Investor Presentation

Third Quarter 2025

Wellington Green Commons
Wellington, Florida

KIMCO REALTY

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 hold certain securities 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" in our Annual Report on Form 10-K for the year ended December 31, 2024. 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 in other filings with the Securities and Exchange Commission ("SEC").

Non-GAAP Disclosure

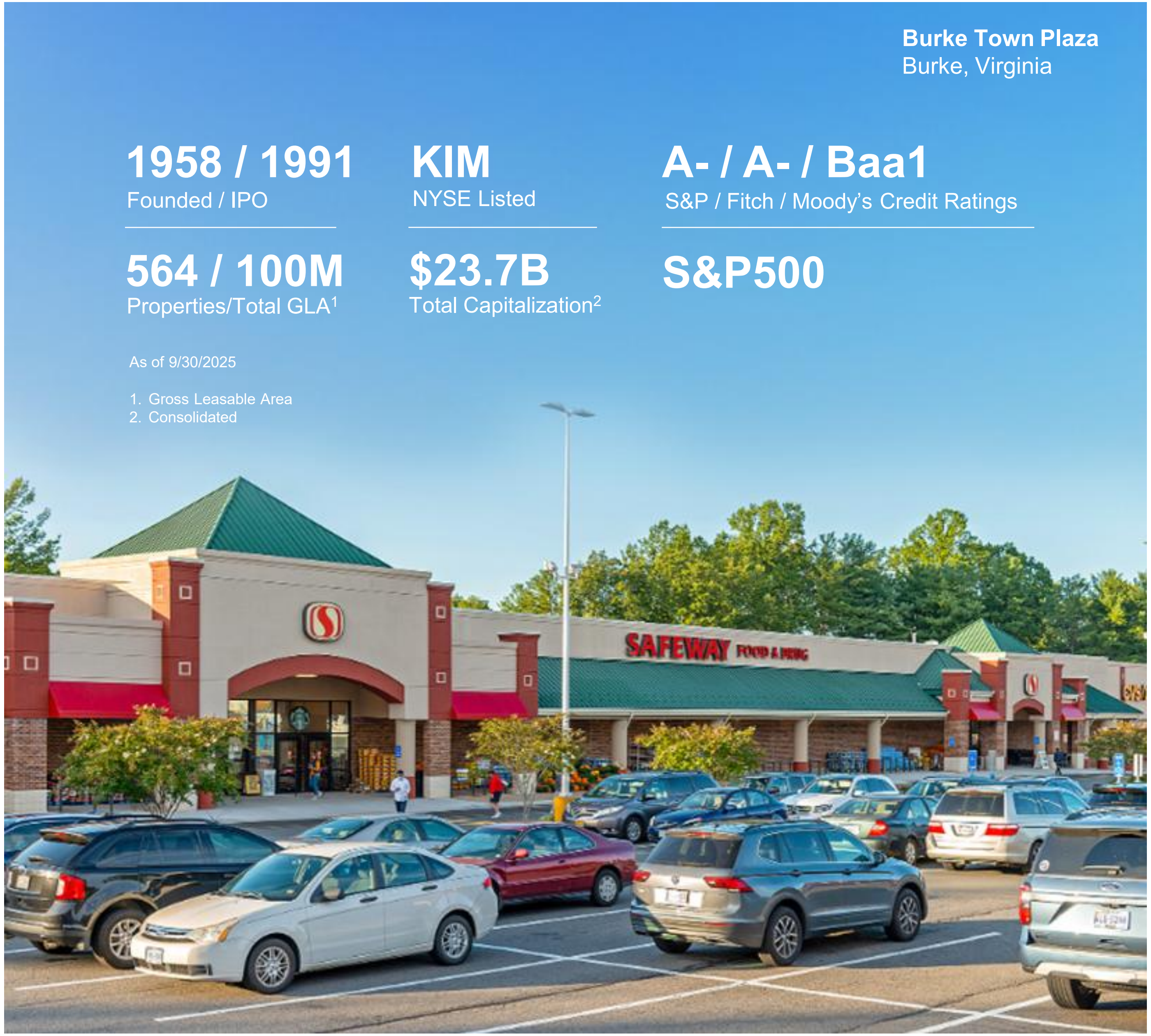
This presentation may include certain non-GAAP measures that the company considers meaningful measures of financial performance. Additional information regarding non-GAAP measures, including reconciliations to GAAP, are included in documents we have filed with the SEC.

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

KIMCO REALTY

Strategy Overview

- **Providing** essential, necessity-based goods and services to local communities.
- Capitalize on our **efficiencies and advantages of scale** to serve as the **best-in-class operator** for tenants.
- **Maintaining** a strong balance sheet with ample liquidity.
- **Expanding** a nationally-diversified portfolio located in the **high-barrier to entry, first-ring suburbs within key** major metropolitan **Sun belt and Coastal markets**.
- **Unlocking** the highest and best use of real estate through our entitlement program and redevelopment projects through a disciplined capital allocation strategy.



Burke Town Plaza
Burke, Virginia

1958 / 1991
Founded / IPO

KIM
NYSE Listed

A- / A- / Baa1
S&P / Fitch / Moody's Credit Ratings

564 / 100M
Properties/Total GLA[1]

$23.7B
Total Capitalization[2]

S&P500

As of 9/30/2025

1. Gross Leasable Area
2. Consolidated

Kimco Realty® at a Glance

Multiple Cashflow Growth Drivers

Cashflow

Organic Growth (Contractual Rent Bumps)

Est. Portfolio Avg: ~1.5% per year:

- Small shop: 3 to 5% per year
- Anchors: 10 to 12% (every 5 Years)

Leasing and Mark-To-Market Opportunities

$71M ABR[1] in Signed Not Opened ("SNO") pipeline
~$31M cash flow impact from SNO in 2025

Quarterly new leasing spreads: >10% since 4Q21
Net Effective Rents: +9% TTM[2]

(Re)development and Repositioning Pipeline

2025 Projects Expected WAVG Blended Yield[3]:

- 17% on redevelopments; $22M gross costs
- 11% on anchor space repositioning; $57M gross costs

Accretive Capital Allocation

- Acquisitions & Structured Investments
- Monetization of low-growth, low cap rate assets

$100M to $125M total net acquisitions (incl. structured investments) in 2025

- Inclusive of selling ~$100M to $150M of low growth, low-cap rate assets including ground leases

1. Annual Base Rent
2. Trailing Twelve Months
3. Inclusive of projects completed and those expected to be completed in 2025.

1. Incl. preferred stock & pro-rata JV net debt
As of 9/30/2025

Kimco Realty® at a Glance

3Q Snapshot

Operations

95.7%
Pro-rata occupancy; Up 30bps QoQ

86%
Record-high ABR from grocery-anchored centers

2.3M
Square feet leased

$71M
Signed Not Opened ("SNO") pipeline

92.5%
Record-high small shop occupancy

21.1%
Pro-rata rent spread on comparable new leases

11.1%
Blended pro-rata rent spread on comparable leases

Balance Sheet

5.6x
Net debt to EBITDA on a look-through basis[1]

8.2YR
WAVG debt maturity profile (consolidated)

99.4%
Consolidated debt is fixed rate

A-
Credit rating from both Fitch & S&P
1 of only 13 public REITs

Positive
Moody's rating outlook

$2.1B+
Immediate liquidity

Strong Shopping Center Fundamentals

Quail Corners
Charlotte, NC

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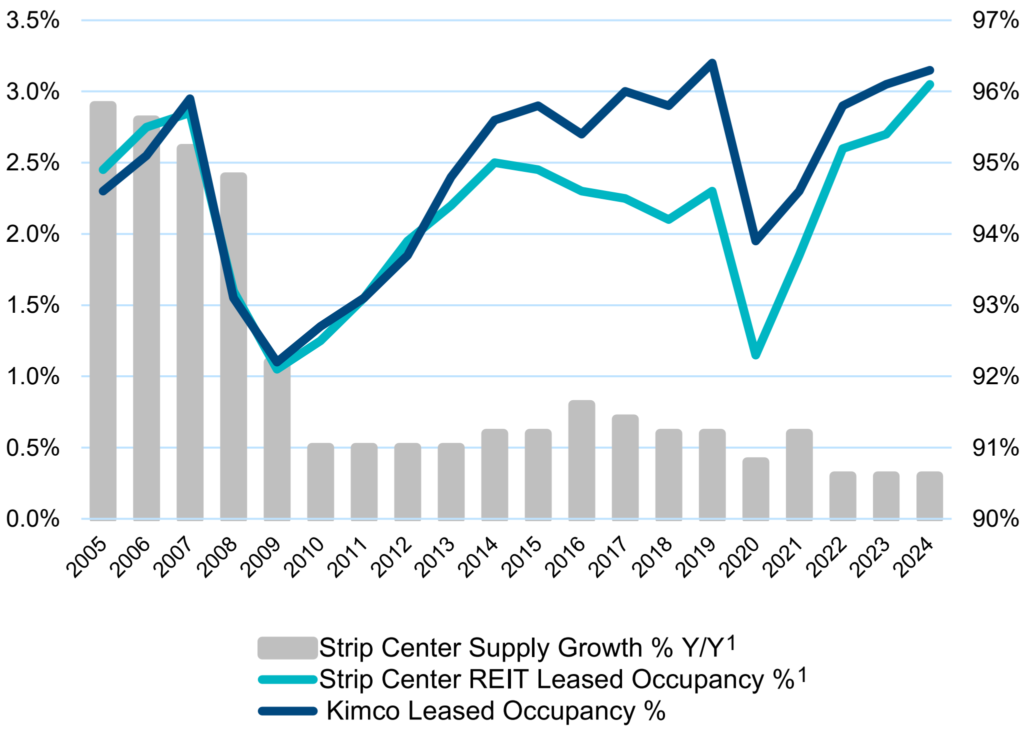
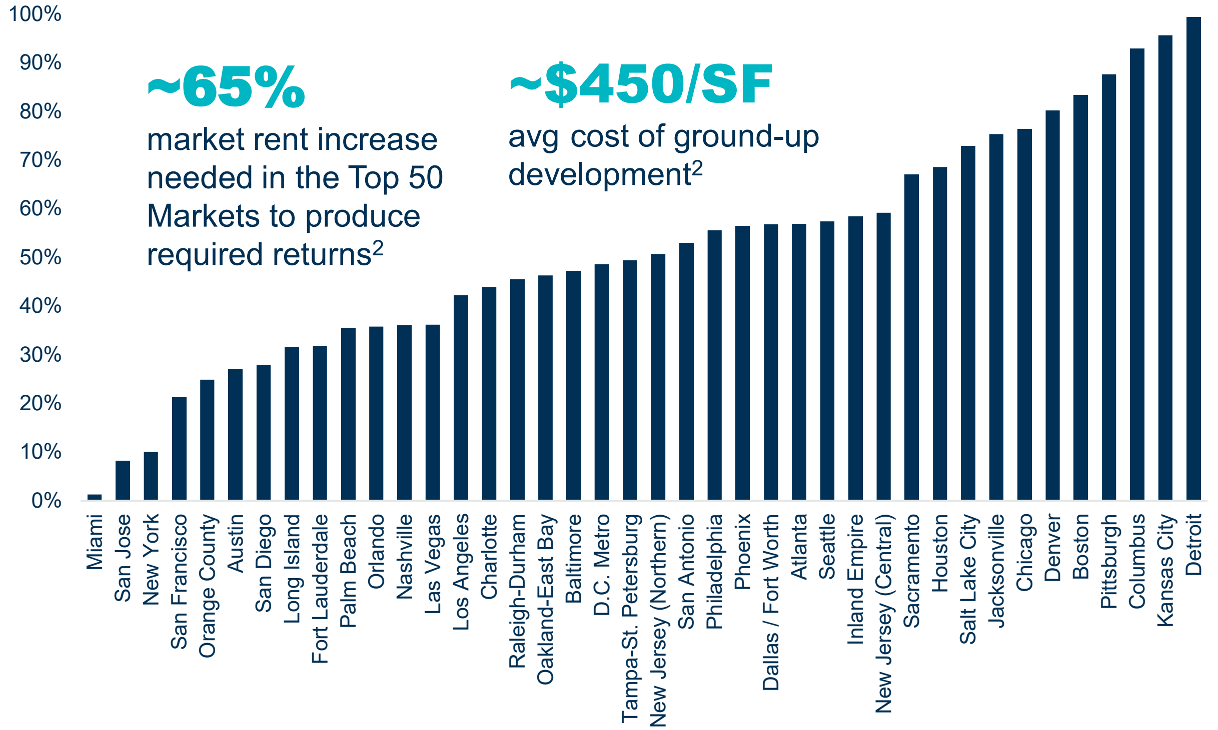
New Development at Historic Lows

Strip Center Supply Growth vs. Leased Rates



Rent Increase Needed to Make Development Economically Feasible[2]

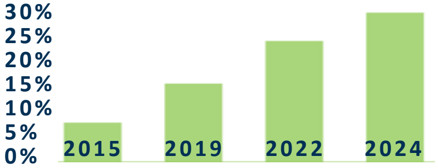


1. Greenstreet: Strip Center Sector Update “Two Steps Forward, One Step Back”, March 14, 2025
2. Green Street: Strip Center Insights “Drawing the Line – Where and When New Developments Pencil”, July 11, 2024. Notes: Only top 40 markets are displayed; ~$450/SF includes land costs.

Ecommerce Boosts Demand for Physical Stores

Physical Stores Fulfill Online Orders

Online orders fulfilled by omni-channel methods[1]



>96% of sales fulfilled by stores[2]

"we will continue to leverage our stores as fulfillment hubs. It's an incredibly fast, efficient and capital-light approach"[3]

>90% of sales enabled by stores

"We leverage our 800+ store network to capitalize on our proximity to athletes and deliver at speed"[4]

~50% growth in eCommerce store-fulfilled delivery[5]

"Now delivers to 95% of households in <3hrs and can deliver food profitably[6]

The Returns Problem[7]

Over half of all U.S. retail returns are online ($541B)

- E-commerce return rates average **~30%,** more than double physical stores.
- Returns are costly, eroding **25 to 30%** of an item's value
- Retailers are **incentivizing in-store returns** to reduce costs and improve resale efficiency
- Brick-and-mortar stores offer lower return rates, better resale opportunities, and a chance to preserve margins.

Omni-Channel Shoppers are More Valuable

"People enter our ecosystem through eCommerce, they then shop the entire ecosystem and they become more valuable customers to us overall."[8]

"Overall, omni-channel customers have grown nearly 25% year-on-year with high retention levels."[9]

Physical Store Openings Boost Trade Area Sales[10]

+6.8% Established Retailers

+13.9% Emerging Retailers

"Markets with the highest number of stores frequently have the highest e-commerce growth driven by greater brand awareness and customer engagement across channels."[11]

1. J.P. Morgan Commercial Real Estate Update, October 2025
2. Target Corp. Q1 Earnings, May 21, 2025
3. Target Corp. Q2 Earnings, August 21, 2025
4. DKS Investor Presentation, August. 2025
5. Walmart Investment Community Meeting, April 10, 2025
6. BofA Nashville Store Tours, October 10, 2025.
7. Bloomberg 'Retailers Try to Solve $1 Trillion Returns Puzzle', September. 16, 2025
8. Kroger's Q2 Earnings Call, September 11, 2025
9. Koninklijke Ahold Delhaize Q1 Earnings Call, May 7, 2025
10. ICSC "The Halo Effect III", December. 18, 2023
11. Warby Parker Earnings Call, August. 7, 2025

Strong Shopping Center Fundamentals

Retailer Expansion Drives Growth

Grocers

- Whole Foods Market
- Ahold Delhaize
- Costco Wholesale
- Sprouts Farmers Market
- Wegmans
- Publix
- H-E-B
- 99 Ranch Market
- H Mart
- SK Super King Markets
- Bravo
- Albertsons
- Kroger
- ALDI
- ShopRite
- The Fresh Market
- Trader Joe's
- Patel Brothers
- Fiesta
- T&T Supermarket
- El Super

Anchor (10K+ SQFT)

- Target
- PetSmart
- Marshalls
- BJ's
- HomeSense
- Walmart
- Lowe's
- Tesla
- Bob's Discount Furniture
- Burlington
- Dick's Sporting Goods
- The Home Depot
- Barnes & Noble
- Sierra
- Ulta Beauty
- Ross
- HomeGoods
- Ace Hardware
- Planet Fitness
- Boot Barn

Small Shop (<10K SQFT)

- Tropical Smoothie Cafe
- Sola Salon Studios
- Orangetheory Fitness
- Shake Shack
- Sephora
- Chipotle Mexican Grill
- La Michoacana
- Marco's Pizza
- Signet Jewelers
- Bath & Body Works
- lululemon
- European Wax Center
- Rally House
- Dunkin'
- Phenix Salon Suites
- CAVA
- Bank of America
- Playa Bowls
- Gen Korean BBQ House
- Five Below
- Paris Baguette
- Panera Bread
- Chase
- Chick-fil-A
- AT&T
- Skechers
- GolfTEC
- Massage Envy
- Diamond Braces
- StretchLab

Source: Company releases, media reports

High Quality, Necessity-based Operating Portfolio

San Marcos Plaza
San Marcos, CA

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High-Quality, Necessity-Based Operating Platform

National Presence with Specialized Local Insight

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

Portfolio Statistics

- **564** Properties
- **100M** GLA
- **$21.09** ABR/SF
- **86%** of ABR from grocery-anchored portfolio
- **91%** of ABR within **Sun Belt and/or coastal markets**
  New lease rents trending **20%** and **10%** greater for non-anchors and anchors, respectively, over the TTM compared to other markets.

3-Mile Demographics[2]

- **121K** Estimated population
- $101K Median income – **27%** above national average[3]
- 42% Bachelor degree or higher – **21%** above national average[3]
- Unemployment Rate **22%** Better than National Average[3]

1. Markets noted on the map are Kimco Realty's top major metropolitan markets by percentage of pro-rata ABR as of 9/30/2025
2. Represents 3-mile pro-rata ABR weighted portfolio demographics as of 6/30/25
3. Popstats 2024 full demographic report

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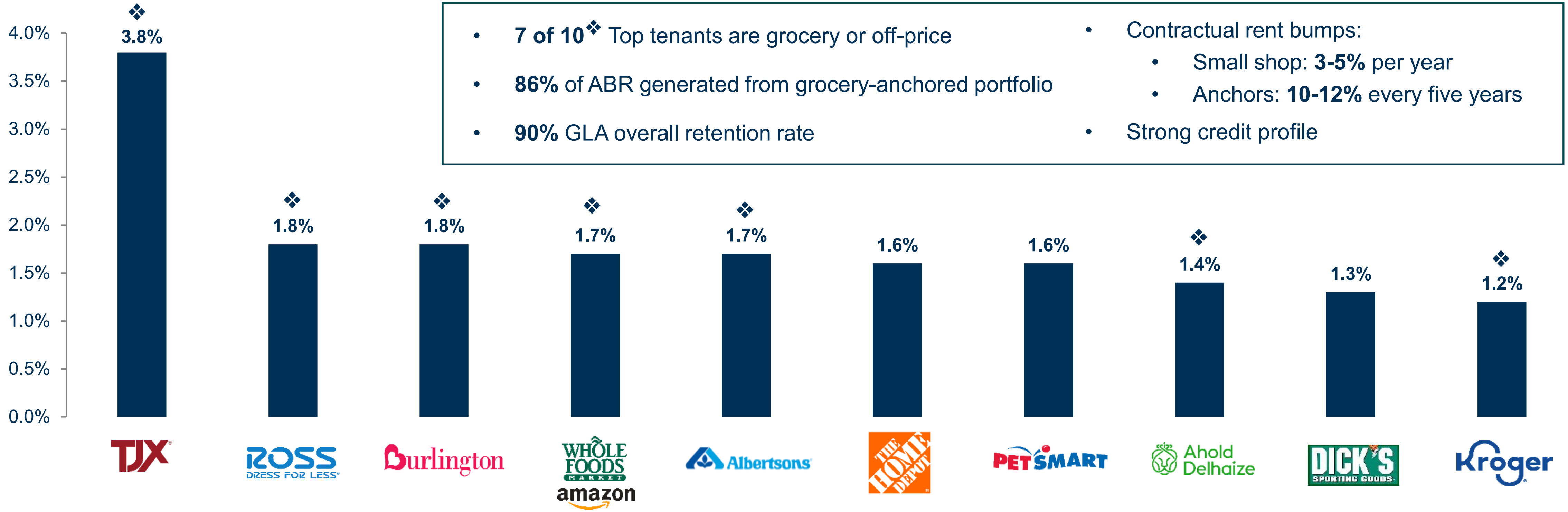
High-Quality, Necessity-Based Operating Platform

Strong and Highly Diversified Tenant Base

Limited Exposure: No Tenant >4% of ABR

- **7 of 10**❖ Top tenants are grocery or off-price
- **86%** of ABR generated from grocery-anchored portfolio
- **90%** GLA overall retention rate
- Contractual rent bumps:
  - Small shop: **3-5%** per year
  - Anchors: **10-12%** every five years
- Strong credit profile



Leases	182	101	65	32	49	23	76	27	41	38
S&P	A	BBB+	BB+	AA	BB+	A	B+	BBB+	BBB	BBB
Moody's	A2	A2	Ba1	A1	Ba1	A2	B2	Baa1	Baa2	Baa1

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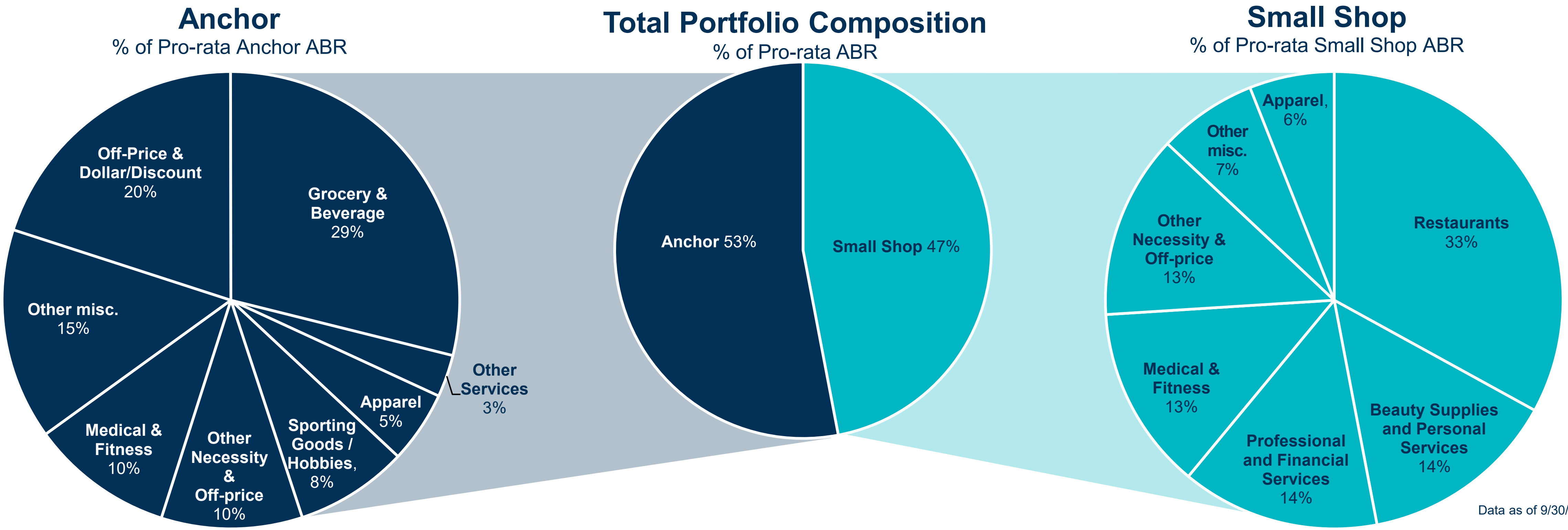
Portfolio Breakdown: Anchor & Small Shop Tenancy

47% 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 9/30/2025

Continued Strength in Leasing

59
Consecutive quarters of positive leasing spreads on comparable spaces

3%+ / 4%+
Annual rent bumps on 80% / 37% of new small shop leases in 3Q

+4%
YoY ABR/SF growth

+9%
Increase in TTM Net Effective Rents YoY

+49%
Anchor new lease spreads TTM

+20%
Small shop new lease spreads TTM

Future Leasing Upside

- **9%** of pro-rata ABR from ground leases with mark to market of **~70%**
- **55** anchor leases expiring through 2026 with no further options (“naked leases”)
  - **$14.83** WAVG ABR/SF (naked leases); $11.52 with options remaining
  - **$17.79** WAVG ABR/SF (new leases TTM)
- Spreads on new anchor leases expected to remain elevated

Recently Leased Tenants

IKEA, Boot Barn, Warby Parker, Chipotle Mexican Grill, Kroger, Miniso, Bath & Body Works, Ulta Beauty, HomeGoods, Nordstrom Rack, Five Below, Shake Shack

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Backfill Strategies Capturing Upside

Tenant	# of Leases	Assigned	Re-leased	At Lease	Blended Spread	LOI	Marketing
Party City	49	12	24	2	**+21%**	7	4
JOANN	24	1	6	4	**+42%**	11	2
BIG LOTS!	13	3	4	3	**+43%**	2	1
RITE AID	9	3	1	-	**+123%**	4	1

As of 9/30

- **Mostly single tenant backfills**
- **Assigned leases have no downtime or lost rent**
- **Est. down time: 9 to 12 months**
- **Leasing capex ~$45 to $50 PSF for as-is replacements**

Replacement Tenants Include:

Grocery:

Costco Wholesale, Lidl, Sprouts Farmers Market, Aldi

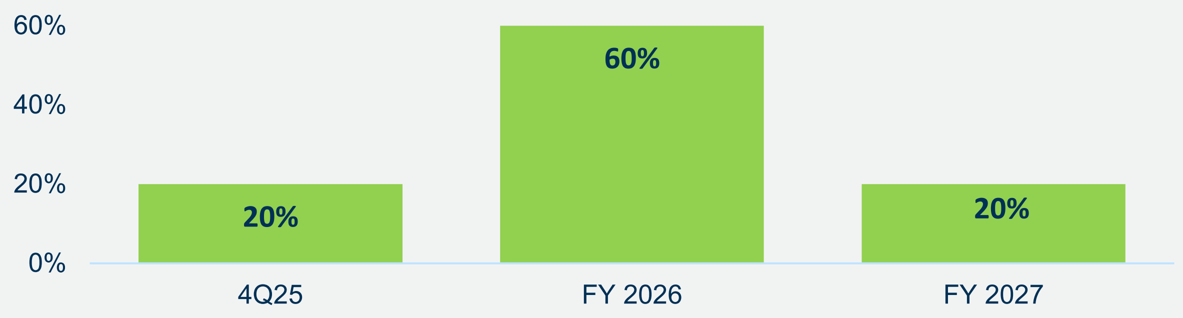
Retail:

Burlington, Marshalls, Total Wine & More, Ross, Five Below, Barnes & Noble, EōS Fitness, Boot Barn, Crunch, HomeGoods, Skechers, Daiso, Havertys, Nordstrom Rack, AutoZone, Dollar Tree, Savers, 3rd Shot Pickleball

Visible Future Cash Flow Growth

Signed Not Open (SNO) Spread = Embedded Rent Growth

$71M SNO Pipeline Rent Commencement Timing



- **All incremental** to revenue (does not include upside to recovery income of 20-25%)
- **Record high: $71M of ABR** at 9/30/2025, 360 basis point spread

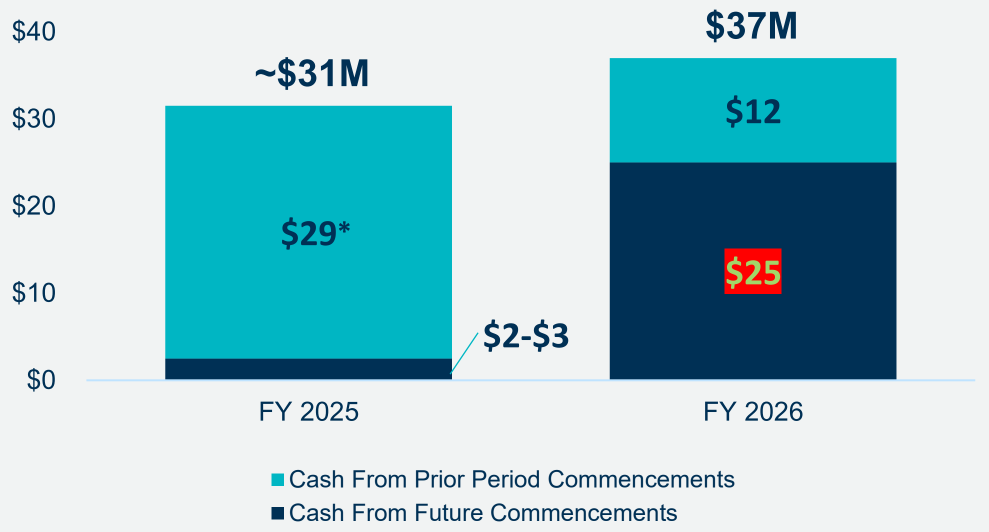
Kimco's Tenant Coordinators are dedicated to expediting store openings by guiding retailers through the permitting and construction process.

- +15% in expected 2025 SNO cash flows (~$31M vs. ~$25M initial expectations)

Expected Cash Flow Receipts from $71M SNO Pipeline

~$31M cash flow impact of SNO in 2025:

- $29M from 1Q-3Q rent commencements*
- $2M to $3M from 4Q rent commencements



*This is not in the current $71M SNO as it already commenced.

Accretive Capital Allocation

Airport Plaza
Farmingdale, NY

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RPT Successful Integration

Deal Summary: Favorable Pricing

- Completed $2.2B acquisition of 56 properties totaling 13M sf at ~8.50% implied cap rate January '24;
- **~$165 psf**; well below est. replacement cost of ~$450 psf[1]
- Sold 10 riskiest properties at similar 8.50% cap rate immediately.

Market Approval:

1-Year Total Returns Following Shopping Center M&A

Transaction Announcement	Acquiring Company	Shopping Center Peers[2]
KIM – WRI (4/14/21)	**33.0%**	**21.6%**
KRG – RPAI (7/16/21)	(12.4%)	(0.2%)
REG – UBA (5/17/23)	8.0%	11.1%
KIM – RPT (8/25/23)	**30.7%**	**27.4%**

Source: SNL CapIQ & Piper Sandler
1. Green Street: Strip Center Insights "Drawing the Line – Where and When New Developments Pencil", July 11, 2024. Note: Includes land costs.
2. Based on Dow Jones U.S. Real Estate Strip Centers Index

Synergies & Achievements

Since merger, RPT portfolio has far exceeded underwriting assumptions:

- Integration completed in just 6 weeks
- Leasing calls taken 24hrs after closing
- Scale advantage: Reduced office needs, temporary staffing and service contracts sooner than expected
- Yr 1. Cost Synergies Realized: $36M; ~12% better than underwriting
- RPT overall occupancy up 70bps since acquisition
  - Small shop up 280bps
- 97 new leases signed with spreads on comp deals of +50% (since acquisition)
- Grocery ABR: 89%; Up from 72%
- 6.2% same-site NOI in 2024; 4.1% YTD 2025

KIM Platform Advantage:

- KIM's national tenant relationship strength & highly motivated leasing team
- Tenant coordinators who expedite new store openings
- Introduced new retail brands to RPT assets
- Successful WRI merger integration experience

Accretive Capital Allocation

Accretive Acquisitions & Investments

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.

- Yield range: 9.0% to 10.0%
- ROFO/ROFR* to buy on every investment
- Select 2025 Investment Activity:
  - The Shops at Waldorf, Waldorf, MD (Sr. Mortgage: $97.0M)
  - Shoppes at Knollwood, St. Louis Park, MN (Mezz Financing: $25.6M)

2025 Assumptions: $100M to $125M in net acquisitions, including structured investments

Inclusive of selling ~$100M to $150M of low growth, low-cap rate assets including ground leases

Completed YTD**:

Shopping Centers $97M	Structured Investments ($53M)
• Acquisitions $198M, 6.7% cap rate	• New capital $260M, 10.1% yield
• Dispositions ($101M), 5.9% cap rate	• Repayments ($313M), 9.4% yield

External Growth via Capital Recycling Advantage:

- Sell low-growth, low-cap rate assets
- Redeploy into higher growth assets via acquisitions and Structured Investment Program
- **Highlighted Acquisition:**
  Tanasbourne Village, Hillsboro, Oregon
  - Premier dual-grocery anchored shopping center
  - Acquired via 1031 exchange through the disposition of a freestanding, Home Depot anchored property
  - ~200 bps higher CAGR over assets sold

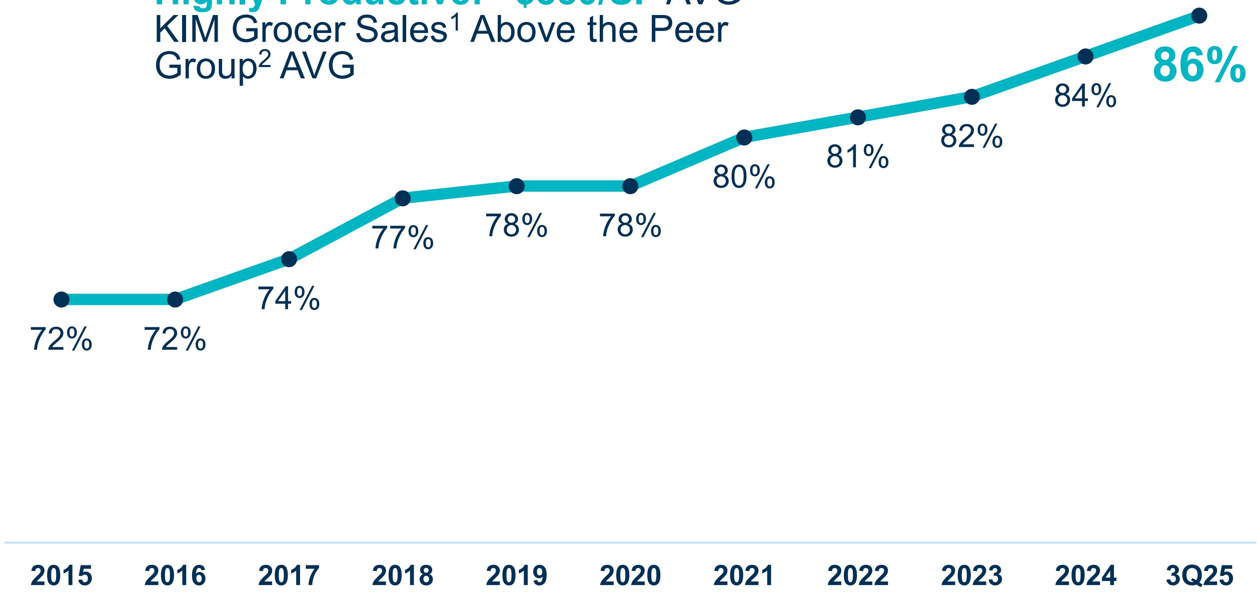
*Right of First Offer/Right of First Refusal
**As of October 29, 2025

High-Quality, Necessity-Based Operating Platform

Value Creation: Grocery Expansion

Expanded ABR contribution from grocery-anchored shopping centers to a new record level of 86%

Highly Productive: ~$850/SF AVG KIM Grocer Sales[1] Above the Peer Group[2] AVG



1. For those that report sales
2. Our peers that report this metric include BRX, REG, PECO and UE
3. Statista.com
4. Capital One Shopping Research, September 1, 2025

Benefits:

- **Lower Cap rates**, ~125-150 BPS vs. non-grocery
- **High Foot Traffic**, U.S. households make on avg. approx. two grocery trips per week in 2025[3]
- **~93%** of grocery shopping occurs in store[4] driving trips to the center

Near-Term Conversions and Expansions:

Palms at Town & Country

West Broward

North Towne Plaza

Forest Avenue S.C.

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Accretive Capital Allocation

Value Creation: Anchor Repositioning & Redevelopment

3Q25 Completions

Anchor Repositioning

Poway City Center – Poway, CA
Split former 40K SF Steinmart for Trader Joe's, Boot Barn, and Five Below

Retail Redevelopment

Mary Brickell Village – Miami, FL
Redevelop and relocation of in-line shop tenants for Rivian with extensive façade enhancements

Palms at Town & Country – Miami, FL
Outparcel development for Starbucks

2025 Repositioning Projects[1]

9 / $57M / 11%

Projects / Gross Costs / WAVG Blended Stabilized Yield[2]

2025 Redevelopment Projects[1]

11 / $22M / 17%

Projects / Gross Costs / WAVG Blended Stabilized Yield[2]

1. Inclusive of projects completed and those expected to be completed in 2025.
2. Est. WAVG Blended Stabilized Yields are net of any credits or fees earned by owner

Value Creation: Mixed-Use Redevelopment

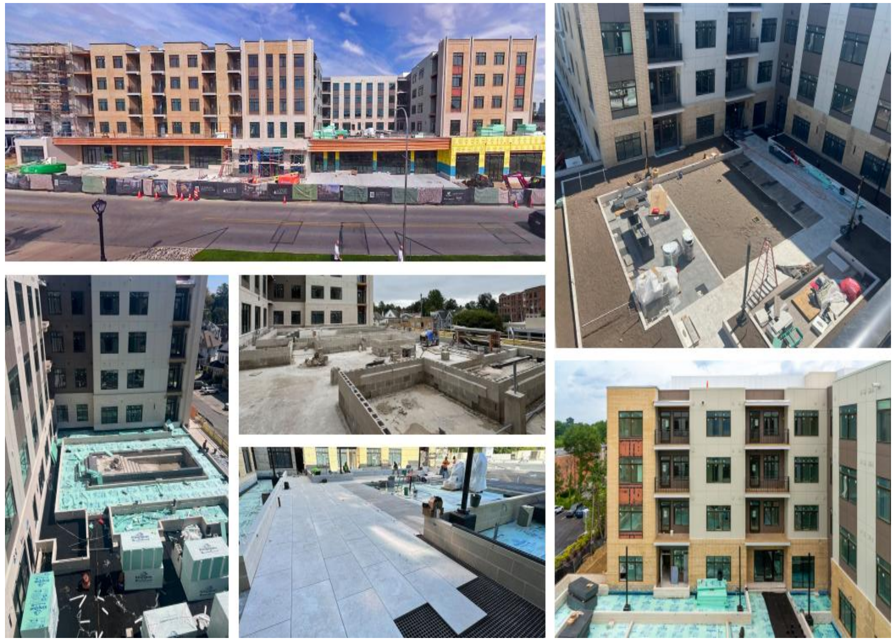
Project Spotlights - 7.0% to 9.0% WAVG Blended Stabilized Yield[1 2]

Preferred equity mixed-use development with the Bozzuto Group with KIM contributing entitled land at marked-up value; reduction of capital outlay reduces earnings drag

The Chester @ Westlake - Daly City, CA

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

Coulter Place @ Suburban Square, Ardmore, PA



- 131 Multi-family units, 19K SF of retail
- 2026 Estimated Completion
- Gross Costs: $106M
- 50% Ownership

1. Est. WAVG Blended Stabilized Yields are net of any credits or fees earned by owner
2. Est. WAVG Blended Stabilized Yields are shown as yield on Kimco's equity to reflect the ground lease and preferred equity structure.

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Value Creation: Mixed-Use Entitlements & Components

Value & Optionality

Entitlement Value: ~$210M to $385M

~$30K to ~$60K unit value for future development of nearly 11K multi-family units and hotel keys[1]

Entitlement Optionality:

Hold for life of the asset or,

Activate when WACC is favorable:

- Self-develop, ground lease to third-party, contribute to JV at marked-up basis

Highly Complementary

Enhances Property Value with lower blended cap rate

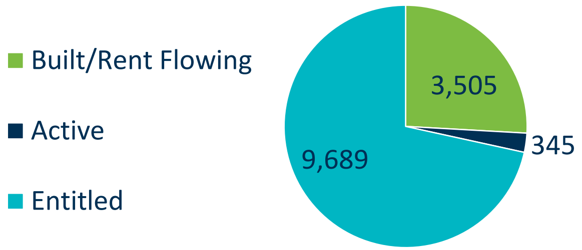
Acquisition Pipeline

- ROFO/ROFR[2] for all Ground Leases
- Positive arbitrage for ground lease sales where we own the fee

Near Term Opportunities

- 3,053 Multi-family Units and 100K SQFT of Retail
- Activation expected to occur within a three-year period

760 New Units Entitled in 3Q 2025; 13,500+ Total

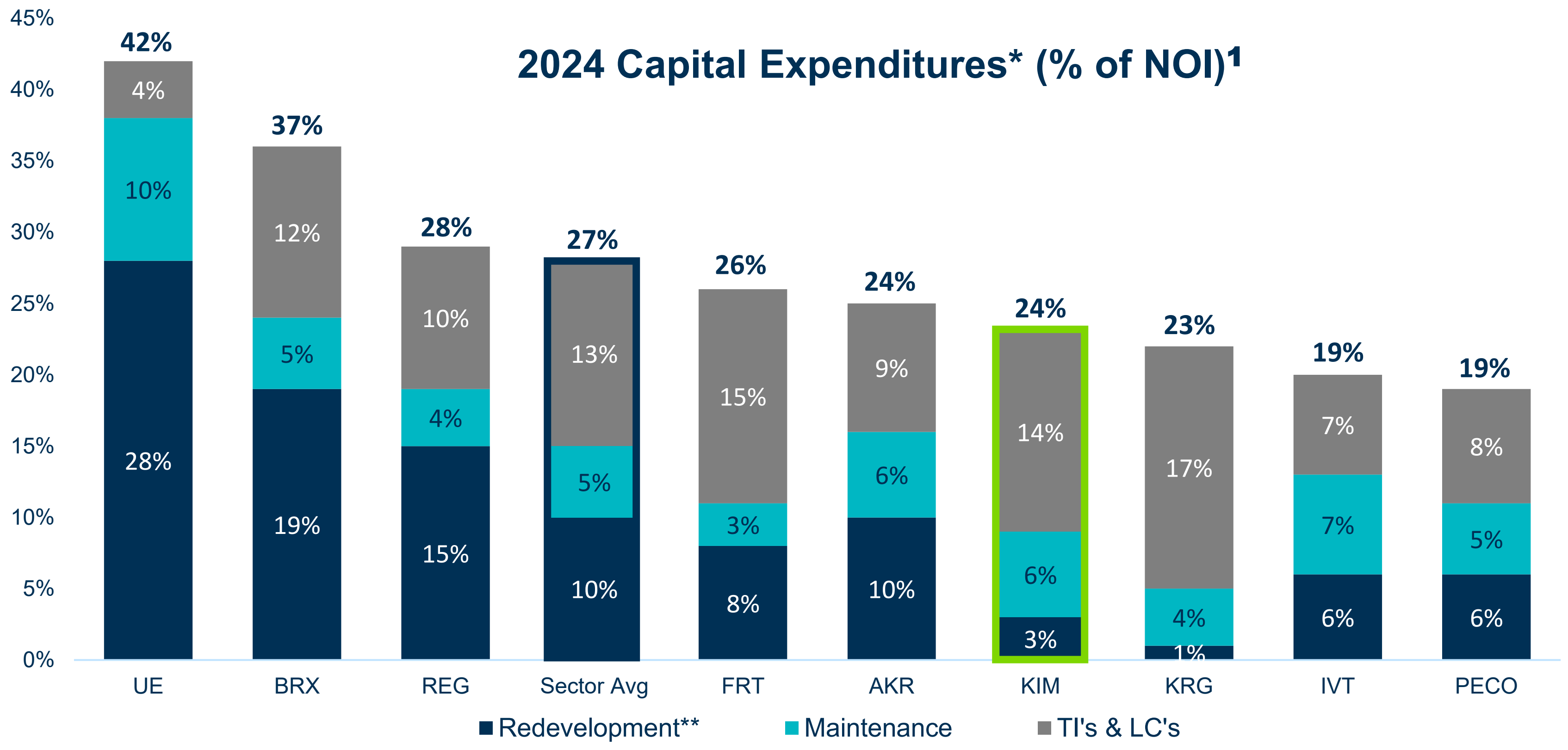


1. Calculated using a market-based development yield.
2. Right of First Offer/Right of First Refusal

As of 9/30/2025

Capital Expenditures

Disciplined All-in Capex Spending



KIM projects 2025 Capital Expenditures to be ~21% of NOI and fully funded with free cash flow from earnings

1. Source: Green Street Strip Center Sector "Capex Recap", July 2, 2025.
* Accounting treatment and disclosure practices impact company-level presentation. AKR is Core Portfolio only.
** Excludes select projects where square footage is added (when known)

Significant Financial Strength

KIMCO REALTY

The Summit at Scottsdale
Scottsdale, AZ

Financial Capacity to Support Growth

COMMITTED TO

- Investment grade credit rating of:
  S&P & Fitch: **A-**
  Moody's: **Baa1 (positive watch)**
- Low look-through net debt to EBITDA[2]: **5.6x** in 3Q25
- Fixed charge coverage of 3.5x or better. Current level: **4.2x**
- **~80%** recurring AFFO dividend payout ratio
- **~92%** of properties unencumbered

SOURCES

- **~$150M of annual free cash flow after dividends and leasing capex** (tenant improvements, landlord work and leasing commissions)
- **$160M** in cash and cash equivalents
- **$2.0B** available from revolving credit facility

USES

- No remaining consolidated maturities until July 2026
- Repurchased 3.0 million shares of common stock for $58.8 million, net ($19.61/share), in April 2025
- **2025 Capital Allocation Priorities**
  1. Leasing and capex costs: **$275M to $300M**
  2. Spend on redevelopment: **$90M to $110M**
  3. Acquisitions including Structured Investments, net of dispositions: **$100M to $125M**

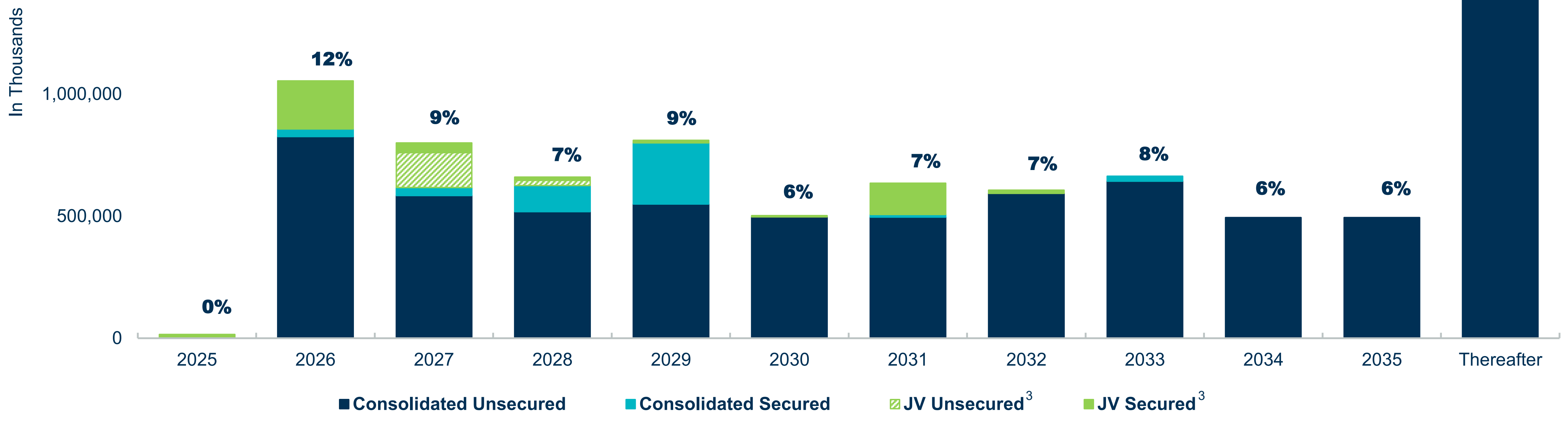
1. Includes outstanding preferred stock and company's pro-rata share of joint venture debt

As of 9/30/2025

KIMCO REALTY

Well-Staggered Debt Maturity Profile

Debt Profile:	Consolidated	JV[1]
Fixed Rate (99.4% of outstanding Cons. Debt)	4.01%[2]	4.80%[2]
Floating Rate (0.6% of outstanding Cons. Debt)	5.14%[2]	5.70%[2]
WAVG Term	8.2yrs	2.2yrs
Secured Debt	6%	72%
Unsecured Debt	94%	28%



1. Pro-rata share of JV debt
2. Weighted Average
3. KIM's pro-rata share of JV debt

As of 9/30/2025. Percentages are annual maturities of total pro-rata debt stack. Loan extensions are assumed when options exist.

Significant Financial Strength

Resilient and Ready

Cash Flow Visibility

Long–term leases with:

- Contractual rent bumps
  Small shop: 3-5% per year
  Anchors: 10-12% every five years
- Significant remaining term
  5 years WAVG remaining lease term
  Anchor 5 yrs; Small Shop 4 yrs
- Strong tenant retention
  ~90% GLA Overall Retention Rate
- Below market rents
  18 years (pro-rata) WAVG age of leases
  Anchor 20 yrs; Small Shop 13 yrs

Future Cash Flow Growth:

- Signed Not Opened (SNO) pool
  $71M of ABR as of 9/30/25
  Expected commencement: 20% in 4Q; 60% in '26; 20% in '27
- Strong leasing spreads
  11.1% pro-rata rent spread on comp. leases

Strong Portfolio Diversity

Tenant Mix

- No tenant >4% of ABR
- 7 of top 10 tenants are grocery or off-price
- Strong credit profile
- Top 50 small shop tenants ranked by pro-rata ABR % are all national

Market Exposure: National Platform

- 82% of ABR is from top major metro markets
- Located in high barrier to entry, first-ring suburbs within key major metropolitan Sun belt and Coastal markets.

Strong Balance Sheet

Conservative leverage

- 99.4% fixed-rate*
- 8.2yr WAVG maturity*
- 5.6x Look-through Net Debt/EBITDA
- No remaining maturities until July 2026*

Ample Liquidity

- $2.1B+ of immediate liquidity
- 92% unencumbered properties
- ~$150M of annual free cash flow (after dividends and leasing capex)

Investment grade credit ratings:
A- / A- / Baa1 (S&P / Fitch / Moody's)

*Consolidated

Appendix

KIMCO REALTY

Wexford Plaza
Pittsburgh, Pennsylvania

Top 50 Small Shop Tenants by Pro-rata ABR%

Top 50
Small Shop Tenants

100%
National

2,100+
Stores

27%
Pro-rata
Small Shop ABR

13%
Pro-rata
Portfolio ABR

Top 50 Small Shop Tenants by Pro-rata ABR %

1	JPMorgan Chase & Co.	11	Yum Brands, Inc.	21	Chipotle Mexican Grill, Inc.	31	Focus Brands	41	Signet Jewelers
2	Five Below	12	Massage Envy LLC	22	Verizon Communications	32	Orangetheory Fitness	42	Brinker International
3	Somnigroup International (Mattress Firm)	13	KnitWell Group	23	McDonalds' Corporation	33	Phenix Salon Suites	43	Leslie's Swimming Pools
4	Starbucks Coffee	14	Inspire Brands	24	UPS (United Parcel Service)	34	Ulta Beauty	44	Darden Restaurants, Inc.
5	Bank of America	15	United States of America	25	Xponential Fitness	35	Luxottica Retail	45	PNC Bank
6	T-Mobile USA, Inc.	16	Wells Fargo & Company	26	H&R Block, Inc.	36	J. Crew Group	46	Pacific Dental Services
7	JAB Holding Company	17	Dine Brands Global	27	Restaurant Brands International	37	Subway	47	Rainbow USA, Inc.
8	National Vision, Inc.	18	Sally Beauty Supply, LLC	28	First Watch	38	Sephora	48	Vitamin Shoppe
9	Bath & Body Works	19	Tailored Brands	29	Carter's Retail, Inc.	39	Five Guys Burgers & Fries	49	GNC
10	AT&T, Inc.	20	Dollar Tree	30	Radiance Holdings	40	Panda Restaurant Group, Inc	50	GameStop

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Portfolio Breakdown: Retailer Categories

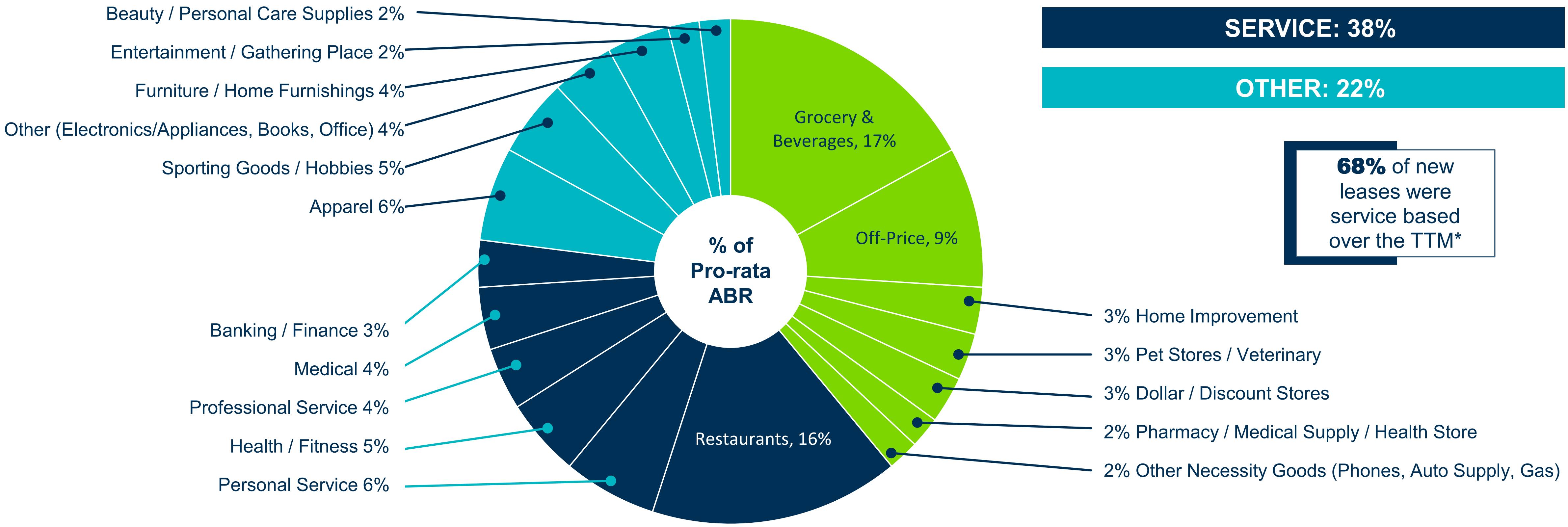
78% of ABR from Discount & Necessity Goods and Services

DISCOUNT & NECESSITY GOODS: 40%

SERVICE: 38%

OTHER: 22%

68% of new leases were service based over the TTM*



19% of ABR is derived from local tenants vs. national/regional

Data as of 9/30/2025
*Trailing 12 Months