E)



## Broader REIT & Equity Context

Shopping center REITs trade at a discount to core large-cap REITs (Industrial, Office, Residential, etc.) despite comparable or superior NOI growth.

- Shopping Center REITs
- Large-Cap REITs (Industrial, Office, Residential, etc.)
- ▲▲ Indicates REITs holding at least one A-level issuer credit rating (Moody's, S&P, or Fitch)

As of 12/31/25; 2025 Nareit FFO & P/FFO multiple based on consensus and on initial 2026 company guidance provided

# National Presence with Specialized Local Insight

## 82% of Annual Base Rent (ABR) from Top Major Metro Markets<sup>1</sup>



## Portfolio Statistics

- 565 Properties
- 100M GLA
- \$21.37 ABR/SF
- 86% of ABR from grocery-anchored portfolio
- 91% of ABR within **Sun Belt and/or coastal markets**  
New lease rents trending 27% greater over the TTM compared to other markets.

## 3-Mile Demographics<sup>2</sup>

- 121K Estimated population
- \$101K Median income – 27% above national average<sup>3</sup>
- 42% Bachelor degree or higher – 21% above national AVG<sup>3</sup>
- Unemployment Rate 22% Better than National Average<sup>3</sup>

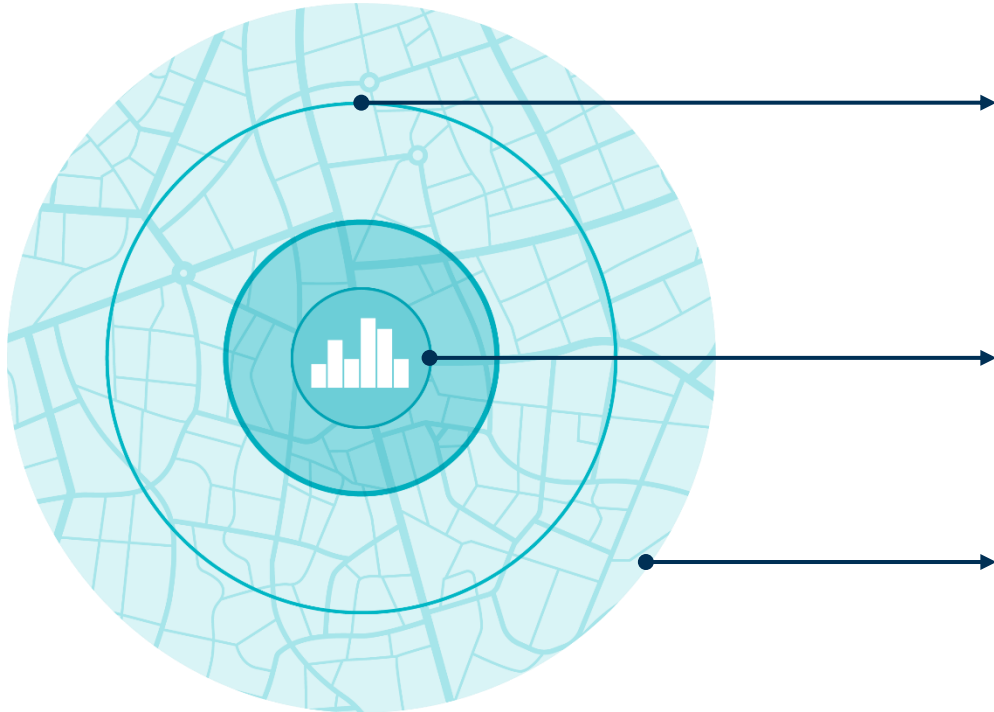
1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 3/31/2026

2. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/25

3. Popstats 2024 full demographic report

# The Sweet Spot of Retail

## Where Operational Excellence Meets Market Fundamentals



### First-Ring Suburbs: **Optimal Zone**

*The convergence of strong demographics, operational efficiency, & scalable economics—with minimal complexity.*

- High population density and affluent households
- High barriers to entry: Land scarcity and zoning constraints
- Strong value creation driven by mixed-use entitlements and redevelopment

### Dense Urban Core

Limited real estate availability, premium land costs, municipal complexity, parking and logistics challenges, and a higher regulatory burden introduce significant friction.

### Secondary & Tertiary Markets

Lower-density, dispersed markets with unproven demand, operational challenges at scale, limited clustering benefits, higher capex per unit, and often the first places retailers consolidate or exit.

First-ring suburbs reduce urban operating friction while preserving the demographic strength and market validation secondary markets lack, becoming the sweet spot of capital efficiency and consumer quality.

# Positioned Where Consumers Spend Most Consistently

## Grocery



**86%**

Grocery-anchored  
ABR as % of total

## Off-Price



**7 of 10**

Top Tenants  
Grocery or Off-Price

## Services



**70%**

of new leases were service-  
based over the TTM<sup>1</sup>

**Portfolio concentration supports resilient traffic and demand through cycles.**

1. Trailing Twelve Months

# Multiple Cashflow Growth Drivers



1. Annual Base Rent

# 2026 Financial Snapshot

## 4.5%

Growth in FFO/diluted share over Q1'25

## A-/A3

Credit ratings from S&P/Fitch/Moody's; 1 of a select group of REITs

## \$750M

Commercial Paper Program established in 1Q; rated A2/P2

## 5.5x

Net debt to EBITDA on a look-through basis<sup>1</sup>

## \$2.2B

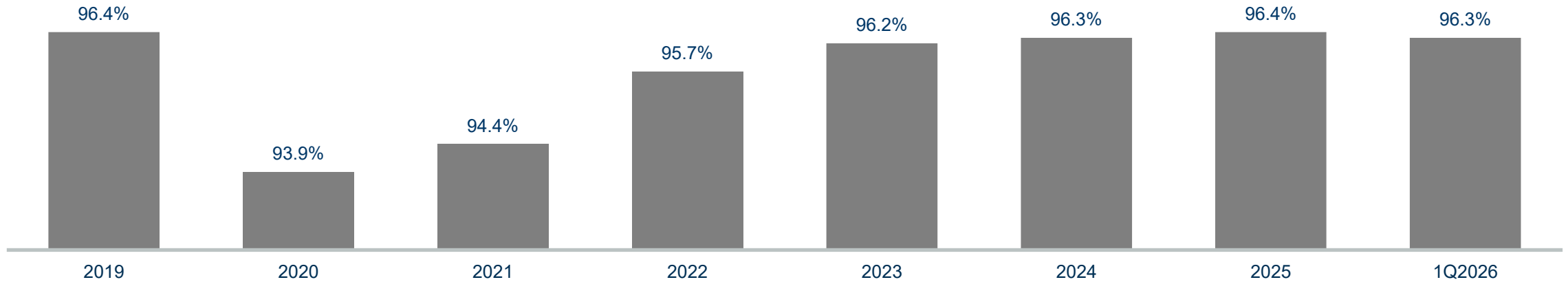
Liquidity, incl. full availability of \$2.0B revolver

## 7.8YR

WAVG debt maturity profile (consolidated)

# Strong Operating Environment Driving New Records

## Portfolio Occupancy Remains Near All-Time Highs



## Highlights



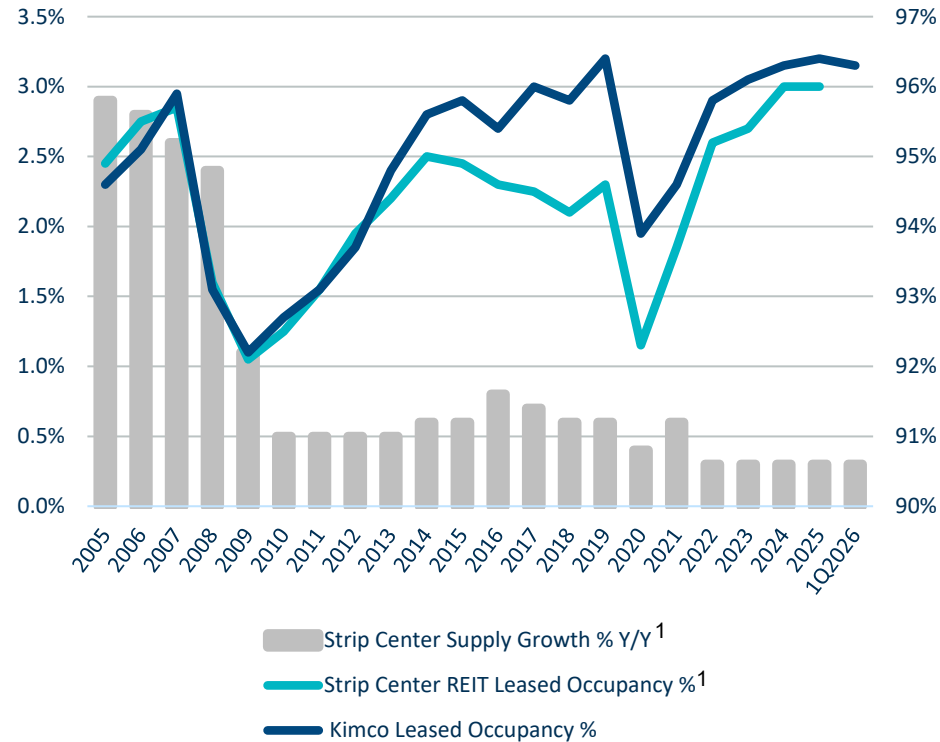
Quail Corners  
Charlotte, NC

# Strong Shopping Center Fundamentals

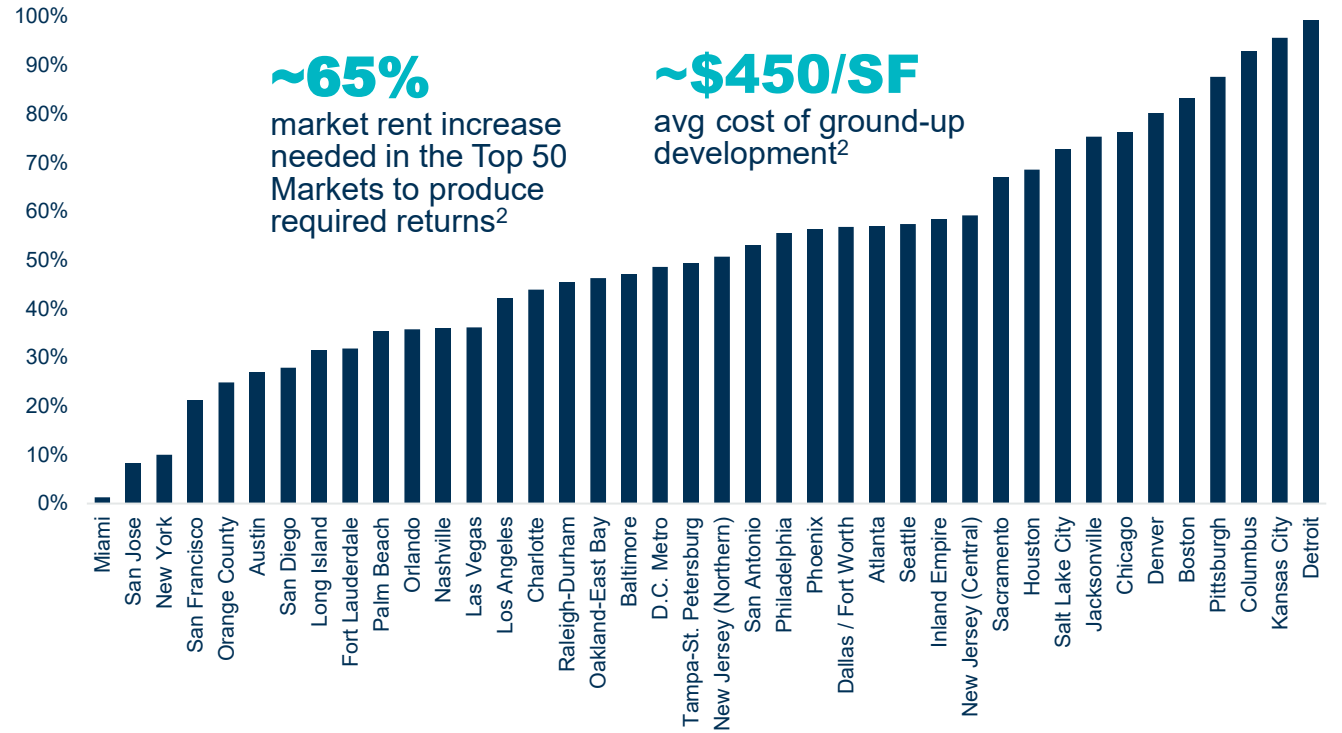


# New Development at Historic Lows

## Strip Center Supply Growth vs. Leased Rates



## Rent Increase Needed to Make Stable Development Economically Feasible<sup>2</sup>



1. Greenstreet: "Strip Center Sector Update: Reclaiming Peak Occupancy", March 12, 2026

2. Greenstreet: Strip Center Insights "Drawing the Line – Where and When New Developments Pencil", July 11, 2024. Notes: Only top 40 markets are displayed; ~\$450/SF includes land costs

# Physical Stores Drive Retailer Profitability

## THE CHALLENGE

E-Commerce Is Essential,  
But Fulfillment Is Costly

**25-30%**

of an item's value is lost to returns<sup>1</sup>

**\$541B**

in annual U.S. online returns<sup>1</sup>



## THE SOLUTION

Stores Solve the  
Fulfillment Equation

**50%+**

of e-commerce fulfillment costs are  
driven by last-mile delivery<sup>2</sup>

**~3x**

lower in-store return rates enable  
faster resale, & margin preservation<sup>3</sup>



## THE MULTIPLIER

Stores Compound  
Online Growth

**+13.9%**

online sales lift when emerging  
retailers open stores<sup>4</sup>

**~65%**

of BOPIS shoppers make an  
additional in-store purchase<sup>5</sup>

1. Bloomberg 'Retailers Try to Solve \$1 Trillion Returns Puzzle', September, 16, 2025

2. Supply Chain Management Review, "Unlocking the Last Mile: A Strategic Framework for In-Store Fulfillment," November 6, 2025.

3. ICSC, "Brick-and-Mortar Shopping Drives Lower Return Rate Than Online," March 19, 2024.

4. ICSC "The Halo Effect III", December, 18, 2023.

5. ICSC, "ICSC's 2025 Holiday Shopping Intentions Survey Finds Resilient Consumers Seek Value and Experiences," October 7, 2025.

# Retailer Expansion Drives Growth

## Grocers



## Anchor (10K+ SQFT)



## Small Shop (<10K SQFT)



Source: Company releases, media reports



# High Quality, Necessity-based Operating Portfolio



San Marcos Plaza  
San Marcos, CA

# Continued Strength in Leasing

**23.8%**

Pro-rata rent spread on comparable new leases

**3%+ / 4%+**

Annual rent bumps on 85% / 38% of small shop leases in 1Q

**+3%**

YoY ABR/SF growth

**+9%**

Increase in Net Effective Rents over TTM

**+33%**

Anchor new lease spreads TTM

**+20%**

Small shop new lease spreads TTM

## Future Leasing Upside

- Spreads on new anchor leases expected to remain elevated
- **34** anchor leases expiring through 2026 with no further options (“naked leases”) @ **\$13.05** WAVG ABR/SF
  - MTM of ~**30%**
- **9%** of pro-rata ABR from ground leases with mark to market of ~**70%**

## Recently Leased Tenants



ROSS

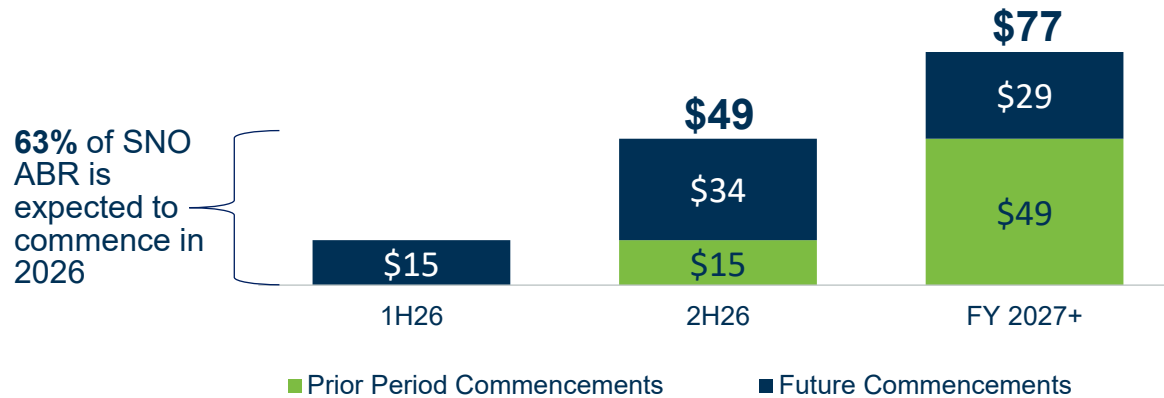
Burlington



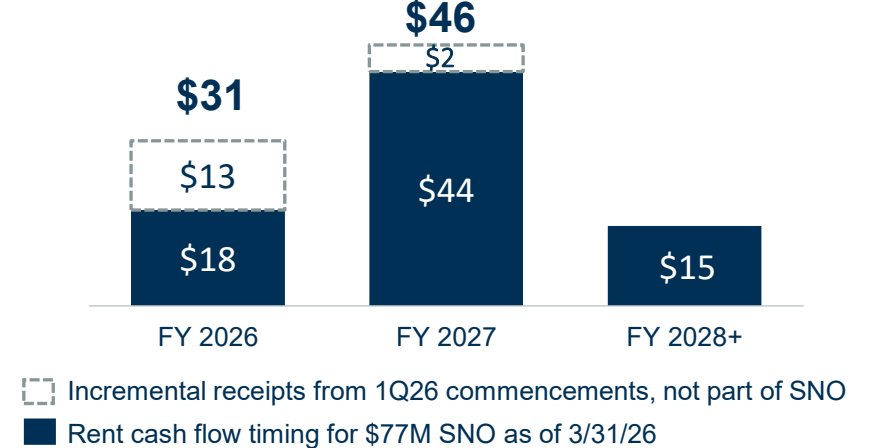
# Visible Future Cash Flow Growth

## Signed Not Open (SNO) Spread = Embedded Rent Growth

Expected Timing of Commencements (\$M ABR)



Expected Incremental Cash Flow Receipts (\$M)



**Record high: \$77M of ABR** at 3/31/2026, 410 bp spread

- **All incremental** to revenue (does not include upside to recovery income of 20-25%)
- SNO Timing: 19% 2Q26, 44% 2H26, 28% 2027, 9% in 2028
- Redevelopment contribution: 23%
- Backfill of recaptured spaces (Party City, Conn's Rite Aid, JOANN and Big Lots): 21%
- Anchor boxes: 63%; Shop spaces: 37%

- +9% 2026 SNO cash flows (\$31M vs. \$28.5M initial expectations)
- ~\$20M of additional ABR from leases signed and not reflected in the \$77M SNO pipeline. This is attributable to either (i) leases signed in which an existing tenant still remains in the space; or (ii) rent from new construction, which is excluded from occupancy until delivered.
- Economic occupancy remains 210bps from record high, demonstrating upside

\* Cash flow receipts incremental to 2026 related to ABR commence in 1Q26 and therefore not included in the current \$77M SNO.



# Accretive Capital Allocation



# 2026 Capital Allocation (Base Plan)

Sources of Capital	Amount (in millions)	Implied Yield
Free Cash Flow <sup>1</sup>	\$150 to \$165	0.00%
Asset Sales	\$300 to \$500	5.0% to 6.0%
<b>Total for Accretive Deployment</b>	<b>\$450 to \$665</b>	<b>3.2% to 4.5%</b>
Allocation of Capital	Amount (in millions)	Implied Yield
Acquisitions & JV Buyouts	\$300 to \$500	6.0% to 7.0%
Structured Investments (net)	\$75 to \$125	8.0% to 10.0%
Redevelopment	\$100 to \$150	10.0% to 12.0%
<b>Total Deployment</b>	<b>\$475 to \$775</b>	<b>7.2% to 8.5%</b>

1. After dividends and leasing and maintenance capex

# Disposition Priorities

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## Increasing FFO Growth

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Recycling flat-growth assets into accretive deployments drives compounding per-share FFO growth.

## Increasing NOI Growth

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Selling lower-growth assets improves same property NOI trajectory across retained portfolio.

## Improving Operating Margins

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Shedding management-intensive, lower-margin assets improves G&A efficiency ratios.

## Managing Gains

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Tax-efficient recycling via 1031 exchanges maximizes after-tax returns on dispositions.

## Reducing Watchlist Exposure

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Proactive disposition of at-risk tenancy reduces credit loss risk and improves quality metrics.

## Maintaining Grocery Exposure

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Recycling activity preserves or improves the 86%+ grocery-anchored ABR target.

# Case Study: Accretive Recycling in Action

	SOLD	AQUIRED
	<b>Home Depot Plaza</b> Santa Ana, CA	<b>Tanasbourne Village<sup>1</sup></b> Hillsboro, OR
<b>Transaction</b>	<b>Sold</b>	<b>Acquired using 1031 proceeds</b>
<b>Cap Rate</b>	5.2%	6.2% (+100bps)
<b>Expected CAGR</b>	1%	3% (+200bps)
<b>Total pro-rata price</b>	\$50M <sup>2</sup>	\$66M (\$38M net of debt)
<b>Anchor</b>	Low-growth	Dual Grocery – 99% occupied



**Tanasbourne Village:** A 99%-occupied, 207K SQFT, dual grocery-anchored center

1. Pro-rata share of remaining 85%  
 2. \$38 million of 1031-exchange proceeds were reinvested in Tanasbourne Village and \$12 million in a portion of The Shoppes at 82nd Street.

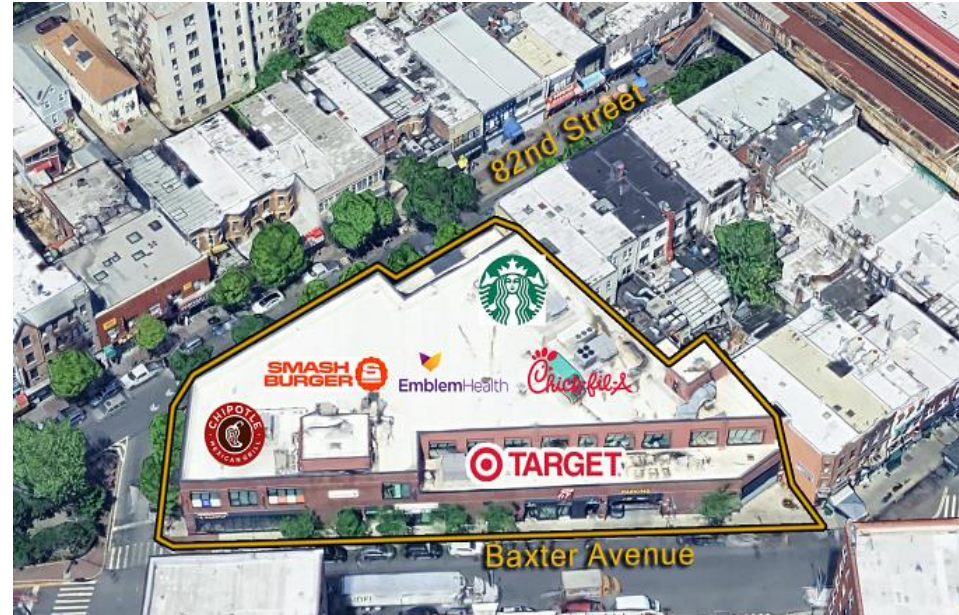
# Case Studies: Invest → Convert to Acquisition



**The Markets at Town Center**  
Jacksonville, FL

97%-occupied, 254K SF, Sprouts-anchored

- |                  |   |                 |         |
|------------------|---|-----------------|---------|
| \$15M Investment | → | \$108M Purchase | +\$93M  |
| • 0% Exp. CAGR   |   | • 3% Exp. CAGR  | +300bps |
| • 9% Yield       |   | • 7% Cap rate   |         |



**Shoppes at 82<sup>nd</sup> Street**  
Jackson Heights, NY

100%-occupied, 59K SF, Target-anchored

- |                  |   |                                     |         |
|------------------|---|-------------------------------------|---------|
| \$15M Investment | → | \$74M Purchase (used 1031 proceeds) | +\$59M  |
| • 0% Exp. CAGR   |   | • 3% Exp. CAGR                      | +300bps |
| • 9.5% Yield     |   | • 6% Cap rate                       |         |

# Value Creation: Grocery-Focused Redevelopment

## 2026 Completed Projects (incl. 3 Grocer Conversions)

**20.5% Yield on Repositioning**  
2 Projects / \$6M Gross Costs

**11.5% Yield on Redev**  
4 Projects / \$22M Gross Costs

## Active Projects (20 of 41 Active Projects Are Grocery-Focused)

**15-20% Exp. Yield on Repositioning**  
12 Projects / \$49M Gross Costs

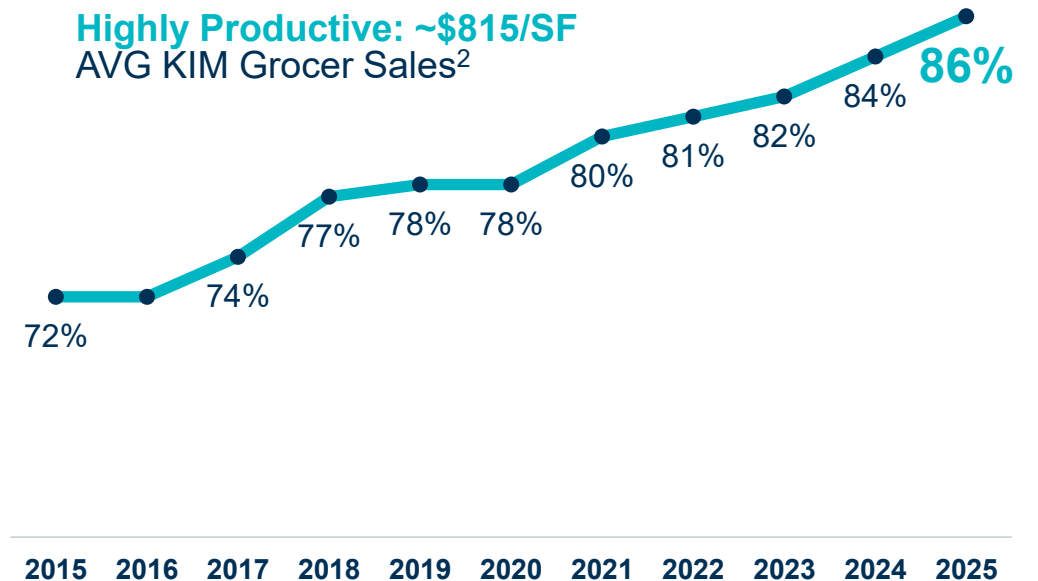
**9-11% Exp. Yield on Redev**  
22 Projects / \$213M Gross Costs



**The Gardens at Great Neck**  
Great Neck, NY  
Aldi Grand Opening

## ABR from grocery-anchored shopping centers has grown to a record level of 86%

**Highly Productive: ~\$815/SF**  
AVG KIM Grocer Sales<sup>2</sup>



1. Est. WAVG Blended Stabilized Yields are net of any credits or fees earned by owner  
2. For those that report sales

# Value Creation: Mixed-Use Redevelopment

## Project Spotlights



**Coulter Place @ Suburban Square**  
Ardmore, PA

- 131 Multifamily units, 19K SF of retail
- Completed 1Q 2026
- Gross Costs: \$106M
- 50% Ownership
- 8.4% WAVG Stabilized Yield<sup>1 2</sup>
- Occupancy: 83% Retail / 36% multifamily as of 4/29/26



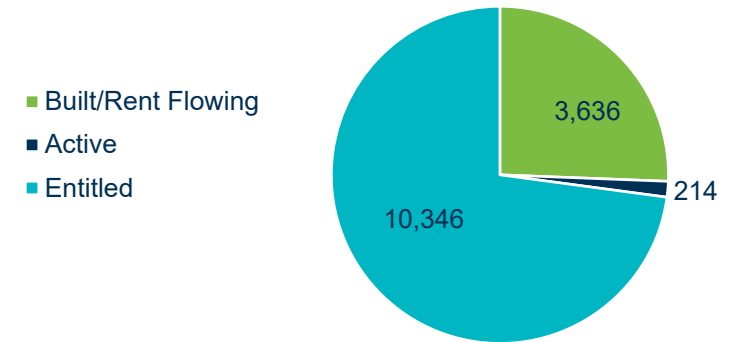
**The Chester @ Westlake**  
Daly City, CA

- 214 Multifamily units, 10K SF of retail
- 2028 Estimated Completion
- Gross Costs: \$153M
- 75% Ownership

## Program Summary

- Preferred equity mixed-use developments with best-in-class residential developers
- Kimco contributing entitled land at a marked-up value; reducing capital outlay and earnings drag
- 7.0% to 9.0% Estimated WAVG Blended Stabilized Yields<sup>1 2</sup>

## Total Multifamily Units 1Q: 14K+ Total



## Near-Term Opportunities

- 3,710 multifamily units and 120K SF of retail
- Activation expected to occur within a three-year period

1. Gross costs and Est. WAVG Stabilized Blended Yields, net of any reimbursements, credits or fees earned by owner, may vary from those previously disclosed due to final project reconciliations.

2. Est. WAVG Stabilized Yields represents Kimco's preferred equity return with a JV partner. Annual return includes preferred equity income and development fees.

# Why Kimco Realty?

## High-Quality Necessity-Based Portfolio Generating Consistent, Visible Growth at a Discounted Price



### Sector-Leading FFO Growth at Below-Sector Multiple

- One of the only Shopping Center REITs to achieve >5% FFO growth in '24 and >6% in '25



### Best-in Class Grocery Anchor Quality

- 86% grocery-anchored ABR, record level and growing
- \$815/SF average grocer sales<sup>2</sup>



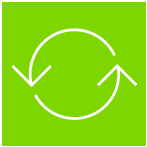
### Investment-Grade Balance Sheet and Liquidity

- A- / A3 credit ratings
- \$2.2B liquidity; 5.5x net debt to EBITDA on a look-through basis<sup>1</sup>



### Record Occupancy with Embedded Upside

- 96.3% portfolio occupancy up 50 bps year-over-year
- \$77M SNO pipeline, 63% commencing in 2026



### Disciplined Accretive Capital Recycling

- +100 bps reinvestment spread on transactions
- Structured investment pipeline with ROFO/ROFR access.



### Exceptional Demographic

- First-ring suburb focus; \$101K median income<sup>3</sup>
- Q1 traffic up ~3% YoY

1. Incl. preferred stock & pro-rata JV net debt

2. For those that report sales

3. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/25

# Appendix



# 2026 Earnings Guidance Summary

	1Q 2026 Actual	Current	Previous
Net income:		\$0.83 to \$0.87	\$0.80 to \$0.84
FFO:		\$1.81 to \$1.84	\$1.80 to \$1.84

## The company's full year outlook is based on the following assumptions (pro-rata share unless otherwise stated, dollars in millions):

Same property NOI growth	+1.7%	+2.8% to +3.5%	+2.5% to +3.5%
Credit loss as a % of total pro-rata rental revenues	(52bps)	(65bps) to (90bps)	(75bps) to (100bps)
Lease termination income	\$4	Unchanged	\$7 to \$15
Non-cash GAAP revenues (1)	\$21	Unchanged	\$45 to \$50
Consolidated G&A expense, net	\$37	Unchanged	\$128 to \$132
Consolidated interest expense and preferred stock dividends	\$91	\$369 to \$376	\$370 to \$377
Consolidated mortgage and other financing income, net	\$12	Unchanged	\$45 to \$55
Redevelopment capex (2)	\$32	Unchanged	\$100 to \$150
Leasing and maintenance capex (3)	\$39	Unchanged	\$275 to \$300
Property acquisitions net of dispositions:	(\$47)		Net neutral; transaction volume: \$300 to \$500
Acquisitions, weighted average cap rate	N/A	Unchanged	6.0% to 7.0%
Dispositions, weighted average cap rate	(\$47); 5.6%		5.0% to 6.0%
Structured investments, net of repayments	\$38	Unchanged	\$75 to \$125
Weighted average yield	10.0%		8.0% to 10.0%

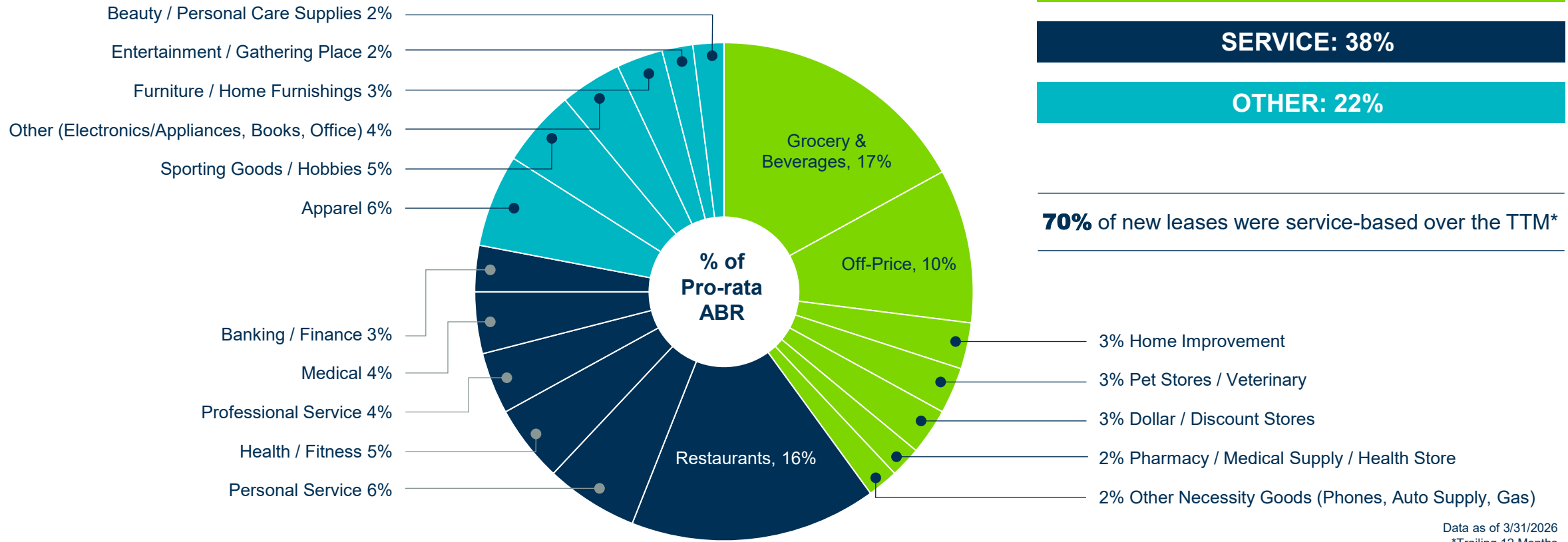
(1) Includes deferred rents, above and below market rents, and straight-line reimbursement income, and excludes debt mark to market amortization.

(2) Includes costs associated with a mixed-use development project, The Chester at Westlake Shopping Center.

(3) Includes tenant improvements and allowances, capitalized external leasing commissions and capitalized building improvements.

# Portfolio Breakdown: Retailer Categories

## 78% of ABR from Discount & Necessity Goods and Services



**70%** of new leases were service-based over the TTM\*

**19%** of ABR is derived from local tenants vs. national/regional

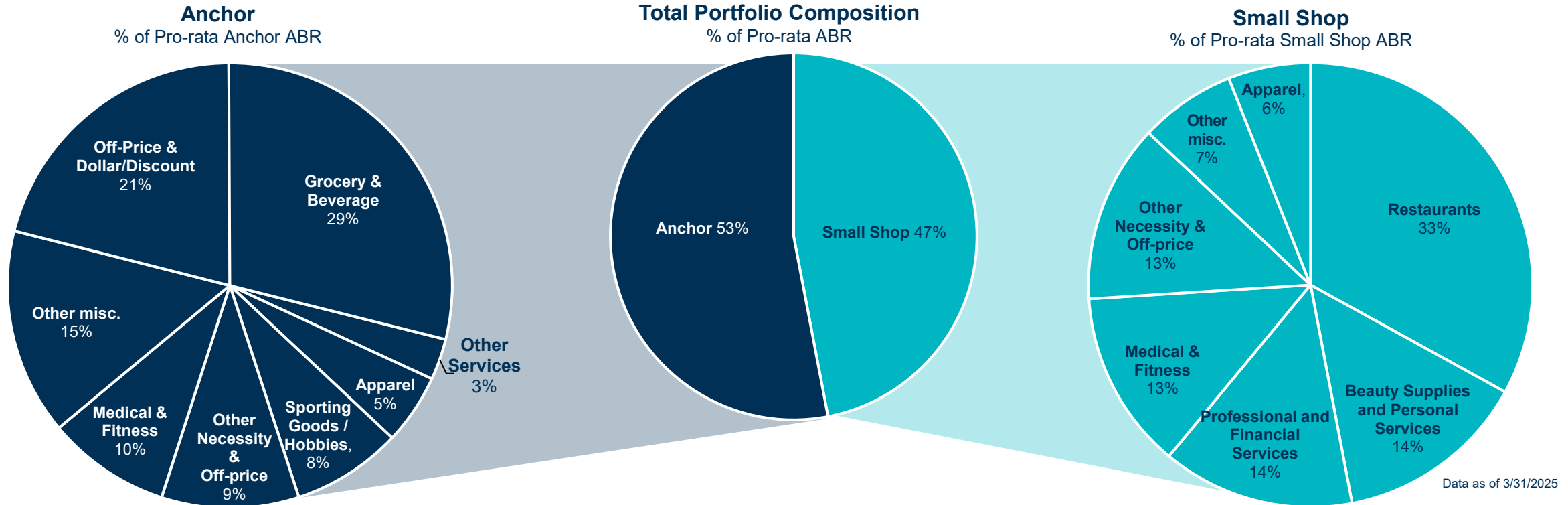
Data as of 3/31/2026  
\*Trailing 12 Months

# Portfolio Breakdown: Anchor & Small Shop Tenancy

47% of Kimco's ABR is derived from small shop tenants (<10K SF), comprised primarily of:

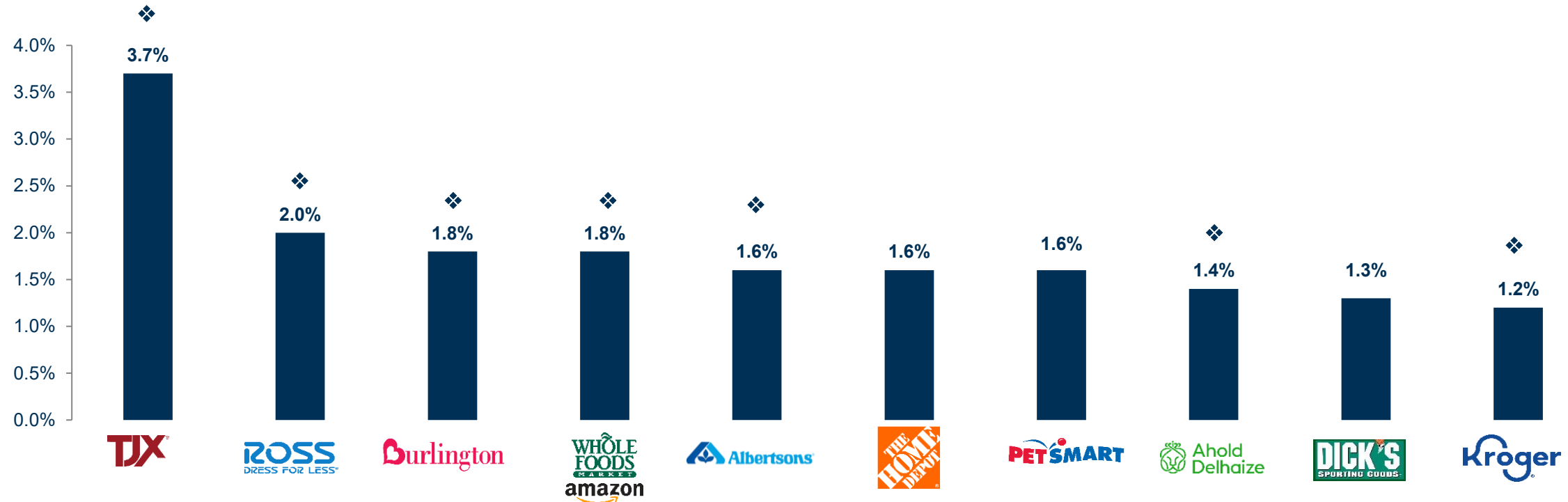
- **Restaurants** (quick serve, fast casual and full service)
- **Beauty Supplies and Personal services** (salons, beauty merchandisers, weight services)
- **Professional and Financial Services** (accounting/tax prep, courier services, veterinary/grooming, banking)
- **Medical and fitness** (doctors, dentists, urgent care facilities and boutique fitness)
- **Other Necessity & Off-price** (grocery, off-price and discount)

**Top 50 Small Shop Tenants**  
by Pro-rata ABR% are all National



# Highly Diversified Tenant Base

Strong Credit Profile with 7 of 10 Top Tenants Grocery or Off-Price ♦



Leases	181	108	68	34	48	23	76	27	41	38
S&P	A	BBB+	BB+	AA	BB+	A	B+	BBB+	BBB	BBB
Moody's	A2	A2	Ba1	A1	Ba1	A2	B2	Baa1	Baa2	Baa1

# Well-Staggered Debt Maturity Profile

## Capital Markets Strength

- **92 bp spread** on June 2025, long 10-year refinancing
- **A-/A3** rated from all three major rating agencies

### Debt Profile:

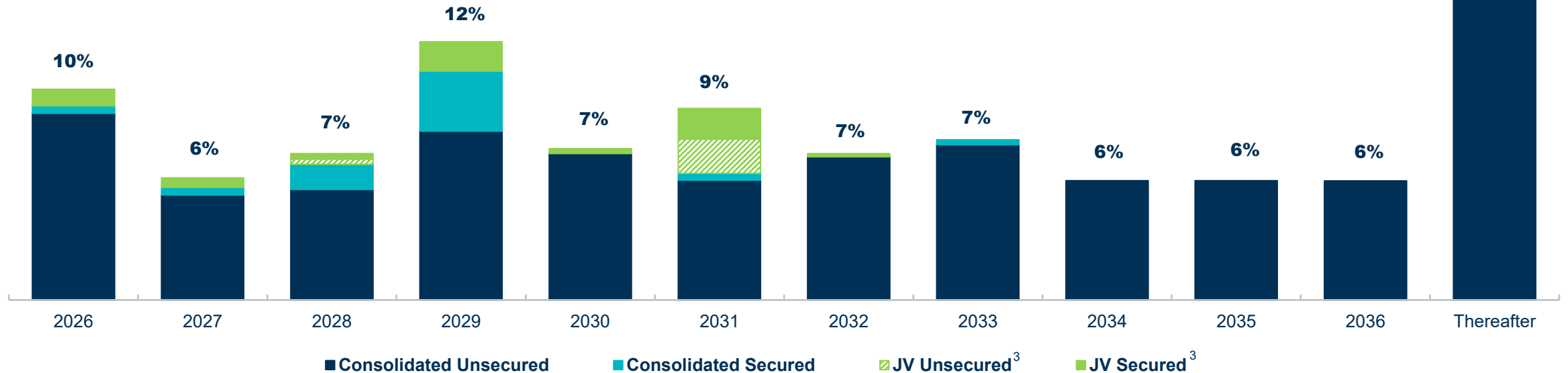
Fixed Rate (~100% of outstanding Cons. Debt)  
 Floating Rate  
 WAVG Term  
 Secured Debt  
 Unsecured Debt

### Consolidated

3.99%<sup>2</sup>  
 4.87%<sup>2</sup>  
 7.8yrs  
 5.7%  
 94.3%

### JV<sup>1</sup>

4.54%<sup>2</sup>  
 5.35%<sup>2</sup>  
 3.3yrs  
 71.7%  
 28.3%



1. Pro-rata share of JV debt  
 2. Weighted average  
 3. KIM's pro-rata share of JV debt

As of 3/31/2025. Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.