Fact Sheet Q3 2026

Quarter Ended Sept. 30, 2026

KIMCO REALTY

Kimco Realty® (NYSE:KIM) is a real estate investment trust (REIT) headquartered in Jericho, N.Y. that is a leading owner and operator of high-quality, open-air, grocery-anchored shopping centers and mixed-use properties in the United States.

KIM LISTED NYSE

Bridgehamton Commons, Bridgehampton, NY

Why Kimco?

High Quality Portfolio & Operating Platform

- Capitalize on our efficiencies and advantages of scale to serve as the best-in-class operator for tenants.
- Expanding a nationally diversified portfolio of open-air, grocery-anchored shopping centers and mixed-use assets located in high barrier to entry, first-ring suburbs within key major metro Sun Belt and Coastal markets.
- Providing essential, necessity-based goods and services to local communities.
- Portfolio Estimated Population of 126K and Average Household Income of $112K[1]

Accretive & Opportunistic Capital Allocation

Redeploy low-growth, low-cap ground leases and mixed-use assets into faster-growing shopping centers

Financial Strength

Maintaining a strong A-rated balance sheet with ample liquidity.

Company Snapshot

History
65+ years

Stock Price
KIM $22.21

541 Properties
99M SF

Total Capitalization
$23.9B*

Included in S&P 500 Index since
2006

OCCUPANCY

US (Record High) | **Anchor** | **Small Shop** (Record High)

Kimco Realty in Q3 2026

Financial & Balance Sheet Highlights

Net Income available to common shareholders per diluted share of $0.41

FFO per diluted share of $0.47

Debt/Total Capitalization*	0.45:1
Net Debt/EBITDA*	5.0x
Debt Service Coverage*	4.7x
Q3 FFO Payout Ratio	59.6%

Quarterly Dividend*

$0.28
per common share

7.7%
increase over the corresponding period of the prior year

*Quarterly dividend declared as of October 2026

Solid Financial Stability

- Ended the quarter with $2.5B of immediate liquidity, including full availability on the $2.0B unsecured revolving credit facility and $545M of cash, cash equivalents and restricted cash on the balance sheet.

A- / A- / A3

S&P / Fitch / Moody's Credit Ratings

Expanded Annual Base Rent (ABR) contribution from grocery-anchored shopping centers to a record level of 87%

*Consolidated

[1] Market demographics within a 3-mile radius weighted by pro-rata ABR. Source: Popstats Q2 2026, TAS Retrieval

Operating Portfolio Highlights

Broad National Presence with Specialized Local Insight

82% of ABR comes from our **Top Major Metro Markets***

*Map notes Kimco Realty's Top Major Metropolitan Markets by percentage of ABR as of 9/30/2026

The Gardens at Great Neck, Great Neck, NY

Operating Results & Highlights

New leases pro-rata comparable rent spread 31.5%

Blended pro-rata comparable rent spread 12%

Retention by GLA ..... ~91%

Top Tenant Overview

Limited Exposure: No Tenant >4% of ABR

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

Tenant	S&P	ABR %
TJX	A	3.8%
ROSS	A-	2.0%
Burlington	BB+	1.9%
amazon / Whole Foods Market	AA	1.8%
Albertsons	BB+	1.6%
PetSmart	B+	1.6%
The Home Depot	A	1.6%
Ahold Delhaize	BBB+	1.4%
Dick's Sporting Goods	BBB	1.3%
Kroger	BBB	1.2%

Investor Relations

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This press release 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"). 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 on related subjects in the Company's quarterly reports on Form 10-Q and current reports on Form 8-K that the Company files with the SEC. Certain forward-looking and other statements in this press release, or other locations, such as our corporate website, contain various corporate responsibility standards and frameworks (including standards for the measurement of underlying data). As such, such information may not be, and should not be interpreted as necessarily being, "material" under the federal securities laws for SEC reporting purposes, even if we use the word "material" or "materiality" in this document. 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