



1K ONE KIMCO

October 7, 2026



kimcorealty.com

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”). 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 or 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 communication, or other locations, such as our corporate website, contain various corporate responsibility standards and frameworks (including standards for the measurement of underlying data) and the interests of various stakeholders. 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. Corporate Responsibility information is also often reliant on third-party information or methodologies that are subject to evolving expectations and best practices, and our approach to and discussion of these matters may continue to evolve as well. For example, our disclosures may change due to revisions in framework requirements, availability of information, changes in our business or applicable governmental policies, or other factors, some of which may be beyond our control.

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.

The Dominant Grocery-Anchored REIT — Built to Compound

WHO WE ARE

- **The dominant grocery-anchored REIT** — 87% of ABR grocery-anchored — a record, climbing toward ~90% — at ~\$815/SF grocer productivity.
- **Necessity-based, in the best suburbs** — Record 96.4% occupancy in affluent first-ring trade areas (~\$112K median income).¹
- **A fortress balance sheet** — A- / A3 rated with \$2.7B of liquidity — growth funded from within.
- **Consistent, sector-leading growth** — Only Shopping Center REIT to achieve FFO growth >5% for both 2025 & 2024, 2026 tracking at ~5%

OUR LEVERS FOR GROWTH

- **Organic leasing growth** — mark-to-market on rollover, escalators, occupancy gains, \$75M Signed Not Opened (SNO)
- **Redevelopment & entitled multifamily pipeline** — grocer repositioning + ~28 new boxes, with a small-shop halo; an entitled pipeline of over 10,000 multifamily units
- **Accretive capital recycling** — recycling capital from low-growth assets into new assets at a +100 bps cap rate spread and 200 bps higher expected CAGR
- **Structured investments** — supplying debt capital at accretive yields with ROFO/ROFR access to acquisitions

How do we execute on each lever — at scale, and through any cycle? **That's One Kimco.**

As of 6/30/26

1.Represents 3-mile pro-rata ABR weighted portfolio Popstats demographics as of 12/31/25

What Is One Kimco?

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

HOW WE'RE ORGANIZED

Specialized national teams,
with local market expertise

HOW WE WORK

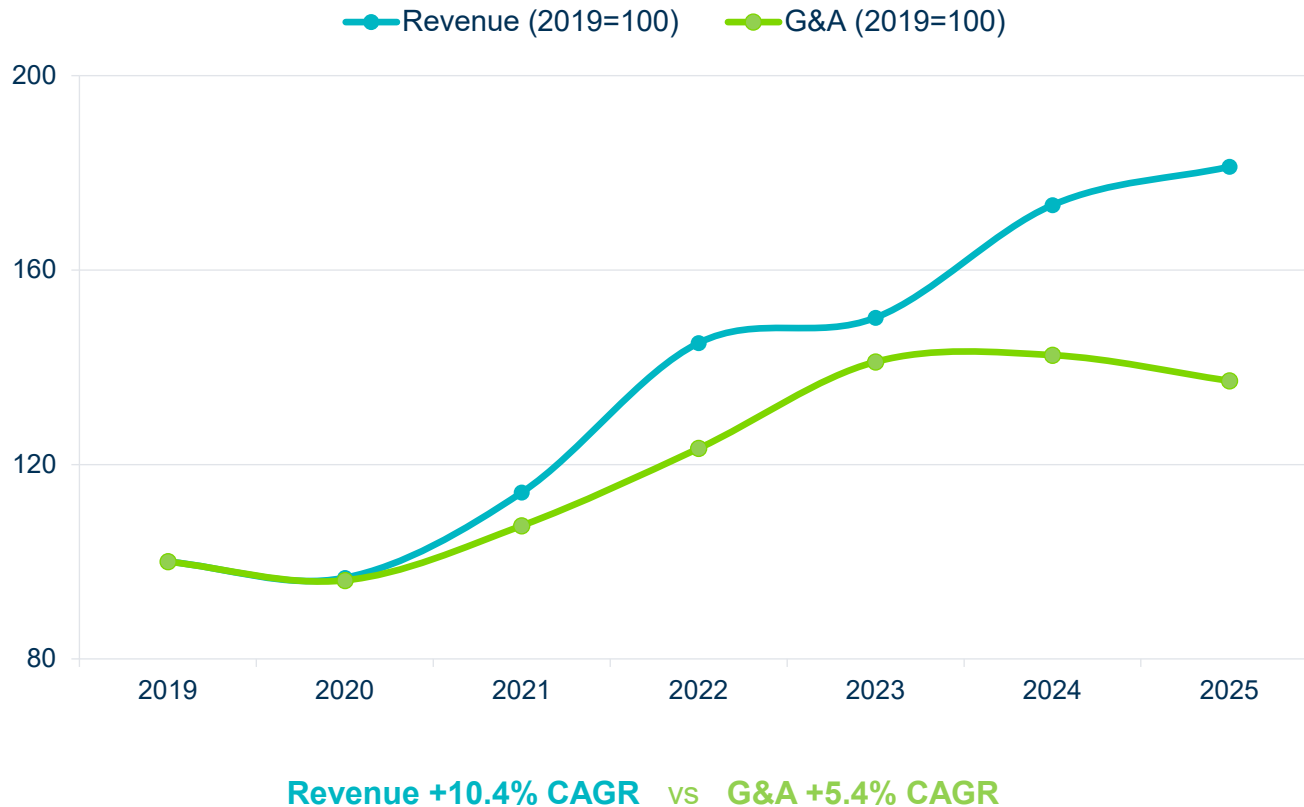
Standardized workflows that
accelerate execution

HOW WE INNOVATE

Scaling new digital capabilities
across the enterprise

Growing Operating Leverage

We've built a platform that scales with a cost advantage few, if any, peers can match.



G&A / REVENUE

7.2% → 5.4%
2019 2025

~24% more operating leverage since 2019

- Revenue growth accelerated
- Platform efficiencies delivered
- Digital transformation underway

One Kimco Drives Measurable Performance

Specialized nationally-led functions, standardized workflows and digital innovation are driving meaningful results, with additional runway ahead.

Small-shop occupancy (RPT)

+380 bps

since the 2024 RPT merger

Runway:
More mark-to-market ahead

Deal cycle time

-31%

quarterly reduction in median days

Runway:
Further cycle time compression

Speed to rent

\$21M+

budgeted revenue beat since 2023

Runway:
Further compression in days to RCD

Ancillary income

>100%

psf 5yr revenue growth (~\$50M in 2026)

Runway:
Growth in key national programs

Recoveries

+300 bps

retail CAM & INS improvement since 2024

Runway:
Fixed-CAM conversion

Procurement leverage (CAM)

-250 bps

below inflation on a psf basis since 2024

Runway:
Further CAM and Capex scale efficiencies

G&A efficiency

-14%

non-staff G&A psf since 2019

Runway:
Further G&A/rev improvement

Early AI returns

5x

ROI by displacing professional services

Runway:
Delivering automation & tech consolidation

One Kimco: The Engine Behind Our Growth

1 Revenue acceleration

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

2 Margin expansion

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

One Kimco is the operating platform driving quicker decisions and growing operating leverage, so earnings compound in any market.