Fact Sheet Q2 2026
Quarter Ended June 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

West Broward Shopping Center, Plantation, FL

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

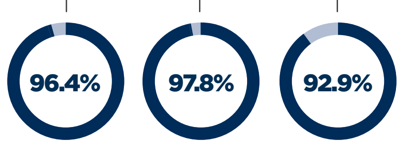
Stock Price
KIM $25.35

564 Properties
100M SF

Total Capitalization
$26B*

Included in S&P 500 Index since **2006**

OCCUPANCY



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

Kimco Realty in Q2 2026

Financial & Balance Sheet Highlights

Net Income available to common shareholders per diluted share of $0.22

FFO per diluted share of $0.46

Debt/Total Capitalization* 0.46:1

Net Debt/EBITDA* 5.2x

Debt Service Coverage* 4.7x

Quarterly Dividend*

$0.28 per common share

12.0% increase over the corresponding period of the prior year

Q2 FFO Payout Ratio 56.5%

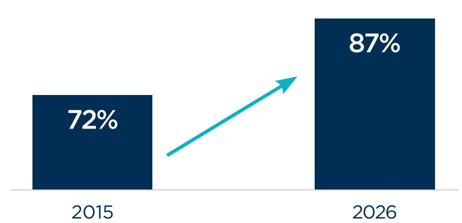
*Quarterly dividend declared as of 6.30.26

Solid Financial Stability

- Ended the quarter with $2.7 billion of immediate liquidity, including full availability on the $2.0 billion unsecured revolving credit facility and $700 million 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%



[1] Market demographics within a 3-mile radius weighted by pro-rata ABR. Source: Popstats Q4 2025, TAS Retrieval *Consolidated

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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 6/30/2026

The Gardens at Great Neck, Great Neck, NY

Operating Results & Highlights

New Leases pro-rata comparable rent spread 40.4%

Blended pro-rata comparable rent spreads 13.1%

Retention by GLA .... ~92%

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	3.7%
ROSS	BBB+	2.0%
Burlington	BB+	1.8%
amazon / Whole Foods Market	AA	1.8%
Albertsons	BB+	1.7%
PetSmart	B+	1.6%
Ahold Delhaize	A	1.6%
The Home Depot	BBB+	1.4%
Dick's Sporting Goods	BBB	1.3%
Kroger	BBB	1.2%

Investor Relations

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