Investor Presentation

Second Quarter 2026

West Broward Shopping Center
Plantation, Florida

kimcorealty.com

KIMCO REALTY

Safe Harbor and Non-GAAP Disclosures

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

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Kimco at a Glance

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

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

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

Value Creation
Unlocking the highest and best use of our real estate through strategic entitlements and redevelopment projects, supported by disciplined capital allocation.

Balance Sheet Strength
Maintaining a strong balance sheet with ample liquidity.

NYSE: KIM
S&P 500

A- / A3 Credit Rated

564
Properties

100M SF
Gross Leasable Area

$26B
Total Capitalization

96.4%
Portfolio Occupancy

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2026 Strategic Pillars

01 Platform Power & Efficiency

- **Grocery-anchored properties** in dense, affluent first-ring suburban trade areas
- **A fixed CAM framework** providing greater reimbursement stability and administrative efficiency
- **Portfolio-level leasing** alongside national and regional retailers
- **Proven entitlement expertise** unlocking highest and best use

02 Embedded Growth Engine

- **Contractually scheduled** rent increases
- **Marking rents to market** for further upside
- **Record pipeline** of Signed Not Open ("SNO") leases
- **Redevelopment & anchor repositioning** generating incremental value

03 Disciplined & Accretive Capital Allocation

- **Redeploy low-growth, low-cap ground leases and mixed-use assets** into faster-growing shopping centers
- **Structured Investment Program** high-yield investments carrying ROFO/ROFR on every deal
- **Opportunistic use of ATM issuance and share repurchases** to maximize shareholder value

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
- Attractive total shareholder return supported by a growing dividend and one of the highest yields among shopping center REITs

Best-in Class Grocery Anchor Quality
- 87% grocery-anchored ABR, record level and growing
- $815/SF average grocer sales[2]

Investment-Grade Balance Sheet and Liquidity
- A- / A3 credit ratings
- $2.7B of immediate liquidity; 5.2x consolidated net debt to EBITDA[1]
- Well staggered debt maturity profile with WAVG consolidated maturity 7.4 yrs

Record Occupancy with Rent Growth Upside
- 96.4% portfolio occ. matching all-time high; 92.9% small shop occ., new record-high
- $75M Signed Not Open (SNO) pipeline, 48% commencing in 2H26
- 19 consecutive quarters with double digit growth in new lease spreads

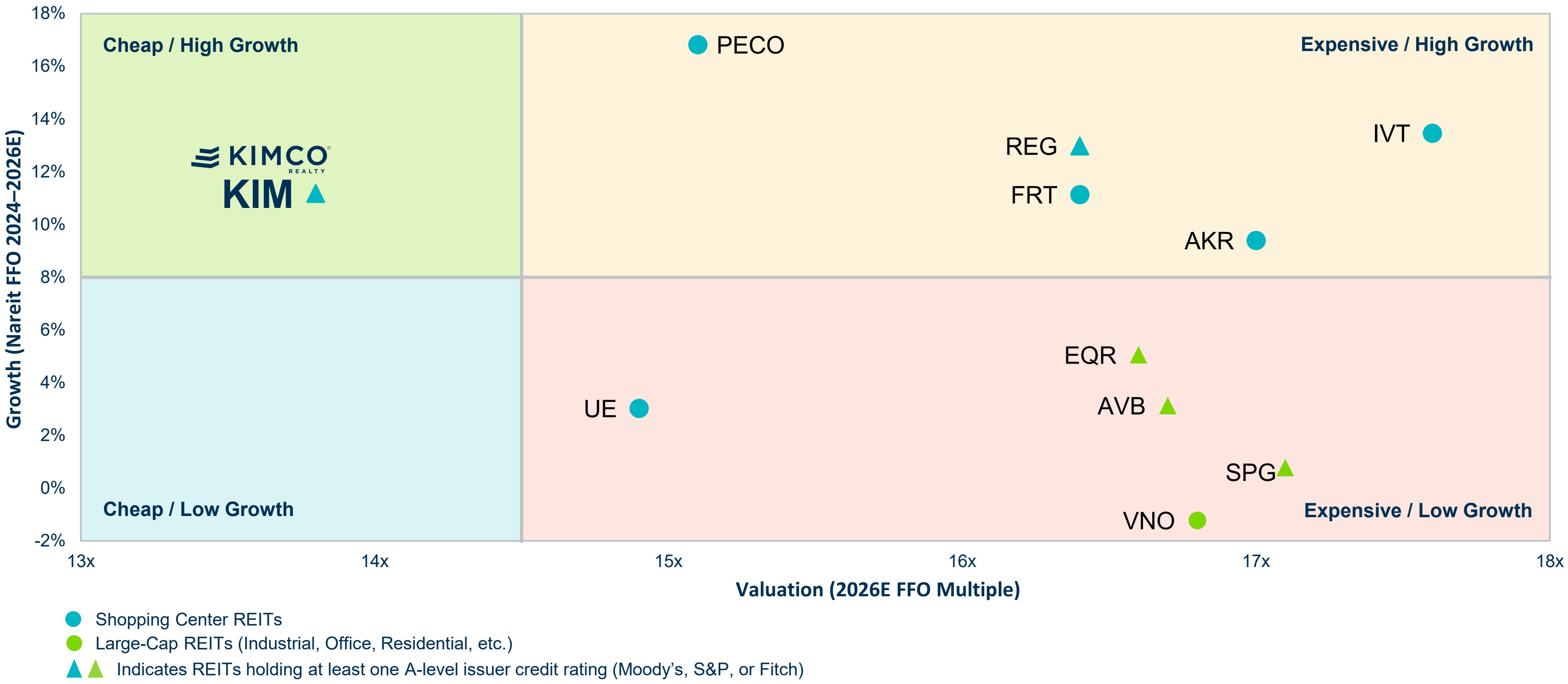
Disciplined Accretive Capital Recycling
- +100 bps reinvestment spread on transactions
- Structured investment pipeline with ROFO/ROFR access.

Exceptional Demographic
- First-ring suburb focus; $112K median income[3]
- Q2 traffic up ~3% YoY[4]

1. 5.5x which 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 12/31/25
4. Placer.AI data pulled July 8, 2026

Growth at a Reasonable Price (GARP)

Kimco offers consistent growth and a discounted multiple at an attractive yield with a growing common dividend



Dividend Yields

KIM	4.4%*
EQR	4.1%
SPG	4.0%
AKR	3.8%
REG	3.8%
AVB	3.8%
UE	3.7%
FRT	3.7%
PECO	3.1%
IVT	2.8%
VNO	1.9%

As of 6/30/26; 2026 FFO based on consensus.
*Updated for 8/4/26 dividend announcement

Strong Fundamentals Differentiated Portfolio

Quail Corners
Charlotte, NC

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Strong Fundamentals Differentiated Portfolio

Advantages of Scale

With 564 shopping centers and mixed-use assets, Kimco's industry-leading scale reinforces its competitive advantages, including superior access to capital, operating efficiencies, and retailer partnerships.

National Accounts & Portfolio Deals

- National tenant relationships enhances reimbursement collections, reduces collection periods, and lowers bad debt reserves
- Package deals enable retailers to sign multiple locations in one negotiation, compressing deal timelines, reducing friction and deepening retailer relationships

85%
of AR disputes cleared

78 leases / 18 retailers
via package deals, 2025-2026

G&A Efficiencies & Data Insights

- FFO growth outpacing G&A levels through operating efficiency and scale, supporting healthy margins
- Tech & AI deployed enterprise-wide at scale, not in pilot

FFO CAGR **+5.3%** growth

+7.0 pts
Operating leverage spread

G&A CAGR **(1.7%)** expense decline

Ancillary Income

- Incremental revenue streams (i.e. temp & incubator leases, EV charging, parking lot activations)
- Yields high margins with minimal TI costs leasing costs
- Drives incremental traffic

>100%
5-Yr PSF revenue growth

Procurement & Fixed CAM

- Bulk purchasing power drives cost control and standardized maintenance
- Predictable fixed costs for tenants; efficiency gains flow directly to NOI – reduced administrative burden

75%
of Q2 new lease GLA is fixed CAM; 40% of portfolio GLA

Strong Fundamentals Differentiated Portfolio

National Footprint in First-Ring Suburbs

82% of Annual Base Rent (ABR) from Top Major Metro Markets[1]

1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 6/30/2026
2. CBRE Research, "Retail Rent Growth Supported by Drop in New Supply," Q1 2026 U.S. Retail Figures, April 2026.
3. Trailing Twelve Months
4. Represents 3-mile pro-rata ABR weighted portfolio Popstats demographics as of 12/31/25

First-Ring Suburbs

Strong demographics · Operational efficiency · Scalable economics

- High population density and affluent households
    - 91bps Suburban availability decrease since 2022[2]
- High barriers to entry: Land scarcity & zoning constraints
    - 4.9% Retail availability, near historic lows[2]
- Strong value creation driven by mixed-use entitlements and redevelopment

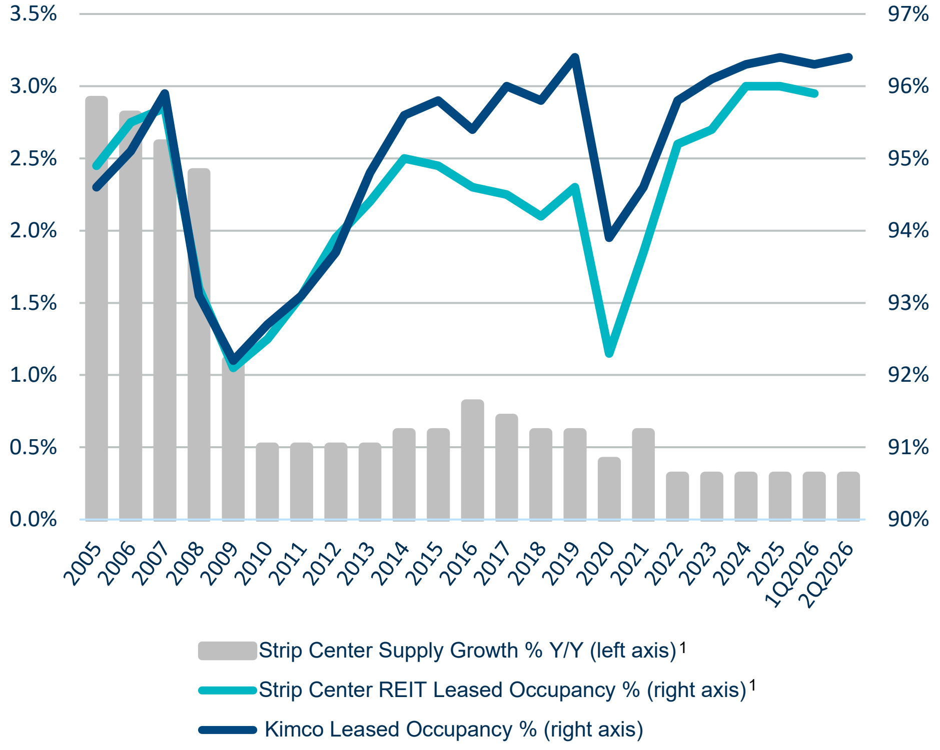
Portfolio Statistics

- 91% of ABR within Sun Belt and/or coastal markets
    - TTM[3] new lease rents 29% above other markets
- 3-Mile Demographics[4]
    - 126K Estimated population
    - $112K Median income
    - 46% Bachelor degree or more, 31% > USA avg.

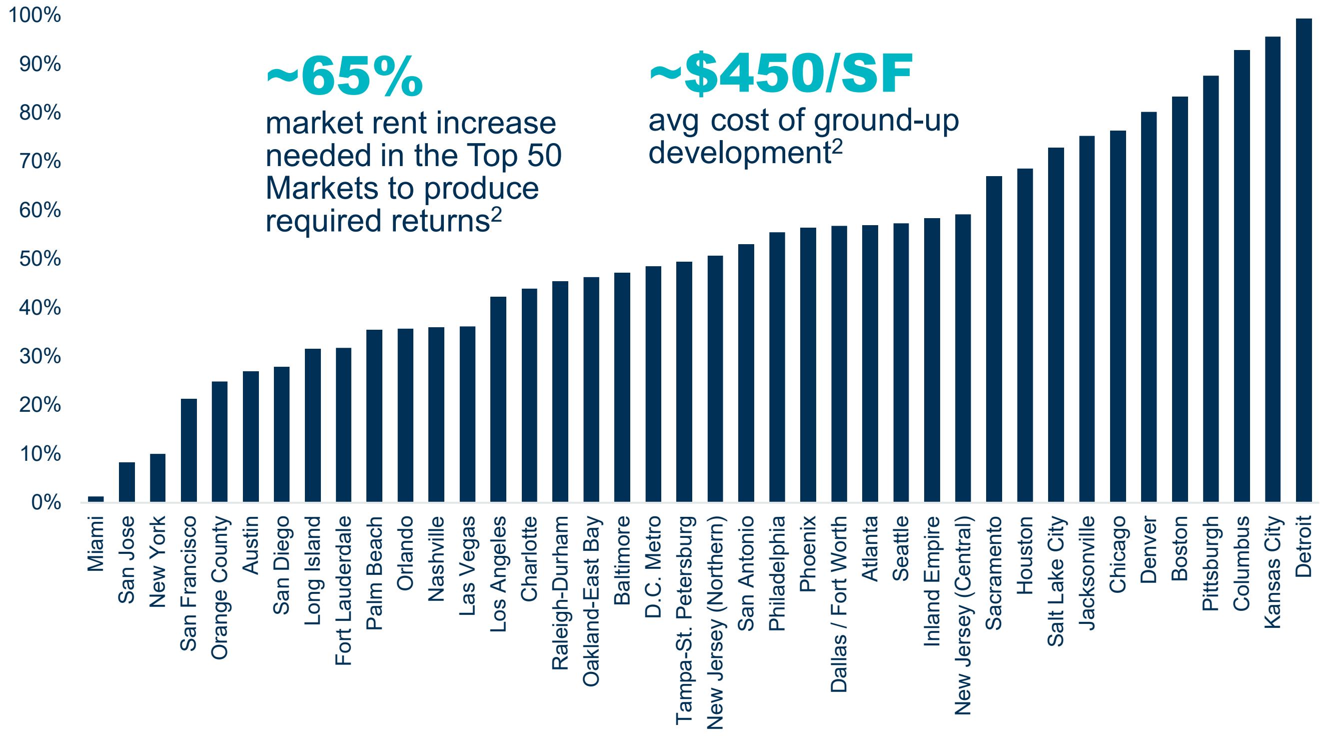
Strong Fundamentals Differentiated Portfolio

New Development at Historic Lows

Strip Center Supply Growth vs. Leased Rates



Rent Increase Needed to Make Stable Development Economically Feasible[2]



1. Greenstreet: 1Q26 Strip Center Sector Update “Capital Chasing Fundamentals”, May 19, 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[1]

$850B
in annual U.S. online returns[2]

THE SOLUTION
Stores Solve the Fulfillment Equation

50%+
of e-commerce fulfillment costs are driven by last-mile delivery[3]

~3x
lower in-store return rates enable faster resale, & margin preservation[4]

THE MULTIPLIER
Stores Compound Online Growth

+13.9%
online sales lift when emerging retailers open stores[5]

~65%
of BOPIS shoppers make an additional in-store purchase[6]

1. Bloomberg "Retailers Try to Solve $1 Trillion Returns Puzzle", Sept. 16, 2025
2. National Retail Federation, "Consumers Expected to Return Nearly $850 Billion in Merchandise in 2025," Oct. 15, 2025.
3. Supply Chain Management Review, "Unlocking the Last Mile: A Strategic Framework for In-Store Fulfillment," Nov. 6, 2025.
4. ICSC, "Brick-and-Mortar Shopping Drives Lower Return Rate Than Online," Mar. 19, 2024.
5. ICSC, "The Halo Effect III", Dec. 18, 2023.
6. ICSC, "ICSC's 2025 Holiday Shopping Intentions Survey Finds Resilient Consumers Seek Value and Experiences," Oct. 7, 2025.

Strong Fundamentals Differentiated Portfolio

78% of ABR - Discount & Necessity Goods + Services

Discount & necessity goods	40%
Grocery & beverages	17%
Off-price	10%
Home Improvement	3%
Pet Stores / Veterinary	3%
Dollar / Discount Stores	3%
Pharmacy / Medical Supply / Health Store	2%
Other Necessity Goods (Phones, Auto Supply, Gas)	2%

Service	38%
Restaurants	16%
Personal service	6%
Health / Fitness	5%
Medical	4%
Professional service	4%
Banking / Finance	3%

Other	22%
Apparel	6%
Sporting Goods / Hobbies	5%
Other (Electronics / Appliances, Books, Office)	4%
Furniture / Home furnishings	3%
Entertainment / Gathering Place	2%
Beauty / Personal Care Supplies	2%

	Top 10 tenants by ABR	Leases	% ABR	S&P
1	TJX Companies*	180	**3.7%**	A
2	Ross Stores*	109	**2.0%**	A-
3	Burlington Stores*	69	**1.8%**	BB+
4	Amazon/Whole Foods *	34	**1.8%**	AA
5	Albertsons*	48	**1.7%**	BB+
6	Pet Smart	76	**1.6%**	B+
7	Home Depot	23	**1.6%**	A
8	Ahold Delhaize*	27	**1.4%**	BBB+
9	Dick's Sporting Goods	41	**1.3%**	BBB
10	Kroger*	38	**1.2%**	BBB
	Total	645	18.1%	

7 / 10*
Top tenants are grocery or off-price

81%
of ABR from National/Regional tenants

72%
of new leases were service-based over the TTM

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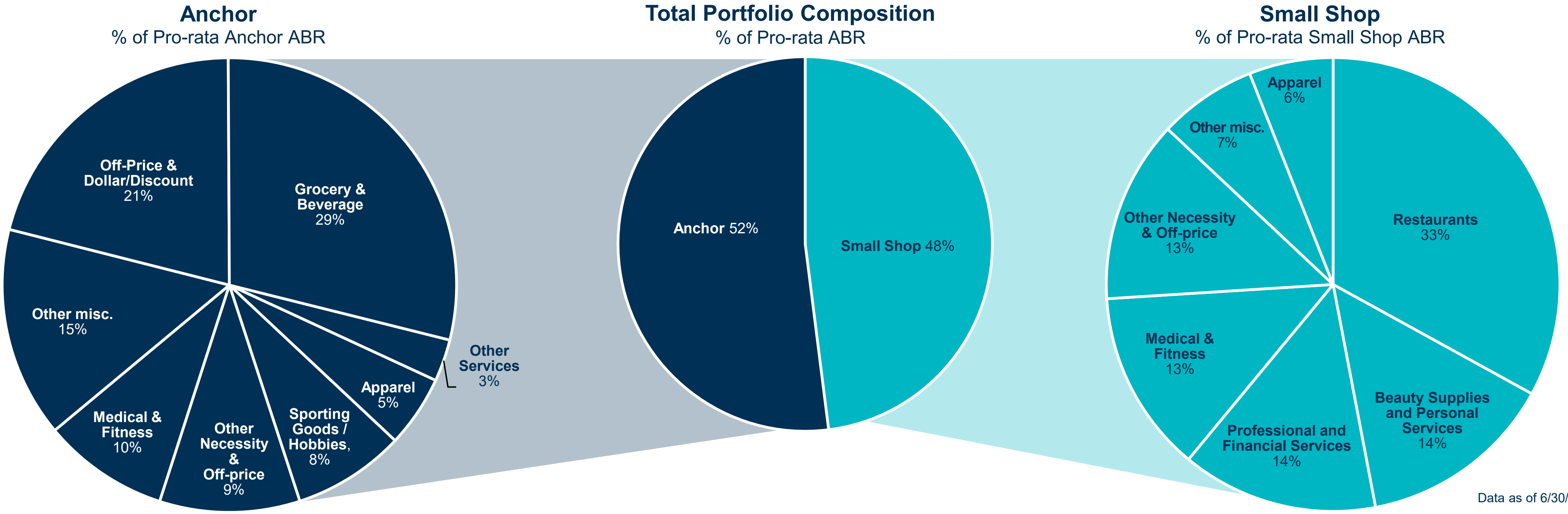
Portfolio Breakdown: Anchor & Small Shop Tenancy

48% 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



Data as of 6/30/2026

Necessity-Based Tenancy Drives Durable Traffic

Recurring traffic through every economic cycle

3x

More annual customers at grocery-anchored vs. unanchored centers, driving 15%-25% higher adjacent in-line rents.[1]

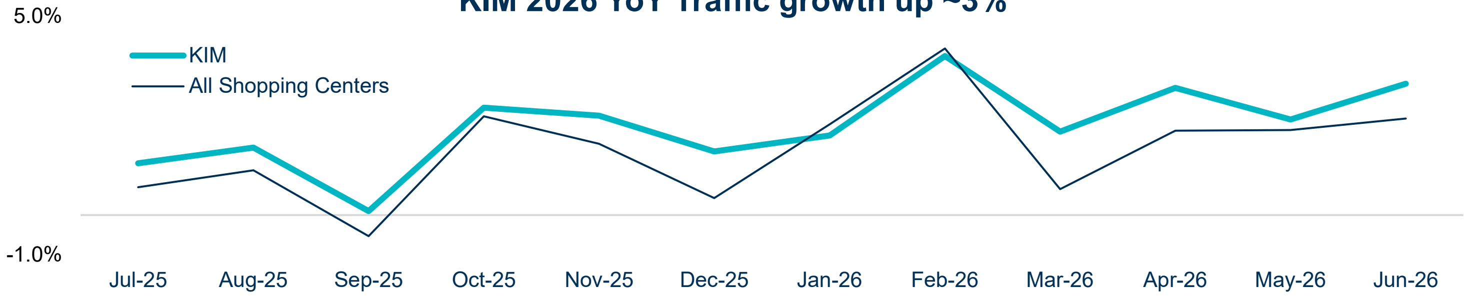
40%+

Grocery trips <15 minutes, up from 37.9% in '22; increasing visit frequency and sustaining traffic center-wide.[2]

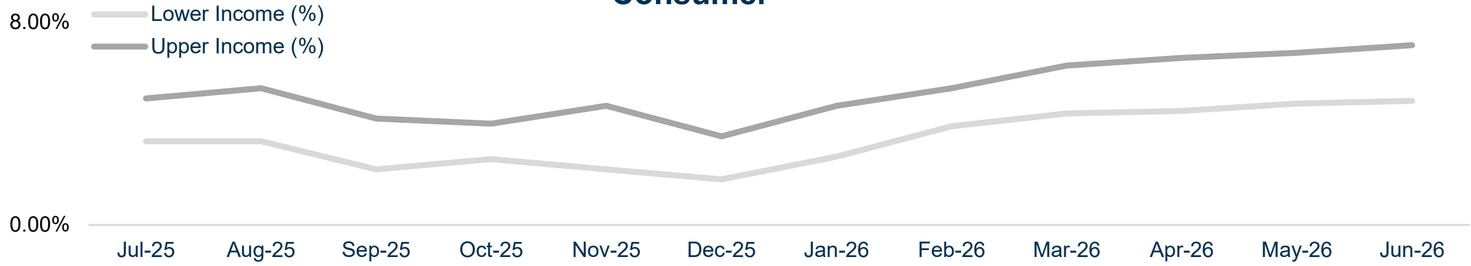
4.1%

Low U.S unemployment – under scoring broad-based consumer health supporting center traffic.[3]

KIM 2026 YoY Traffic growth up ~3%[4]



7 Consecutive Months of Spending Acceleration Across Both High & Low Income Consumer [5]



1. ICSC research, cited in CBRE, "Grocers Adding More Stores to Meet Rising Consumer Demand," April 16, 2026.
2. Placer.AI, "Grocery Growth Drivers in 2026: How Expanded Supply, Trip Frequency, and Shopping Missions Are Reshaping Food Retail," The Anchor, Feb. 2026.
3. Bloomberg, "US Payroll Growth Beats Forecasts, Jobless Rate Drops to 4.1%," July 3, 2025.
4. Placer.AI. All Shopping Centers includes all of Placer.AI's shopping center data nationwide. Data pulled July 8, 2026.
5. J.P. Morgan, "Matt's Macro Monitor: June Consumer Spending – Key Takes," North America Equity Research, July 13, 2026.

Retailer Demand Remains Deep & Broad-Based

Broad-Based Demand Across Categories & Box Sizes

- 2026 expected store openings +1.3% YoY, led by restaurants, off-price, hardlines, discounters & beauty[1]
- Big box retailers actively expanding again led by Costco, Walmart, Target, Home Depot
- Grocery remains one of the deepest demand pools — traditional, specialty, ethnic & discount formats
  - ~$815/SF avg KIM grocer sales drive co-tenancy[2]
- Off-price expanding fastest — TJX, Ross, Burlington each adding 100+ boxes/year
- Service-based leasing accounted for 72% of KIM new leases over the TTM
- 19 consecutive quarters of KIM new lease spreads >10%

Strong Tenant Retention and Expansion

- 78 package leases across 18 retailers from 2025 to 2026, representing ~18% of new lease GLA
- 92% retention by GLA (excl. BNK)
  - 65 fewer vacates YoY
- 461 deals, 2.5M SF leased in 2Q 2026
- 94% of 2026 expiring ABR already resolved
- Signing leases for 2028+, reflecting long-term retailer commitment & extended lease terms

1. Telsey Advisory Group, "TAG Insights: Store Opening & Closing Analysis," April 14, 2026.
2. For those that report sales

Examples of Kimco's national platform supporting multi-market expansion and repeat retailer demand

Category		Expansion Reason
Discount & Off-Price	ROSS, TJX, Burlington	Each targeting 100+ new stores per year
Specialty Grocery	SPROUTS FARMERS MARKET	Targeting ~10% annual new store growth
Discount Grocery	ALDI, LIDL	Aldi scaling toward 800 stores by 2028
QSR	DUTCH BROS Coffee	Path to 2,000 shops by 2029
Furniture	BOB'S DISCOUNT FURNITURE	Funding national growth post-IPO
Health & Fitness	EōS FITNESS	Scaling clubs ahead of planned IPO
Discount Retail	five BELoW	Path to 3,500+ stores long term

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Leasing Execution Is Delivering & Accelerating

2Q Leasing Success

- 6% increase in net effective rents over the TTM, and 3%+ ABR/SF CAGR over the trailing 2 years
- 3%+ / 4%+ annual rent bumps on 84% / 35% of small shop new leases
- 40.4% pro-rata rent spread on comparable new leases
- 73% anchor and 23% small shop new lease spreads — proof demand exists to fill remaining space
- 161 new deals signed

Mark-to-market (MTM) opportunities

- 22 anchor leases expiring through 2026 with no further options (“naked leases”) @ $13.11 WAVG ABR/SF — MTM of ~36%
- 9% of pro-rata ABR from ground leases with MTM of ~65%
- Spreads on new anchor leases expected to remain elevated
- Online sales attributable to physical stores support retailers' ability to pay higher rents

Occupancy upside

- Anchor occupancy is 110bps below our all-time high of 98.9%
- Small shop occupancy is driven by anchor lease-up
- Tenant watchlist is at multi-year lows, reflected in lowered credit loss guidance

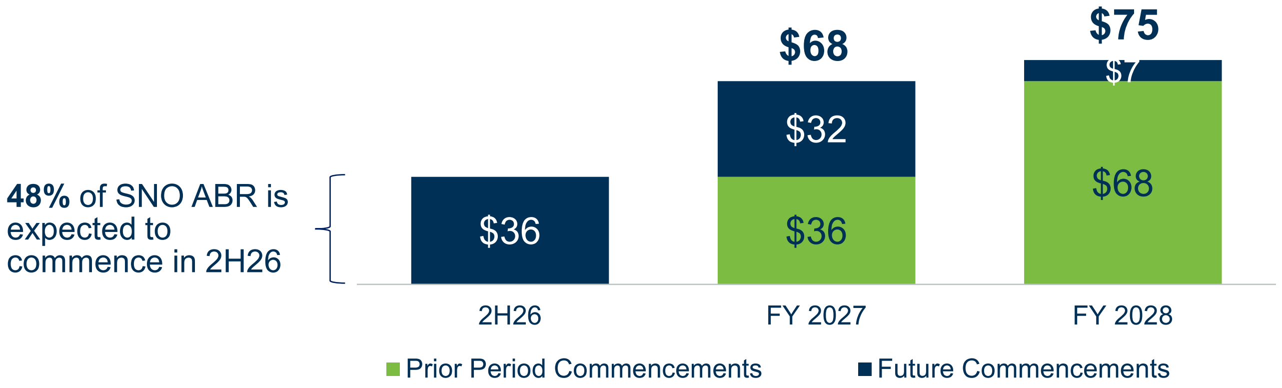
Compounding into Visible NOI Growth

Strong Fundamentals Differentiated Portfolio

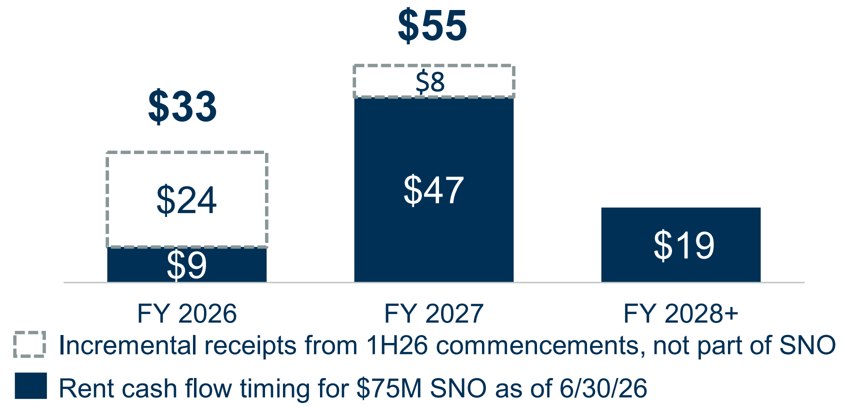
Visible Future Cash Flow Growth

Economic occupancy remains 190 bps below prior peak levels, providing embedded growth potential

Expected Timing of Commencements ($M ABR)



Expected Incremental Cash Flow Receipts ($M)



$75M of ABR at 6/30/2026, 400 bp spread

- **Signed Not Open (SNO) Spread = Embedded Rent Growth**
- **All incremental** to revenue (does not include upside to recovery income of 20-25%)
- SNO Timing: 48% 2H26, 43% 2027, 9% in 2028
- Redevelopment contribution: 22%
- Backfill of recaptured spaces (Party City, Conn's Rite Aid, JOANN and Big Lots): 21%
- Anchor boxes: 59%; Shop spaces: 41%

- **+16%** 2026 SNO cash flows ($33M vs. $28.5M initial expectations)
- **~$20M** of additional ABR from leases signed and not reflected in the $75M 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.

*Cash flow receipts incremental to 2026 related to ABR which commenced in 1H26 and is therefore not included in the current $75M SNO.

Accretive Capital Allocation

Airport Plaza
Farmingdale, NY

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2026 Capital Allocation

	YTD Actuals (Through 7.31.26)		Base Plan	
Sources of Capital	**Amount (Ms)**	**Yields**	**Amount (Ms)**	**Implied Yield**
Free Cash Flow[1]	$80	3.5%	$150 to $165	3.5%
Asset Sales	$261	5.1%	$300 to $500	5.0% to 6.0%
Total for Accretive Deployment	$341	4.7%	$450 to $665	4.5% to 5.4%
Allocation of Capital	**Amount (Ms)**	**Yields**	**Amount (Ms)**	**Implied Yield**
Acquisitions & JV Buyouts	$109	5.7%	$300 to $500	6.0% to 7.0%
Structured Investments (net)	$8	9.6%	$75 to $125	8.0% to 10.0%
Redevelopment	$82	10.8%	$100 to $150	9.0% to 11.0%
Total Deployment	$199	8.0%	$475 to $775	7.2% to 8.5%

1. After dividends and leasing and maintenance capex

Recycling Priorities

Driving FFO & NOI Growth

- Recycling low-growth assets into accretive deployments drives FFO/share growth and lifts same-property NOI trajectory
- Leverage-neutral recycling $100M+ above base
- Opportunistically undertaking stock buyback and utilizing ATM Program

Strengthening Portfolio Quality & Efficiency

- Disposing of at-risk tenancies reduces credit loss risk; improves quality metrics
- Maintaining 87%+ grocery-anchored ABR preserves portfolio stability
- Leveraging 1031 exchanges to maximize tax efficiencies on dispositions

Case Study: Accretive Recycling in Action

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

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.

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Case Studies: Structured Investment → Acquisition

Unique to Kimco: Structured Investment Program

Building a Strategic Acquisition Pipeline

- Provides capital to third-party owners of high-quality retail real estate earning above-average returns
- Right of First Offer / Right of First Refusal to buy on every investment
- Yield range: 9.0% to 10.0%

Pompano Marketplace
Pompano , FL
Acquired Jul '26
89% occ.
239K SF
Walmart-anchored

STRUCTURED INVESTMENT
$35M
0% Exp. CAGR
8.0% yield (senior position)

»

PURCHASE PRICE
$53M
3.6% Exp. CAGR **(+360bps)**
5.7% cap rate

Incremental Capital
+$18M

Shoppes at 82nd Street
Jackson Heights, NY
Acquired Dec '25
100% occ.
59K SF
Target-anchored

INVESTMENT
$15M
0% Exp. CAGR
9.5% yield

»

PURCHASE
$74M
3.0% Exp. CAGR **(+300bps)**
6.0% cap rate

Incremental Capital
+$59M (w/1031 proceeds)

The Markets at Town Center
Jacksonville, FL
Acquired Jan '25
97% occ.
254K SF
Sprouts-anchored

INVESTMENT
$15M
0% Exp. CAGR
9.0% yield

»

PURCHASE
$108M
3.0% Exp. CAGR **(+300bps)**
7.0% cap rate

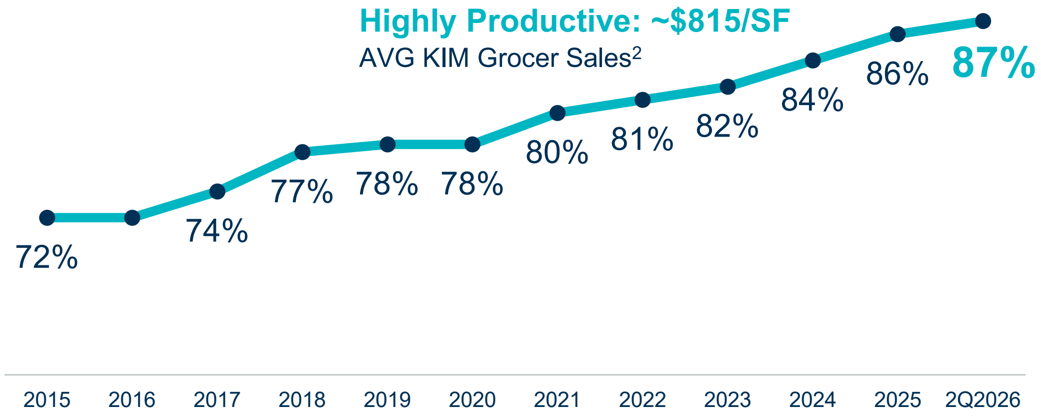
Incremental Capital
+$93M

Accretive Capital Allocation

Value Creation: Grocery-Focused Redevelopment

	Redevelopment[1]	Anchor Repositioning[1]
Completed 2026 *Incl. 3 Grocer Conversions*	**10.8%** Yield 9 Projects • $38M Gross Costs	**16.6%** Yield 7 Projects • $30M Gross Costs
Active Projects *13 of 32 Grocery-Focused*	**9 to 11%** Exp. Yield 24 Projects • $246M Gross Costs	**18 to 23%** Exp. Yield 8 Projects • $28M Gross Costs

Record 87% of ABR from grocery-anchored centers



1. Estimated yields are calculated based on stabilized NOI. Gross costs and estimated yields are net of any reimbursements, credits or fees earned by owner, and may vary from those previously disclosed due to final project reconciliations. In the case of multiple projects, estimated yield is calculated as a blended average.
2. For those that report sales

West Broward S.C. - Plantation, FL

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Value Creation: Mixed-Use Redevelopment

Program Summary

- Preferred equity mixed-use developments with best-in-class residential developers
  - Kimco's contribution of entitled land at a marked-up value reduces capital outlay and earnings drag
  - 7% to 9% Estimated WAVG Blended Stabilized Yields[1 2]
- Monetization: one low cap rate multifamily sale annually — proceeds recycled into acquisitions

The Milton @ Pentagon Centre
Pentagon City, VA

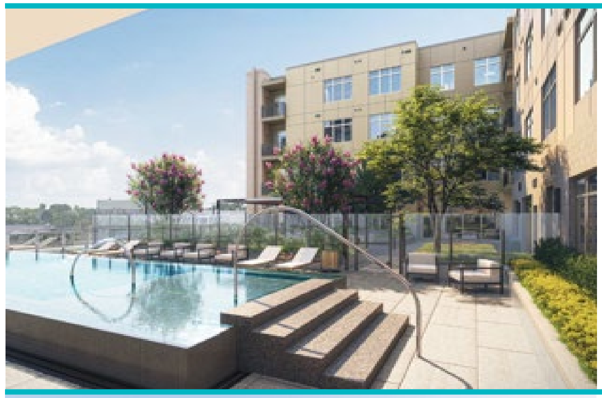
Sold June '26: $142M @ 4.9% cap

- 253 Multifamily units, 14K SF of retail
- Completed 2Q 2023
- Gross Costs: $106M
- 55% Ownership

14K Total Multifamily Units

3,636 Built Rent Flowing	214 Active	10,346 Entitled 3,710 near-term[3]	(253) Monetized

Active 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[1 2]
- Occupancy: 100% Retail / 59% Multifamily

The Chester @ Westlake
Daly City, CA

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

1. Gross costs and estimated yields are net of any reimbursements, credits or fees earned by owner, and may vary from those previously disclosed due to final project reconciliations. In the case of multiple projects, estimated yield is calculated as a blended average.
2. Estimated yield represents Kimco's preferred equity return with a JV partner. Annual return includes preferred equity income and development fees
3. Activation expected to occur within a three-year period

Significant Financial Strength

Wexford Plaza
Pittsburgh, Pennsylvania

Significant Financial Strength

2026 Financial Snapshot

4.5%
Growth in FFO/diluted share over Q2'25

A-/A3
Credit ratings from S&P/Fitch/Moody's; 1 of a select group of REITs

~$160M
Annual free cash flow after dividends and leasing and maintenance capex

5.5x
Net debt to EBITDA on a look-through basis[1]

$2.7B
Liquidity, incl. full availability of $2.0B revolver

12.0%
Year-over-Year increase common share cash dividend

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

As of 6/30/2026

Financial Capacity to Support Growth

COMMITTED TO

- Investment grade credit rating of: **A- S&P / A- Fitch / A3 Moody's**
- Low look-through net debt to EBITDA[1]: **5.5x** in 2Q26
- Fixed charge coverage of 3.5x or better. Current level: **4.2x**
- **~80%** recurring AFFO dividend payout ratio
- **>92%** of properties unencumbered

SOURCES

- **~$160M of annual free cash flow** after dividends and leasing and maintenance capex
- **$2.0B** available from revolving credit facility
- **$750M** available under commercial paper program
- **$600M** 3.50% Exchangeable Notes due 2031 issued

USES

- **2026 Debt Maturities:** ~$800M, mostly pre-funded
- **2026 Capital Allocation Priorities**
  1. Leasing and maintenance capex: **$275M to $300M**
  2. Redevelopment capex: **$125M to $150M**
  3. Net neutral Acquisitions/Dispositions: **$300 to $500M** transaction volume
  4. Structured Investments, net of repayments:**$75M to $125M**

1. Includes outstanding preferred stock and company's pro-rata share of joint venture debt

As of 6/30/2026

$600M Exchangeable Senior Notes

Opportunistic Capital Raise: Low-cost capital with limited, deferred, and buffered dilution, due 2031

3.50%
Coupon

27.5%
Exchange premium ($32.36/sh)
60% > share price @ 1/1/2026

~$9M/yr
Interest savings
vs. straight debt

Net share settlement protects shareholders
Kimco always repays $600M principal in cash. Shares are issued only for value above $32.36/share - the stock must rise 30% for a specified time period before any dilution begins.

Concurrent $105M buyback

4.1M shares repurchased at pricing to pre-offset future exchange dilution and signal management conviction in the stock.

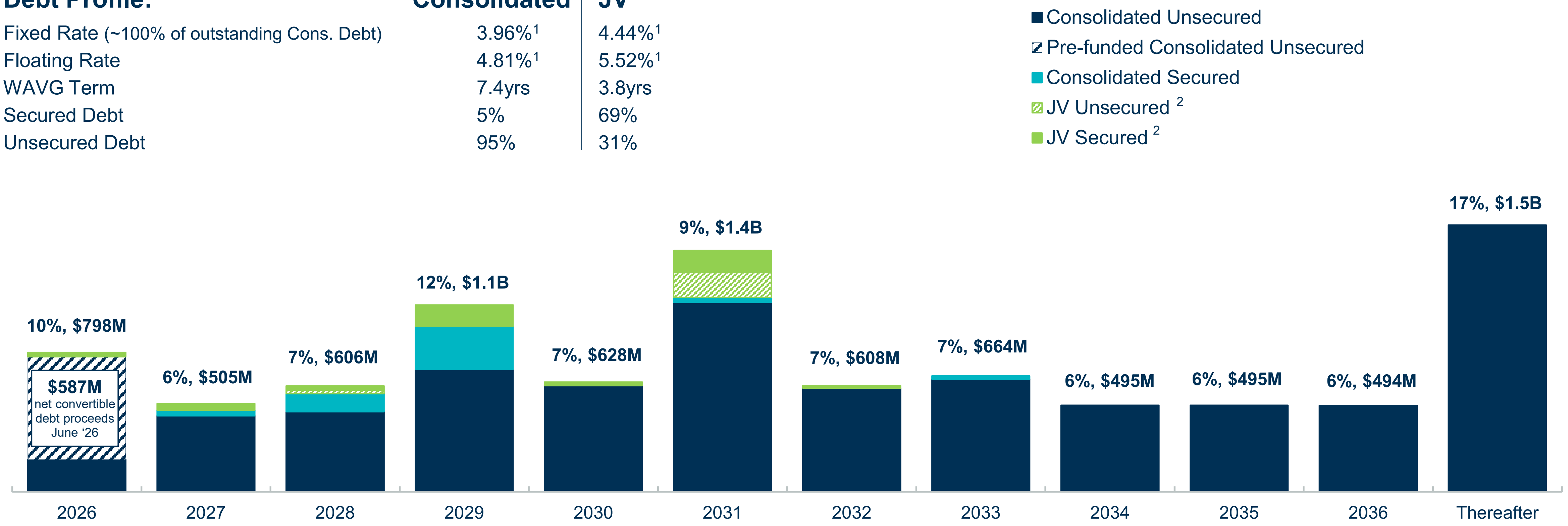
Disciplined use of proceeds

Net proceeds of $587M, less $105M share repurchase, earmarked for debt repayment and accretive acquisition opportunities.

Significant Financial Strength

Well-Staggered Debt Maturity Profile

Debt Profile:	Consolidated	JV[1]
Fixed Rate (~100% of outstanding Cons. Debt)	3.96%[1]	4.44%[1]
Floating Rate	4.81%[1]	5.52%[1]
WAVG Term	7.4yrs	3.8yrs
Secured Debt	5%	69%
Unsecured Debt	95%	31%



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

As of 6/30/2026. Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.