

Investor Presentation

Third Quarter 2026

Bridgehampton Commons
Bridgehampton, New York



kimcorealty.com

 **KIMCO**[®]
REALTY

Safe Harbor and Non-GAAP Disclosures

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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.

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

561
Properties

99M SF
Gross Leasable Area

\$23.9B
Total Capitalization

96.6%
Portfolio Occupancy

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 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 dividend yields among shopping center REITs



Best-in Class Grocery Anchor Quality

- 87% grocery-anchored ABR, (record level, beating peer average), on a path to ~90%, driving traffic, stronger small-shop rents and lower credit loss²
- \$817/SF average grocer sales³



Investment-Grade Balance Sheet and Liquidity

- A- / A3 credit ratings
- \$2.5B of immediate liquidity; 5.0x consolidated net debt to EBITDA¹
- Well staggered debt maturity profile with WAVG consolidated maturity 7.4 yrs



Record Occupancy with Rent Growth Upside

- 96.6% portfolio occ. new record-high; 92.9% small shop occ., matching all-time high
- \$76M Signed Not Open (SNO) pipeline, ~85% commencing by the end of 2027
- 20 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 income⁴
- YTD traffic up ~3% YoY⁵

1. 5.3x which incl. preferred stock & pro-rata JV net debt

2. Peer average includes disclosed figures only (PECO, IVT, REG, KRG, BRX, UE); AKR, FRT, CURB not disclosed

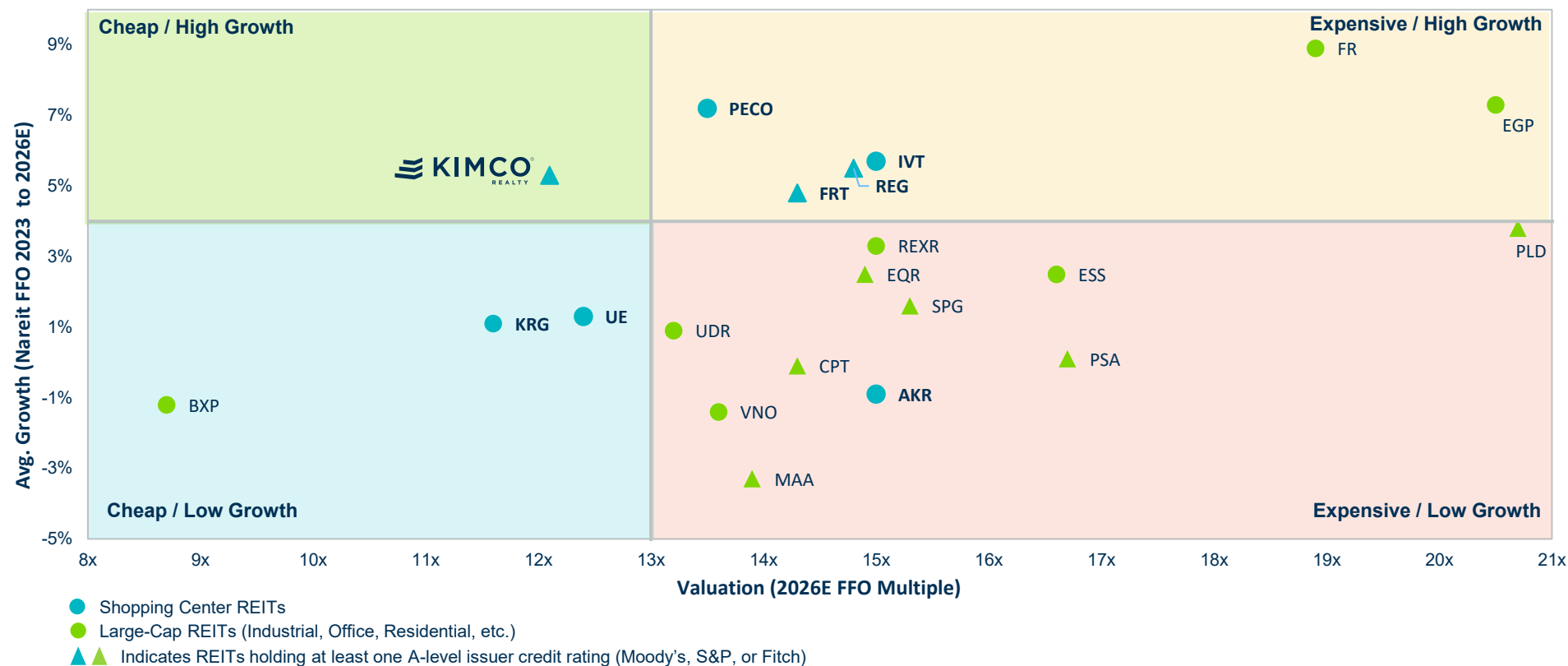
3. For those that report sales

4. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/26

5. Placer.AI data pulled October 8, 2026

Growth at a Reasonable Price (GARP)

Re-rating opportunity: Kimco trades at a discount to peers producing comparable growth, with an attractive yield and a growing common dividend closing the total-return gap.



As of 9/30/26; 2026 FFO based on consensus.

Dividend Yields

KIM	5.0%
MAA	5.2%
UDR	5.2%
REXR	4.8%
KRG	4.8%
EQR	4.6%
BXP	4.6%
SPG	4.5%
CPT	4.4%
UE	4.3%
FRT	4.3%
AKR	4.3%
PSA	4.2%
REG	4.2%
ESS	3.8%
PECO	3.7%
EGP	3.5%
FR	3.4%
IVT	3.3%

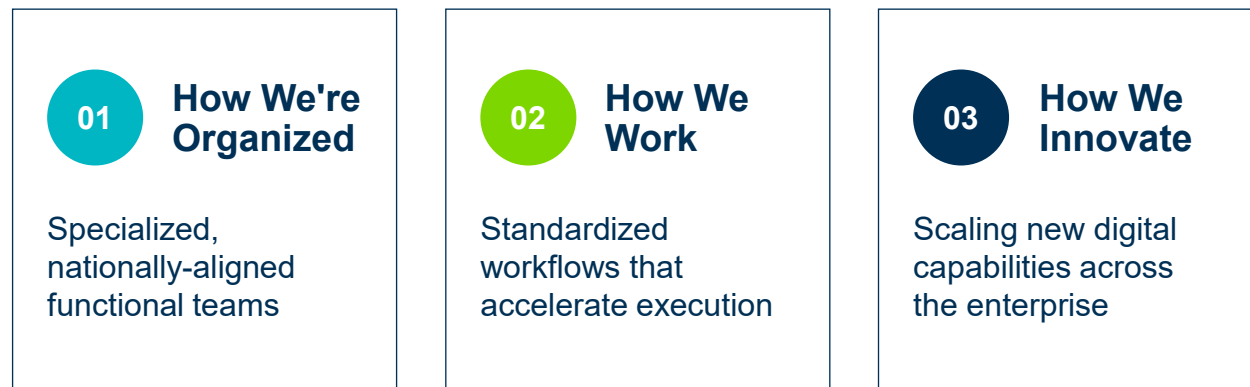
Strong Fundamentals Differentiated Portfolio



One Kimco: Turning Scale Into Earnings Growth

One Kimco is a unified, asset-centric operating model that converts the scale of our grocery-anchored portfolio into operating leverage and earnings growth.

THE ONE KIMCO OPERATING MODEL



THE OUTCOME

Revenue Acceleration

Speed to rent and SNO conversion pull revenue forward, lifting same-store NOI growth

Margin Expansion

G&A leverage and expense synergies expand operating margin as we grow

Applied across every growth lever

● Leasing & core operations

● Redevelopment & mixed-use

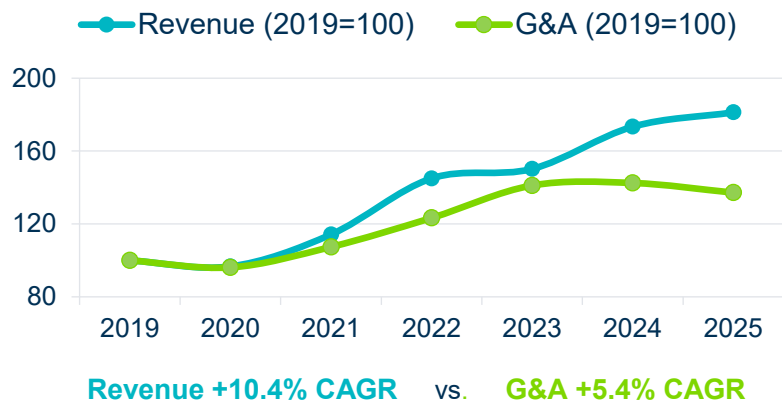
● Acquisitions & capital recycling

● Structured investments

One Kimco Drives Measurable Performance

Revenue growth outpaces G&A, expanding operating leverage

GROWING OPERATING LEVERAGE



2019 to 3Q26: G&A / REVENUE

7.2% → 5.2%

28% more operating leverage

REVENUE ACCELERATION

+460 bps

small-shop occupancy since the 2024 RPT merger²

~\$22M

higher revenue above budget since the beginning of 2023 from faster speed to rent

89 leases

signed with 17 retailers through national package deals since 2025²

>100%

ancillary revenue growth psf over 5 years (~\$50M in 2026)

MARGIN EXPANSION

-14%

non-staff G&A psf since 2019

+300 bps

improvement in retail CAM & insurance recoveries since 2024

-250 bps

CAM cost growth below inflation psf since 2024 through procurement scale

5x

early AI return from displacing professional services

1. Source: KIM 10-K filings, 2019-2025; G&A reflects reported net G&A.

2. Operating metric as of 9/30/26, all other metrics are reported as of 6/30/26

National Footprint in First-Ring Suburbs

82% of Annual Base Rent (ABR) from Top Major Metro Markets¹



1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 9/30/2026
2. CBRE Research, "Retail Availability Holds Steady as Rents Rise," Q2 2026 U.S. Retail Figures, July 2026.
3. Trailing Twelve Months
4. Represents 3-mile pro-rata ABR weighted portfolio Popstats demographics as of 6/30/26

First-Ring Suburbs

Strong demographics · Operational efficiency · Scalable economics

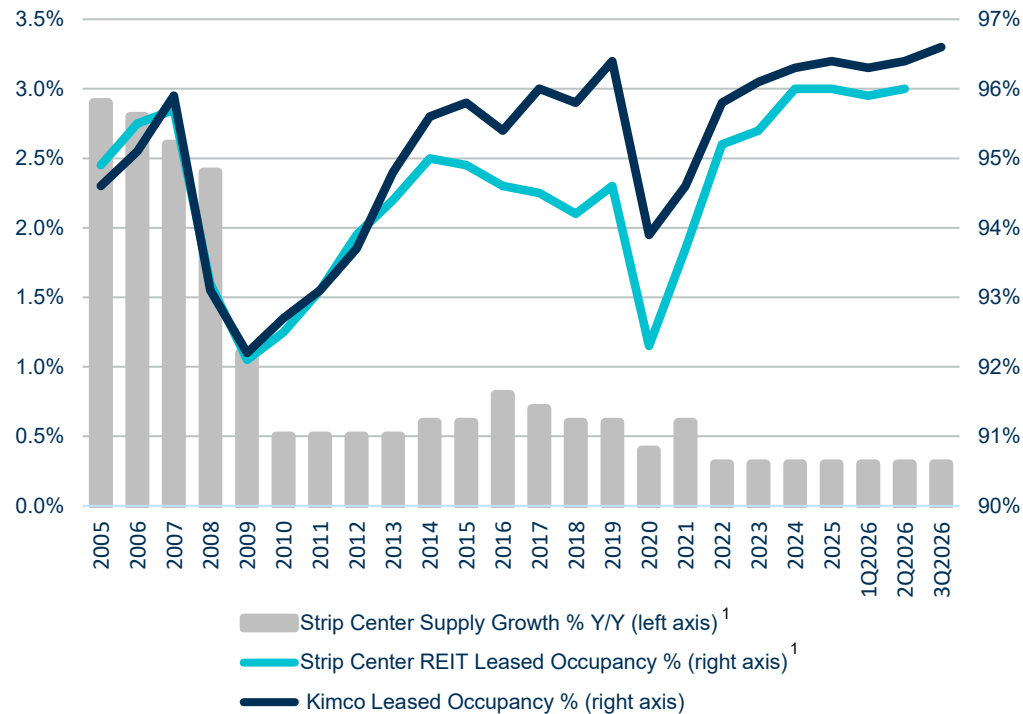
- High population density and affluent households
- High barriers to entry: Land scarcity & zoning constraints
 - 4.9% Retail availability, near historic lows²
- Strong value creation driven by mixed-use entitlements and redevelopment

Portfolio Statistics

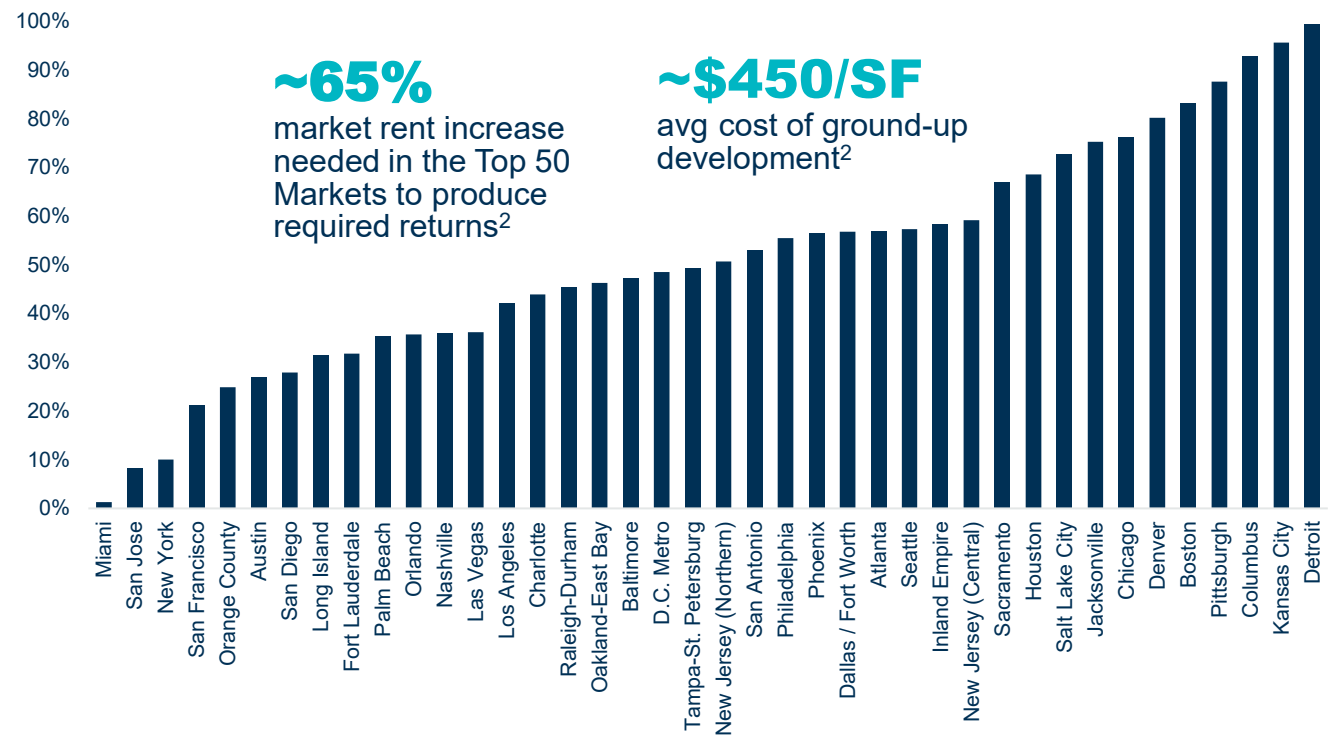
- 91% of ABR within Sun Belt and/or coastal markets
 - TTM³ new lease rents 37% above other markets
- 3-Mile Demographics⁴
 - 126K Estimated population
 - \$112K Median income
 - 46% Bachelor degree or more, 31% > USA avg.

New Development at Historic Lows

Strip Center Supply Growth vs. Leased Rates



Rent Increase Needed to Make Stable Development Economically Feasible²



1. Greenstreet: Strip Center Sector Update "Let the Good Times Roll", August 21, 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

Stores Deliver What Online Can't

THE CHALLENGE

E-Commerce Is Essential,
But Fulfillment Is Costly

25-30%

of an item's value is lost to returns¹

\$850B

in annual U.S. online returns²



THE SOLUTION

Stores Solve the Fulfillment
Equation

50%+

of e-commerce fulfillment costs are
driven by last-mile delivery³

~3x

lower in-store return rates enable
faster resale & margin preservation⁴



THE MULTIPLIER

Stores Compound Online
Growth

+13.9%

online sales lift when emerging
retailers open stores⁵

~65%

of BOPIS shoppers make an
additional in-store purchase⁶

THE DIFFERENTIATOR

Human Connection Beats
Automation

40%+

of Gen Z and Millennials say experiential retail
makes them more likely to shop there⁷

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.

7. McKinsey & Company and ICSC, "Shopping in the Age of AI: Redefining Stores for a New Era," Apr. 2026.

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*	182	3.8%	A
2	Ross Stores*	112	2.0%	A-
3	Burlington Stores*	71	1.9%	BB+
4	Amazon/Whole Foods *	34	1.8%	AA
5	Albertsons*	47	1.6%	BB+
6	Pet Smart	76	1.6%	B+
7	Home Depot	23	1.6%	A
8	Ahold Delhaize*	26	1.4%	BBB+
9	Dick's Sporting Goods	42	1.3%	BBB
10	Kroger*	37	1.2%	BBB
	Total	650	18.2%	

7 / 10*

Top tenants are grocery or off-price

81%

of ABR from National/Regional tenants

71%

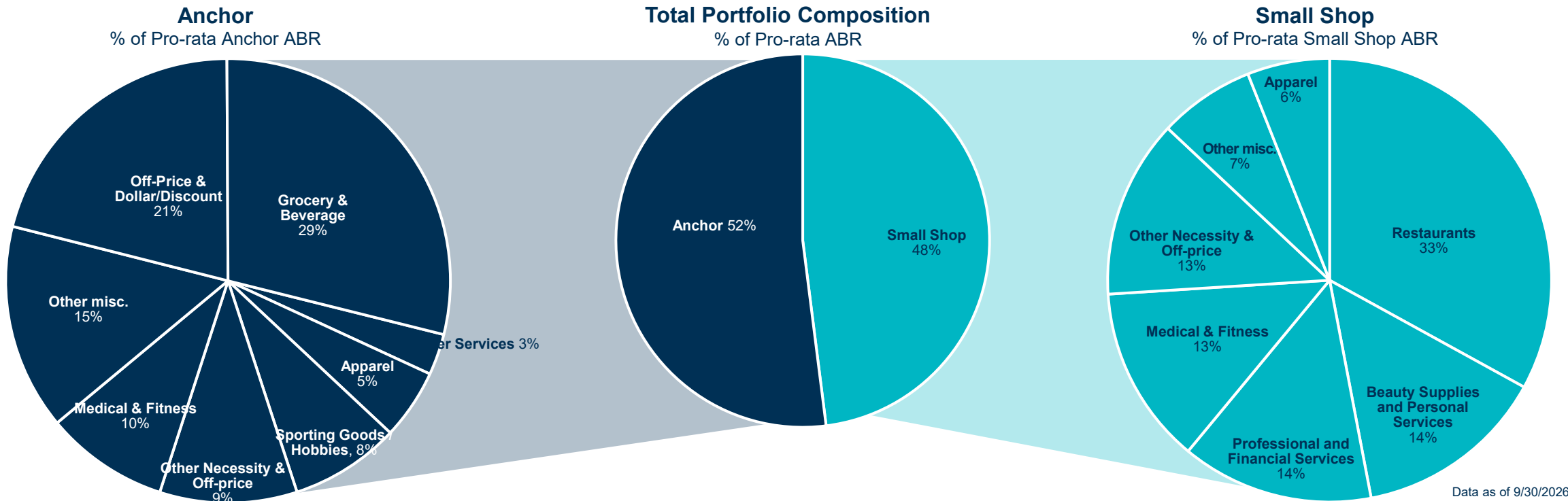
of new leases were service-based over the TTM

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

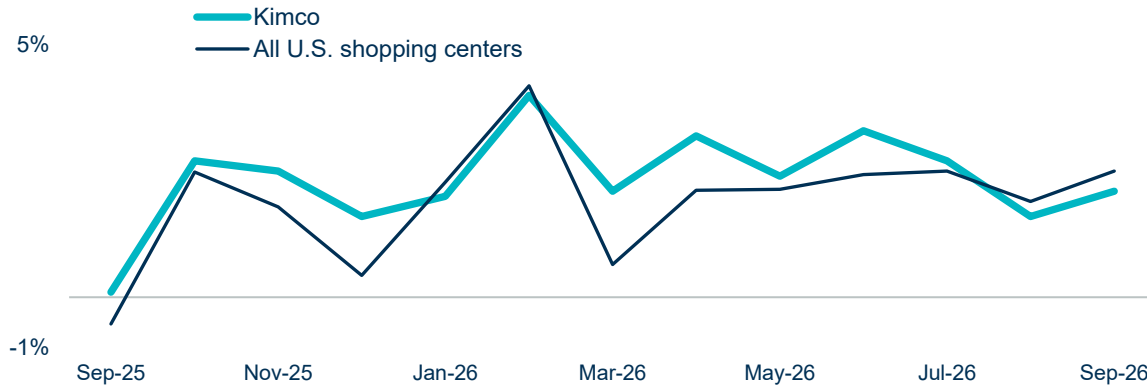


Necessity-Based Tenancy Drives Durable Traffic

Grocery anchors bring shoppers back week after week, and a re-accelerating consumer is adding to that base.

Durable traffic

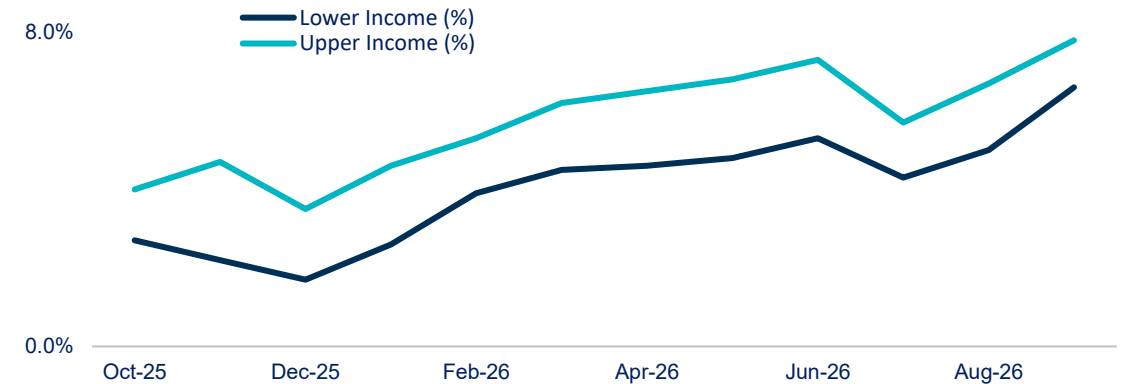
Kimco traffic has grown year-over-year every month¹



3x more annual customers at grocery-anchored vs. unanchored centers, supporting 15% to 25% higher rents for the neighboring shops²

Supported by a strong consumer and healthy tenants

Consumer spending has re-accelerated through 2026³



4.1% Low U.S unemployment – under scoring broad-based consumer health supporting center traffic⁴

1. Placer.AI. All Shopping Centers includes all of Placer.AI's shopping center data nationwide. Data pulled October 9, 2026.

2. ICSC research, cited in CBRE, "Grocers Adding More Stores to Meet Rising Consumer Demand," April 16, 2026.

3. JP. Morgan, "Chase Spending Data: Updated Through September 30, 2026," North America Equity Research, October 14, 2026

4. Bloomberg, "US Payroll Growth Beats Forecasts, Jobless Rate Drops to 4.1%," July 3, 2025.

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 & beauty¹
- 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
 - ~\$817/SF avg KIM grocer sales drive co-tenancy²
- Off-price expanding fastest — TJX, Ross, Burlington each adding 100+ boxes/year
- Service-based leasing accounted for 71% of KIM new leases over the TTM
- 20 consecutive quarters of KIM new lease spreads >10%

Strong Tenant Retention and Expansion

- 89 package leases across 17 retailers from 2025 to 2026, representing ~19% of new lease GLA
- 91% retention by GLA
 - 88 fewer vacates YoY
- 444 deals, 2.7M SF leased in Q3
- 75% of 1H2027 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		Each targeting 100+ new stores per year
Specialty Grocery		Targeting ~10% annual new store growth
Discount Grocery		Aldi scaling toward 800 stores by 2028
QSR		Path to 2,000 shops by 2029
Furniture		Funding national growth post-IPO
Health & Fitness		Scaling clubs ahead of planned IPO
Discount Retail		Path to 3,500+ stores long term

Leasing Execution Is Delivering & Accelerating

3Q Leasing Success

- 9% increase in net effective rents over the TTM, and 3%+ ABR/SF CAGR over the trailing 2 years
- 3%+ / 4%+ annual rent bumps on 83% / 32% of small shop new leases
- 31.5% pro-rata rent spread on comparable new leases
- 39.9% anchor and 21.0% small shop new lease spreads — proof demand exists to fill remaining space
- 134 new deals signed

Mark-to-market (MTM) opportunities

- 68 anchor leases expiring through 2027 with no further options (“naked leases”) @ \$14.35 WAVG ABR/SF, MTM of ~50%
- 8% 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

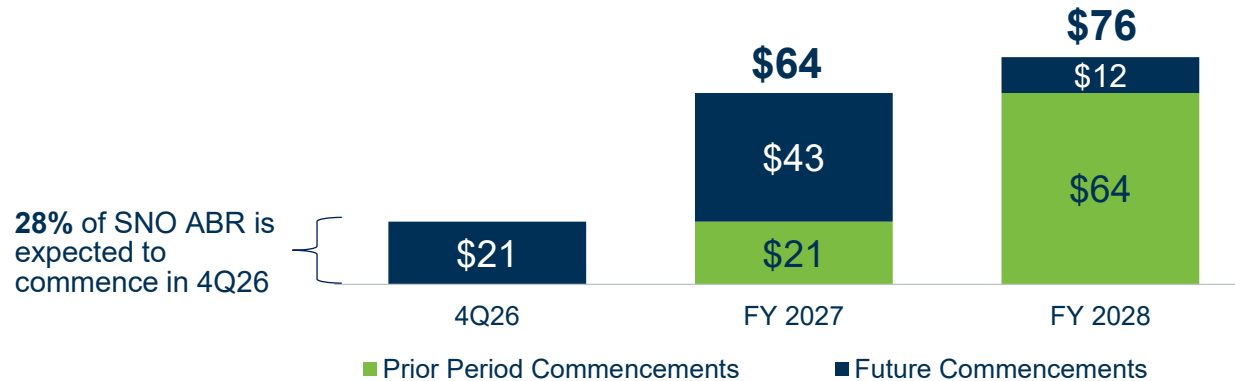
- Anchor occupancy is 70 bps below our all-time high of 98.9%
- Small shop occupancy is driven by anchor lease-up
- Tenant watchlist is at multi-year lows, reflected in lowered credit loss guidance

**Compounding
into Visible
NOI Growth**

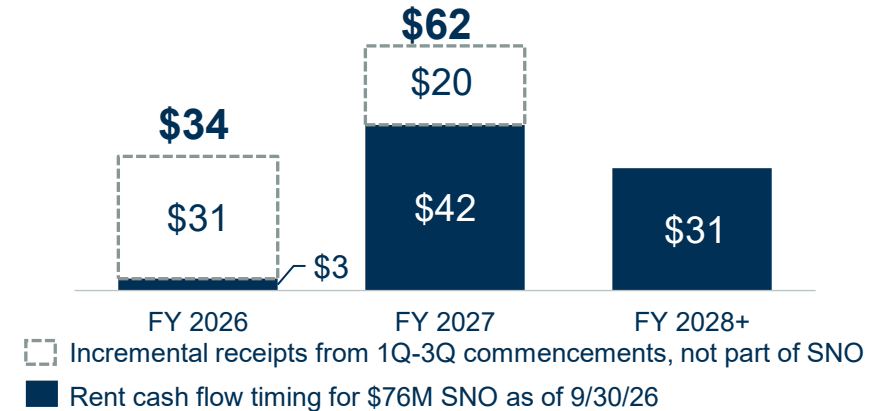
Visible Future Cash Flow Growth

Economic occupancy remains 160 bps below prior peak levels, providing embedded growth potential

Expected Timing of Commencements (\$M ABR)



Expected Incremental Cash Flow Receipts (\$M)



\$76M of ABR at 9/30/2026, 390 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: 28% 4Q26, 57% 2027, 15% in 2028
- Redevelopment contribution: 25%
- Backfill of recaptured spaces (Party City, Conn's, Rite Aid, JOANN, Big Lots & Painted tree): 22%
- Anchor boxes: 60%; Shop spaces: 40%

- ~20% greater cash flow from 2026 expected SNO pipeline
- ~\$22M of additional ABR from leases signed and not reflected in the \$76M 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 1Q-3Q '26 and is therefore not included in the current \$76M SNO.



Accretive Capital Allocation



Airport Plaza
Farmingdale, NY

2026 Capital Allocation

Sources of Capital	YTD Actuals (Through 9.30.26)		Current Plan	
	Amount (Ms)	Yields	Amount (Ms)	Implied Yield
Free Cash Flow ¹	\$179	3.75%	\$170 to \$180	3.75%
Asset Sales	\$391	5.1%	\$400 to \$500	~5.0%
Total for Accretive Deployment	\$570	4.7%	\$570 to \$680	4.6% to 5.4%
Allocation of Capital	Amount (Ms)		Amount (Ms)	
	Amount (Ms)	Yields	Amount (Ms)	Implied Yield
Acquisitions & JV Buyouts	\$118	5.8%	\$400 to \$500	~6.0%
Structured Investments (net) ²	\$7	10.2%	\$75 to \$125	~10.0%
Redevelopment	\$129	10.1%	\$140 to \$150	9.0% to 11.0%
Opportunistic Buybacks	\$224	7.7%	Opportunistic	N/A
Total Deployment	\$478	7.9%	\$615 to \$775	7.2% to 7.6%

1. After dividends and leasing and maintenance capex

2. As of 10/28/2026

RECYCLING PRIORITIES

Driving FFO & NOI Growth

- Recycling low-growth assets into accretive deployments drives FFO/share growth and lifts same-property NOI trajectory
- Opportunistically undertaking stock buyback

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 four low-growth assets and reinvested the proceeds in two grocery-anchored South Florida centers, one sourced through our Structured Investment Program.

SOLD

4 Costco-anchored assets¹



Pro-rata price

\$127M

ACQUIRED

2 South Florida centers | \$109M



Pompano Marketplace

Pompano Beach, FL

Walmart-anchored

Occupancy³

93%

Price

\$53M

Converted from a Structured Investment

Sunshine Plaza

Fort Lauderdale, FL

Publix-anchored

Occupancy³

99%

Price

\$56M

1031 Exchange

CAP RATE

5.1% → **5.7%**

+60 bps

EXPECTED CAGR²

<1% → **~4%**

+300 bps

Why it matters: +60 bps of yield today and +300 bps of expected annual growth, self-funded through a tax-efficient 1031 exchange.

1. Costco Plaza (Alhambra, CA), Carmel Mountain (Carmel Mountain, CA), Corona Hills Plaza parcels (Corona, CA) and Plaza del Sol parcels (Phoenix, AZ).

2. Expected 10-year NOI CAGR.

3. Occupancy at acquisition.

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
93% occ.
239K SF
Walmart-anchored

**STRUCTURED
INVESTMENT**
\$35M

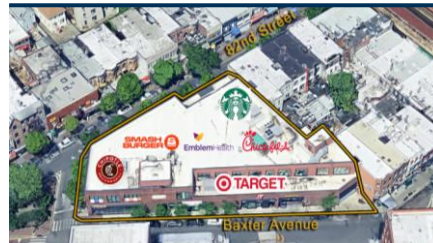
0% Exp. CAGR
8.0% yield (senior position)



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

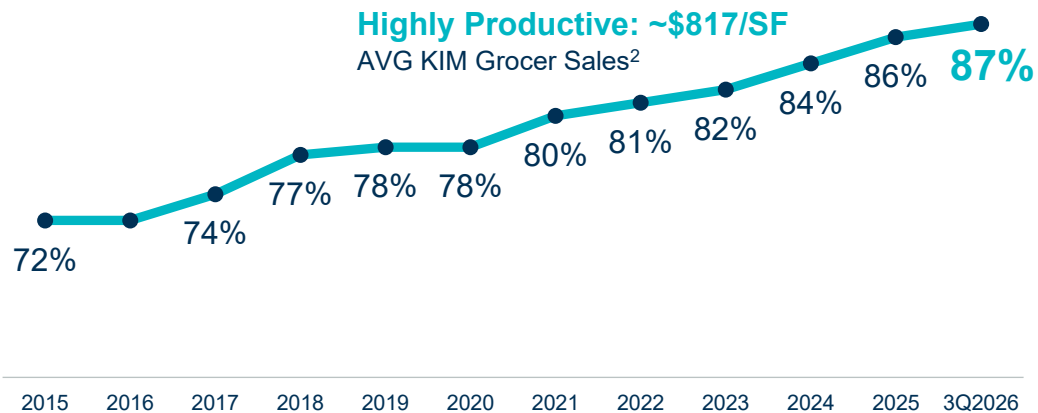
3.0% Exp. CAGR (+300bps)
7.0% cap rate

**Incremental
Capital**
+\$93M

Value Creation: Grocery-Focused Redevelopment

	Redevelopment ¹	Anchor Repositioning ¹
Completed 2026 <i>Incl. 5 Grocer Conversions</i>	10.1% Yield 11 Projects • \$51M Gross Costs	18.5% Yield 10 Projects • \$39M Gross Costs
Active Projects <i>12 of 29 Grocery-Focused</i>	9 to 11% Exp. Yield 23 Projects • \$264M Gross Costs	19 to 23% Exp. Yield 6 Projects • \$22M 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

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 Yields¹
- Additional opportunity to monetize multifamily assets accretively

14K Total Multifamily Units

3,636 Built; Rent Flowing

214 Active

10,696 Entitled; 3,574 near-term²

(693) Monetized

Active Project Spotlights



The Chester @ Westlake Daly City, CA

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

Recently Completed



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 Yield¹
- Occupancy: 100% Retail / 71% Multifamily

Monetizations



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



The Witmer @ Pentagon Centre Pentagon City, VA

Sold August '26: \$212M @ ~5.1% cap

- 440 Multifamily units, 7K SF of retail
- Completed 2019
- Gross Costs: ~\$158M
- 55% 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. Estimated yield represents Kimco's preferred equity return with a JV partner. Annual return includes preferred equity income and development fees. In the case of multiple projects, estimated yield is calculated as a blended average.

3. Activation expected to occur within a three-year period



Significant Financial Strength



Wexford Plaza
Pittsburgh, Pennsylvania



Significant Financial Strength

2026 Financial Snapshot

6.8%

Growth in FFO/diluted
share over Q3'25

A-/A3

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

~\$175M

Annual free cash flow after
dividends and leasing and
maintenance capex

5.3x

Net debt to EBITDA
on a look-through basis¹

\$2.5B⁺

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

7.7%

Year-over-Year increase
common share cash dividend

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

As of 9/30/2026

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 EBITDA¹:
5.3x in 3Q26 (all-time best)
- Fixed charge coverage of 3.5x or better.
Current level: **4.3x**
- **~80%** recurring AFFO dividend payout ratio. Current level: **~74%**
- **>92%** of properties unencumbered

SOURCES

- **~\$175M 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 at 27.5% exchange premium (\$32.26/sh).

USES

- **2026 debt maturities:** No notable maturities remain as of October 1st
- **Preferred buybacks totaling \$74M including approx.:** 754K Class N 7.25%, 625K Class L 5.125% & 655K Class M 5.250%
- **Common buyback:** 6.3M shares at a WAVG net price of \$23.81, or **\$150M**.
- **2026 capital allocation priorities**
 1. Leasing & maintenance capex: **\$275M to \$300M**
 2. Redevelopment capex: **\$140M to \$150M**
 3. Net neutral acquisitions/dispositions: **\$400 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 9/30/2026 except 2026 Debt Maturities: on October 1st, \$500M 2.8% Senior Notes due 10/1/2026 were repaid at maturity.

Well-Staggered Debt Maturity Profile

Debt Profile:

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

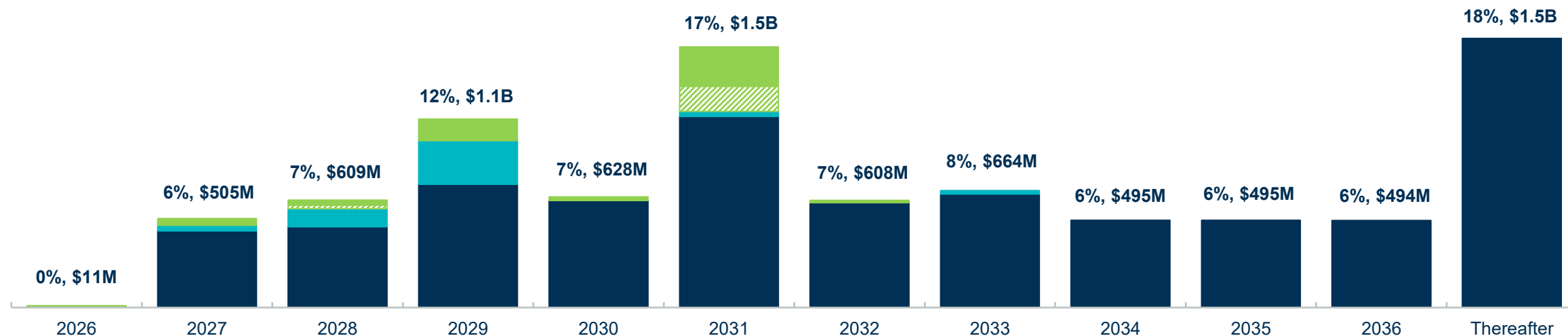
Consolidated

3.97%¹
 4.89%¹
 7.4yrs
 5%
 95%

JV¹

4.48%¹
 5.25%¹
 3.9yrs
 73%
 27%

■ Consolidated Unsecured
 ■ Consolidated Secured
 ■ JV Unsecured²
 ■ JV Secured²



1. Weighted average

2. KIM's pro-rata share of JV debt

As of 9/30/2026 except debt maturities chart is shown as a 10/1/26 proforma. \$500M 2.8% Senior Notes due 10/1/2026 were repaid at maturity. Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.