

KIMCO REALTY CORP
Form 10-K
February 26, 2016
Table Of Contents

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-K

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2015

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission file number 1-10899

Kimco Realty Corporation

(Exact name of registrant as specified in its charter)

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Maryland 13-2744380
(State or other jurisdiction of incorporation or organization) (I.R.S. Employer Identification No.)

3333 New Hyde Park Road, New Hyde Park, NY 11042-0020

(Address of principal executive offices) (Zip Code)

(516) 869-9000

(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of each class</u>	<u>Name of each exchange on which registered</u>
Common Stock, par value \$.01 per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 6.00% Class I Cumulative Redeemable Preferred Stock, par value \$1.00 per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.50% Class J Cumulative Redeemable Preferred Stock, par value \$1.00 per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.625% Class K Cumulative Redeemable Preferred Stock, par value \$1.00 per share.	New York Stock Exchange

Securities registered pursuant to section 12(g) of the Act: None

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.
Yes No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was

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required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (§ 229.405 of this chapter) is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer Accelerated filer
Non-accelerated filer Smaller reporting company
(Do not check if a
smaller reporting
company.)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes No

The aggregate market value of the voting and non-voting common equity held by non-affiliates of the registrant was approximately \$9.0 billion based upon the closing price on the New York Stock Exchange for such equity on June 30, 2015.

(APPLICABLE ONLY TO CORPORATE REGISTRANTS)

Indicate the number of shares outstanding of each of the registrant's classes of common stock, as of the latest practicable date.

As of February 11, 2016, the registrant had 413,710,579 shares of common stock outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant's definitive proxy statement to be filed with respect to the Annual Meeting of Stockholders expected to be held on April 26, 2016.

Index to Exhibits begins on page 36.

1

Table Of Contents

TABLE OF CONTENTS

<u>Item No.</u>		Form 10-K Report Page
PART I		
1.	<u>Business</u>	3
1A.	<u>Risk Factors</u>	5
1B.	<u>Unresolved Staff Comments</u>	11
2.	<u>Properties</u>	11
3.	<u>Legal Proceedings</u>	13
4.	<u>Mine Safety Disclosures</u>	13
PART II		
5.	<u>Market for Registrant's Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities</u>	14
6.	<u>Selected Financial Data</u>	16
7.	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	17
7A.	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	33
8.	<u>Financial Statements and Supplementary Data</u>	34
9.	<u>Changes in and Disagreements With Accountants on Accounting and Financial Disclosure</u>	34
9A.	<u>Controls and Procedures</u>	34
9B.	<u>Other Information</u>	34
PART III		
10.	<u>Directors, Executive Officers and Corporate Governance</u>	34
11.	<u>Executive Compensation</u>	35

12.	<u>Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters</u>	35
13.	<u>Certain Relationships and Related Transactions, and Director Independence</u>	35
14.	<u>Principal Accounting Fees and Services</u>	35
PART IV		
15.	<u>Exhibits, Financial Statement Schedules</u>	35

Table Of Contents

FORWARD-LOOKING STATEMENTS

This annual report on Form 10-K (“Form 10-K”), together with other statements and information publicly disseminated by Kimco Realty Corporation (the “Company”) contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. 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,” “anticipate,” “estimate,” “project,” “will,” “target,” “forecast” or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond the Company’s control and could materially affect actual results, performances or achievements. Factors which may cause actual results to differ materially from current expectations include, but are not limited to (i) general adverse economic and local real estate conditions, (ii) the inability of major tenants to continue paying their rent obligations due to bankruptcy, insolvency or a general downturn in their business, (iii) financing risks, such as the inability to obtain equity, debt or other sources of financing or refinancing on favorable terms to the Company, (iv) the Company’s ability to raise capital by selling its assets, (v) changes in governmental laws and regulations, (vi) the level and volatility of interest rates and foreign currency exchange rates and managements’ ability to estimate the impact thereof, (vii) risks related to the Company’s international operations, (viii) the availability of suitable acquisition, disposition, development and redevelopment opportunities, and risks related to acquisitions not performing in accordance with our expectations, (ix) valuation and risks related to the Company’s joint venture and preferred equity investments, (x) valuation of marketable securities and other investments, (xi) increases in operating costs, (xii) changes in the dividend policy for the Company’s common stock, (xiii) the reduction in the Company’s income in the event of multiple lease terminations by tenants or a failure by multiple tenants to occupy their premises in a shopping center, (xiv) impairment charges, (xv) unanticipated changes in the Company’s intention or ability to prepay certain debt prior to maturity and/or hold certain securities until maturity and (xvi) the risks and uncertainties identified under Item 1A, “Risk Factors” and elsewhere in this 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.

PART I

Item 1. Business

Background

Kimco Realty Corporation, a Maryland corporation, is one of the nation's largest owners and operators of open-air shopping centers. The terms "Kimco," the "Company," "we," "our" and "us" each refer to Kimco Realty Corporation and our subsidiaries, unless the context indicates otherwise. The Company is a self-administered real estate investment trust ("REIT") and has owned and operated open-air shopping centers for more than 50 years. The Company has not engaged, nor does it expect to retain, any REIT advisors in connection with the operation of its properties. As of December 31, 2015, the Company had interests in 605 shopping center properties (the "Combined Shopping Center Portfolio"), aggregating 96.0 million square feet of gross leasable area ("GLA"), located in 38 states, Puerto Rico and Canada. In addition, the Company had 446 other property interests, primarily through the Company's preferred equity investments and other real estate investments, totaling 7.3 million square feet of GLA. The Company's ownership interests in real estate consist of its consolidated portfolio and portfolios where the Company owns an economic interest, such as properties in the Company's investment real estate management programs, where the Company partners with institutional investors and also retains management. The Company believes its portfolio of open-air shopping center properties is the largest (measured by GLA) currently held by any publicly traded REIT.

The Company's executive offices are located at 3333 New Hyde Park Road, New Hyde Park, New York 11042-0020 and its telephone number is (516) 869-9000. Nearly all operating functions, including leasing, legal, construction, data processing, maintenance, finance and accounting are administered by the Company from its executive offices in New Hyde Park, New York and supported by the Company's regional offices. As of December 31, 2015, a total of 546 persons were employed by the Company.

The Company's Web site is located at <http://www.kimcorealty.com>. The information contained on our Web site does not constitute part of this Form 10-K. On the Company's Web site you can obtain, free of charge, a copy of our Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange Act of 1934, as amended, as soon as reasonably practicable, after we file such material electronically with, or furnish it to, the SEC. The public may read and copy any materials we file with the SEC at the SEC's Public Reference Room at 100 F Street, NE, Washington, DC 20549. The public may obtain information on the operation of the Public Reference Room by calling the SEC at 1-800-SEC-0330. The SEC also maintains an Internet site that contains reports, proxy and information statements, and other information regarding issuers that file electronically with the SEC at <http://www.sec.gov>.

Table Of Contents

The Company began operations through its predecessor, The Kimco Corporation, which was organized in 1966 upon the contribution of several shopping center properties owned by its principal stockholders. In 1973, these principals formed the Company as a Delaware corporation, and, in 1985, the operations of The Kimco Corporation were merged into the Company. The Company completed its initial public stock offering (the "IPO") in November 1991, and, commencing with its taxable year which began January 1, 1992, elected to qualify as a REIT in accordance with Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). If, as the Company believes, it is organized and operates in such a manner so as to qualify and remain qualified as a REIT under the Code, the Company generally will not be subject to federal income tax, provided that distributions to its stockholders equal at least the amount of its REIT taxable income, as defined under the Code. In 1994, the Company reorganized as a Maryland corporation. In March 2006, the Company was added to the S & P 500 Index, an index containing the stock of 500 Large Cap companies, most of which are U.S. corporations. The Company's common stock, Class I Depositary Shares, Class J Depositary Shares and Class K Depositary Shares are traded on the New York Stock Exchange ("NYSE") under the trading symbols "KIM", "KIMprI", "KIMprJ" and "KIMprK", respectively.

The Company's initial growth resulted primarily from ground-up development and the construction of shopping centers. Subsequently, the Company revised its growth strategy to focus on the acquisition of existing shopping centers and continued its expansion across the nation. The Company implemented its investment real estate management format through the establishment of various institutional joint venture programs, in which the Company has noncontrolling interests. The Company earns management fees, acquisition fees, disposition fees as well as promoted interests based on achieving certain performance metrics. The Company continued its geographic expansion with investments in Canada, Puerto Rico, Mexico, Chile, Brazil and Peru; however during 2013, based upon a perceived change in market conditions, the Company began its efforts to exit its investments in Mexico and South America. During 2015, the Company began its efforts to exit its investments in Canada. By the fourth quarter of 2015, the Company had substantially liquidated its investments in Mexico and had completely exited South America by liquidating its investments in Chile, Brazil and Peru. The Company's revenues and equity in income (including gains on sales and impairment losses) from its foreign investments in U.S. dollar equivalents and their respective local currencies are as follows (in millions):

	2015	2014	2013
Revenues (consolidated in USD):			
Mexico	\$1.9	\$29.4	\$49.5
Brazil	\$-	\$-	\$3.2
Peru	\$-	\$0.1	\$0.4
Chile	\$6.7	\$8.1	\$9.2
Revenues (consolidated in local currencies):			
Mexico (Mexican Pesos "MXN")	28.2	382.3	673.8
Brazil (Brazilian Real)	-	-	6.8
Peru (Peruvian Nuevo Sol)	-	0.4	1.2
Chile (Chilean Pesos "CLP")	4,264.9	4,485.9	4,464.7
Equity in income (unconsolidated joint ventures, including preferred equity investments in USD):			
Canada (2015 includes gains of \$373.8 million on disposition of equity interests)	\$409.1	\$49.3	\$46.6

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Mexico (2014 includes the release of cumulative foreign currency translation adjustment “CTA”)	\$ (1.6)	\$ (3.7)	\$ 98.1
Chile (2015 includes the release of CTA)	\$ 0.9	\$ (0.1)	\$ 4.2
Equity in income (unconsolidated joint ventures, including preferred equity investments in local currencies):			
Canada (Canadian dollars) (2015 includes gains of CAD \$439.9 million on disposition of equity interests)	540.1	54.6	48.0
Mexico (MXN) (2014 includes the release of CTA)	(24.0)	(550.8)	232.3
Chile (CLP)	-	(55.3)	2,141.2

The Company, through its taxable REIT subsidiaries (“TRS”), as permitted by the Tax Relief Extension Act of 1999, has previously engaged in various retail real estate related opportunities, including (i) ground-up development of open-air shopping centers and the subsequent sale thereof upon completion, (ii) retail real estate management and disposition services, which primarily focused on leasing and disposition strategies for real estate property interests of both healthy and distressed retailers and (iii) the Company’s investment in AB Acquisition, LLC, which consists of grocers Safeway, Albertsons, Vons and other banners (collectively “Albertsons”). The Company may consider other investments through its TRS should suitable opportunities arise.

Table Of Contents

In addition, the Company has capitalized on its established expertise in retail real estate by establishing other ventures in which the Company owns a smaller equity interest and provides management, leasing and operational support for those properties. The Company has also provided preferred equity capital in the past to real estate entrepreneurs and, from time to time, provides real estate capital and management services to both healthy and distressed retailers. The Company has also made selective investments in secondary market opportunities where a security or other investment is, in management's judgment, priced below the value of the underlying assets, however these investments are subject to volatility within the equity and debt markets.

Operating and Investment Strategy

The Company's strategy is to be the premier owner and operator of open-air shopping centers through investments primarily in the U.S.. To achieve this strategy the Company is (i) continuing to transform the quality of its portfolio by disposing of lesser quality assets and acquiring larger higher quality properties in key markets identified by the Company, (ii) simplifying its business by (a) reducing the number of joint venture investments and (b) exiting Mexico, South America and Canada, for which the exit of South America has been completed and Mexico has been substantially completed, (iii) pursuing redevelopment opportunities within its portfolio to increase overall value and (iv) selectively acquiring land parcels for ground-up development projects, consisting of retail and/or mixed use centers, for long-term investment. In addition, the Company may consider other opportunistic investments related to retailer controlled real estate such as, repositioning underperforming retail locations, retail real estate financing and bankruptcy transaction support. The Company has an active capital recycling program which provides for the disposition of certain U.S. properties. If the Company accepts sales prices for any of these assets that are less than their net carrying values, the Company would be required to take impairment charges and such amounts could be material. In order to execute the Company's strategy, the Company intends to continue to strengthen its balance sheet by pursuing deleveraging efforts over time, providing it the necessary flexibility to invest opportunistically and selectively, primarily focusing on U.S. open-air shopping centers.

The Company's investment objective is to increase cash flow, current income and, consequently, the value of its existing portfolio of properties and to seek continued growth in desirable demographic areas with successful retailers through (i) the retail re-tenanting, renovation and expansion of its existing centers and (ii) the selective acquisition of established income-producing real estate properties and properties requiring significant re-tenanting and redevelopment, primarily in open-air shopping centers in geographic regions in which the Company presently operates. The Company may consider investments in other real estate sectors and in geographic markets where it does not presently operate should suitable opportunities arise.

The Company's open-air shopping center properties are designed to attract local area customers and are typically anchored by a national or regional discount department store, supermarket or drugstore tenant offering day-to-day necessities rather than high-priced luxury items. The Company may either purchase or lease income-producing properties in the future and may also participate with other entities in property ownership through partnerships, joint ventures or similar types of co-ownership. Equity investments may be subject to existing mortgage financing and/or

other indebtedness. Financing or other indebtedness may be incurred simultaneously or subsequently in connection with such investments. Any such financing or indebtedness would have priority over the Company's equity interest in such property. The Company may make loans to joint ventures in which it may or may not participate.

The Company seeks to reduce its operating and leasing risks through diversification achieved by the geographic distribution of its properties and a large tenant base. As of December 31, 2015, no single open-air shopping center accounted for more than 1.8% of the Company's annualized base rental revenues, including the proportionate share of base rental revenues from properties in which the Company has less than a 100% economic interest, or more than 1.5% of the Company's total shopping center GLA. At December 31, 2015, the Company's five largest tenants were TJX Companies, The Home Depot, Bed Bath & Beyond, Royal Ahold and Albertsons which represented 3.2%, 2.4%, 2.1%, 1.9% and 1.9%, respectively, of the Company's annualized base rental revenues, including the proportionate share of base rental revenues from properties in which the Company has less than a 100% economic interest.

As one of the original participants in the growth of the shopping center industry and one of the nation's largest owners and operators of open-air shopping centers, the Company has established close relationships with a large number of major national and regional retailers and maintains a broad network of industry contacts. Management is associated with and/or actively participates in many shopping center and REIT industry organizations. Notwithstanding these relationships, there are numerous regional and local commercial developers, real estate companies, financial institutions and other investors who compete with the Company for the acquisition of properties and other investment opportunities and in seeking tenants who will lease space in the Company's properties.

Item 1A. Risk Factors

We are subject to certain business and legal risks including, but not limited to, the following:

Loss of our tax status as a real estate investment trust or changes in federal tax laws, regulations, administrative interpretations or court decisions relating to real estate investment trusts could have significant adverse consequences to us and the value of our securities.

Table Of Contents

We have elected to be taxed as a REIT for federal income tax purposes under the Code. We believe that we have operated so as to qualify as a REIT under the Code and that our current organization and method of operation comply with the rules and regulations promulgated under the Code to enable us to continue to qualify as a REIT. However, there can be no assurance that we have qualified or will continue to qualify as a REIT for federal income tax purposes.

Qualification as a REIT involves the application of highly technical and complex Code provisions, for which there are only limited judicial and administrative interpretations. The determination of various factual matters and circumstances not entirely within our control may affect our ability to qualify as a REIT. New legislation, regulations, administrative interpretations or court decisions could significantly change the tax laws with respect to qualification as a REIT, the federal income tax consequences of such qualification or the desirability of an investment in a REIT relative to other investments.

In order to qualify as a REIT, we must satisfy a number of requirements, including requirements regarding the composition of our assets and a requirement that at least 95% of our gross income in any year be derived from qualifying sources, such as “rents from real property.” Also, we must make distributions to stockholders aggregating annually at least 90% of our REIT taxable income, excluding net capital gains. Furthermore, we own a direct or indirect interest in certain subsidiary REITs which elected to be taxed as REITs for federal income tax purposes under the Code. Provided that each subsidiary REIT qualifies as a REIT, our interest in such subsidiary REIT will be treated as a qualifying real estate asset for purposes of the REIT asset tests. To qualify as a REIT, the subsidiary REIT must independently satisfy all of the REIT qualification requirements. The failure of a subsidiary REIT to qualify as a REIT could have an adverse effect on our ability to comply with the REIT income and asset tests, and thus our ability to qualify as a REIT.

If we lose our REIT status, we will face serious tax consequences that will substantially reduce the funds available to pay dividends to stockholders for each of the years involved because:

- we would not be allowed a deduction for distributions to stockholders in computing our taxable income and we would be subject to federal income tax at regular corporate rates;
- we could be subject to the federal alternative minimum tax and possibly increased state and local taxes;
- unless we were entitled to relief under statutory provisions, we could not elect to be taxed as a REIT for four taxable years following the year during which we were disqualified; and
- we would not be required to make distributions to stockholders.

As a result of all these factors, our failure to qualify as a REIT or changes in federal tax laws with respect to qualification as a REIT or the tax consequences of such qualification could also impair our ability to expand our business or raise capital and materially adversely affect the value of our securities.

To maintain our REIT status, we may be forced to borrow funds on a short-term basis during unfavorable market conditions.

To qualify as a REIT, we generally must distribute to our stockholders at least 90% of our REIT taxable income each year, excluding capital gains, and we will be subject to regular corporate income taxes on the amount we distribute that is less than 100% of our net taxable income each year. In addition, we will be subject to a 4% nondeductible excise tax on the amount, if any, by which distributions paid by us in any calendar year are less than the sum of 85% of our ordinary income, 95% of our capital gain net income and 100% of our undistributed income from prior years. While we have historically satisfied these distribution requirements by making cash distributions to our stockholders, a REIT is permitted to satisfy these requirements by making distributions of cash or other property, including, in limited circumstances, its own stock. Assuming we continue to satisfy these distributions requirements with cash, we may need to borrow funds to meet the REIT distribution requirements even if the then prevailing market conditions are not favorable for these borrowings. These borrowing needs could result from differences in timing between the actual receipt of cash and inclusion of income for federal income tax purposes, or the effect of non-deductible capital expenditures, the creation of reserves or required debt or amortization payments.

Adverse global market and economic conditions may impede our ability to generate sufficient income and maintain our properties.

The economic performance and value of our properties is subject to all of the risks associated with owning and operating real estate, including:

- changes in the national, regional and local economic climate;
- local conditions, including an oversupply of, or a reduction in demand for, space in properties like those that we own;
- trends toward smaller store sizes as retailers reduce inventory and new prototypes;
- increasing use by customers of e-commerce and online store sites;
- the attractiveness of our properties to tenants;
- the ability of tenants to pay rent, particularly anchor tenants with leases in multiple locations;
- tenants who may declare bankruptcy and/or close stores;
- competition from other available properties to attract and retain tenants;

Table Of Contents

changes in market rental rates;
the need to periodically pay for costs to repair, renovate and re-let space;
changes in operating costs, including costs for maintenance, insurance and real estate taxes;
the expenses of owning and operating properties, which are not necessarily reduced when circumstances such as market factors and competition cause a reduction in income from the properties;
changes in laws and governmental regulations, including those governing usage, zoning, the environment and taxes;
acts of terrorism and war, acts of God and physical and weather-related damage to our properties; and
the potential risk of functional obsolescence of properties over time.

Competition may limit our ability to purchase new properties or generate sufficient income from tenants and may decrease the occupancy and rental rates for our properties.

Our properties consist primarily of open-air shopping centers and other retail properties. Our performance, therefore, is generally linked to economic conditions in the market for retail space. In the future, the market for retail space could be adversely affected by:

weakness in the national, regional and local economies;
the adverse financial condition of some large retailing companies;
the impact of internet sales on the demand for retail space;
ongoing consolidation in the retail sector; and
the excess amount of retail space in a number of markets.

In addition, numerous commercial developers and real estate companies compete with us in seeking tenants for our existing properties and properties for acquisition. New regional malls, open-air lifestyle centers or other retail shopping centers with more convenient locations or better rents may attract tenants or cause them to seek more favorable lease terms at or prior to renewal. Retailers at our properties may face increasing competition from other retailers, e-commerce, outlet malls, discount shopping clubs, catalog companies, direct mail, telemarketing or home shopping networks, all of which could (i) reduce rents payable to us; (ii) reduce our ability to attract and retain tenants at our properties; or (iii) lead to increased vacancy rates at our properties. We may fail to anticipate the effects of changes in consumer buying practices, particularly of growing online sales and the resulting retailing practices and space needs of our tenants or a general downturn in our tenants' businesses, which may cause tenants to close stores or default in payment of rent.

Our performance depends on our ability to collect rent from tenants, including anchor tenants, our tenants' financial condition and our tenants maintaining leases for our properties.

At any time our tenants, particularly small local stores, may experience a downturn in their business that may significantly weaken their financial condition. As a result, our tenants may delay a number of lease commencements, decline to extend or renew leases upon expiration, fail to make rental payments when due, close stores or declare bankruptcy. Any of these actions could result in the termination of tenants' leases and the loss of rental income attributable to these tenants' leases. In the event of a default by a tenant, we may experience delays and costs in enforcing our rights as landlord under the terms of the leases.

In addition, multiple lease terminations by tenants, including anchor tenants, or a failure by multiple tenants to occupy their premises in a shopping center could result in lease terminations or significant reductions in rent by other tenants in the same shopping centers under the terms of some leases. In that event, we may be unable to re-lease the vacated space at attractive rents or at all, and our rental payments from our continuing tenants could significantly decrease. The occurrence of any of the situations described above, particularly if it involves a substantial tenant with leases in multiple locations, could have a material adverse effect on our financial condition, results of operations and cash flows.

A tenant that files for bankruptcy protection may not continue to pay us rent. A bankruptcy filing by, or relating to, one of our tenants or a lease guarantor would bar all efforts by us to collect pre-bankruptcy debts from the tenant or the lease guarantor, or their property, unless the bankruptcy court permits us to do so. A tenant or lease guarantor bankruptcy could delay our efforts to collect past due balances under the relevant leases and could ultimately preclude collection of these sums. If a lease is rejected by a tenant in bankruptcy, we would have only a general unsecured claim for damages. As a result, it is likely that we would recover substantially less than the full value of any unsecured claims we hold, if at all.

We may be unable to sell our real estate property investments when appropriate or on terms favorable to us.

Real estate property investments are illiquid and generally cannot be disposed of quickly. In addition, the Code restricts a REIT's ability to dispose of properties that are not applicable to other types of real estate companies. Therefore, we may not be able to vary our portfolio in response to economic or other conditions promptly or on terms favorable to us within a time frame that we would need.

Table Of Contents

We may acquire or develop properties or acquire other real estate related companies, and this may create risks.

We may acquire or develop properties or acquire other real estate related companies when we believe that an acquisition or development is consistent with our business strategies. We may not succeed in consummating desired acquisitions or in completing developments on time or within budget. When we do pursue a project or acquisition, we may not succeed in leasing newly developed or acquired properties at rents sufficient to cover the costs of acquisition or development and operations. Difficulties in integrating acquisitions may prove costly or time-consuming and could divert management's attention from other activities. Acquisitions or developments in new markets or industries where we do not have the same level of market knowledge may result in poorer than anticipated performance. We may also abandon acquisition or development opportunities that management has begun pursuing and consequently fail to recover expenses already incurred and will have devoted management's time to a matter not consummated. Furthermore, our acquisitions of new properties or companies will expose us to the liabilities of those properties or companies, some of which we may not be aware of at the time of the acquisition. In addition, development of our existing properties presents similar risks.

Newly acquired or re-developed properties may have characteristics or deficiencies currently unknown to us that affect their value or revenue potential. It is also possible that the operating performance of these properties may decline under our management. As we acquire additional properties, we will be subject to risks associated with managing new properties, including lease-up and tenant retention. In addition, our ability to manage our growth effectively will require us to successfully integrate our new acquisitions into our existing management structure. We may not succeed with this integration or effectively manage additional properties, particularly in secondary markets. Also, newly acquired properties may not perform as expected.

Unsuccessful ground-up development activities or a slowdown in ground-up development activities could have a direct impact on our growth, results of operations and cash flows.

Property ground-up development is a component of our operating and investment strategy. We intend to continue pursuing select ground-up development opportunities for long-term investment and construction of retail and/or mixed use properties as opportunities arise. We expect to phase in construction until sufficient preleasing is reached. Our ground-up development and construction activities include the following risks:

We may abandon ground-up development opportunities after expending resources and could lose all or part of our investment in such opportunities, including loss of deposits or failure to recover expenses already incurred. Development, construction or operating costs, including increased interest rates and higher materials, transportation, labor, leasing or other costs, may exceed our original estimates.

Occupancy rates and rents at a newly completed property may not meet our expectations and may not be sufficient to make the property profitable

Construction or permanent financing may not be available to us on favorable terms or at all

We may not complete construction and lease-up on schedule due to a variety of factors including construction delays or contractor changes, resulting in increased expenses and construction costs or tenants or operators with the right to terminate pre-construction leases; and

We may not be able to obtain, or may experience delays in obtaining, necessary zoning, land use, building, occupancy and other required governmental permits and authorizations.

Additionally, new ground-up development activities typically require substantial time and attention from management, and the time frame required for development, construction and lease-up of these properties could require several years to realize any significant cash return. The foregoing risks could cause the development of properties to hinder the Company's growth and have an adverse effect on its results of operations and cash flows.

We face competition in pursuing acquisition or development opportunities that could increase our costs.

We face competition in the acquisition, development, operation and sale of real property from others engaged in real estate investment that could increase our costs associated with purchasing and maintaining assets. Some of these competitors may have greater financial resources than we do. This could result in competition for the acquisition of properties for tenants who lease or consider leasing space in our existing and subsequently acquired properties and for other real estate investment opportunities.

We do not have exclusive control over our joint venture and preferred equity investments, such that we are unable to ensure that our objectives will be pursued.

We have invested in some properties as a co-venturer or partner, instead of owning directly. In these investments, we do not have exclusive control over the development, financing, leasing, management and other aspects of these investments. As a result, the co-venturer or partner might have interests or goals that are inconsistent with ours, take action contrary to our interests or otherwise impede our objectives. These investments involve risks and uncertainties. The co-venturer or partner may fail to provide capital or fulfill its obligations, which may result in certain liabilities to us for guarantees and other commitments, conflicts arising between us and our partners and the difficulty of managing and resolving such conflicts, and the difficulty of managing or otherwise monitoring such business arrangements. The co-venturer or partner also might become insolvent or bankrupt, which may result in significant losses to us.

In addition, joint venture arrangements may decrease our ability to manage risk and implicate additional risks, such as:

potentially inferior financial capacity, diverging business goals and strategies and the need for our venture partner's continued cooperation;

our inability to take actions with respect to the joint venture activities that we believe are favorable to us if our joint venture partner does not agree;
our inability to control the legal entity that has title to the real estate associated with the joint venture;
our lenders may not be easily able to sell our joint venture assets and investments or may view them less favorably as collateral, which could negatively affect our liquidity and capital resources;
our joint venture partners can take actions that we may not be able to anticipate or prevent, which could result in negative impacts on our debt and equity; and
our joint venture partners' business decisions or other actions or omissions may result in harm to our reputation or adversely affect the value of our investments.

Our joint venture and preferred equity investments generally own real estate properties for which the economic performance and value is subject to all the risks associated with owning and operating real estate as described above.

Table Of Contents

We intend to continue to sell our non-strategic assets and may not be able to recover our investments, which may result in significant losses to us.

There can be no assurance that we will be able to recover the current carrying amount of all of our non-strategic properties and investments and those of our unconsolidated joint ventures in the future. Our failure to do so would require us to recognize impairment charges for the period in which we reached that conclusion, which could materially and adversely affect our business, financial condition, operating results and cash flows.

We have certain international operations, which may be affected by economic, political and other risks associated with international operations, and this could adversely affect our business.

The risks we face in international business operations include, but are not limited to:

- currency risks, including currency fluctuations;
- unexpected changes in legislative and regulatory requirements, including changes in applicable laws and regulations in the United States that affect foreign operations;
- potential adverse tax burdens;
- burdens of complying with different accounting and permitting standards, labor laws and a wide variety of foreign laws;
- obstacles to the repatriation of earnings and cash;
- regional, national and local political uncertainty;
- economic slowdown and/or downturn in foreign markets;
- difficulties in staffing and managing international operations;
- difficulty in administering and enforcing corporate policies, which may be different than the normal business practices of local cultures; and
- reduced protection for intellectual property in some countries.

Each of these risks might impact our cash flow or impair our ability to borrow funds, which ultimately could adversely affect our business, financial condition, operating results and cash flows.

In order to operate internationally, we must overcome cultural and language barriers and assimilate different business practices. In addition, we are required to create compensation programs, employment policies and other administrative programs that comply with laws of multiple countries. We also must communicate and monitor standards and directives in our international locations. Our failure to successfully manage our geographically diverse operations could impair our ability to react quickly to changing business and market conditions and to enforce compliance with standards and procedures. Since a portion of our revenues are generated internationally, we must devote an

appropriate level of resources to managing our international operations.

Our future success will be influenced by our ability to anticipate and effectively manage these and other risks associated with our international operations. Any of these factors could, however, materially adversely affect our international operations and, consequently, our financial condition, results of operations and cash flows.

We cannot predict the impact of laws and regulations affecting our international operations nor the potential that we may face regulatory sanctions.

Our international operations included properties in Canada, Mexico, Chile, Brazil and Peru and are subject to a variety of United States and foreign laws and regulations, including the United States Foreign Corrupt Practices Act (“FCPA”). We have policies and procedures designed to promote compliance with the FCPA and other anti-corruption laws, but we cannot assure you that we will continue to be found to be operating in compliance with, or be able to detect violations of, any such laws or regulations. In addition, we cannot predict the nature, scope or effect of future regulatory requirements to which our international operations might be subject, the manner in which existing laws might be administered or interpreted, or the potential that we may face regulatory sanctions.

We cannot assure you that our employees will adhere to our Code of Conduct or any other of our policies, applicable anti-corruption laws, including the FCPA, or other legal requirements. Failure to comply or violations of any applicable policies, anti-corruption laws, or other legal requirements may subject us to legal, regulatory or other sanctions, including criminal and civil penalties and other remedial measures. We have received a subpoena from the Enforcement Division of the SEC in connection with the SEC’s investigation, In the Matter of Wal-Mart Stores, Inc. (FW-3678), that the SEC Staff is currently conducting with respect to possible violations of the FCPA. We are cooperating with the SEC investigation and a parallel investigation by the U.S. Department of Justice (“DOJ”). See “Item 3. Legal Proceedings,” below. The DOJ and the SEC have a broad range of civil and criminal sanctions under the FCPA and other laws and regulations, which they may seek to impose against corporations and individuals in appropriate circumstances including, but not limited to, injunctive relief, disgorgement, fines, penalties and modifications to business practices and compliance programs. Any of these remedial measures, if applicable to us, could have a material adverse impact on our business, results of operations, financial condition and liquidity.

Table Of Contents

We face risks relating to cybersecurity attacks, loss of confidential information and other business disruptions.

Our business is at risk from and may be impacted by cybersecurity attacks, including attempts to gain unauthorized access to our confidential data and other electronic security breaches. Such cyber-attacks can range from individual attempts to gain unauthorized access to our information technology systems to more sophisticated security threats. There is no guarantee that the measures we employ to prevent, detect and mitigate these threats will be successful in preventing a cyber-attack. Cybersecurity incidents could compromise the confidential information of our tenants, employees and third party vendors and disrupt and effect the efficiency of our business operations.

We may be unable to obtain financing through the debt and equities market, which would have a material adverse effect on our growth strategy, our results of operations and our financial condition.

We cannot assure you that we will be able to access the credit and/or equity markets to obtain additional debt or equity financing or that we will be able to obtain financing on terms favorable to us. The inability to obtain financing on a timely basis could have negative effects on our business, such as:

- we could have great difficulty acquiring or developing properties, which would materially adversely affect our business strategy;
- our liquidity could be adversely affected;
- we may be unable to repay or refinance our indebtedness;
- we may need to make higher interest and principal payments or sell some of our assets on terms unfavorable to us to fund our indebtedness; or
- we may need to issue additional capital stock, which could further dilute the ownership of our existing shareholders.

Adverse changes in our credit ratings could impair our ability to obtain additional debt and equity financing on terms favorable to us, if at all, and could significantly reduce the market price of our publicly traded securities.

We are subject to financial covenants that may restrict our operating and acquisition activities.

Our revolving credit facility, term loan and the indentures under which our senior unsecured debt is issued contain certain financial and operating covenants, including, among other things, certain coverage ratios and limitations on our ability to incur debt, make dividend payments, sell all or substantially all of our assets and engage in mergers and consolidations and certain acquisitions. These covenants may restrict our ability to pursue certain business initiatives or certain acquisition transactions that might otherwise be advantageous. In addition, failure to meet any of the

financial covenants could cause an event of default under our revolving credit facility, term loan and the indentures and/or accelerate some or all of our indebtedness, which would have a material adverse effect on us.

Changes in market conditions could adversely affect the market price of our publicly traded securities.

The market price of our publicly traded securities depends on various market conditions, which may change from time-to-time. Among the market conditions that may affect the market price of our publicly traded securities are the following:

- the extent of institutional investor interest in us;
- the reputation of REITs generally and the reputation of REITs with portfolios similar to ours;
- the attractiveness of the securities of REITs in comparison to securities issued by other entities, including securities issued by other real estate companies;
- our financial condition and performance;
- the market's perception of our growth potential, potential future cash dividends and risk profile;
- an increase in market interest rates, which may lead prospective investors to demand a higher distribution rate in relation to the price paid for our shares; and
- general economic and financial market conditions.

We may change the dividend policy for our common stock in the future.

The decision to declare and pay dividends on our common stock in the future, as well as the timing, amount and composition of any such future dividends, will be at the sole discretion of our Board of Directors and will depend on our earnings, operating cash flows, liquidity, financial condition, capital requirements, contractual prohibitions or other limitations under our indebtedness including preferred stock, the annual distribution requirements under the REIT provisions of the Code, state law and such other factors as our Board of Directors deems relevant or are requirements under the Code or state or federal laws. Any negative change in our dividend policy could have a material adverse effect on the market price of our common stock.

Table Of Contents

We may not be able to recover our investments in marketable securities, mortgage receivables or other investments, which may result in significant losses to us.

Our investments in marketable securities are subject to specific risks relating to the particular issuer of the securities, including the financial condition and business outlook of the issuer, which may result in significant losses to us. Marketable securities are generally unsecured and may also be subordinated to other obligations of the issuer. As a result, investments in marketable securities are subject to risks of:

limited liquidity in the secondary trading market;
substantial market price volatility, resulting from changes in prevailing interest rates;
subordination to the prior claims of banks and other senior lenders to the issuer;
the possibility that earnings of the issuer may be insufficient to meet its debt service and distribution obligations; and
the declining creditworthiness and potential for insolvency of the issuer during periods of rising interest rates and economic downturn.

These risks may adversely affect the value of outstanding marketable securities and the ability of the issuers to make distribution payments.

In the event of a default by a borrower, it may be necessary for us to foreclose our mortgage or engage in costly negotiations. Delays in liquidating defaulted mortgage loans and repossessing and selling the underlying properties could reduce our investment returns. Furthermore, in the event of default, the actual value of the property securing the mortgage may decrease. A decline in real estate values will adversely affect the value of our loans and the value of the mortgages securing our loans.

Our mortgage receivables may be or become subordinated to mechanics' or materialmen's liens or property tax liens. In these instances we may need to protect a particular investment by making payments to maintain the current status of a prior lien or discharge it entirely. Where that occurs, the total amount we recover may be less than our total investment, resulting in a loss. In the event of a major loan default or several loan defaults resulting in losses, our investments in mortgage receivables would be materially and adversely affected.

The economic performance and value of our other investments which we do not control and are in retail operations, are subject to risks associated with owning and operating retail businesses, including:

changes in the national, regional and local economic climate;

the adverse financial condition of some large retailing companies;
increasing use by customers of e-commerce and online store sites; and
ongoing consolidation in the retail sector,

A decline in the value of our other investments may require us to recognize an other-than-temporary impairment (“OTTI”) against such assets. When the fair value of an investment is determined to be less than its amortized cost at the balance sheet date, we assess whether the decline is temporary or other-than-temporary. If we intend to sell an impaired asset, or it is more likely than not that we will be required to sell the impaired asset before any anticipated recovery, then we must recognize an OTTI through charges to earnings equal to the entire difference between the assets amortized cost and its fair value at the balance sheet date. When an OTTI is recognized through earnings, a new cost basis is established for the asset and the new cost basis may not be adjusted through earnings for subsequent recoveries in fair value.

We may be subject to liability under environmental laws, ordinances and regulations.

Under various federal, state, and local laws, ordinances and regulations, we may be considered an owner or operator of real property and may be responsible for paying for the disposal or treatment of hazardous or toxic substances released on or in our property, as well as certain other potential costs relating to hazardous or toxic substances (including governmental fines and injuries to persons and property). This liability may be imposed whether or not we knew about, or were responsible for, the presence of hazardous or toxic substances.

Item 1B. Unresolved Staff Comments

None

Item 2. Properties

Real Estate Portfolio. As of December 31, 2015, the Company had interests in 605 shopping center properties aggregating 96.0 million square feet of GLA located in 38 states, Puerto Rico and Canada. In addition, the Company had 446 other property interests, primarily through the Company’s preferred equity investments and other real estate investments, totaling 7.3 million square feet of GLA. The Company’s portfolio includes noncontrolling interests. Open-air shopping centers comprise the primary focus of the Company’s current portfolio. As of December 31, 2015, the Company’s Combined Shopping Center Portfolio was 95.0% leased.

Table Of Contents

The Company's open-air shopping center properties, which are generally owned and operated through subsidiaries or joint ventures, had an average size of 158,686 square feet as of December 31, 2015. The Company generally retains its shopping centers for long-term investment and consequently pursues a program of regular physical maintenance together with major renovations and refurbishing to preserve and increase the value of its properties. This includes renovating existing facades, installing uniform signage, resurfacing parking lots and enhancing parking lot lighting. During 2015, the Company capitalized \$156.0 million in connection with these property improvements and expensed to operations \$38.5 million.

The Company's management believes its experience in the real estate industry and its relationships with numerous national and regional tenants gives it an advantage in an industry where ownership is fragmented among a large number of property owners. The Company's open-air shopping centers are usually "anchored" by a national or regional discount department store, supermarket or drugstore. As one of the original participants in the growth of the shopping center industry and one of the nation's largest owners and operators of shopping centers, the Company has established close relationships with a large number of major national and regional retailers. Some of the major national and regional companies that are tenants in the Company's shopping center properties include TJX Companies, The Home Depot, Bed Bath & Beyond, Royal Ahold, Albertsons, Wal-Mart, Kohl's, Petsmart and Ross Stores.

A substantial portion of the Company's income consists of rent received under long-term leases. Most of the leases provide for the payment of fixed-base rentals monthly in advance and for the payment by tenants of an allocable share of the real estate taxes, insurance, utilities and common area maintenance expenses incurred in operating the shopping centers. Although many of the leases require the Company to make roof and structural repairs as needed, a number of tenant leases place that responsibility on the tenant, and the Company's standard small store lease provides for roof repairs to be reimbursed by the tenant as part of common area maintenance.

Minimum base rental revenues and operating expense reimbursements accounted for 98% and other revenues, including percentage rents, accounted for 2% of the Company's total revenues from rental property for the year ended December 31, 2015. The Company's management believes that the base rent per leased square foot for many of the Company's existing leases is generally lower than the prevailing market-rate base rents in the geographic regions where the Company operates, reflecting the potential for future growth.

Approximately 31.1% of the Company's leases of consolidated properties also contain provisions requiring the payment of additional rent calculated as a percentage of tenants' gross sales above predetermined thresholds. Percentage rents accounted for less than 1% of the Company's revenues from rental property for the year ended December 31, 2015. Additionally, a majority of the Company's leases have provisions requiring contractual rent increases. The Company's leases may also include escalation clauses, which provide for increases based upon changes in the consumer price index or similar inflation indices.

As of December 31, 2015, the Company's consolidated operating portfolio, comprised of 60.5 million square feet of GLA, was 95.7% leased. The consolidated operating portfolio consists entirely of properties located in the U.S., inclusive of Puerto Rico. For the period January 1, 2015 to December 31, 2015, the Company increased the average base rent per leased square foot, which includes the impact of tenant concessions, in its U.S. consolidated portfolio of open-air shopping centers from \$13.50 to \$14.36, an increase of \$0.86. This increase primarily consists of (i) a \$0.24 increase relating to acquisitions, (ii) a \$0.40 increase relating to dispositions, and (iii) a \$0.22 increase relating to new leases signed net of leases vacated and rent step-ups within the portfolio.

The Company has a total of 6,164 leases in the U.S. consolidated operating portfolio. The following table sets forth the aggregate lease expirations for each of the next ten years, assuming no renewal options are exercised. For purposes of the table, the Total Annual Base Rent Expiring represents annualized rental revenue, excluding the impact of straight-line rent, for each lease that expires during the respective year. Amounts in thousands except for number of lease data:

Year Ending December 31,	Number of Leases	Square Feet	Total Annual Base Rent	% of Gross Annual Rent	
	Expiring	Expiring	Expiring		
(1)	173	460	\$8,874	1.1	%
2016	656	3,822	\$56,298	6.8	%
2017	1,002	7,756	\$116,803	14.1	%
2018	903	6,507	\$98,617	11.9	%
2019	849	6,724	\$98,130	11.8	%
2020	808	6,331	\$93,771	11.3	%
2021	451	4,985	\$65,220	7.9	%
2022	267	3,016	\$41,558	5.0	%
2023	248	3,218	\$44,222	5.3	%
2024	232	3,004	\$47,022	5.7	%
2025	229	2,203	\$34,715	4.2	%
2026	141	3,283	\$39,242	4.7	%

(1) Leases currently under month to month lease or in process of renewal

Table Of Contents

During 2015, the Company executed 1,016 leases totaling over 6.5 million square feet in the Company's consolidated operating portfolio comprised of 388 new leases and 628 renewals and options. The leasing costs associated with these leases are estimated to aggregate \$54.2 million or \$25.38 per square foot. These costs include \$42.8 million of tenant improvements and \$11.4 million of leasing commissions. The average rent per square foot on new leases was \$17.63 and on renewals and options was \$15.76. The Company will seek to obtain rents that are higher than amounts within its expiring leases, however, there are many variables and uncertainties which can significantly affect the leasing market at any time; as such, the Company cannot guarantee that future leases will continue to be signed for rents that are equal to or higher than current amounts.

Ground-Leased Properties. The Company has interests in 46 consolidated shopping center properties and interests in 20 shopping center properties in unconsolidated joint ventures that are subject to long-term ground leases where a third party owns and has leased the underlying land to the Company (or an affiliated joint venture) to construct and/or operate a shopping center. The Company or the joint venture pays rent for the use of the land and generally is responsible for all costs and expenses associated with the building and improvements. At the end of these long-term leases, unless extended, the land together with all improvements revert to the landowner.

More specific information with respect to each of the Company's property interests is set forth in Exhibit 99.1, which is incorporated herein by reference.

Item 3. Legal Proceedings

The Company is not presently involved in any litigation nor, to its knowledge, is any litigation threatened against the Company or its subsidiaries that, in management's opinion, would result in any material adverse effect on the Company's ownership, management or operation of its properties taken as a whole, or which is not covered by the Company's liability insurance.

On January 28, 2013, the Company received a subpoena from the Enforcement Division of the SEC in connection with an investigation, In the Matter of Wal-Mart Stores, Inc. (FW-3678), that the SEC Staff is currently conducting with respect to possible violations of the Foreign Corrupt Practices Act. The Company is cooperating with the SEC and the U.S. Department of Justice ("DOJ"), which is conducting a parallel investigation. At this point, we are unable to predict the duration, scope or result of the SEC or DOJ investigation.

Item 4. Mine Safety Disclosures

Not applicable.

13

Table Of ContentsPART IIItem 5. Market for the Registrant's Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities

Market Information There were no common stock offerings completed by the Company during the three-year period ended December 31, 2015.

The table below sets forth, for the quarterly periods indicated, the high and low sales prices per share reported on the NYSE Composite Tape and declared dividends per share for the Company's common stock. The Company's common stock is traded on the NYSE under the trading symbol "KIM".

Period	Stock Price		Dividends	
	High	Low		
2014:				
First Quarter	\$22.70	\$19.61	\$ 0.225	
Second Quarter	\$23.63	\$21.41	\$ 0.225	
Third Quarter	\$23.82	\$21.54	\$ 0.225	
Fourth Quarter	\$26.04	\$21.56	\$ 0.24	(a)
2015:				
First Quarter	\$28.54	\$25.20	\$ 0.24	
Second Quarter	\$27.06	\$22.48	\$ 0.24	
Third Quarter	\$25.70	\$22.07	\$ 0.24	
Fourth Quarter	\$27.33	\$23.98	\$ 0.255	(b)

(a) Paid on January 15, 2015, to stockholders of record on January 2, 2015.

(b) Paid on January 15, 2016, to stockholders of record on January 4, 2016.

Holders: The number of holders of record of the Company's common stock, par value \$0.01 per share, was 2,412 as of January 31, 2016.

Dividends: Since the IPO, the Company has paid regular quarterly cash dividends to its stockholders. While the Company intends to continue paying regular quarterly cash dividends, future dividend declarations will be paid at the discretion of the Board of Directors and will depend on the actual cash flows of the Company, its financial condition,

capital requirements, the annual distribution requirements under the REIT provisions of the Code and such other factors as the Board of Directors deems relevant. The Company's Board of Directors will continue to evaluate the Company's dividend policy on a quarterly basis as they monitor sources of capital and evaluate operating fundamentals. The Company is required by the Code to distribute at least 90% of its REIT taxable income. The actual cash flow available to pay dividends will be affected by a number of factors, including the revenues received from rental properties, the operating expenses of the Company, the interest expense on its borrowings, the ability of lessees to meet their obligations to the Company, the ability to refinance near-term debt maturities and any unanticipated capital expenditures.

The Company has determined that the \$0.96 dividend per common share paid during 2015 represented 100% capital gain to its stockholders. The \$0.90 dividend per common share paid during 2014 represented 36% ordinary income, a 36% return of capital and 28% capital gain to its stockholders.

In addition to its common stock offerings, the Company has capitalized the growth in its business through the issuance of unsecured fixed and floating-rate medium-term notes, underwritten bonds, unsecured bank debt, mortgage debt and construction loans, convertible preferred stock and perpetual preferred stock. Borrowings under the Company's revolving credit facility have also been an interim source of funds to both finance the purchase of properties and other investments and meet any short-term working capital requirements. The various instruments governing the Company's issuance of its unsecured public debt, bank debt, mortgage debt and preferred stock impose certain restrictions on the Company with regard to dividends, voting, liquidation and other preferential rights available to the holders of such instruments. See "Management's Discussion and Analysis of Financial Condition and Results of Operations" and Footnotes 12, 13 and 16 of the Notes to Consolidated Financial Statements included in this Form 10-K.

The Company does not believe that the preferential rights available to the holders of its Class I Preferred Stock, Class J Preferred Stock and Class K Preferred Stock, the financial covenants contained in its public bond indentures, as amended, its term loan, or its revolving credit agreements will have an adverse impact on the Company's ability to pay dividends in the normal course to its common stockholders or to distribute amounts necessary to maintain its qualification as a REIT.

The Company maintains a dividend reinvestment and direct stock purchase plan (the "Plan") pursuant to which common and preferred stockholders and other interested investors may elect to automatically reinvest their dividends to purchase shares of the Company's common stock or, through optional cash payments, purchase shares of the Company's common stock. The Company may, from time-to-time, either (i) purchase shares of its common stock in the open market or (ii) issue new shares of its common stock for the purpose of fulfilling its obligations under the Plan.

Table Of Contents

Issuer Purchases of Equity Securities During the year ended December 31, 2015, the Company repurchased 179,696 shares in connection with common shares surrendered or deemed surrendered to the Company to satisfy statutory minimum tax withholding obligations in connection with the vesting of restricted stock awards under the Company's equity-based compensation plans. The Company expended approximately \$4.8 million to repurchase these shares.

Period	Total Number of Shares Purchased	Average Price Paid per Share	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs	Approximate Dollar Value of Shares that May Yet Be Purchased Under the Plans or Programs (in millions)
January 1, 2015 –January 31, 2015	6,251	\$ 26.32	-	\$ -
February 1, 2015 –February 28, 2015	159,743	\$ 26.82	-	-
March 1, 2015 –March 31, 2015	-	\$ -	-	-
April 1, 2015 –April 30, 2015	-	\$ -	-	-
May 1, 2015 –May 31, 2015	754	\$ 24.49	-	-
June 1, 2015 –June 30, 2015	-	\$ -	-	-
July 1, 2015 –July 31, 2015	366	\$ 22.90	-	-
August 1, 2015 –August 31, 2015	11,858	\$ 24.85	-	-
September 1, 2015 –September 30, 2015	-	\$ -	-	-
October 1, 2015 –October 31, 2015	724	\$ 26.32	-	-
November 1, 2015 –November 30, 2015	-	\$ -	-	-
December 1, 2015 –December 31, 2015	-	\$ -	-	-
Total	179,696	\$ 26.65	-	\$ -

Total Stockholder Return Performance The following performance chart compares, over the five years ended December 31, 2015, the cumulative total stockholder return on the Company's common stock with the cumulative total return of the S&P 500 Index and the cumulative total return of the NAREIT Equity REIT Total Return Index (the "NAREIT Equity Index") prepared and published by the National Association of Real Estate Investment Trusts ("NAREIT"). Equity real estate investment trusts are defined as those which derive more than 75% of their income from equity investments in real estate assets. The NAREIT Equity Index includes all tax qualified equity real estate investment trusts listed on the New York Stock Exchange, American Stock Exchange or the NASDAQ National Market System. Stockholder return performance, presented quarterly for the five years ended December 31, 2015, is not necessarily indicative of future results. All stockholder return performance assumes the reinvestment of dividends. The information in this paragraph and the following performance chart are deemed to be furnished, not filed.

Table Of ContentsItem 6. Selected Financial Data

The following table sets forth selected, historical, consolidated financial data for the Company and should be read in conjunction with the Consolidated Financial Statements of the Company and Notes thereto and Management's Discussion and Analysis of Financial Condition and Results of Operations included in this Form 10-K.

The Company believes that the book value of its real estate assets, which reflects the historical costs of such real estate assets less accumulated depreciation, is not indicative of the current market value of its properties. Historical operating results are not necessarily indicative of future operating performance.

	Year ended December 31,				
	2015	2014(2)	2013(2)	2012(2)	2011(2)
	(in thousands, except per share information)				
Operating Data:					
Revenues from rental properties (1)	\$1,144,474	\$958,888	\$825,210	\$755,851	\$698,211
Interest expense (3)	\$218,891	\$203,759	\$212,240	\$223,736	\$219,599
Depreciation and amortization (3)	\$344,527	\$258,074	\$224,713	\$214,827	\$197,956
Gain on sale of development properties	\$-	\$-	\$-	\$-	\$12,074
Gain on sale of operating properties, net, net of tax (3)	\$125,813	\$389	\$1,432	\$4,299	\$108
Provision for income taxes, net (4)	\$67,325	\$22,438	\$32,654	\$15,603	\$24,928
Impairment charges (5)	\$45,383	\$39,808	\$32,247	\$10,289	\$13,077
Income from continuing operations (6)	\$894,190	\$375,133	\$276,884	\$172,760	\$100,059
Income per common share, from continuing operations:					
Basic	\$2.01	\$0.77	\$0.53	\$0.19	\$0.10
Diluted	\$2.00	\$0.77	\$0.53	\$0.19	\$0.10
Weighted average number of shares of common stock:					
Basic	411,319	409,088	407,631	405,997	406,530
Diluted	412,851	411,038	408,614	406,689	407,669
Cash dividends declared per common share	\$0.975	\$0.915	\$0.855	\$0.78	\$0.73

	December 31,				
	2015	2014	2013	2012	2011
	(in thousands)				
Balance Sheet Data:					
Real estate, before accumulated depreciation	\$11,568,809	\$10,018,226	\$9,123,344	\$8,947,287	\$8,771,257
Total assets (7)	\$11,344,171	\$10,261,400	\$9,644,247	\$9,731,928	\$9,604,026
Total debt (7)	\$5,376,310	\$4,595,970	\$4,202,018	\$4,176,011	\$4,089,649
Total stockholders' equity	\$5,046,300	\$4,774,785	\$4,632,417	\$4,765,160	\$4,686,386
Cash flow provided by operations	\$493,701	\$629,343	\$570,035	\$479,054	\$448,613

Cash flow provided by/(used for) investing activities	\$21,365	\$126,705	\$72,235	\$(51,000)	\$(20,760)
Cash flow used for financing activities	\$(512,854)	\$(717,494)	\$(635,377)	\$(399,061)	\$(440,125)

(1) Does not include revenues (i) from rental property relating to unconsolidated joint ventures, (ii) relating to the investment in retail store leases and (iii) from properties included in discontinued operations.

Amounts have been adjusted to reflect the impact of operating properties sold during the years ended December 31, (2)2014, 2013, 2012 and 2011, which are reflected in discontinued operations in the Consolidated Statements of Income.

(3) Does not include amounts reflected in discontinued operations.

(4) Does not include amounts reflected in discontinued operations. Amounts include income taxes related to gain on transfer/sale of operating properties.

(5) Amounts exclude noncontrolling interests and amounts reflected in discontinued operations.

(6) Amounts include gain on transfer/sale of operating properties, net of tax and net income attributable to noncontrolling interests.

(7) Beginning in its fiscal year 2015, the Company elected to early adopt Accounting Standards Update (“ASU”) 2015-03 and ASU 2015-15 and appropriately retrospectively applied the guidance to its Notes Payable and Mortgages Payable to all periods presented. Unamortized debt issuance costs are included in Total debt for all periods presented (previously included in Other assets on the Company’s Consolidated Balance Sheets).

Table Of Contents

Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion should be read in conjunction with the Consolidated Financial Statements and Notes thereto included in this Form 10-K. Historical results and percentage relationships set forth in the Consolidated Statements of Income contained in the Consolidated Financial Statements, including trends, should not be taken as indicative of future operations.

Executive Summary

Kimco Realty Corporation is one of the nation's largest publicly-traded owners and operators of open-air shopping centers. As of December 31, 2015, the Company had interests in 605 shopping center properties, aggregating 96.0 million square feet of GLA located in 38 states, Puerto Rico and Canada. In addition, the Company had 446 other property interests, primarily through the Company's preferred equity investments and other real estate investments, totaling 7.3 million square feet of GLA.

The executive officers are engaged in the day-to-day management and operation of real estate exclusively with the Company, with nearly all operating functions, including leasing, asset management, maintenance, construction, legal, finance and accounting, administered by the Company.

The Company's strategy is to be the premier owner and operator of open-air shopping centers through investments primarily in the U.S.. To achieve this strategy the Company is (i) continuing to transform the quality of its portfolio by disposing of lesser quality assets and acquiring larger higher quality properties in key markets identified by the Company, (ii) simplifying its business by (a) reducing the number of joint venture investments and (b) exiting Mexico, South America and Canada, for which the exit of South America has been completed and Mexico has been substantially completed, (iii) pursuing redevelopment opportunities within its portfolio to increase overall value and (iv) selectively acquiring land parcels in our key markets for ground-up development projects, consisting of retail and/or mixed use centers, for long-term investment. In addition, the Company may consider other opportunistic investments related to retailer controlled real estate such as, repositioning underperforming retail locations, retail real estate financing and bankruptcy transaction support. The Company has an active capital recycling program which provides for the disposition of certain U.S. properties. If the Company accepts sales prices for any of these assets that are less than their net carrying values, the Company would be required to take impairment charges and such amounts could be material. In order to execute the Company's strategy, the Company intends to continue to strengthen its balance sheet by pursuing deleveraging efforts over time, providing it the necessary flexibility to invest opportunistically and selectively, primarily focusing on U.S. open-air shopping centers.

The following highlights the Company's significant transactions, events and results that occurred during the year ended December 31, 2015:

Portfolio Information:

Net income available to common shareholders increased by \$465.5 million to \$831.2 million for the year ended December 31, 2015, as compared to \$365.7 million for the corresponding period in 2014.

Funds from operations ("FFO") increased from \$596.2 million or \$1.45 per diluted share for the year ended December 31, 2014, to \$643.2 million or \$1.56 per diluted share for the year ended December 31, 2015 (see additional disclosure on FFO beginning on page 30).

FFO as adjusted increased from \$576.9 million or \$1.40 per diluted share for the year ended December 31, 2014, to \$603.4 million or \$1.46 per diluted share for the year ended December 31, 2015 (see additional disclosure on FFO beginning on page 30).

U.S. same property net operating income ("U.S. Same Property NOI") increased 3.1% for the year ended December 31, 2015, as compared to the corresponding period in 2014 (see additional disclosure on U.S. Same Property NOI beginning on page 32).

U.S. pro-rata occupancy rose from 95.7% at December 31, 2014, to 95.8% at December 31, 2015.

Executed 1,016 new leases, renewals and options totaling approximately 6.5 million square feet in the Combined Shopping Center Portfolio.

Acquisition Activity (see Footnotes 3 and 7 of the Notes to Consolidated Financial Statements included in this Form 10-K):

Acquired 48 shopping center properties, nine out-parcels and three land parcels comprising an aggregate 7.5 million square feet of GLA, for an aggregate purchase price of \$1.8 billion including the assumption of \$807.6 million of non-recourse mortgage debt encumbering 38 of the properties. The Company acquired 43 of these properties for an aggregate sales price of \$1.6 billion from joint ventures in which the Company previously held noncontrolling ownership interests and recognized an aggregate gain on change in control of interests of \$149.2 million from the fair value adjustment.

Additionally, during the year ended December 31, 2015, the Company acquired \$20.7 million in land related to two existing development projects which will be held as long-term investments. The Company anticipates completing these projects over the next four years.

Table Of Contents

Disposition Activity (see Footnotes 4, 5, and 6 of the Notes to Consolidated Financial Statements included in this Form 10-K):

During 2015, the Company disposed of 90 consolidated operating properties and eight out-parcels, including its remaining property in Chile, in separate transactions, for an aggregate sales price of \$543.9 million. These transactions resulted in an aggregate net gain of \$125.8 million, after income tax expense, foreign currency translation loss of \$19.6 million related to the sale of the remaining Chile property and aggregate impairment charges of \$10.2 million, before income tax expense of \$2.3 million.

Capital Activity (for additional details see Liquidity and Capital Resources below):

During January 2015, the Company entered into a new \$650.0 million unsecured term loan (“Term Loan”) which has an initial maturity date in January 2017 (with three one-year extension options at the Company’s discretion) and accrues interest at a spread (currently 95 basis points) to LIBOR or at the Company’s option at a base rate as defined per the agreement (1.37% at December 31, 2015). The proceeds from the Term Loan were used to repay the Company’s \$400.0 million term loan, which was scheduled to mature in April 2015 (with two additional one-year extension options) and bore interest at LIBOR plus 105 basis points, and for general corporate purposes.

During March 2015, the Company issued \$350.0 million of 30-year Senior Unsecured Notes at an interest rate of 4.25% payable semi-annually in arrears which are scheduled to mature in April 2045.

During October 2015, the Company issued \$500.0 million of seven-year Senior Unsecured Notes at an interest rate of 3.40% payable semi-annually in arrears which are scheduled to mature in November 2022.

During November 2015, the Company redeemed all of its outstanding 7,000,000 depositary shares of the Company’s 6.90% Class H Cumulative Redeemable Preferred Stock (the “Class H Preferred Stock”) resulting in an aggregate payment of \$175.0 million. In connection with this redemption the Company recorded a non-cash charge of \$5.8 million resulting from the difference between the redemption amount and the carrying amount of the Class H Preferred Stock on the Company’s Consolidated Balance Sheets.

During 2015, the Company repaid (i) its \$100.0 million 4.904% medium term notes, which matured in February 2015, (ii) its \$100.0 million 5.250% senior unsecured notes, which matured in September 2015 and (iii) its \$150.0 million 5.584% medium term notes, which matured in November 2015.

Also during 2015, the Company paid off \$557.0 million of mortgage debt (including fair market value adjustment of \$1.4 million) that encumbered 27 operating properties.

Critical Accounting Policies

The Consolidated Financial Statements of the Company include the accounts of the Company, its wholly-owned subsidiaries and all entities in which the Company has a controlling interest, including where the Company has been determined to be a primary beneficiary of a variable interest entity in accordance with the consolidation guidance of the FASB Accounting Standards Codification (“ASC”). The Company applies these provisions to each of its joint venture investments to determine whether the cost, equity or consolidation method of accounting is appropriate. The

preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions in certain circumstances that affect amounts reported in the accompanying Consolidated Financial Statements and related notes. In preparing these financial statements, management has made its best estimates and assumptions that affect the reported amounts of assets and liabilities. These estimates are based on, but not limited to, historical results, industry standards and current economic conditions, giving due consideration to materiality. The most significant assumptions and estimates relate to revenue recognition and the recoverability of trade accounts receivable, depreciable lives, valuation of real estate and intangible assets and liabilities, valuation of joint venture investments and other investments, realizability of deferred tax assets and uncertain tax positions. Application of these assumptions requires the exercise of judgment as to future uncertainties, and, as a result, actual results could materially differ from these estimates.

The Company is required to make subjective assessments as to whether there are impairments in the value of its real estate properties, investments in joint ventures, marketable securities and other investments. The Company's reported net earnings are directly affected by management's estimate of impairments and/or valuation allowances.

Revenue Recognition and Accounts Receivable

Base rental revenues from rental property are recognized on a straight-line basis over the terms of the related leases. Certain of these leases also provide for percentage rents based upon the level of sales achieved by the lessee. These percentage rents are recorded once the required sales level is achieved. Operating expense reimbursements are recognized as earned. Rental income may also include payments received in connection with lease termination agreements. In addition, leases typically provide for reimbursement to the Company of common area maintenance, real estate taxes and other operating expenses.

The Company makes estimates of the uncollectability of its accounts receivable related to base rents, straight-line rent, expense reimbursements and other revenues. The Company analyzes accounts receivable and historical bad debt levels, customer credit-worthiness and current economic trends when evaluating the adequacy of the allowance for doubtful accounts. In addition, tenants in bankruptcy are analyzed and estimates are made in connection with the expected recovery of pre-petition and post-petition claims. The Company's reported net earnings are directly affected by management's estimate of the collectability of accounts receivable.

Table Of Contents

Real Estate

The Company's investments in real estate properties are stated at cost, less accumulated depreciation and amortization. Expenditures for maintenance and repairs are charged to operations as incurred. Significant renovations and replacements, which improve and extend the life of the asset, are capitalized.

Upon acquisition of real estate operating properties, the Company estimates the fair value of acquired tangible assets (consisting of land, building, building improvements and tenant improvements) and identified intangible assets and liabilities (consisting of above and below-market leases, in-place leases and tenant relationships, where applicable), assumed debt and redeemable units issued at the date of acquisition, based on evaluation of information and estimates available at that date. Fair value is determined based on an exit price approach, which contemplates the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. If, up to one year from the acquisition date, information regarding fair value of the assets acquired and liabilities assumed is received and estimates are refined, appropriate adjustments, if material, are made to the purchase price allocation on a retrospective basis. The Company expenses transaction costs associated with business combinations in the period incurred.

Depreciation and amortization are provided on the straight-line method over the estimated useful lives of the assets, as follows:

Buildings and building improvements	15 to 50 years
Fixtures, leasehold and tenant improvements (including certain identified intangible assets)	Terms of leases or useful lives, whichever is shorter

The Company is required to make subjective assessments as to the useful lives of its properties for purposes of determining the amount of depreciation to reflect on an annual basis with respect to those properties. These assessments have a direct impact on the Company's net earnings.

On a continuous basis, management assesses whether there are any indicators, including property operating performance, changes in anticipated holding period and general market conditions, that the value of the real estate properties (including any related amortizable intangible assets or liabilities) may be impaired. A property value is considered impaired only if management's estimate of current and projected operating cash flows (undiscounted and unleveraged) of the property over its anticipated hold period is less than the net carrying value of the property. Such cash flow projections consider factors such as expected future operating income, trends and prospects, as well as the effects of demand, competition and other factors. To the extent impairment has occurred, the carrying value of the property would be adjusted to reflect the estimated fair value of the property.

When a real estate asset is identified by management as held-for-sale, the Company ceases depreciation of the asset and estimates the sales price of such asset net of selling costs. If, in management's opinion, the net sales price of the asset is less than the net book value of such asset, an adjustment to the carrying value would be recorded to reflect the estimated fair value of the property.

Investments in Unconsolidated Joint Ventures

The Company accounts for its investments in unconsolidated joint ventures under the equity method of accounting as the Company exercises significant influence, but does not control, these entities. These investments are recorded initially at cost and are subsequently adjusted for cash contributions and distributions. Earnings for each investment are recognized in accordance with each respective investment agreement and, where applicable, are based upon an allocation of the investment's net assets at book value as if the investment was hypothetically liquidated at the end of each reporting period.

The Company's joint ventures and other real estate investments primarily consist of co-investments with institutional and other joint venture partners in open-air shopping center properties, consistent with its core business. These joint ventures typically obtain non-recourse third-party financing on their property investments, thus contractually limiting the Company's exposure to losses to the amount of its equity investment, and, due to the lender's exposure to losses, a lender typically will require a minimum level of equity in order to mitigate its risk. The Company's exposure to losses associated with its unconsolidated joint ventures is primarily limited to its carrying value in these investments.

On a continuous basis, management assesses whether there are any indicators, including property operating performance and general market conditions, that the value of the Company's investments in unconsolidated joint ventures may be impaired. An investment's value is impaired only if management's estimate of the fair value of the investment is less than the carrying value of the investment and such difference is deemed to be other-than-temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the estimated fair value of the investment.

The Company's estimated fair values are based upon a discounted cash flow model for each joint venture that includes all estimated cash inflows and outflows over a specified holding period and, where applicable, any estimated debt premiums. Capitalization rates, discount rates and credit spreads utilized in these models are based upon rates that the Company believes to be within a reasonable range of current market rates.

Table Of Contents

Realizability of Deferred Tax Assets and Uncertain Tax Positions

The Company is subject to federal, state and local income taxes on the income from its activities relating to its TRS activities and subject to local taxes on certain non-U.S. investments. The Company accounts for income taxes using the asset and liability method, which requires that deferred tax assets and liabilities be recognized based on future tax consequences of temporary differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax basis. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply in the years in which temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in earnings in the period when the changes are enacted.

A reduction of the carrying amounts of deferred tax assets by a valuation allowance is required, if based on the evidence available, it is more likely than not (a likelihood of more than 50 percent) that some portion or all of the deferred tax assets will not be realized. The valuation allowance should be sufficient to reduce the deferred tax asset to the amount that is more likely than not to be realized.

The Company considers all available evidence, both positive and negative, to determine whether, based on the weight of that evidence, a valuation allowance is needed. Information about an enterprise's current financial position and its results of operations for the current and preceding years is supplemented by all currently available information about future years. The Company must use judgment in considering the relative impact of negative and positive evidence.

The Company believes, when evaluating deferred tax assets within its taxable REIT subsidiaries, special consideration should be given to the unique relationship between the Company as a REIT and its taxable REIT subsidiaries. This relationship exists primarily to protect the REIT's qualification under the Code by permitting, within certain limits, the REIT to engage in certain business activities in which the REIT cannot directly participate. As such, the REIT controls which and when investments are held in, or distributed or sold from, its taxable REIT subsidiaries. This relationship distinguishes a REIT and taxable REIT subsidiary from an enterprise that operates as a single, consolidated corporate taxpayer.

The Company primarily utilizes a projection of pre-tax book income and taxable income as positive evidence to overcome any negative evidence. Although items of income and expense utilized in the projection are objectively verifiable there is also significant judgment used in determining the duration and timing of events that would impact the projection. Based upon the Company's analysis of positive and negative evidence the Company will make a determination of the need for a valuation allowance against its deferred tax assets. If future income projections do not occur as forecasted, the Company will reevaluate the need for a valuation allowance. In addition, the Company can employ additional strategies to realize its deferred tax assets, including transferring a greater portion of its property management business to the TRS and sale of certain built-in gain assets.

The Company recognizes and measures benefits for uncertain tax positions, which requires significant judgment from management. Although the Company believes it has adequately reserved for any uncertain tax positions, no assurance can be given that the final tax outcome of these matters will not be different. The Company adjusts these reserves in light of changing facts and circumstances, such as the closing of a tax audit or the refinement of an estimate. Changes in the recognition or measurement of uncertain tax positions could result in material increases or decreases in the Company's income tax expense in the period in which a change is made, which could have a material impact on operating results (see Footnote 21 of the Notes to Consolidated Financial Statements included in this Form 10-K).

Results of Operations

Comparison 2015 to 2014

	2015	2014	Change	%	%
	(amounts in millions)				
Revenues from rental properties (1)	\$1,144.5	\$958.9	\$185.6	19.4	%
Rental property expenses: (2)					
Rent	\$12.3	\$14.3	\$(2.0)	(14.0)	%
Real estate taxes	147.2	124.7	22.5	18.0	%
Operating and maintenance	145.0	119.7	25.3	21.1	%
	\$304.5	\$258.7	\$45.8	17.7	%
Depreciation and amortization (3)	\$344.5	\$258.1	\$86.4	33.5	%

Revenues from rental property increased primarily from the combined effect of (i) the acquisition of operating properties during 2015 and 2014, providing incremental revenues for the year ended December 31, 2015, of \$179.9 million, as compared to the corresponding period in 2014, (ii) the completion of certain redevelopment projects, tenant buyouts and net growth in the current portfolio, providing incremental revenues for the year ended December 31, 2015, of \$23.5 million, as compared to the corresponding period in 2014, partially offset by (iii) a decrease in revenues of \$17.8 million from properties sold during 2015 and 2014.

Table Of Contents

Rental property expenses include (i) rent expense relating to ground lease payments for which the Company is the lessee, (ii) real estate tax expense for consolidated properties for which the Company has a controlling ownership interest and (iii) operating and maintenance expense, which consists of property related costs including repairs and maintenance costs, roof repair, landscaping, parking lot repair, snow removal, utilities, property insurance costs, security and various other property related expenses. Rental property expenses increased for the year ended (2) December 31, 2015, as compared to the corresponding period in 2014, primarily due to the acquisitions of properties during 2015 and 2014, partially offset by the disposition of properties in 2015, which resulted in (i) a net increase in real estate taxes of \$22.5 million, (ii) a net increase in repairs and maintenance costs of \$9.7 million, (iii) a net increase in property services of \$4.8 million, (iv) a net increase in snow removal costs of \$3.6 million, (v) a net increase in professional fees of \$2.4 million and (vi) a net increase in insurance expense of \$3.1 million, due to an increase in insurance claims.

Depreciation and amortization increased for the year ended December 31, 2015, as compared to the corresponding (3) period in 2014, primarily due to operating property acquisitions during 2015 and 2014 and amounts relating to the Company's redevelopment projects in 2015, partially offset by property dispositions.

Management and other fee income decreased \$12.7 million to \$22.3 million for the year ended December 31, 2015, as compared to \$35.0 million for the corresponding period in 2014. This decrease is primarily attributable to (i) the sale of properties within various joint venture investments and the acquisition of partnership interests in joint ventures by the Company during 2015 and 2014 and (ii) a decrease in enhancement fee income related to InTown Suites of \$4.1 million for the year ended December 31, 2015, as compared to the corresponding period in 2014, resulting from the repayment of debt that was previously guaranteed by the Company.

During the year ended December 31, 2015, the Company recognized impairment charges of \$45.5 million, before noncontrolling interests and income taxes, of which \$0.1 million is included in discontinued operations. These impairment charges consist of (i) \$30.3 million related to adjustments to property carrying values, (ii) \$9.0 million relating to a cost method investment, (iii) \$5.3 million related to certain investments in other real estate investments and (iv) \$0.8 million related to marketable debt securities investments. During the year ended December 31, 2014, the Company recognized impairment charges of \$217.8 million, of which \$178.0 million, before income tax benefits of \$1.7 million, is included in discontinued operations. These impairment charges consist of (i) \$118.4 million related to adjustments to property carrying values, (ii) the release of a cumulative foreign currency translation loss of \$92.9 million relating to the substantial liquidation of the Company's investment in Mexico, (iii) \$4.8 million related to a cost method investment and (iv) \$1.6 million related to a preferred equity investment. The adjustments to property carrying values were recognized in connection with the Company's efforts to market certain properties and management's assessment as to the likelihood and timing of such potential transactions and the anticipated hold period for such properties. Certain of the calculations to determine fair value utilized unobservable inputs and as such are classified as Level 3 of the fair value hierarchy. Certain of the calculations to determine fair value utilized unobservable inputs and as such are classified as Level 3 of the fair value hierarchy. For additional disclosure, see Footnote 15 of the Notes to Consolidated Financial Statements included in this Form 10-K.

Interest, dividends and other investment income increased \$38.1 million to \$39.1 million for the year ended December 31, 2015, as compared to \$1.0 million for the corresponding period in 2014. This increase is primarily due to the sale of certain marketable securities during 2015, which resulted in an aggregate gain of \$39.9 million.

Other income/(expense), net changed \$10.7 million to income of \$2.2 million for the year ended December 31, 2015, as compared to an expense of \$8.5 million for the corresponding period in 2014. This change is primarily due to (i) the release of contingent liabilities related to potential earn-out payments, for which the Company ultimately was not required to pay of \$5.8 million, (ii) a decrease in acquisition related costs of \$2.3 million and (iii) an increase in gains on land sales of \$0.8 million.

Interest expense increased \$15.1 million to \$218.9 million for the year ended December 31, 2015, as compared to \$203.8 million for the corresponding period in 2014. This increase is primarily the result of higher levels of borrowings during 2015, as compared to 2014, primarily relating to the acquisition of operating properties during 2015 and 2014.

Provision for income taxes, net increased \$37.8 million to \$60.2 million for the year ended December 31, 2015, as compared to \$22.4 million for the corresponding period in 2014. This increase is primarily due to (i) an increase in foreign tax expense of \$33.6 million primarily resulting from the sale of certain Canadian investments during 2015, as compared to 2014 and (ii) an increase in tax expense of \$4.3 million relating to equity in income recognized in connection with the Company's Albertson's investment during 2015, as compared to 2014.

Equity in income of joint ventures, net increased \$320.8 million to \$480.4 million for the year ended December 31, 2015, as compared to \$159.6 million for the corresponding period in 2014. This increase is primarily due to (i) an increase in gains of \$316.1 million resulting from the sale of properties and sale of interests within various joint venture investments during the year ended December 31, 2015, as compared to the corresponding period in 2014 and (ii) the release of cumulative foreign currency translation loss of \$47.3 million relating to the substantial liquidation of the Company's investment in Mexico during 2014, partially offset by (iii) a decrease in equity in income of \$15.6 million resulting from a cash distribution received in excess of the Company's carrying basis in 2014, (iv) an increase in impairment charges of \$14.9 million recognized during the year ended December 31, 2015, as compared to the corresponding period in 2014 and (v) lower equity in income resulting from the sales of properties within various joint venture investments and the acquisition of partnership interests in joint ventures by the Company during 2015 and 2014.

Table Of Contents

During 2015, the Company acquired 43 properties from joint ventures in which the Company had noncontrolling interests. The Company recorded a net gain on change in control of interests of \$149.2 million related to the fair value adjustment associated with its previously held equity interests in these properties.

During 2014, the Company acquired 34 properties from joint ventures in which the Company had noncontrolling interests. The Company recorded an aggregate net gain on change in control of interests of \$107.2 million related to the fair value adjustment associated with its original ownership of these properties.

During 2015, the Company disposed of 89 consolidated operating properties and eight out-parcels, in separate transactions, for an aggregate sales price of \$492.5 million. These transactions resulted in an aggregate gain of \$143.6 million, after income tax expense, and aggregate impairment charges of \$10.2 million, before income tax expense of \$2.3 million. Additionally, during 2015, the Company disposed of its remaining operating property in Chile for a sales price of \$51.3 million. This transaction resulted in the release of a cumulative foreign currency translation loss of \$19.6 million due to the Company's liquidation of its investment in Chile, partially offset by a gain on sale of \$1.8 million, after income tax expense.

During 2014, the Company disposed of 90 consolidated operating properties, in separate transactions, for an aggregate sales price of \$833.5 million, including 27 operating properties in Latin America. These transactions, which are included in Discontinued Operations on the Company's Consolidated Statements of Income, resulted in (i) an aggregate gain of \$203.3 million, before income taxes of \$12.0 million (ii) the release of a cumulative foreign currency translation loss of \$92.9 million relating to the substantial liquidation of the Company's investment in Mexico and (iii) aggregate impairment charges of \$85.1 million before income tax benefits of \$1.7 million.

Net income attributable to the Company was \$894.1 million for the year ended December 31, 2015. Net income attributable to the Company was \$424.0 million for the year ended December 31, 2014. On a diluted per share basis, net income attributable to the Company was \$2.00 for the year ended December 31, 2015, as compared to \$0.89 for the year ended December 31, 2014. These changes are primarily attributable to (i) incremental earnings due to the acquisition of operating properties during 2015 and 2014 and increased profitability from the Company's operating properties, (ii) an increase in equity in income of joint ventures, net, primarily from gains on sale of Canadian assets, (iii) an increase in gains on sale of marketable securities and (iv) an increase in gain on change in control of interests, net, partially offset by (v) an increase in depreciation and amortization, (vi) the disposition of operating properties during 2015 and 2014 and (vii) an increase in provision for income taxes, net.

Results of Operations

Comparison 2014 to 2013

	2014	2013	Change	% change	
	(amounts in millions)				
Revenues from rental properties (1)	\$958.9	\$825.2	\$133.7	16.2	%
Rental property expenses: (2)					
Rent	\$14.3	\$13.3	\$1.0	7.5	%
Real estate taxes	124.7	108.7	16.0	14.7	%
Operating and maintenance	119.7	99.4	20.3	20.4	%
	\$258.7	\$221.4	\$37.3	16.8	%
Depreciation and amortization (3)	\$258.1	\$224.7	\$33.4	14.9	%

Revenues from rental property increased primarily from the combined effect of (i) the acquisition of operating properties during 2014 and 2013, providing incremental revenues for the year ended December 31, 2014, of \$110.1 million, as compared to the corresponding period in 2013 and (ii) an overall increase in the consolidated shopping (1) center portfolio occupancy to 95.7% at December 31, 2014, as compared to 94.0% at December 31, 2013, the completion of certain redevelopment projects, tenant buyouts and net growth in the current portfolio, providing incremental revenues for the year ended December 31, 2014, of \$23.6 million, as compared to the corresponding period in 2013.

Rental property expenses include (i) rent expense relating to ground lease payments for which the Company is the lessee, (ii) real estate tax expense for consolidated properties for which the Company has a controlling ownership interest and (iii) operating and maintenance expense, which consists of property related costs including repairs and maintenance costs, roof repair, landscaping, parking lot repair, snow removal, utilities, property insurance costs, security and various other property related expenses. Rental property expenses increased for the year ended (2) December 31, 2014, as compared to the corresponding period in 2013, primarily due to acquisitions of properties during 2014 and 2013, resulting in (i) an increase in real estate taxes of \$16.0 million, (ii) an increase in repairs and maintenance costs of \$6.8 million, (iii) an increase in snow removal costs of \$3.4 million, (iv) an increase in property services of \$3.7 million, (v) an increase in utilities expense of \$1.8 million and (vi) an increase in insurance expense of \$3.9 million, due to an increase in insurance claims.

(3) Depreciation and amortization increased for the year ended December 31, 2014, as compared to the corresponding period in 2013, primarily due to operating property acquisitions during 2014 and 2013.

General and administrative costs include employee-related expenses (salaries, bonuses, equity awards, benefits, severance costs and payroll taxes), professional fees, office rent, travel expense, and other company-specific expenses. General and administrative expenses decreased \$5.3 million to \$122.2 million for the year ended December 31, 2014, as compared to \$127.5 million for the corresponding period in 2013. This decrease is primarily due to a decrease in professional fees of \$3.4 million in connection with the Company's response to a subpoena from the Enforcement Division of the SEC and a parallel investigation by the DOJ in connection with the investigation of Wal-Mart Stores, Inc. with respect to the Foreign Corrupt Practices Act (see Item 3) and a decrease in personnel related costs of \$1.8 million for the year ended December 31, 2014, as compared to the corresponding period in 2013.

Table Of Contents

During the year ended December 31, 2014, the Company recognized impairment charges of \$217.8 million, of which \$178.0 million, before income tax benefits of \$1.7 million, is included in discontinued operations. These impairment charges consist of (i) \$118.4 million related to adjustments to property carrying values, (ii) the release of a cumulative foreign currency translation loss of \$92.9 million relating to the substantial liquidation of the Company's investment in Mexico, (iii) \$4.8 million related to a cost method investment and (iv) \$1.6 million related to a preferred equity investment. The adjustments to property carrying values were recognized in connection with the Company's efforts to market certain properties and management's assessment as to the likelihood and timing of such potential transactions and the anticipated hold period for such properties. During the second quarter ended June 30, 2014, the Company implemented a plan to accelerate its disposition of certain properties. This plan effectively shortened the Company's anticipated hold period for these properties and as a result the Company recognized impairment charges on various operating properties. Certain of the calculations to determine fair value utilized unobservable inputs and as such are classified as Level 3 of the fair value hierarchy. For additional disclosure, see Footnote 15 of the Notes to Consolidated Financial Statements included in this Form 10-K.

During the year ended December 31, 2013, the Company recognized impairment charges of \$190.2 million of which \$158.0 million, before noncontrolling interests and income tax, is included in discontinued operations. These impairment charges consist of (i) \$175.6 million related to adjustments to property carrying values, (ii) \$10.4 million related to a cost method investment, (iii) \$1.0 million related to certain joint venture investments and (iv) \$3.2 million related to a preferred equity investment. Certain of the calculations to determine fair value utilized unobservable inputs and as such are classified as Level 3 of the fair value hierarchy. For additional disclosure, see Footnote 15 of the Notes to Consolidated Financial Statements included in this Form 10-K.

Interest, dividends and other investment income decreased \$15.8 million to \$1.0 million for the year ended December 31, 2014, as compared to \$16.8 million for the corresponding period in 2013. This decrease is primarily due to (i) a decrease in realized gains of \$12.1 million resulting from the sale of certain marketable securities during the year ended December 31, 2013, (ii) a decrease in excess cash distributions related to cost method investments of \$2.8 million for the year ended December 31, 2013 and (iii) a decrease in dividend income of \$1.2 million resulting from the sale of certain marketable securities during the year ended December 31, 2013.

Other income/(expense), net changed \$9.7 million to an expense of \$8.5 million for the year ended December 31, 2014, as compared to income of \$1.2 million for the corresponding period in 2013. This change is primarily due to a decrease in gains from land sales of \$8.0 million and an increase in acquisition related costs of \$1.4 million related to an increase in acquisitions during 2014 as compared to 2013.

Interest expense decreased \$8.4 million to \$203.8 million for the year ended December 31, 2014, as compared to \$212.2 million for the year ended December 31, 2013. This decrease is primarily related to lower effective interest rates and reduced borrowing levels during 2014, as compared to 2013.

Provision for income taxes, net decreased \$10.3 million to \$22.4 million for the year ended December 31, 2014, as compared to \$32.7 million for the corresponding period in 2013. This change is primarily due to (i) a decrease in foreign tax expense of \$9.5 million primarily relating to the sale of certain unconsolidated properties during 2013 within the Company's Latin American portfolio which were subject to foreign taxes at a consolidated reporting entity level offset by an increase in other foreign uncertain tax positions of \$5.5 million, (ii) a decrease in tax provision of \$9.1 million relating to a change in control gain recognized during the year ended December 31, 2013, (iii) a decrease in tax provision of \$3.4 million related to gains on land sales during 2013, and (iv) a decrease in tax provision of \$2.4 million related to gains on sale of certain marketable securities during 2013, partially offset by (v) a partial release of the deferred tax valuation allowance of \$8.7 million during the year ended December 31, 2013 related to the Company's FNC Realty Corp. ("FNC") portfolio based on the Company's estimated future earnings of FNC and (vi) a decrease in tax benefit of \$4.3 million relating to equity losses recognized in connection with the Company's Albertson's investment.

Equity in income of joint ventures, net decreased \$49.1 million to \$159.6 million for the year ended December 31, 2014, as compared to \$208.7 million for the corresponding period in 2013. This decrease is primarily the result of (i) the release of a cumulative foreign currency translation loss of \$47.3 million relating to the substantial liquidation of the Company's investment in Mexico, (ii) a decrease in gains of \$21.7 million resulting from the sale of properties within various joint venture investments and interests in joint ventures primarily located in Latin America during 2013, (iii) a decrease in equity in income of \$1.4 million due to the sale of the InTown portfolio in 2013 and (iv) a decrease of equity in income of \$7.5 million related to the sale of various joint ventures within the Company's Latin American portfolio during 2014, partially offset by (v) an increase in equity in income of \$15.6 million primarily resulting from a cash distribution received in excess of the Company's carrying basis during 2014, and (vi) a decrease in impairment charges of \$8.2 million relating to various joint venture properties primarily located in Mexico taken during the year ended 2013, as compared to 2014.

Table Of Contents

During 2014, the Company acquired 34 properties from joint ventures in which the Company had noncontrolling interests. The Company recorded an aggregate net gain on change in control of interests of \$107.2 million related to the fair value adjustment associated with its original ownership of these properties.

During 2013, the Company acquired four properties from joint ventures in which the Company had noncontrolling interests. The Company recorded an aggregate net gain on change in control of interests of \$21.7 million related to the fair value adjustment associated with its original ownership of these properties.

Equity in income from other real estate investments, net increased \$6.9 million to \$38.0 million for the year ended December 31, 2014, as compared to \$31.1 million for the corresponding period in 2013. This increase is primarily due to an increase of \$10.7 million in equity in income, resulting from lower net losses in the Albertson's joint venture during the year ended December 31, 2014, as compared to the corresponding period in 2013, partially offset by a decrease of \$5.8 million in earnings from the Company's Preferred Equity Program primarily resulting from the sale of the Company's interests in certain preferred equity investments during 2014 and 2013.

During 2014, the Company disposed of 90 consolidated operating properties, in separate transactions, for an aggregate sales price of \$833.5 million, including 27 operating properties in Latin America. These transactions, which are included in Discontinued operations on the Company's Consolidated Statements of Income, resulted in (i) an aggregate gain of \$203.3 million, before income taxes of \$12.0 million (ii) the release of a cumulative foreign currency translation loss of \$92.9 million relating to the substantial liquidation of the Company's investment in Mexico and (iii) aggregate impairment charges of \$85.1 million before income tax benefits of \$1.7 million.

During 2013, the Company disposed of 36 consolidated operating properties and three out-parcels in separate transactions, for an aggregate sales price of \$279.5 million. These transactions, which are included in Discontinued operations on the Company's Consolidated Statements of Income, resulted in an aggregate gain of \$25.4 million and impairment charges of \$61.9 million, before income tax.

Additionally, during 2013, the Company sold eight consolidated properties in its Latin American portfolio for an aggregate sales price of \$115.4 million. These transactions, which are included in Discontinued operations on the Company's Consolidated Statements of Income, resulted in an aggregate gain of \$23.3 million, before income taxes, and aggregate impairment charges of \$26.9 million (including the release of a cumulative foreign currency translation loss of \$7.8 million associated with the sale of the Company's interest in two properties within Brazil, which represents a full liquidation of the Company's investment in Brazil), before income taxes.

Net income attributable to the Company increased \$187.7 million to \$424.0 million for the year ended December 31, 2014, as compared to \$236.3 million for the corresponding period in 2013. On a diluted per share basis, net income attributable to the Company was \$0.89 for 2014, as compared to net income attributable to the Company of \$0.43 for 2013. These changes are primarily attributable to (i) incremental earnings due to the acquisition of operating properties during 2014 and 2013 and increased profitability from the Company's operating properties, (ii) an increase in gains on sale of operating properties, (iii) an increase in gain on change in control of interests, (iv) a decrease in tax provision relating to decreased gains on sales from joint venture properties during 2014, and (v) an increase in equity in income of other real estate investments, net, partially offset by, (vi), a decrease in equity in income of joint ventures, net, including the release of a cumulative foreign currency translation loss relating to the substantial liquidation of the Company's Mexican Portfolio (vii) a decrease in interest, dividends and other investment income, (viii) a decrease in other income/(expense), net and (ix) an increase in impairment charges, including the release of a cumulative foreign currency translation loss relating to the substantial liquidation of the Company's Mexican Portfolio, during the year ended December 31, 2014, as compared to the corresponding period in 2013.

Liquidity and Capital Resources

The Company's capital resources include accessing the public debt and equity capital markets, mortgage and construction loan financing, borrowings under term loans and immediate access to an unsecured revolving credit facility with bank commitments of \$1.75 billion which can be increased to \$2.25 billion through an accordion feature.

The Company's cash flow activities are summarized as follows (in millions):

	Year Ended December 31,		
	2015	2014	2013
Net cash flow provided by operating activities	\$493.7	\$629.3	\$570.0
Net cash flow provided by investing activities	\$21.4	\$126.7	\$72.2
Net cash flow used for financing activities	\$(512.9)	\$(717.5)	\$(635.4)

Table Of Contents

Operating Activities

The Company anticipates that cash on hand, borrowings under its revolving credit facility, issuance of equity and public debt, as well as other debt and equity alternatives, will provide the necessary capital required by the Company. Net cash flows provided by operating activities for the year ended December 31, 2015, were \$493.7 million, as compared to \$629.3 million for the comparable period in 2014. The change of \$135.6 million is primarily attributable to (i) a decrease in operational distributions from the Company's joint venture programs due to the sale of certain joint ventures during 2015 and 2014 and (ii) changes in accounts and notes receivable and operating assets and liabilities due to timing of receipts and payments, partially offset by (iii) cash flow from the diverse portfolio of rental properties, (iv) the acquisition of operating properties during 2015 and 2014 and (v) new leasing, expansion and re-tenanting of core portfolio properties.

Investing Activities

Cash flows provided by investing activities for the year ended December 31, 2015, was \$21.4 million, as compared to \$126.7 million for the comparable period in 2014. This change of \$105.3 million resulted primarily from (i) an increase in acquisition of operating real estate of \$276.6 million, (ii) an increase in investment in other real estate investments of \$190.3 million related to the Company's KRS AB Acquisition, LLC joint venture investment in Safeway, Inc., (iii) a decrease in proceeds from the sale of operating properties of \$175.7 million, (iv) a decrease in reimbursements of investments and advances to real estate joint ventures of \$128.5 million, (v) an increase in improvements to operating real estate of \$34.9 million and (vi) an increase in improvements to real estate under development of \$16.4 million, partially offset by (vii) an increase in distributions from liquidation of real estate joint ventures of \$373.8 million, (viii) an increase in return on investment from liquidation of real estate joint ventures of \$88.7 million, (ix) an increase in proceeds from sale/repayments of marketable securities of \$72.4 million, (x) a decrease in investment in mortgage loans receivable of \$50.0 million, (xi) a decrease in acquisitions of real estate under development of \$49.4 million, (xii) an increase in collection of mortgage loans receivable of \$46.8 million, (xiii) an increase in reimbursements of investments and advances to other real estate investments of \$24.2 million and (xiv) a decrease in investment in marketable securities of \$11.2 million.

Acquisitions of Operating Real Estate

During the years ended December 31, 2015 and 2014, the Company expended \$661.4 million and \$384.8 million, respectively, towards the acquisition of operating real estate properties. The Company's strategy is to continue to transform its operating portfolio through its capital recycling program by acquiring what the Company believes are high quality U.S. retail properties and disposing of lesser quality assets. The Company anticipates acquiring approximately \$450.0 million to \$550.0 million of operating properties during 2016. The Company intends to fund these acquisitions with proceeds from property dispositions, cash flow from operating activities, assumption of

mortgage debt, if applicable, and availability under the Company's revolving line of credit.

Improvements to Operating Real Estate

During the years ended December 31, 2015 and 2014, the Company expended \$166.7 million and \$131.8 million, respectively, towards improvements to operating real estate. These amounts are made up of the following (in thousands):

	Year Ended	
	December 31,	
	2015	2014
Redevelopment/renovations	\$125,994	\$86,639
Tenant improvements/tenant allowances	30,127	40,060
Other	10,549	5,096
Total	\$166,670	\$131,795

Additionally, during the years ended December 31, 2015 and 2014, the Company capitalized interest of \$5.6 million and \$2.4 million, respectively, and capitalized payroll of \$3.6 million and \$3.4 million, respectively, in connection with the Company's improvements of real estate.

During the years ended December 31, 2015 and 2014, the Company capitalized personnel costs of \$13.9 million and \$15.5 million, respectively, relating to deferred leasing costs.

The Company has an ongoing program to redevelop and re-tenant its properties to maintain or enhance its competitive position in the marketplace. The Company is actively pursuing redevelopment opportunities within its operating portfolio which it believes will increase the overall value by bringing in new tenants and improving the assets' value. The Company has identified three categories of redevelopment, (i) large scale redevelopment, which involves demolishing and building new square footage, (ii) value creation redevelopment, which includes the subdivision of large anchor spaces into multiple tenant layouts, and (iii) creation of out-parcels and pads which are located in the front of the shopping center properties. The Company anticipates its capital commitment toward these redevelopment projects and re-tenanting efforts during 2016 will be approximately \$175.0 million to \$225.0 million. The funding of these capital requirements will be provided by cash flow from operating activities and availability under the Company's revolving line of credit.

Table Of Contents

Ground-Up Development

The Company is engaged in select ground-up development projects, which will be held as long-term investments by the Company. As of December 31, 2015, the Company had in progress a total of five ground-up development projects located in the U.S.. The Company anticipates its capital commitment toward these development projects during 2016 will be approximately \$75.0 million to \$125.0 million. The funding of these capital requirements will be provided by cash flow from operating activities and availability under the Company's revolving line of credit. The Company anticipates costs to complete these projects to be approximately \$260.0 million to \$270.0 million. Additionally, during the year ended December 31, 2015, the Company capitalized interest of \$2.6 million and capitalized payroll of \$0.6 million, in connection with these ground-up development projects.

Investments and Advances to Real Estate Joint Ventures

During the year ended December 31, 2015, the Company expended \$91.6 million for investments and advances to real estate joint ventures, primarily related to the repayment of mortgage debt and received \$94.1 million from reimbursements of investments and advances to real estate joint ventures. In addition, the Company received proceeds of \$462.5 million from the liquidation of real estate joint ventures, including refinancing of debt, sales of properties, and return of investment from liquidation (see Footnote 7 of the Notes to Consolidated Financial Statements included in this Form 10-K).

Financing Activities

Cash flow used for financing activities for the year ended December 31, 2015, was \$512.9 million, as compared to \$717.5 million for the comparable period in 2014. This change of \$204.6 million resulted primarily from (i) an increase in proceeds from unsecured term loan/notes of \$1.0 billion and (ii) an increase in contributions from noncontrolling interest, net of \$104.2 million, primarily relating to the joint venture investment in Safeway, partially offset by (iii) an increase in repayments under unsecured term loan/notes of \$379.2 million, (iv) an increase in principal payments of \$233.5 million, (v) an increase in redemption of preferred stock of \$175.0 million, (vi) an increase in redemption of noncontrolling interests of \$52.6 million, (vii) an increase in dividends paid of \$28.0 million, (viii) a decrease in proceeds from mortgage loan financings of \$15.7 million and (ix) an increase in repayments/proceeds under the unsecured revolving credit facility, net of \$5.6 million.

The Company continually evaluates its debt maturities, and, based on management's current assessment, believes it has viable financing and refinancing alternatives that will not materially adversely impact its expected financial results. The Company continues to pursue borrowing opportunities with large commercial U.S. and global banks, select life

insurance companies and certain regional and local banks. The Company has noticed a continuing trend that although pricing remains dependent on specific deal terms, generally spreads for non-recourse mortgage financing have been widening due to global economic issues. However, the unsecured debt markets are functioning well and credit spreads are at manageable levels.

Debt maturities for 2016 consist of: \$776.5 million of consolidated debt; \$1.1 billion of unconsolidated joint venture debt; and \$68.8 million of debt on properties included in the Company's Preferred Equity Program, assuming the utilization of extension options where available. The 2016 consolidated debt maturities are anticipated to be repaid with operating cash flows, borrowings from the Company's revolving credit facility (which at December 31, 2015, had \$1.75 billion available) and debt refinancing. The 2016 debt maturities on properties in the Company's unconsolidated joint ventures and Preferred Equity Program are anticipated to be repaid through debt refinancing and partner capital contributions, as deemed appropriate.

The Company intends to maintain strong debt service coverage and fixed charge coverage ratios as part of its commitment to maintain its investment-grade debt ratings. The Company may, from time-to-time, seek to obtain funds through additional common and preferred equity offerings, unsecured debt financings and/or mortgage/construction loan financings and other capital alternatives.

Since the completion of the Company's IPO in 1991, the Company has utilized the public debt and equity markets as its principal source of capital for its expansion needs. Since the IPO, the Company has completed additional offerings of its public unsecured debt and equity, raising in the aggregate over \$10.7 billion. Proceeds from public capital market activities have been used for the purposes of, among other things, repaying indebtedness, acquiring interests in open-air shopping centers, funding ground-up development projects, expanding and improving properties in the portfolio and other investments.

During February 2015, the Company filed a shelf registration statement on Form S-3, which is effective for a term of three years, for the future unlimited offerings, from time-to-time, of debt securities, preferred stock, depositary shares, common stock and common stock warrants. The Company, pursuant to this shelf registration statement may, from time-to-time, offer for sale its senior unsecured debt for any general corporate purposes, including (i) funding specific liquidity requirements in its business, including property acquisitions, development and redevelopment costs and (ii) managing the Company's debt maturities. (See Footnote 12 of the Notes to Consolidated Financial Statements included in this Form 10-K.)

Table Of Contents

Additionally during February 2015, the Company established an at the market continuous offering program (the “ATM program”), pursuant to which the Company may offer and sell shares of its common stock, par value \$0.01 per share, with an aggregate gross sales price of up to \$500.0 million through a consortium of banks acting as sales agents. Sales of the shares of common stock may be made, as needed, from time to time in “at the market” offerings as defined in Rule 415 of the Securities Act of 1933, including by means of ordinary brokers’ transactions on the NYSE or otherwise (i) at market prices prevailing at the time of sale, (ii) at prices related to prevailing market prices or (iii) as otherwise agreed to with the applicable sales agent. As of December 31, 2015, the Company had \$500.0 million available under this ATM program.

Preferred Stock –

On October 26, 2015, the Company called for the redemption of all of its outstanding 7,000,000 depository shares of the Company’s 6.90% Class H Cumulative Redeemable Preferred Stock, \$1.00 par value per share . The aggregate redemption amount of \$175.0 million plus accumulated and unpaid dividends of \$1.3 million, was paid on November 25, 2015. Upon redemption, the Company recorded a non-cash charge of \$5.8 million resulting from the difference between the redemption amount and the carrying amount of the Class H Preferred Stock on the Company’s Condensed Consolidated Balance Sheets in accordance with the FASB’s guidance on Distinguishing Liabilities from Equity. This \$5.8 million charge was subtracted from net income to arrive at net income available to common shareholders and used in the calculation of earnings per share for the year ended December 31, 2015.

Medium Term Notes (“MTN”) and Senior Notes -

The Company’s supplemental indenture governing its MTN and senior notes contains the following covenants, all of which the Company is compliant with:

Covenant	Must Be	As of 12/31/15
Consolidated Indebtedness to Total Assets	<65%	40%
Consolidated Secured Indebtedness to Total Assets	<40%	12%
Consolidated Income Available for Debt Service to Maximum Annual Service Charge	>1.50x	6.7x
Unencumbered Total Asset Value to Consolidated Unsecured Indebtedness	>1.50x	2.7x

For a full description of the various indenture covenants refer to the Indenture dated September 1, 1993; the First Supplemental Indenture dated August 4, 1994; the Second Supplemental Indenture dated April 7, 1995; the Third Supplemental Indenture dated June 2, 2006; the Fourth Supplemental Indenture dated April 26, 2007; the Fifth Supplemental Indenture dated as of September 24, 2009; the Sixth Supplemental Indenture dated as of May 23, 2013;

the Seventh Supplemental Indenture dated as of April 24, 2014; the Indenture dated April 21, 2005; the Second Supplemental Indenture dated August 16, 2006; the Third Supplemental Indenture dated April 13, 2010; and the Fourth Supplemental Indenture dated July 22, 2013, as filed with the SEC. See the Exhibits Index for specific filing information.

During March 2015, the Company issued \$350.0 million of 30-year Senior Unsecured Notes at an interest rate of 4.25% payable semi-annually in arrears which are scheduled to mature in April 2045. The Company used the net proceeds from the issuance of \$342.7 million, after the underwriting discount and related offering costs, for general corporate purposes including to pre-fund near-term debt maturities and partially reduce borrowings under the Company's Credit Facility.

During October 2015, the Company issued \$500.0 million of seven-year Senior Unsecured Notes at an interest rate of 3.40% payable semi-annually in arrears which are scheduled to mature in November 2022. The Company used the net proceeds from the issuance of \$493.0 million, after the underwriting discount and related offering costs, for general corporate purposes including to pre-fund near-term debt maturities and partially reduce borrowings under the Company's Credit Facility.

During 2015, the Company repaid (i) its \$100.0 million 4.904% medium term notes, which matured in February 2015, (ii) its \$100.0 million 5.250% senior unsecured notes, which matured in September 2015 and (iii) its \$150.0 million 5.584% medium term notes, which matured in November 2015.

Credit Facility -

The Company has a \$1.75 billion unsecured revolving credit facility (the "Credit Facility") with a group of banks, which is scheduled to expire in March 2018 with two additional six month options to extend the maturity date, at the Company's discretion, to March 2019. The Credit Facility, which can be increased to \$2.25 billion through an accordion feature, accrues interest at a rate of LIBOR plus 92.5 basis points (1.35% as of December 31, 2015) on drawn funds. In addition, the Credit Facility includes a \$500 million sub-limit which provides the Company the opportunity to borrow in alternative currencies including Canadian Dollars, British Pounds Sterling, Japanese Yen or Euros. Pursuant to the terms of the Credit Facility, the Company, among other things, is subject to covenants requiring the maintenance of (i) maximum leverage ratios on both unsecured and secured debt and (ii) minimum interest and fixed coverage ratios. As of December 31, 2015, the Credit Facility had no outstanding balance and \$0.9 million appropriated for letters of credit.

Table Of Contents

Pursuant to the terms of the Credit Facility, the Company, among other things, is subject to maintenance of various covenants. The Company is currently in compliance with these covenants. The financial covenants for the Credit Facility are as follows:

Covenant	Must Be	As of 12/31/15
Total Indebtedness to Gross Asset Value (“GAV”)	<60%	43%
Total Priority Indebtedness to GAV	<35%	12%
Unencumbered Asset Net Operating Income to Total Unsecured Interest Expense	>1.75x	4.47x
Fixed Charge Total Adjusted EBITDA to Total Debt Service	>1.50x	2.50x

For a full description of the Credit Facility’s covenants refer to the Credit Agreement dated as of March 17, 2014, filed as Exhibit 10.1 to the Company’s Current Report on Form 8-K dated March 20, 2014.

Term Loan –

During January 2015, the Company entered into a new \$650.0 million unsecured term loan (“Term Loan”) which has an initial maturity in January 2017, with three one-year extension options at the Company’s discretion, and accrues interest at a spread (currently 95 basis points) to LIBOR or at the Company’s option at a base rate as defined per the agreement (1.37% at December 31, 2015). The proceeds from the Term Loan were used to repay the Company’s \$400.0 million term loan, which was scheduled to mature in April 2015 with two additional one-year extension options and bore interest at LIBOR plus 105 basis points, and for general corporate purposes. Pursuant to the terms of the credit agreement for the Term Loan, the Company, among other things, is subject to covenants requiring the maintenance of (i) maximum indebtedness ratios and (ii) minimum interest and fixed charge coverage ratios. The term loan covenants are similar to the Credit Facility covenants described above.

Mortgages Payable –

During 2015, the Company (i) assumed \$835.2 million of individual non-recourse mortgage debt relating to the acquisition of 38 operating properties, including an increase of \$27.6 million associated with fair value debt adjustments and (ii) paid off \$557.0 million of mortgage debt (including fair market value adjustment of \$1.4 million) that encumbered 27 operating properties.

In addition to the public equity and debt markets as capital sources, the Company may, from time-to-time, obtain mortgage financing on selected properties and construction loans to partially fund the capital needs of its ground-up development projects. As of December 31, 2015, the Company had over 350 unencumbered property interests in its portfolio.

Other –

In connection with its intention to continue to qualify as a REIT for federal income tax purposes, the Company expects to continue paying regular dividends to its stockholders. These dividends will be paid from operating cash flows. The Company's Board of Directors will continue to evaluate the Company's dividend policy on a quarterly basis as the Board of Directors monitors sources of capital and evaluates the impact of the economy and capital markets availability on operating fundamentals. Since cash used to pay dividends reduces amounts available for capital investment, the Company generally intends to maintain a conservative dividend payout ratio, reserving such amounts as it considers necessary for the expansion and renovation of shopping centers in its portfolio, debt reduction, the acquisition of interests in new properties and other investments as suitable opportunities arise and such other factors as the Board of Directors considers appropriate. Cash dividends paid were \$455.8 million in 2015, \$427.9 million in 2014 and \$400.4 million in 2013.

Although the Company receives substantially all of its rental payments on a monthly basis, it generally intends to continue paying dividends quarterly. Amounts accumulated in advance of each quarterly distribution will be invested by the Company in short-term money market or other suitable instruments. On November 3, 2015, the Company's Board of Directors declared an increased quarterly cash dividend of \$0.255 per common share, an annualized increase of 6.3%, payable to shareholders of record on January 4, 2016, which was paid on January 15, 2016. Additionally, on February 2, 2016, the Company's Board of Directors declared a quarterly cash dividend of \$0.255 per common share payable to shareholders of record on April 5, 2016, which is scheduled to be paid on April 15, 2016.

The Company is subject to taxes on its activities in Canada, Puerto Rico, Mexico, and Chile. In general, under local country law applicable to the structures the Company has in place and applicable treaties, the repatriation of cash to the Company from its subsidiaries and joint ventures in Canada, Puerto Rico and Mexico generally are not subject to withholding tax. The Company is subject to withholding taxes in Chile on sale transactions. As a result, the Company will incur a withholding tax on the repatriation of sale proceeds associated with the sale of the Company's remaining property in Chile. The Company has determined this withholding tax to be \$0.5 million. The Company is subject to and also includes in its tax provision non-U.S. income taxes on certain investments located in jurisdictions outside the U.S.. These investments are held by the Company at the REIT level and not in the Company's taxable REIT subsidiary. Accordingly, the Company does not expect a U.S. income tax impact associated with the repatriation of undistributed earnings from the Company's foreign subsidiaries.

Table Of ContentsContractual Obligations and Other Commitments

The Company has debt obligations relating to its revolving credit facility, term loan, MTNs, senior notes and mortgages with maturities ranging from less than one year to 29 years. As of December 31, 2015, the Company's total debt had a weighted average term to maturity of 5.3 years. In addition, the Company has non-cancelable operating leases pertaining to its shopping center portfolio. As of December 31, 2015, the Company has 46 shopping center properties that are subject to long-term ground leases where a third party owns and has leased the underlying land to the Company to construct and/or operate a shopping center. In addition, the Company has seven non-cancelable operating leases pertaining to its retail store lease portfolio. The following table summarizes the Company's debt maturities (excluding extension options, unamortized debt issuance costs of \$34.6 million and fair market value of debt adjustments aggregating \$42.6 million) and obligations under non-cancelable operating leases as of December 31, 2015 (in millions):

Contractual Obligations:	Payments due by period						Total
	2016	2017	2018	2019	2020	Thereafter	
Long-Term Debt-Principal (1)	\$790.5	\$1,512.4	\$545.2	\$314.4	\$243.5	\$1,962.3	\$5,368.3
Long-Term Debt-Interest (2)	\$210.0	\$155.4	\$109.0	\$98.3	\$78.4	\$441.0	\$1,092.1
Operating Leases:							
Ground Leases (3)	\$10.6	\$10.5	\$10.6	\$10.6	\$10.1	\$193.1	\$245.5
Retail Store Leases	\$2.1	\$1.8	\$1.4	\$0.6	\$0.6	\$0.5	\$7.0

(1) Maturities utilized do not reflect extension options, which range from one to five years.

(2) For loans which have interest at floating rates, future interest expense was calculated using the rate as of December 31, 2015.

(3) For leases which have inflationary increases, future ground rent expense was calculated using the rent as of December 31, 2015.

The Company has accrued \$4.3 million of non-current uncertain tax benefits and related interest under the provisions of the authoritative guidance that addresses accounting for income taxes, which are included in Other liabilities on the Company's Consolidated Balance Sheets at December 31, 2015. These amounts are not included in the table above because a reasonably reliable estimate regarding the timing of settlements with the relevant tax authorities, if any, cannot be made.

The Company has \$300.0 million of medium term notes and \$472.3 million of secured debt scheduled to mature in 2016. The Company anticipates satisfying these maturities with a combination of operating cash flows, its unsecured revolving credit facility, exercise of extension options, where available, and new debt issuances.

The Company has issued letters of credit in connection with completion and repayment guarantees for loans encumbering certain of the Company's redevelopment projects and guarantee of payment related to the Company's insurance program. As of December 31, 2015, these letters of credit aggregate \$25.6 million.

On a select basis, the Company has provided guarantees on interest bearing secured debt held within real estate joint ventures. The Company had the following outstanding guarantees as of December 31, 2015 (amounts in millions):

Name of Joint Venture	Amount of Interest Guarantee	Interest rate	Maturity, with extensions	Terms	Type of debt
Anthem K-12, LP (4 property loans)	\$ 31.2	Various (1)	Various (1)	Jointly and severally with partner	Promissory note

(1) As of December 31, 2015, the interest rates range from 3.62% to 4.97% and maturity dates with extensions range from July 2016 to August 2022.

In connection with the construction of its development/redevelopment projects and related infrastructure, certain public agencies require posting of performance and surety bonds to guarantee that the Company's obligations are satisfied. These bonds expire upon the completion of the improvements and infrastructure. As of December 31, 2015, the Company had \$25.4 million in performance and surety bonds outstanding.

Table Of ContentsOff-Balance Sheet Arrangements*Unconsolidated Real Estate Joint Ventures*

The Company has investments in various unconsolidated real estate joint ventures with varying structures. These joint ventures primarily operate shopping center properties or are established for development projects. Such arrangements are generally with third-party institutional investors, local developers and individuals. The properties owned by the joint ventures are primarily financed with individual non-recourse mortgage loans, however, the Company, on a selective basis, has obtained unsecured financing for certain joint ventures (see guarantee table above). As of December 31, 2015, the Company did not guarantee any joint venture unsecured debt. Non-recourse mortgage debt is generally defined as debt whereby the lenders' sole recourse with respect to borrower defaults is limited to the value of the property collateralized by the mortgage. The lender generally does not have recourse against any other assets owned by the borrower or any of the constituent members of the borrower, except for certain specified exceptions listed in the particular loan documents (see Footnote 7 of the Notes to Consolidated Financial Statements included in this Form 10-K). As of December 31, 2015, these investments include the following joint ventures:

Venture	Kimco Ownership Interest		Number of Properties	Total GLA (in thousands)	Non-Recourse Mortgages Payable (in millions)	Number of Encumbered Properties	Average Interest Rate	Weighted Average Term (months)
KimPru (a)	15.0	%	53	9,576	\$ 777.1	33	5.54 %	12.6
KIR (b)	48.6	%	47	10,773	\$ 781.9	45	4.73 %	63.1
CPP (c)	55.0	%	7	2,425	\$ 109.9	2	5.25 %	3.5
RioCan Venture (d)	50.0	%	13	2,396	\$ 87.5	8	5.02 %	11.0

(a) Represents the Company's joint ventures with Prudential Real Estate Investors.

Represents the Company's joint ventures with certain institutional investors. As of December 31, 2015, KIR also had an unsecured credit facility with an outstanding balance of \$30.0 million, which is scheduled to mature in (b) June 2018, with a one-year extension option at the joint venture's discretion, and bore interest at a rate equal to LIBOR plus 1.75% (2.18% at December 31, 2015).

(c) Represents the Company's joint ventures with The Canada Pension Plan Investment Board (CPPIB).

(d) Represents the Company's joint ventures with RioCan Real Estate Investment Trust.

The Company has various other unconsolidated real estate joint ventures with varying structures. As of December 31, 2015, these other unconsolidated joint ventures had individual non-recourse mortgage loans aggregating \$1.0 billion. The aggregate debt as of December 31, 2015, of all of the Company's unconsolidated real estate joint ventures is \$2.8

billion, of which the Company's proportionate share of this debt is \$1.1 billion. As of December 31, 2015, these loans had scheduled maturities ranging from one month to 14 years and bear interest at rates ranging from 2.01% to 7.88%. Approximately \$1.1 billion of the aggregate outstanding loan balance matures in 2016, of which the Company's proportionate share is \$275.7 million. These maturing loans are anticipated to be repaid with operating cash flows, debt refinancing and partner capital contributions, as deemed appropriate (see Footnote 7 of the Notes to Consolidated Financial Statements included in this Form 10-K).

Other Real Estate Investments

The Company previously provided capital to owners and developers of real estate properties through its Preferred Equity Program. The Company accounts for its preferred equity investments under the equity method of accounting. As of December 31, 2015, the Company's net investment under the Preferred Equity Program was \$199.9 million relating to 421 properties, including 385 net leased properties. As of December 31, 2015, these preferred equity investment properties had individual non-recourse mortgage loans aggregating \$523.0 million. These loans have scheduled maturities ranging from five months to 18 years and bear interest at rates ranging from 4.08% to 10.47%. Due to the Company's preferred position in these investments, the Company's share of each investment is subject to fluctuation and is dependent upon property cash flows. The Company's maximum exposure to losses associated with its preferred equity investments is limited to its invested capital.

Funds From Operations

Funds From Operations ("FFO") is a supplemental non-GAAP measure utilized to evaluate the operating performance of real estate companies. The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as net income/(loss) attributable to common shareholders computed in accordance with generally accepted accounting principles in the United States ("GAAP"), excluding (i) gains or losses from sales of operating real estate assets and change in control of interests, plus (ii) depreciation and amortization of operating properties and (iii) impairment of depreciable real estate and in substance real estate equity investments and (iv) after adjustments for unconsolidated partnerships and joint ventures calculated to reflect funds from operations on the same basis.

The Company presents FFO as it considers it an important supplemental measure of our operating performance and believes it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting results. Comparison of our presentation of FFO to similarly titled measures for other REITs may not necessarily be meaningful due to possible differences in the application of the NAREIT definition used by such REITs.

Table Of Contents

The Company also presents FFO as adjusted as an additional supplemental measure as it believes it is more reflective of the Company's core operating performance. The Company believes FFO as adjusted provides investors and analysts an additional measure in comparing the Company's performance across reporting periods on a consistent basis by excluding items that we do not believe are indicative of our core operating performance. FFO as adjusted is generally calculated by the Company as FFO excluding certain transactional income and expenses and non-operating impairments which management believes are not reflective of the results within the Company's operating real estate portfolio.

FFO is a supplemental non-GAAP financial measure of real estate companies' operating performances, which does not represent cash generated from operating activities in accordance with GAAP and therefore should not be considered an alternative for net income as a measure of liquidity. Our method of calculating FFO and FFO as adjusted may be different from methods used by other REITs and, accordingly, may not be comparable to such other REITs.

The Company's reconciliation of net income available to common shareholders to FFO and FFO as adjusted for the three months and years ended December 31, 2015 and 2014 is as follows (in thousands, except per share data):

	Three Months Ended December 31,		Year Ended December 31,	
	2015	2014	2015	2014
Net income available to common shareholders	\$360,020	\$38,207	\$831,215	\$365,707
Gain on disposition of operating property, net, net of tax and noncontrolling interests	(38,451) (3)	(71,152)	(124,165) (3)	(189,572)
Gain on disposition of joint venture operating properties and change in control of interests	(282,021) (3)	(56,262)	(504,356) (3)	(193,791)
Depreciation and amortization - real estate related	82,732	70,878	333,840	263,885
Depreciation and amortization - real estate joint ventures, net of noncontrolling interests	14,360	21,113	66,937	92,343
Impairments of operating properties, net of tax and noncontrolling interests	6,539	153,937 (2)	39,774	257,660 (2)
FFO	143,179	156,721	643,245	596,232
Transactional (income)/expense:				
Profit participation from other real estate investments	(48)	(13,627)	(11,522)	(16,426)
Transactional losses from other real estate investments	-	-	-	3,497
(Gains)/loss from land sales, net of tax	(798)	436	(6,772)	(2,550)
Acquisition costs, net of tax	2,546	2,172	4,410	7,033
Severance costs – Canada and Mexico	1,974	-	1,974	2,869
Distributions in excess of Company's investment basis	(282)	(2,168)	(3,456)	(17,691)
Gain on sale of marketable securities	(1,365)	-	(39,853)	-
Impairments on other investments, net of tax and noncontrolling interest	5,407	1,621	13,898	6,494
Preferred stock redemption costs	5,816	-	5,816	-

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Other income, net	(3,358)	(513)	(4,303)	(2,567)
Total transactional expense/(income), net	9,892	(12,079)	(39,808)	(19,341)
FFO as adjusted	\$153,071	\$144,642	\$603,437	\$576,891
Weighted average shares outstanding for FFO calculations:				
Basic	411,667	409,740	411,319	409,088
Units	860	1,531	791	1,536
Dilutive effect of equity awards	1,481	3,171	1,414	3,139
Diluted	414,008 (1)	414,442 (1)	413,524 (1)	413,763 (1)
FFO per common share – basic	\$0.35	\$0.38	\$1.56	\$1.46
FFO per common share – diluted	\$0.35 (1)	\$0.38 (1)	\$1.56 (1)	\$1.45 (1)
FFO as adjusted per common share – basic	\$0.37	\$0.35	\$1.47	\$1.41
FFO as adjusted per common share – diluted	\$0.37 (1)	\$0.35 (1)	\$1.46 (1)	\$1.40 (1)

- Reflects the potential impact if certain units were converted to common stock at the beginning of the period, which would have a dilutive effect on FFO. FFO would be increased by \$217 and \$795 for the three months ended
- (1) December 31, 2015 and 2014, respectively, and \$781 and \$3,033 for the years ended December 31, 2015 and 2014, respectively. The effect of other certain convertible units would have an anti-dilutive effect upon the calculation of Income from continuing operations per share. Accordingly, the impact of such conversion has not been included in the determination of diluted earnings per share calculations.
- (2) Includes cumulative foreign currency translation loss of \$134.3 million due to the substantial liquidation of the Company's Mexican Portfolio.
- (3) Includes cumulative foreign currency translation net loss of \$18.8 million due to the liquidation of the Company's Chilean Portfolio as follows: (i) \$19.6 million of loss in Gain on disposition of operating property, net, net of tax and noncontrolling interests, partially offset by (ii) \$0.8 million of gain in Gain on disposition of joint venture operating properties and change in control of interests.

Table Of ContentsCombined Same Property Net Operating Income (“Combined same property NOI”)

Combined same property NOI is a supplemental non-GAAP financial measure of real estate companies’ operating performance and should not be considered an alternative to net income in accordance with GAAP or as a measure of liquidity. Combined same property NOI is considered by management to be an important performance measure of the Company’s operations and management believes that it is frequently used by securities analysts and investors as a measure of the Company’s operating performance because it includes only the net operating income of properties that have been owned for the entire current and prior year reporting periods including those properties under redevelopment and excludes properties under development and pending stabilization. Properties are deemed stabilized at the earlier of (i) reaching 90% leased or (ii) one year following a projects inclusion in operating real estate. Combined same property NOI assists in eliminating disparities in net income due to the development, acquisition or disposition of properties during the particular period presented, and thus provides a more consistent performance measure for the comparison of the Company's properties.

Combined same property NOI is calculated using revenues from rental properties (excluding straight-line rents, lease termination fees, above/below market rents and includes charges for bad debt) less operating and maintenance expense, real estate taxes and rent expense and the effect of foreign currency exchange rate movements plus the Company’s proportionate share of Combined same property NOI from unconsolidated real estate joint ventures, calculated on the same basis. The effect of foreign currency exchange rate movements is determined by using the current period exchange rate to translate from local currency into U.S. dollars for both periods.

Additionally, the Company presents U.S. Same Property NOI, which excludes the impact of foreign currency exchange rates and the Company’s Canadian operations from Combined same property NOI. The Company provides U.S. Same Property NOI because it believes such measure is frequently used by securities analysts and investors as a valuable measure of period-to-period U.S. operating performance.

The Company’s method of calculating Combined same property NOI and U.S. Same Property NOI may differ from methods used by other REITs and, accordingly, may not be comparable to such other REITs.

The following is a reconciliation of the Company’s Income from continuing operations to Combined same property NOI and U.S. Same Property NOI (in thousands):

Three Months		Year Ended	
Ended December 31,		December 31,	
2015	2014	2015	2014

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Income from continuing operations	\$339,117	\$74,466	\$774,405	\$384,506
Adjustments:				
Management and other fee income	(4,369)	(8,764)	(22,295)	(35,009)
General and administrative expenses	33,413	27,675	122,735	122,201
Impairment charges	17,475	11,420	45,383	39,808
Depreciation and amortization	86,095	72,767	344,527	258,074
Other expense, net	52,525	53,153	174,656	208,208
Provision for income taxes, net	48,297	7,735	60,230	22,438
Gain on change in control of interests, net	(3,091)	(23,462)	(149,234)	(107,235)
Equity in income of other real estate investments, net	(4,854)	(21,638)	(36,090)	(38,042)
Non same property net operating income	(28,483)	(20,777)	(142,606)	(97,277)
Non-operational (income)/expense from joint ventures, net	(297,489)	61,987	(245,379)	148,918
Impact from foreign currency	-	(1,644)	-	(6,120)
Combined same property NOI	238,636	232,918	926,332	900,470
Canadian same property NOI	(8,913)	(9,416)	(38,397)	(39,188)
U.S. Same Property NOI	\$229,723	\$223,502	\$887,935	\$861,282

U.S. Same Property NOI and Combined same property NOI increased by \$6.2 million or 2.8% and \$5.7 million or 2.5%, respectively, for the three months ended December 31, 2015, as compared to the corresponding period in 2014. These increases are primarily the result of an increase of \$4.9 million related to lease-up and rent commencements in the portfolio and an increase of \$0.8 million in other property income.

U.S. Same Property NOI and Combined same property NOI increased by \$26.7 million or 3.1% and \$25.9 million or 2.9%, respectively, for the year ended December 31, 2015, as compared to the corresponding period in 2014. These increases are primarily the result of an increase of \$24.6 million related to lease-up and rent commencements in the portfolio and an increase of \$1.3 million in other property income.

Effects of Inflation

Many of the Company's leases contain provisions designed to mitigate the adverse impact of inflation. Such provisions include clauses enabling the Company to receive payment of additional rent calculated as a percentage of tenants' gross sales above pre-determined thresholds, which generally increase as prices rise, and/or escalation clauses, which generally increase rental rates during the terms of the leases. Such escalation clauses often include increases based upon changes in the consumer price index or similar inflation indices. In addition, many of the Company's leases are for terms of less than 10 years, which permits the Company to seek to increase rents to market rates upon renewal. Most of the Company's leases require the tenant to pay an allocable share of operating expenses, including common area maintenance costs, real estate taxes and insurance, thereby reducing the Company's exposure to increases in costs and operating expenses resulting from inflation. The Company periodically evaluates its exposure to short-term interest rates and foreign currency exchange rates and will, from time-to-time, enter into interest rate protection agreements and/or foreign currency hedge agreements which mitigate, but do not eliminate, the effect of changes in interest rates on its floating-rate debt and fluctuations in foreign currency exchange rates.

Table Of ContentsNew Accounting Pronouncements

See Footnote 1 of the Notes to Consolidated Financial Statements included in this Form 10-K.

Item 7A. Quantitative and Qualitative Disclosures About Market Risk

The Company's primary market risk exposures are interest rate risk and foreign currency exchange rate risk. The following table presents the Company's aggregate fixed rate and variable rate domestic and foreign debt obligations outstanding, including fair market value adjustments and unamortized deferred financing costs, as of December 31, 2015, with corresponding weighted-average interest rates sorted by maturity date. The table does not include extension options where available. The information is presented in U.S. dollar equivalents, which is the Company's reporting currency. The instruments' actual cash flows are denominated in U.S. dollars and Canadian dollars (CAD) as indicated by geographic description (amounts are USD equivalent in millions).

	2016	2017	2018	2019	2020	Thereafter	Total	Fair Value
U.S. Dollar Denominated								
Secured Debt								
Fixed Rate	\$476.6	\$574.9	\$100.0	\$3.1	\$107.6	\$ 317.9	\$1,580.1	\$1,594.8
Average Interest Rate	6.26 %	5.80 %	4.76 %	5.29 %	5.43 %	4.98 %	5.69 %	
Variable Rate	\$-	\$-	\$34.9	\$-	\$-	\$ -	\$34.9	\$35.0
Average Interest Rate	-	-	2.55 %	-	-	-	2.55 %	
Unsecured Debt								
Fixed Rate	\$299.9	\$290.5	\$294.9	\$298.9	\$-	\$ 1,677.5	\$2,861.7	\$2,896.2
Average Interest Rate	5.78 %	5.70 %	4.30 %	6.88 %	-	3.46 %	4.37 %	
Variable Rate	\$-	\$648.8	\$-	\$-	\$-	\$ -	\$648.8	\$655.6
Average Interest Rate	-	1.37 %	-	-	-	-	1.37 %	
CAD Denominated								
Unsecured Debt								
Fixed Rate	\$-	\$-	\$107.6	\$-	\$143.2	\$ -	\$250.8	\$268.4
Average Interest Rate	-	-	5.99 %	-	3.86 %	-	4.77 %	

Based on the Company's variable-rate debt balances, interest expense would have increased by \$6.8 million in 2015 if short-term interest rates were 1.0% higher.

The following table presents the Company's foreign investments and respective cumulative translation adjustment ("CTA") as of December 31, 2015. Investment amounts are shown in their respective local currencies and the U.S. dollar equivalents and CTA balances are shown in U.S. dollars:

Foreign Investment (in millions)

Country	Local Currency	U.S. Dollars	CTA Gain
Mexican real estate investments (MXN)	272.2	\$ 18.7	\$ -
Canadian real estate investments (CAD)	291.9	\$ 210.0	\$ 6.6

The foreign currency exchange risk has been partially mitigated, but not eliminated, through the use of local currency denominated debt. The Company has not, and does not plan to, enter into any derivative financial instruments for trading or speculative purposes.

Currency fluctuations between local currency and the U.S. dollar during the period in which the Company held its investment result in a CTA, which is recorded as a component of Accumulated other comprehensive income ("AOCI") on the Company's Consolidated Balance Sheets. The CTA amounts are subject to future changes resulting from ongoing fluctuations in the respective foreign currency exchange rates. Changes in exchange rates are impacted by many factors that cannot be forecasted with reliable accuracy. Any change could have a favorable or unfavorable impact on the Company's CTA balance. The Company's aggregate CTA net gain balance at December 31, 2015, is \$6.6 million.

Table Of Contents

Under U.S. GAAP, the Company is required to release CTA balances into earnings when the Company has substantially liquidated its investment in a foreign entity. During 2015, the Company sold its remaining property in Chile. As a result of liquidating its investments in Chile, the Company recognized a loss from foreign currency translation in the aggregate amount of \$18.8 million during the year ended December 31, 2015.

Item 8. Financial Statements and Supplementary Data

The response to this Item 8 is included in our audited Notes to Consolidated Financial Statements, which are contained in Part IV Item 15 of this Form 10-K.

Item 9. Changes in and Disagreements With Accountants on Accounting and Financial Disclosure

None.

Item 9A. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

The Company's management, with the participation of the Company's Chief Executive Officer and Chief Financial Officer, has evaluated the effectiveness of the Company's disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the "Exchange Act")) as of the end of the period covered by this report. Based on such evaluation, the Company's Chief Executive Officer and Chief Financial Officer have concluded that, as of the end of such period, the Company's disclosure controls and procedures are effective.

Changes in Internal Control Over Financial Reporting

There have not been any changes in the Company's internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the fourth fiscal quarter ended December 31, 2015,

that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

Management's Report on Internal Control Over Financial Reporting

Our management is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f) and 15d-15(f). Under the supervision and with the participation of our management, including our Chief Executive Officer and Chief Financial Officer, we conducted an evaluation of the effectiveness of our internal control over financial reporting based on the framework in the *Internal Control - Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission. Based on our evaluation under the framework in *Internal Control - Integrated Framework (2013)*, our management concluded that our internal control over financial reporting was effective as of December 31, 2015.

The effectiveness of our internal control over financial reporting as of December 31, 2015, has been audited by PricewaterhouseCoopers LLP, an independent registered public accounting firm, as stated in their report which is included herein.

Item 9B. Other Information

None.

PART III

Item 10. Directors, Executive Officers and Corporate Governance

The information required by this item is incorporated by reference to "Proposal 1—Election of Directors," "Corporate Governance," "Committees of the Board of Directors," "Executive Officers" and "Other Matters" in our definitive proxy statement to be filed with respect to the Annual Meeting of Stockholders expected to be held on April 26, 2016 ("Proxy Statement").

We have adopted a Code of Business Conduct and Ethics that applies to all employees (the "Code of Ethics"). The Code of Ethics is available at the Investors/Governance/Governance Documents section of our website at www.kimcorealty.com. A copy of the Code of Ethics is available in print, free of charge, to stockholders upon request to us at the address set forth in Item 1 of this Annual Report on Form 10-K under the section "Business - Background." We intend to satisfy the disclosure requirements under the Securities and Exchange Act of 1934, as amended,

regarding an amendment to or waiver from a provision of our Code of Ethics by posting such information on our web site.

Table Of Contents

Item 11. Executive Compensation

The information required by this item is incorporated by reference to “Compensation Discussion and Analysis,” “Executive Compensation Committee Report,” “Compensation Tables,” “Compensation of Directors” and “Other Matters” in our Proxy Statement.

Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters

The information required by this item is incorporated by reference to “Security Ownership of Certain Beneficial Owners and Management” and “Compensation Tables” in our Proxy Statement.

Item 13. Certain Relationships and Related Transactions, and Director Independence

The information required by this item is incorporated by reference to “Certain Relationships and Related Transactions” and “Corporate Governance” in our Proxy Statement.

Item 14. Principal Accounting Fees and Services

The information required by this item is incorporated by reference to “Independent Registered Public Accountants” in our Proxy Statement.

PART IV

Item 15. Exhibits, Financial Statement Schedules

Financial Statements –

- (a) 1. The following consolidated financial information is included as a separate section of this annual report on Form 10-K.

Report of Independent Registered Public Accounting Firm 40

Consolidated Financial Statements

Consolidated Balance Sheets as of December 31, 2015 and 2014 41

Consolidated Statements of Income for the years ended December 31, 2015, 2014 and 2013 42

Consolidated Statements of Comprehensive Income for the years ended December 31, 2015, 2014 and 2013 43

Consolidated Statements of Changes in Equity for the years ended December 31, 2015, 2014 and 2013 44

Consolidated Statements of Cash Flows for the years ended December 31, 2015, 2014 and 2013 45

Notes to Consolidated Financial Statements 46

- 2 . Financial Statement Schedules -

Schedule II - Valuation and Qualifying Accounts 92

Schedule III - Real Estate and Accumulated Depreciation 93

Schedule IV - Mortgage Loans on Real Estate 95

All other schedules are omitted since the required information is not present or is not present in amounts sufficient to require submission of the schedule.

3. Exhibits -

The exhibits listed on the accompanying Index to Exhibits are filed as part of this report. 36

Table Of Contents**INDEX TO EXHIBITS**

Exhibit Number	<u>Exhibit Description</u>	<u>Incorporated by Reference</u>		Filed/ Furnished Page <u>Herewith</u> <u>Number</u>
		<u>File No.</u>	<u>Date of Filing</u>	
3.1(a)	Articles of Restatement of Kimco Realty Corporation, dated January 14, 2011	10-K10899	02/28/11	3.1(a)
3.1(b)	Amendment to Articles of Restatement of Kimco Realty Corporation dated May 8, 2014	10-K10899	02/27/15	3.1(b)
3.1(c)	Articles Supplementary of Kimco Realty Corporation dated November 8, 2010	10-K10899	02/28/11	3.1(b)
3.1(d)	Articles Supplementary of Kimco Realty Corporation, dated March 12, 2012	8-A1121899	03/13/12	3.2
3.1(e)	Articles Supplementary of Kimco Realty Corporation, dated July 17, 2012	8-A1121899	07/18/12	3.2
3.1(f)	Articles Supplementary of Kimco Realty Corporation, dated November 30, 2012	8-A1121899	12/03/12	3.2

- 3.2 Amended and Restated By-laws of Kimco Realty Corporation, dated February 25, 2009 10-K10899 02/27/093.2
- 4.1 Agreement of Kimco Realty Corporation pursuant to Item 601(b)(4)(iii)(A) of Regulation S-K S-1333-4258809/11/914.1
- 4.2 Form of Certificate of Designations for the Preferred Stock S-3333-6755209/10/934(d)
- 4.3 Indenture dated September 1, 1993, between Kimco Realty Corporation and Bank of New York (as successor to IBJ Schroder Bank and Trust Company) First Supplemental Indenture, dated August 4, 1994, between Kimco Realty Corporation and Bank of New York (as successor to IBJ Schroder Bank and Trust Company) S-3333-6755209/10/934(a)
- 4.4 Second Supplemental Indenture, dated April 7, 1995, between Kimco Realty Corporation and Bank of New York (as 10-K10899 03/28/964.6
- 4.5 8-K1-10899 04/07/954(a)

- successor to IBJ
Schroder Bank
and Trust
Company)
Indenture dated
April 21, 2005,
between Kimco
North Trust III,
Kimco Realty
4.6 Corporation, as 8-KI-10899 04/25/054.1
guarantor and
BNY Trust
Company of
Canada, as
trustee
Third
Supplemental
Indenture, dated
June 2, 2006,
4.7 between Kimco 8-KI-10899 06/05/064.1
Realty
Corporation, and
The Bank of
New York, as
trustee
First
Supplemental
Indenture, dated
October 31,
2006, among
Kimco Realty
4.8 Corporation, Pan 8-KI-10899 11/03/064.2
Pacific Retail
Properties, Inc.
and Bank of New
York Trust
Company, N.A.,
as trustee
Fifth
Supplemental
Indenture, dated
October 31,
2006, among
Kimco Realty
4.9 Corporation, Pan 8-KI-10899 11/03/064.1
Pacific Retail
Properties, Inc.
and Bank of New
York Trust
Company, N.A.,
as trustee

- First
Supplemental
Indenture, dated
June 2, 2006,
among Kimco
North Trust III,
4.10 Kimco Realty 10-~~K~~10899 02/28/07 4.12
Corporation, as
guarantor and
BNY Trust
Company of
Canada, as
trustee
- Second
Supplemental
Indenture, dated
August 16, 2006,
among Kimco
North Trust III,
4.11 Kimco Realty 10-~~K~~10899 02/28/07 4.13
Corporation, as
guarantor and
BNY Trust
Company of
Canada, as
trustee
- Fourth
Supplemental
Indenture, dated
April 26, 2007,
between Kimco
4.12 Realty 8-~~KI~~-10899 04/26/07 1.3
Corporation and
The Bank of
New York, as
trustee
- Fifth
Supplemental
Indenture, dated
September 24,
2009, between
4.13 Kimco Realty 8-~~KI~~-10899 09/24/09 4.1
Corporation and
The Bank of
New York
Mellon, as
trustee
- 4.14 Third 10-~~Q~~10899 05/07/10 99.2
Supplemental
Indenture, dated
April 13, 2010,

among Kimco
North Trust III,
Kimco Realty
Corporation, as
guarantor and
BNY Trust
Company of
Canada, as
trustee

Table Of Contents

Exhibit Number	<u>Exhibit Description</u>	<u>Incorporated by Reference</u>		Date of Filing	Exhibit Number	Filed/ Furnished Herewith	Page Number
		<u>Form</u>	<u>File No.</u>				
4.15	Sixth Supplemental Indenture, dated May 23, 2013, between Kimco Realty Corporation and The Bank of New York Mellon, as trustee	8-K	1-10899	05/23/13	4.1		
4.16	Fourth Supplemental Indenture, dated July 22, 2013, among Kimco North Trust III, Kimco Realty Corporation, as guarantor and BNY Trust Company of Canada, as trustee	10-Q	1-10899	08/02/13	9.2		
4.17	Seventh Supplemental Indenture, dated April 24, 2014, between Kimco Realty Corporation and The Bank of New York Mellon, as trustee	8-K	1-10899	04/24/14	4.1		
10.1	Amended and Restated Stock Option Plan	10-K	1-10899	03/28/95	10.3		
10.2	Second Amended and Restated 1998 Equity Participation Plan of Kimco Realty Corporation (restated February 25, 2009)	10-K	1-10899	02/27/09	10.9		
10.3	Form of Indemnification Agreement	10-K	1-10899	02/27/09	9.1		
10.4	Agency Agreement, dated July 17, 2013, by and among Kimco North Trust III, Kimco Realty Corporation and Scotia Capital Inc., RBC Dominion Securities Inc., CIBC World Markets Inc. and National Bank Financial Inc.	10-Q	1-10899	08/02/13	9.1		
10.5	Kimco Realty Corporation Executive Severance Plan, dated March 15, 2010	8-K	1-10899	03/19/10	10.5		
10.6	Kimco Realty Corporation 2010 Equity Participation Plan	8-K	1-10899	03/19/10	10.7		
10.7	Form of Performance Share Award Grant Notice and Performance Share Award Agreement	8-K	1-10899	03/19/10	10.8		
10.8	First Amendment to the Kimco Realty Corporation Executive Severance Plan, dated March 20, 2012	10-Q	1-10899	05/10/12	10.3		
10.9	First Amendment to the Kimco Realty Corporation 2010 Equity Participation Plan	S-8	333-184776	11/06/12	9.1		
10.10	\$1.75 Billion Amended and Restated Credit Agreement, dated March 17, 2014, among Kimco Realty Corporation, the subsidiaries of Kimco party thereto, the lenders party thereto, and JPMorgan Chase Bank, N.A., as administrative agent	8-K	1-10899	03/20/14	10.1		
10.11	Credit Agreement, dated January 30, 2015, among Kimco Realty Corporation and each of the parties named therein	8-K	1-10899	02/05/15	10.1		
10.12	Consulting Agreement, dated June 11, 2015, between Kimco Realty Corporation and David B.	8-K	1-10899	06/12/15	10.1		

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	Henry						
12.1	Computation of Ratio of Earnings to Fixed Charges	—	—	—	—	*	96
12.2	Computation of Ratio of Earnings to Combined Fixed Charges and Preferred Stock Dividends	—	—	—	—	*	97
21.1	Significant Subsidiaries of the Company	—	—	—	—	*	98
23.1	Consent of PricewaterhouseCoopers LLP	—	—	—	—	*	99
31.1	Certification of the Company's Chief Executive Officer, Conor C. Flynn, pursuant to Section 302 of the Sarbanes-Oxley Act of 2002	—	—	—	—	*	100
31.2	Certification of the Company's Chief Financial Officer, Glenn G. Cohen, pursuant to Section 302 of the Sarbanes-Oxley Act of 2002	—	—	—	—	*	101
32.1	Certification of the Company's Chief Executive Officer, Conor C. Flynn, and the Company's Chief Financial Officer, Glenn G. Cohen, pursuant to Section 906 of the Sarbanes-Oxley Act of 2002	—	—	—	—	*	102
99.1	Property Chart	—	—	—	—	*	103
101.INS	XBRL Instance Document	—	—	—	—	*	
101.SCH	XBRL Taxonomy Extension Schema	—	—	—	—	*	
101.CAL	XBRL Taxonomy Extension Calculation Linkbase	—	—	—	—	*	
101.DEF	XBRL Taxonomy Extension Definition Linkbase	—	—	—	—	*	
101.LAB	XBRL Taxonomy Extension Label Linkbase	—	—	—	—	*	
101.PRE	XBRL Taxonomy Extension Presentation Linkbase	—	—	—	—	*	

* Filed herewith

Table Of Contents

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

KIMCO REALTY
CORPORATION

By: /s/ Conor C. Flynn
Conor C. Flynn
Chief Executive
Officer

Dated: February 26, 2016

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

<u>Signature</u>	<u>Title</u>	<u>Date</u>
/s/ Milton Cooper Milton Cooper	Executive Chairman of the Board of Directors	February 26, 2016
/s/ Conor C. Flynn Conor C. Flynn	President - Chief Executive Officer and Director	February 26, 2016
/s/ Richard G. Dooley Richard G. Dooley	Director	February 26, 2016
/s/ Joe Grills Joe Grills	Director	February 26, 2016
/s/ Frank Lourenso Frank Lourenso	Director	February 26, 2016
/s/ Richard Saltzman Richard Saltzman	Director	February 26, 2016

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/s/ Philip Coviello Philip Coviello	Director	February 26, 2016
/s/ Colombe Nicholas Colombe Nicholas	Director	February 26, 2016
/s/ Glenn G. Cohen Glenn G. Cohen	Executive Vice President - Chief Financial Officer and Treasurer	February 26, 2016
/s/ Paul Westbrook Paul Westbrook	Vice President - Chief Accounting Officer	February 26, 2016

Table Of Contents

ANNUAL REPORT ON FORM 10-K

ITEM 8, ITEM 15 (a) (1) and (2)

INDEX TO FINANCIAL STATEMENTS

AND

FINANCIAL STATEMENT SCHEDULES

	Form10-K Page
KIMCO REALTY CORPORATION AND SUBSIDIARIES	
<u>Report of Independent Registered Public Accounting Firm</u>	40
Consolidated Financial Statements and Financial Statement Schedules:	
<u>Consolidated Balance Sheets as of December 31, 2015 and 2014</u>	41
<u>Consolidated Statements of Income for the years ended December 31, 2015, 2014 and 2013</u>	42
<u>Consolidated Statements of Comprehensive Income for the years ended December 31, 2015, 2014 and 2013</u>	43
<u>Consolidated Statements of Changes in Equity for the years ended December 31, 2015, 2014 and 2013</u>	44
	45

Consolidated Statements of Cash Flows for the
years ended December 31, 2015, 2014 and
2013

Notes to Consolidated Financial Statements 46

Financial Statement Schedules:

II. Valuation and Qualifying Accounts 92

III. Real Estate and Accumulated Depreciation 93

IV. Mortgage Loans on Real Estate 95

Table Of Contents

Report of Independent Registered Public Accounting Firm

To the Board of Directors and Stockholders
of Kimco Realty Corporation:

In our opinion, the consolidated financial statements listed in the index appearing under Item 15(a)(1) present fairly, in all material respects, the financial position of Kimco Realty Corporation and its subsidiaries (the "Company") at December 31, 2015 and 2014, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2015 in conformity with accounting principles generally accepted in the United States of America. In addition, in our opinion, the financial statement schedules listed in the index appearing under Item 15(a)(2) present fairly, in all material respects, the information set forth therein when read in conjunction with the related consolidated financial statements. Also in our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2015, based on criteria established in Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). The Company's management is responsible for these financial statements and financial statement schedules, for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in Management's Report on Internal Control over Financial Reporting appearing under Item 9A. Our responsibility is to express opinions on these financial statements, on the financial statement schedules, and on the Company's internal control over financial reporting based on our integrated audits. We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement and whether effective internal control over financial reporting was maintained in all material respects. Our audits of the financial statements included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our audit of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audits also included performing such other procedures as we considered necessary in the circumstances. We believe that our audits provide a reasonable basis for our opinions.

As discussed in Note 1 to the consolidated financial statements, the Company adopted accounting standards update ("ASU") No. 2014-08, "Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity", which changed the criteria for reporting discontinued operations in 2015.

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly

reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ PricewaterhouseCoopers LLP

New York, New York

February 26, 2016

Table Of Contents**KIMCO REALTY CORPORATION AND SUBSIDIARIES****CONSOLIDATED BALANCE SHEETS****(in thousands, except share information)**

	December 31, 2015	December 31, 2014
Assets:		
Real Estate		
Rental property		
Land	\$2,728,257	\$2,365,800
Building and improvements	8,661,362	7,520,095
	11,389,619	9,885,895
Less: accumulated depreciation and amortization	(2,115,320)	(1,955,406)
	9,274,299	7,930,489
Real estate under development	179,190	132,331
Real estate, net	9,453,489	8,062,820
Investments and advances in real estate joint ventures	742,559	1,037,218
Other real estate investments	215,836	266,157
Mortgages and other financing receivables	23,824	74,013
Cash and cash equivalents	189,534	187,322
Marketable securities	7,565	90,235
Accounts and notes receivable, net	175,252	172,386
Deferred charges and prepaid expenses	152,349	158,302
Other assets	383,763	212,947
Total assets	\$ 11,344,171	\$ 10,261,400
Liabilities:		
Notes payable	\$3,761,328	\$3,171,742
Mortgages payable	1,614,982	1,424,228
Accounts payable and accrued expenses	150,059	129,509
Dividends payable	115,182	111,143
Other liabilities	433,960	431,533
Total liabilities	6,075,511	5,268,155
Redeemable noncontrolling interests	86,709	91,480
Commitments and Contingencies		
Stockholders' equity:		
Preferred stock, \$1.00 par value, authorized 6,029,100 and 5,959,100 shares, respectively, 32,000 and 102,000 shares issued and outstanding (in series), respectively	32	102
Aggregate liquidation preference \$800,000 and \$975,000, respectively	4,134	4,118

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Common stock, \$.01 par value, authorized 750,000,000 shares issued and outstanding 413,430,756 and 411,819,818 shares, respectively		
Paid-in capital	5,608,881	5,732,021
Cumulative distributions in excess of net income	(572,335)	(1,006,578)
Accumulated other comprehensive income	5,588	45,122
Total stockholders' equity	5,046,300	4,774,785
Noncontrolling interests	135,651	126,980
Total equity	5,181,951	4,901,765
Total liabilities and equity	\$ 11,344,171	\$ 10,261,400

The accompanying notes are an integral part of these consolidated financial statements.

Table Of Contents**KIMCO REALTY CORPORATION AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF INCOME****(in thousands, except share information)**

	Year Ended December 31,		
	2015	2014	2013
Revenues			
Revenues from rental properties	\$1,144,474	\$958,888	\$825,210
Management and other fee income	22,295	35,009	36,317
Total revenues	1,166,769	993,897	861,527
Operating expenses			
Rent	12,347	14,250	13,347
Real estate taxes	147,150	124,670	108,746
Operating and maintenance	144,980	119,697	99,405
General and administrative expenses	122,735	122,201	127,470
Provision for doubtful accounts	6,075	4,882	6,133
Impairment charges	45,383	39,808	32,247
Depreciation and amortization	344,527	258,074	224,713
Total operating expenses	823,197	683,582	612,061
Operating income	343,572	310,315	249,466
Other income/(expense)			
Mortgage financing income	2,940	3,129	4,304
Interest, dividends and other investment income	39,061	966	16,847
Other income/(expense), net	2,234	(8,544)	1,195
Interest expense	(218,891)	(203,759)	(212,240)
Income from continuing operations before income taxes, equity in income of joint ventures, gain on change in control of interests and equity in income from other real estate investments	168,916	102,107	59,572
Provision for income taxes, net	(60,230)	(22,438)	(32,654)
Equity in income of joint ventures, net	480,395	159,560	208,689
Gain on change in control of interests, net	149,234	107,235	21,711
Equity in income of other real estate investments, net	36,090	38,042	31,136
Income from continuing operations	774,405	384,506	288,454
Discontinued operations			
(Loss)/income from discontinued operating properties, net of tax	(15)	36,780	50,610

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Impairment/loss on operating properties, net of tax	(60)	(176,315)	(143,057)
Gain on disposition of operating properties, net of tax	-	190,520	43,914
(Loss)/income from discontinued operations	(75)	50,985	(48,533)
Gain on sale of operating properties, net, net of tax	125,813	389	1,432
Net income	900,143	435,880	241,353
Net income attributable to noncontrolling interests	(6,028)	(11,879)	(5,072)
Net income attributable to the Company	894,115	424,001	236,281
Preferred stock redemption costs	(5,816)	-	-
Preferred dividends	(57,084)	(58,294)	(58,294)
Net income available to the Company's common shareholders	\$831,215	\$365,707	\$177,987
Per common share:			
Income from continuing operations:			
-Basic	\$2.01	\$0.77	\$0.53
-Diluted	\$2.00	\$0.77	\$0.53
Net income attributable to the Company:			
-Basic	\$2.01	\$0.89	\$0.43
-Diluted	\$2.00	\$0.89	\$0.43
Weighted average shares:			
-Basic	411,319	409,088	407,631
-Diluted	412,851	411,038	408,614
Amounts available to the Company's common shareholders:			
Income from continuing operations	\$831,290	\$316,839	\$218,590
(Loss)/income from discontinued operations	(75)	48,868	(40,603)
Net income	\$831,215	\$365,707	\$177,987

The accompanying notes are an integral part of these consolidated financial statements.

Table Of Contents**KIMCO REALTY CORPORATION AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME****(in thousands)**

	Year Ended December 31,		
	2015	2014	2013
Net income	\$900,143	\$435,880	\$241,353
Other comprehensive income:			
Change in unrealized gain on marketable securities	(45,799)	20,202	6,773
Change in unrealized loss on interest rate swaps	(22)	(1,404)	-
Change in foreign currency translation adjustment	6,287	96,895	(4,208)
Other comprehensive (loss)/income	(39,534)	115,693	2,565
Comprehensive income	860,609	551,573	243,918
Comprehensive income attributable to noncontrolling interests	(6,028)	(17,468)	(6,436)
Comprehensive income attributable to the Company	\$854,581	\$534,105	\$237,482

The accompanying notes are an integral part of these consolidated financial statements.

Table Of Contents**KIMCO REALTY CORPORATION AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY****For the Years Ended December 31, 2015, 2014 and 2013****(in thousands)**

	Cumulative Distributions in Excess of Net Income	Accumulated Other Comprehensive Income	Preferred Stock Issued Amount	Common Stock Issued Amount	Stock Amount	Paid-in Capital	Total Stockholders' Equity	Noncontrolling Interests	Total Equity	
Balance, January 1, 2013	\$(824,008)	(66,182)	102	\$102	407,782	\$4,078	\$5,651,170	\$4,765,160	\$167,320	\$4,932,480
Contributions from noncontrolling interests	-	-	-	-	-	-	-	-	1,026	1,026
Comprehensive income:										
Net income	236,281	-	-	-	-	-	-	236,281	5,072	241,353
Other comprehensive income, net of tax:										
Change in unrealized gain on marketable securities	-	6,773	-	-	-	-	-	6,773	-	6,773
Change in foreign currency translation adjustment	-	(5,573)	-	-	-	-	-	(5,573)	1,365	(4,208)
Redeemable noncontrolling interests income	-	-	-	-	-	-	-	-	(6,892)	(6,892)
Dividends (\$0.855 per common share;										

\$1.725 per Class H Depositary Share, \$1.5000 per Class I Depositary Share, \$1.3750 per Class J Depositary Share, and \$1.40625 per Class K Depositary Share, respectively)	(408,331)	-	-	-	-	-	-	(408,331)	-	(408,331
Distributions to noncontrolling interests	-	-	-	-	-	-	-	-	(10,686)	(10,686
Issuance of common stock	-	-	-	-	560	5	9,208	9,213	-	9,213
Surrender of restricted stock	-	-	-	-	(247)	(2)	(3,889)	(3,891)	-	(3,891
Exercise of common stock options	-	-	-	-	1,636	16	30,193	30,209	-	30,209
Acquisition of noncontrolling interests	-	-	-	-	-	-	(8,894)	(8,894)	(20,096)	(28,990
Amortization of equity awards	-	-	-	-	-	-	11,470	11,470	-	11,470
Balance, December 31, 2013	(996,058)	(64,982)	102	102	409,731	4,097	5,689,258	4,632,417	137,109	4,769,526
Contributions from noncontrolling interests	-	-	-	-	-	-	-	-	6,259	6,259
Comprehensive income: Net income	424,001	-	-	-	-	-	-	424,001	11,879	435,880
Other comprehensive income, net of tax: Change in unrealized gain	-	20,202	-	-	-	-	-	20,202	-	20,202

on marketable securities										
Change in unrealized loss on interest rate swaps	-	(1,404)	-	-	-	-	-	(1,404)	-	(1,404)
Change in foreign currency translation adjustment	-	91,306	-	-	-	-	-	91,306	5,589	96,895
Redeemable noncontrolling interests income	-	-	-	-	-	-	-	-	(6,335)	(6,335)
Dividends (\$0.915 per common share; \$1.725 per Class H Depositary Share, \$1.5000 per Class I Depositary Share, \$1.3750 per Class J Depositary Share, and \$1.40625 per Class K Depositary Share, respectively)	(434,521)	-	-	-	-	-	-	(434,521)	-	(434,521)
Distributions to noncontrolling interests	-	-	-	-	-	-	-	-	(26,755)	(26,755)
Issuance of common stock	-	-	-	-	805	8	14,039	14,047	-	14,047
Surrender of restricted stock	-	-	-	-	(190)	(2)	(4,049)	(4,051)	-	(4,051)
Exercise of common stock options	-	-	-	-	1,474	15	23,859	23,874	-	23,874
Acquisition of noncontrolling interests	-	-	-	-	-	-	(294)	(294)	(766)	(1,060)
Amortization of equity	-	-	-	-	-	-	9,208	9,208	-	9,208

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awards											
Balance, December 31, 2014	(1,006,578)	45,122	102	102	411,820	4,118	5,732,021	4,774,785	126,980	4,901,765	
Contributions from noncontrolling interests	-	-	-	-	-	-	-	-	66,163	66,163	
Comprehensive income:											
Net income	894,115	-	-	-	-	-	-	894,115	6,028	900,143	
Other comprehensive income, net of tax:											
Change in unrealized gain on marketable securities	-	(45,799)	-	-	-	-	-	(45,799)	-	(45,799)	
Change in unrealized loss on interest rate swaps	-	(22)	-	-	-	-	-	(22)	-	(22)	
Change in foreign currency translation adjustment	-	6,287	-	-	-	-	-	6,287	-	6,287	
Redeemable noncontrolling interests income	-	-	-	-	-	-	-	-	(7,061)	(7,061)	
Dividends (\$0.975 per common share; \$1.485 per Class H Depositary Share, \$1.5000 per Class I Depositary Share, \$1.3750 per Class J Depositary Share, and \$1.40625 per											

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Class K Depository Share, respectively)	(459,872)	-	-	-	-	-	-	(459,872)	-	(459,872
Distributions to noncontrolling interests	-	-	-	-	-	-	-	-	(8,539)	(8,539
Issuance of common stock	-	-	-	-	824	8	485	493	-	493
Surrender of restricted stock	-	-	-	-	(232)	(2)	(5,680)	(5,682)	-	(5,682
Exercise of common stock options	-	-	-	-	1,019	10	18,698	18,708	-	18,708
Sale of interests in investments, net of tax of \$16.0 million	-	-	-	-	-	-	23,993	23,993	-	23,993
Acquisition of noncontrolling interests	-	-	-	-	-	-	262	262	(47,920)	(47,658
Amortization of equity awards	-	-	-	-	-	-	14,032	14,032	-	14,032
Redemption of preferred stock	-	-	(70)	(70)	-	-	(174,930)	(175,000)	-	(175,000
Balance, December 31, 2015	\$(572,335)	5,588	32	\$32	413,431	\$4,134	\$5,608,881	\$5,046,300	\$135,651	\$5,181,951

The accompanying notes are an integral part of these consolidated financial statements.

Table Of Contents**KIMCO REALTY CORPORATION AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF CASH FLOWS****(in thousands)**

	Year Ended December 31,		
	2015	2014	2013
Cash flow from operating activities:			
Net income	\$900,143	\$435,880	\$241,353
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	344,527	273,093	257,855
Impairment charges	45,464	217,858	190,218
Equity award expense	18,465	17,879	18,897
Gain on sale of operating properties	(132,907)	(203,889)	(51,529)
Gain on sale of marketable securities	(39,852)	-	(12,135)
Gain on change in control of interests, net	(149,234)	(107,235)	(21,711)
Equity in income of joint ventures, net	(480,395)	(159,560)	(208,689)
Equity in income from other real estate investments, net	(36,090)	(38,042)	(31,136)
Distributions from joint ventures and other real estate investments	126,263	255,532	258,050
Change in accounts and notes receivable	(2,867)	(8,060)	7,213
Change in accounts payable and accrued expenses	164	(1,095)	10,166
Change in other operating assets and liabilities	(99,980)	(53,018)	(88,517)
Net cash flow provided by operating activities	493,701	629,343	570,035
Cash flow from investing activities:			
Acquisition of operating real estate and other related net assets	(661,423)	(384,828)	(354,287)
Improvements to operating real estate	(166,670)	(131,795)	(107,277)
Acquisition of real estate under development	(16,355)	(65,724)	-
Improvements to real estate under development	(16,861)	(418)	(591)
Investment in marketable securities	(257)	(11,445)	(33,588)
Proceeds from sale/repayments of marketable securities	76,170	3,780	26,406
Investments and advances to real estate joint ventures	(91,609)	(93,845)	(296,550)
Reimbursements of investments and advances to real estate joint ventures	94,053	222,590	440,161
Distributions from liquidation of real estate joint ventures	373,833	-	-
Return of investment from liquidation of real estate joint ventures	88,672	-	-
Investment in other real estate investments	(641)	(4,338)	(23,566)
Reimbursements of investments and advances to other real estate investments	40,556	16,312	30,151
Investment in mortgage loans receivable	-	(50,000)	(11,469)
Collection of mortgage loans receivable	55,145	8,302	29,192
Investment in other investments	(190,278)	-	(21,366)
Reimbursements of other investments	-	-	9,175
Proceeds from sale of operating properties	437,030	612,748	385,844

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Proceeds from sale of development properties	-	5,366	-
Net cash flow provided by investing activities	21,365	126,705	72,235
Cash flow from financing activities:			
Principal payments on debt, excluding normal amortization and including debt defeasance of rental property debt	(555,627)	(327,963)	(256,346)
Principal payments on rental property debt	(28,632)	(22,841)	(23,804)
Proceeds from mortgage loan financings	-	15,700	35,974
Repayments under the unsecured revolving credit facility, net	(100,000)	(94,354)	(57,775)
Proceeds from issuance of unsecured term loan/notes	1,500,030	500,000	621,562
Repayments under unsecured term loan/notes	(750,000)	(370,842)	(546,717)
Financing origination costs	(16,901)	(11,911)	(8,041)
Contribution of noncontrolling interests	106,154	1,917	-
Conversion/redemption of noncontrolling interests	(55,753)	(3,201)	(30,086)
Dividends paid	(455,833)	(427,873)	(400,354)
Proceeds from issuance of stock	18,708	23,874	30,210
Redemption of preferred stock	(175,000)	-	-
Net cash flow used for financing activities	(512,854)	(717,494)	(635,377)
Change in cash and cash equivalents	2,212	38,554	6,893
Cash and cash equivalents, beginning of year	187,322	148,768	141,875
Cash and cash equivalents, end of year	\$189,534	\$187,322	\$148,768
Interest paid during the year (net of capitalized interest of \$5,618, \$2,383, \$1,263, respectively)	\$232,950	\$207,632	\$216,258
Income taxes paid during the year	\$100,366	\$23,292	\$33,838

The accompanying notes are an integral part of these consolidated financial statements.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Amounts relating to the number of buildings, square footage, tenant and occupancy data, joint venture debt average interest rates and terms and estimated project costs are unaudited.

1. Summary of Significant Accounting Policies:

Business

Kimco Realty Corporation and subsidiaries (the "Company" or "Kimco"), affiliates and related real estate joint ventures are engaged principally in the ownership, management, development and operation of open-air shopping centers, which are anchored generally by discount department stores, supermarkets or drugstores. Additionally, the Company provides complementary services that capitalize on the Company's established retail real estate expertise. The Company evaluates performance on a property specific or transactional basis and does not distinguish its principal business or group its operations on a geographical basis for purposes of measuring performance. Accordingly, the Company believes it has a single reportable segment for disclosure purposes in accordance with accounting principles generally accepted in the United States of America ("GAAP").

Additionally, in connection with the Tax Relief Extension Act of 1999 (the "RMA"), which became effective January 1, 2001, the Company is permitted to participate in activities which it was precluded from previously in order to maintain its qualification as a Real Estate Investment Trust ("REIT"), so long as these activities are conducted in entities which elect to be treated as taxable subsidiaries under the Internal Revenue Code, as amended (the "Code"), subject to certain limitations. As such, the Company, through its wholly-owned taxable REIT subsidiaries ("TRS"), has been engaged in various retail real estate related opportunities including retail real estate management and disposition services which primarily focuses on leasing and disposition strategies of retail real estate controlled by both healthy and distressed and/or bankrupt retailers. The Company may consider other investments through its TRS should suitable opportunities arise.

Principles of Consolidation and Estimates

The accompanying Consolidated Financial Statements include the accounts of Kimco Realty Corporation and subsidiaries (the “Company”). The Company’s subsidiaries includes subsidiaries which are wholly-owned and all entities in which the Company has a controlling interest, including where the Company has been determined to be a primary beneficiary of a variable interest entity (“VIE”) or meets certain criteria of a sole general partner or managing member in accordance with the Consolidation guidance of the Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”). All inter-company balances and transactions have been eliminated in consolidation.

GAAP requires the Company's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities and the reported amounts of revenues and expenses during a reporting period. The most significant assumptions and estimates relate to the valuation of real estate and related intangible assets and liabilities, equity method investments, marketable securities and other investments, including the assessment of impairments, as well as, depreciable lives, revenue recognition, the collectability of trade accounts receivable, realizability of deferred tax assets and the assessment of uncertain tax positions. Application of these assumptions requires the exercise of judgment as to future uncertainties, and, as a result, actual results could differ from these estimates.

Subsequent Events

The Company has evaluated subsequent events and transactions for potential recognition or disclosure in its consolidated financial statements.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Real Estate

Real estate assets are stated at cost, less accumulated depreciation and amortization. Upon acquisition of real estate operating properties, the Company estimates the fair value of acquired tangible assets (consisting of land, building, building improvements and tenant improvements) and identified intangible assets and liabilities (consisting of above and below-market leases, in-place leases and tenant relationships, where applicable), assumed debt and redeemable units issued at the date of acquisition, based on evaluation of information and estimates available at that date. Fair value is determined based on an exit price approach, which contemplates the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. If, up to one year from the acquisition date, information regarding fair value of the assets acquired and liabilities assumed is received and estimates are refined, appropriate adjustments, are recognized in the reporting period in which the adjustment is identified. The Company expenses transaction costs associated with business combinations in the period incurred.

In allocating the purchase price to identified intangible assets and liabilities of an acquired property, the value of above-market and below-market leases is estimated based on the present value of the difference between the contractual amounts, including fixed rate below-market lease renewal options, to be paid pursuant to the leases and management's estimate of the market lease rates and other lease provisions (i.e., expense recapture, base rental changes, etc.) measured over a period equal to the estimated remaining term of the lease. The capitalized above-market or below-market intangible is amortized to rental income over the estimated remaining term of the respective leases, which includes the expected renewal option period. Mortgage debt discounts or premiums are amortized into interest expense over the remaining term of the related debt instrument.

In determining the value of in-place leases, management considers current market conditions and costs to execute similar leases in arriving at an estimate of the carrying costs during the expected lease-up period from vacant to existing occupancy. In estimating carrying costs, management includes real estate taxes, insurance, other operating expenses, estimates of lost rental revenue during the expected lease-up periods and costs to execute similar leases including leasing commissions, legal and other related costs based on current market demand. The value assigned to in-place leases and tenant relationships is amortized over the estimated remaining term of the leases. If a lease were to be terminated prior to its scheduled expiration, all unamortized costs relating to that lease would be written off.

Depreciation and amortization are provided on the straight-line method over the estimated useful lives of the assets, as follows:

Buildings and building improvements	15 to 50 years
Fixtures, leasehold and tenant improvements (including certain identified intangible assets)	Terms of leases or useful lives, whichever is shorter

The Company periodically assesses the useful lives of its depreciable real estate assets, including those expected to be redeveloped in future periods, and accounts for any revisions prospectively. Expenditures for maintenance, repairs and demolition costs are charged to operations as incurred. Significant renovations and replacements, which improve or extend the life of the asset, are capitalized. The useful lives of amortizable intangible assets are evaluated each reporting period with any changes in estimated useful lives being accounted for over the revised remaining useful life.

When a real estate asset is identified by management as held-for-sale, the Company ceases depreciation of the asset and estimates the sales price, net of selling costs. If the net sales price of the asset is less than the net book value of the asset, an adjustment to the carrying value would be recorded to reflect the estimated fair value of the property, less estimated costs of sale.

On a continuous basis, management assesses whether there are any indicators, including property operating performance, changes in anticipated holding period and general market conditions, that the value of the real estate properties (including any related amortizable intangible assets or liabilities) may be impaired. A property value is considered impaired only if management's estimate of current and projected operating cash flows (undiscounted and unleveraged) of the property over its remaining hold period is less than the net carrying value of the property. Such cash flow projections consider factors such as expected future operating income, trends and prospects, as well as the effects of demand, competition and other factors. To the extent impairment has occurred, the carrying value of the property would be adjusted to an amount to reflect the estimated fair value of the property.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Real Estate Under Development

Real estate under development represents the ground-up development of open-air shopping center projects which the Company plans to hold as long-term investments. These properties are carried at cost. The cost of land and buildings under development includes specifically identifiable costs. The capitalized costs include pre-construction costs essential to the development of the property, development costs, construction costs, interest costs, real estate taxes, salaries and related costs of personnel directly involved and other costs incurred during the period of development. The Company ceases cost capitalization when the property is held available for occupancy upon substantial completion of tenant improvements, but no later than one year from the completion of major construction activity. If, in management's opinion, the current and projected undiscounted cash flows of these assets to be held as long-term investments is less than the net carrying value, the carrying value would be adjusted to an amount that reflects the estimated fair value of the property.

Investments in Unconsolidated Joint Ventures

The Company accounts for its investments in unconsolidated joint ventures under the equity method of accounting as the Company exercises significant influence, but does not control these entities. These investments are recorded initially at cost and subsequently adjusted for cash contributions, distributions and our share of earnings and losses. Earnings or losses for each investment are recognized in accordance with each respective investment agreement and where applicable, based upon an allocation of the investment's net assets at book value as if the investment was hypothetically liquidated at the end of each reporting period.

The Company's joint ventures and other real estate investments primarily consist of co-investments with institutional and other joint venture partners in neighborhood and community shopping center properties, consistent with its core business. These joint ventures typically obtain non-recourse third-party financing on their property investments, thus contractually limiting the Company's exposure to losses primarily to the amount of its equity investment; and due to the lender's exposure to losses, a lender typically will require a minimum level of equity in order to mitigate its risk. The Company, on a limited selective basis, has obtained unsecured financing for certain joint ventures. These unsecured financings may be guaranteed by the Company with guarantees from the joint venture partners for their proportionate amounts of any guaranty payment the Company is obligated to make.

To recognize the character of distributions from equity investees within its consolidated statements of cash flows, all distributions received are presumed to be returns on investment and classified as cash inflows from operating activities unless the Company's cumulative distributions received less distributions received in prior periods that were determined to be returns of investment exceed its cumulative equity in earnings recognized by the investor (as adjusted for amortization of basis differences). When such an excess occurs, the current-period distribution up to this excess is considered a return of investment and classified as cash inflows from investing.

On a continuous basis, management assesses whether there are any indicators, including the underlying investment property operating performance and general market conditions, that the value of the Company's investments in unconsolidated joint ventures may be impaired. An investment's value is impaired only if management's estimate of the fair value of the investment is less than the carrying value of the investment and such difference is deemed to be other-than-temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the estimated fair value of the investment.

The Company's estimated fair values are based upon a discounted cash flow model for each joint venture that includes all estimated cash inflows and outflows over a specified holding period. Capitalization rates, discount rates and credit spreads utilized in these models are based upon rates that the Company believes to be within a reasonable range of current market rates.

Other Real Estate Investments

Other real estate investments primarily consist of preferred equity investments for which the Company provides capital to owners and developers of real estate. The Company typically accounts for its preferred equity investments on the equity method of accounting, whereby earnings for each investment are recognized in accordance with each respective investment agreement and based upon an allocation of the investment's net assets at book value as if the investment was hypothetically liquidated at the end of each reporting period.

On a continuous basis, management assesses whether there are any indicators, including the underlying investment property operating performance and general market conditions, that the value of the Company's Other real estate investments may be impaired. An investment's value is impaired only if management's estimate of the fair value of the investment is less than the carrying value of the investment and such difference is deemed to be other-than-temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the estimated fair value of the investment.

The Company's estimated fair values are based upon a discounted cash flow model for each investment that includes all estimated cash inflows and outflows over a specified holding period and, where applicable, any estimated debt premiums. Capitalization rates, discount rates and credit spreads utilized in these models are based upon rates that the

Company believes to be within a reasonable range of current market rates.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Mortgages and Other Financing Receivables

Mortgages and other financing receivables consist of loans acquired and loans originated by the Company. Borrowers of these loans are primarily experienced owners, operators or developers of commercial real estate. The Company's loans are primarily mortgage loans that are collateralized by real estate. Mortgages and other financing receivables are recorded at stated principal amounts, net of any discount or premium or deferred loan origination costs or fees. The related discounts or premiums on mortgages and other loans purchased are amortized or accreted over the life of the related loan receivable. The Company defers certain loan origination and commitment fees, net of certain origination costs and amortizes them as an adjustment of the loan's yield over the term of the related loan. The Company reviews on a quarterly basis credit quality indicators such as (i) payment status to identify performing versus non-performing loans, (ii) changes affecting the underlying real estate collateral and (iii) national and regional economic factors.

Interest income on performing loans is accrued as earned. A non-performing loan is placed on non-accrual status when it is probable that the borrower may be unable to meet interest payments as they become due. Generally, loans 90 days or more past due are placed on non-accrual status unless there is sufficient collateral to assure collectability of principal and interest. Upon the designation of non-accrual status, all unpaid accrued interest is reserved and charged against current income. Interest income on non-performing loans is generally recognized on a cash basis. Recognition of interest income on non-performing loans on an accrual basis is resumed when it is probable that the Company will be able to collect amounts due according to the contractual terms.

The Company has determined that it has one portfolio segment, primarily represented by loans collateralized by real estate, whereby it determines, as needed, reserves for loan losses on an asset-specific basis. The reserve for loan losses reflects management's estimate of loan losses as of the balance sheet date. The reserve is increased through loan loss expense and is decreased by charge-offs when losses are confirmed through the receipt of assets such as cash or via ownership control of the underlying collateral in full satisfaction of the loan upon foreclosure or when significant collection efforts have ceased.

The Company considers a loan to be impaired when, based upon current information and events, it is probable that the Company will be unable to collect all amounts due under the existing contractual terms. A reserve allowance is established for an impaired loan when the estimated fair value of the underlying collateral (for collateralized loans) or the present value of expected future cash flows is lower than the carrying value of the loan. An internal valuation is

performed generally using the income approach to estimate the fair value of the collateral at the time a loan is determined to be impaired. The model is updated if circumstances indicate a significant change in value has occurred. The Company does not provide for an additional allowance for loan losses based on the grouping of loans as the Company believes the characteristics of the loans are not sufficiently similar to allow an evaluation of these loans as a group for a possible loan loss allowance. As such, all of the Company's loans are evaluated individually for impairment purposes.

Cash and Cash Equivalents

Cash and cash equivalents include demand deposits in banks, commercial paper and certificates of deposit with original maturities of three months or less. Cash and cash equivalent balances may, at a limited number of banks and financial institutions, exceed insurable amounts. The Company believes it mitigates risk by investing in or through major financial institutions and primarily in funds that are currently U.S. federal government insured up to applicable account limits. Recoverability of investments is dependent upon the performance of the issuers.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Marketable Securities

The Company classifies its marketable equity securities as available-for-sale in accordance with the FASB's Investments-Debt and Equity Securities guidance. These securities are carried at fair market value with unrealized gains and losses reported in stockholders' equity as a component of Accumulated other comprehensive income ("AOCI"). Gains or losses on securities sold are based on the specific identification method and are recognized in Interest, dividends and other investment income on the Company's Consolidated Statements of Income.

All debt securities are generally classified as held-to-maturity because the Company has the positive intent and ability to hold the securities to maturity. It is more likely than not that the Company will not be required to sell the debt security before its anticipated recovery and the Company expects to recover the security's entire amortized cost basis even if the entity does not intend to sell. Held-to-maturity securities are stated at amortized cost, adjusted for amortization of premiums and accretion of discounts to maturity. Debt securities which contain conversion features generally are classified as available-for-sale.

On a continuous basis, management assesses whether there are any indicators that the value of the Company's marketable securities may be impaired, which includes reviewing the underlying cause of any decline in value and the estimated recovery period, as well as the severity and duration of the decline. In the Company's evaluation, the Company considers its ability and intent to hold these investments for a reasonable period of time sufficient for the Company to recover its cost basis. A marketable security is impaired if the fair value of the security is less than the carrying value of the security and such difference is deemed to be other-than-temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the security over the estimated fair value in the security.

Deferred Leasing Costs

Costs incurred in obtaining tenant leases, included in deferred charges and prepaid expenses in the accompanying Consolidated Balance Sheets, are amortized on a straight-line basis, over the terms of the related leases, as applicable. Such capitalized costs include salaries, lease incentives and related costs of personnel directly involved in successful

leasing efforts.

Software Development Costs

Expenditures for major software purchases and software developed for internal use are capitalized and amortized on a straight-line basis generally over a 3 to 5 year period. The Company's policy provides for the capitalization of external direct costs of materials and services associated with developing or obtaining internal use computer software. In addition, the Company also capitalizes certain payroll and payroll-related costs for employees who are directly associated with internal use computer software projects. The amount of capitalizable payroll costs with respect to these employees is limited to the time directly spent on such projects. Costs associated with preliminary project stage activities, training, maintenance and all other post-implementation stage activities are expensed as incurred. As of December 31, 2015 and 2014, the Company had unamortized software development costs of \$16.1 million and \$24.0 million, respectively, which is included in Other assets on the Company's Consolidated Balance Sheets. The Company expensed \$10.7 million, \$9.2 million and \$7.6 million in amortization of software development costs during the years ended December 31, 2015, 2014 and 2013, respectively.

Deferred Financing Costs

Costs incurred in obtaining long-term financing, included in Notes Payable and Mortgages Payable in the accompanying Consolidated Balance Sheets, are amortized on a straight-line basis, which approximates the effective interest method, over the terms of the related debt agreements, as applicable.

Revenue and Gain Recognition and Accounts Receivable

Base rental revenues from rental property are recognized on a straight-line basis over the terms of the related leases. Certain of these leases also provide for percentage rents based upon the level of sales achieved by the lessee. These percentage rents are recognized once the required sales level is achieved. Rental income may also include payments received in connection with lease termination agreements. In addition, leases typically provide for reimbursement to the Company of common area maintenance costs, real estate taxes and other operating expenses. Operating expense reimbursements are recognized as earned.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Management and other fee income consists of property management fees, leasing fees, property acquisition and disposition fees, development fees and asset management fees. These fees arise from contractual agreements with third parties or with entities in which the Company has a noncontrolling interest. Management and other fee income, including acquisition and disposition fees, are recognized as earned under the respective agreements. Management and other fee income related to partially owned entities are recognized to the extent attributable to the unaffiliated interest.

Gains and losses from the sale of depreciated operating property and ground-up development projects are recognized using the full accrual method in accordance with the FASB's real estate sales guidance, provided that various criteria relating to the terms of sale and subsequent involvement by the Company with the properties are met.

Gains and losses on transfers of operating properties result from the sale of a partial interest in properties to unconsolidated joint ventures and are recognized using the partial sale provisions of the FASB's real estate sales guidance.

The Company makes estimates of the uncollectability of its accounts receivable related to base rents, straight-line rent, expense reimbursements and other revenues. The Company analyzes accounts receivable and historical bad debt levels, customer credit worthiness and current economic trends when evaluating the adequacy of the allowance for doubtful accounts. In addition, tenants in bankruptcy are analyzed and estimates are made in connection with the expected recovery of pre-petition and post-petition claims. The Company's reported net earnings are directly affected by management's estimate of the collectability of accounts receivable.

Accounts and notes receivable in the accompanying Consolidated Balance Sheets are net of estimated unrecoverable amounts of \$13.9 million and \$10.4 million of billed accounts receivable at December 31, 2015 and 2014, respectively. Additionally, Accounts and notes receivable in the accompanying Consolidated Balance Sheets are net of estimated unrecoverable amounts of \$17.9 million and \$22.9 million of straight-line rent receivable at December 31, 2015 and 2014, respectively.

Income Taxes

The Company has made an election to qualify, and believes it is operating so as to qualify, as a REIT for federal income tax purposes. Accordingly, the Company generally will not be subject to federal income tax, provided that distributions to its stockholders equal at least the amount of its REIT taxable income as defined under Section 856 through 860 of the Code.

In connection with the RMA, which became effective January 1, 2001, the Company is permitted to participate in certain activities which it was previously precluded from in order to maintain its qualification as a REIT, so long as these activities are conducted by entities which elect to be treated as taxable REIT subsidiaries under the Code. As such, the Company is subject to federal and state income taxes on the income from these activities. The Company is also subject to local taxes on certain non-U.S. investments.

Income taxes are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for the estimated future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and operating loss and tax credit carry-forwards. Deferred tax assets and liabilities are measured using enacted tax rates in effect for the year in which those temporary differences are expected to be recovered or settled. The Company provides a valuation allowance for deferred tax assets for which it does not consider realization of such assets to be more likely than not.

The Company reviews the need to establish a valuation allowance against deferred tax assets on a quarterly basis. The review includes an analysis of various factors, such as future reversals of existing taxable temporary differences, the capacity for the carryback or carryforward of any losses, the expected occurrence of future income or loss and available tax planning strategies.

The Company applies the FASB's guidance relating to uncertainty in income taxes recognized in a Company's financial statements. Under this guidance the Company may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than fifty percent likelihood of being realized upon ultimate settlement. The guidance on accounting for uncertainty in income taxes also provides guidance on de-recognition, classification, interest and penalties on income taxes, and accounting in interim periods.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Foreign Currency Translation and Transactions

Assets and liabilities of the Company's foreign operations are translated using year-end exchange rates, and revenues and expenses are translated using exchange rates as determined throughout the year. Gains or losses resulting from translation are included in AOCI, as a separate component of the Company's stockholders' equity. Gains or losses resulting from foreign currency transactions are translated to local currency at the rates of exchange prevailing at the dates of the transactions. The effect of the transactions gain or loss is included in the caption Other income/(expense), net in the Consolidated Statements of Income. The Company is required to release cumulative translation adjustment ("CTA") balances into earnings when the Company has substantially liquidated its investment in a foreign entity.

Derivative/Financial Instruments

The Company is exposed to certain risks arising from both its business operations and economic conditions. The Company principally manages its exposures to a wide variety of business and operational risk through management of its core business activities. The Company manages economic risks, including interest rate, liquidity, and credit risk primarily by managing the amount, sources, and duration of its debt funding and the use of derivative financial instruments. Specifically, the Company may use derivatives to manage exposures that arise from changes in interest rates, foreign currency exchange rate fluctuations and market value fluctuations of equity securities. The Company limits these risks by following established risk management policies and procedures including the use of derivatives.

The Company measures its derivative instruments at fair value and records them in the Consolidated Balance Sheet as an asset or liability, depending on the Company's rights or obligations under the applicable derivative contract. The accounting for changes in the fair value of the derivatives depends on the intended use of the derivative, whether the Company has elected to designate a derivative in a hedging relationship and apply hedge accounting and whether the hedging relationship has satisfied the criteria necessary to apply hedge accounting. Derivatives designated and qualifying as a hedge of the exposure to changes in the fair value of an asset, liability, or firm commitment attributable to a particular risk, such as interest rate risk, are considered fair value hedges. Derivatives designated and qualifying as a hedge of the exposure to variability in expected future cash flows, or other types of forecasted transactions, are considered cash flow hedges. Derivatives may also be designated as hedges of the foreign currency exposure of a net investment in a foreign operation. Hedge accounting generally provides for the matching of the timing of gain or loss recognition on the hedging instrument with the recognition of the changes in the fair value of the hedged asset or

liability that are attributable to the hedged risk in a fair value hedge or the earnings effect of the hedged forecasted transactions in a cash flow hedge. The Company may enter into derivative contracts that are intended to economically hedge certain of its risk, even though hedge accounting does not apply or the Company elects not to apply hedge accounting under the Derivatives and Hedging guidance issued by the FASB.

The effective portion of the changes in fair value of derivatives designated and that qualify as cash flow hedges is recorded in AOCI and is subsequently reclassified into earnings in the period that the hedged forecasted transaction affects earnings. Any ineffective portion of the change in fair value of the derivatives is recognized directly in earnings. During 2015, 2014 and 2013, the Company had no hedge ineffectiveness.

Noncontrolling Interests

The Company accounts for noncontrolling interests in accordance with the Consolidation guidance and the Distinguishing Liabilities from Equity guidance issued by the FASB. Noncontrolling interests represent the portion of equity that the Company does not own in those entities it consolidates. The Company identifies its noncontrolling interests separately within the equity section on the Company's Consolidated Balance Sheets. The amounts of consolidated net earnings attributable to the Company and to the noncontrolling interests are presented separately on the Company's Consolidated Statements of Income.

Noncontrolling interests also includes amounts related to partnership units issued by consolidated subsidiaries of the Company in connection with certain property acquisitions. These units have a stated redemption value or a defined redemption amount based upon the trading price of the Company's common stock and provides the unit holders various rates of return during the holding period. The unit holders generally have the right to redeem their units for cash at any time after one year from issuance. For convertible units, the Company typically has the option to settle redemption amounts in cash or common stock.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The Company evaluates the terms of the partnership units issued in accordance with the FASB's Distinguishing Liabilities from Equity guidance. Units which embody an unconditional obligation requiring the Company to redeem the units for cash after a specified or determinable date (or dates) or upon the occurrence of an event that is not solely within the control of the issuer are determined to be mandatorily redeemable under this guidance and are included as Redeemable noncontrolling interest and classified within the mezzanine section between Total liabilities and Stockholders' equity on the Company's Consolidated Balance Sheets. Convertible units for which the Company has the option to settle redemption amounts in cash or Common Stock are included in the caption Noncontrolling interest within the equity section on the Company's Consolidated Balance Sheets.

Earnings Per Share

The following table sets forth the reconciliation of earnings and the weighted-average number of shares used in the calculation of basic and diluted earnings per share (amounts presented in thousands, except per share data):

	For the year ended December		
	31,		
	2015	2014	2013
<i>Computation of Basic Earnings Per Share:</i>			
Income from continuing operations	\$774,405	\$384,506	\$288,454
Gain on sale of operating properties, net, net of tax	125,813	389	1,432
Net income attributable to noncontrolling interests	(6,028)	(11,879)	(5,072)
Discontinued operations attributable to noncontrolling interests	-	2,117	(7,930)
Preferred stock redemption costs	(5,816)	-	-
Preferred stock dividends	(57,084)	(58,294)	(58,294)
Income from continuing operations available to the common shareholders	831,290	316,839	218,590
Earnings attributable to participating securities	(4,134)	(1,749)	(1,360)
Income from continuing operations attributable to common shareholders	827,156	315,090	217,230
(Loss)/income from discontinued operations attributable to the Company	(75)	48,868	(40,603)
Net income attributable to the Company's common shareholders for basic earnings per share	\$827,081	\$363,958	\$176,627
Weighted average common shares outstanding – basic	411,319	409,088	407,631

Basic Earnings Per Share Attributable to the Company's Common Shareholders:

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Income from continuing operations	\$2.01	\$0.77	\$0.53
Income/(loss) from discontinued operations	-	0.12	(0.10)
Net income	\$2.01	\$0.89	\$0.43

Computation of Diluted Earnings Per Share:

Income from continuing operations attributable to common shareholders	\$827,156	\$315,090	\$217,230
(Loss)/income from discontinued operations attributable to the Company	(75)	48,868	(40,603)
Distributions on convertible units	192	529	-
Net income attributable to the Company's common shareholders for diluted earnings per share	\$827,273	\$364,487	\$176,627
Weighted average common shares outstanding – basic	411,319	409,088	407,631
Effect of dilutive securities(a):			
Equity awards	1,414	1,227	983
Assumed conversion of convertible units	118	723	-
Shares for diluted earnings per common share	412,851	411,038	408,614

Diluted Earnings Per Share Attributable to the Company's Common Shareholders:

Income from continuing operations	\$2.00	\$0.77	\$0.53
Income/(loss) from discontinued operations	-	0.12	(0.10)
Net income	\$2.00	\$0.89	\$0.43

(a) The effect of the assumed conversion of certain convertible units had an anti-dilutive effect upon the calculation of Income from continuing operations per share. Accordingly, the impact of such conversions has not been included in the determination of diluted earnings per share calculations. Additionally, there were 5,300,680, 7,137,120 and 10,950,388, stock options that were not dilutive as of December 31, 2015, 2014 and 2013, respectively.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The Company's unvested restricted share awards contain non-forfeitable rights to distributions or distribution equivalents. The impact of the unvested restricted share awards on earnings per share has been calculated using the two-class method whereby earnings are allocated to the unvested restricted share awards based on dividends declared and the unvested restricted shares' participation rights in undistributed earnings.

Stock Compensation

The Company maintains two equity participation plans, the Second Amended and Restated 1998 Equity Participation Plan (the "Prior Plan") and the 2010 Equity Participation Plan (the "2010 Plan") (collectively, the "Plans"). The Prior Plan provides for a maximum of 47,000,000 shares of the Company's common stock to be issued for qualified and non-qualified options and restricted stock grants. The 2010 Plan provides for a maximum of 10,000,000 shares of the Company's common stock to be issued for qualified and non-qualified options, restricted stock, performance awards and other awards, plus the number of shares of common stock which are or become available for issuance under the Prior Plan and which are not thereafter issued under the Prior Plan, subject to certain conditions. Unless otherwise determined by the Board of Directors at its sole discretion, options granted under the Plans generally vest ratably over a range of three to five years, expire ten years from the date of grant and are exercisable at the market price on the date of grant. Restricted stock grants generally vest (i) 100% on the fourth or fifth anniversary of the grant, (ii) ratably over three or four years, (iii) over three years at 50% after two years and 50% after the third year or (iv) over ten years at 20% per year commencing after the fifth year. Performance share awards provide a potential to receive shares of restricted stock based on the Company's performance relative to its peers, as defined, or based on other performance criteria as determined by the Board of Directors. In addition, the Plans provide for the granting of certain options and restricted stock to each of the Company's non-employee directors (the "Independent Directors") and permits such Independent Directors to elect to receive deferred stock awards in lieu of directors' fees.

The Company accounts for equity awards in accordance with the FASB's Stock Compensation guidance which requires that all share based payments to employees, be recognized in the Statement of Income over the service period based on their fair values. Fair value is determined, depending on the type of award, using either the Black-Scholes option pricing formula or the Monte Carlo method, both of which are intended to estimate the fair value of the awards at the grant date (see Footnote 20 for additional disclosure on the assumptions and methodology).

New Accounting Pronouncements

In February 2016, the FASB issued Accounting Standards Update (“ASU”) 2016-02, Leases (Topic 842) (“ASU 2016-02”), which sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract (i.e., lessees and lessors). The new standard requires lessees to apply a dual approach, classifying leases as either finance or operating leases based on the principle of whether or not the lease is effectively a financed purchase by the lessee. This classification will determine whether lease expense is recognized based on an effective interest method or on a straight-line basis over the term of the lease. A lessee is also required to record a right-of-use asset and a lease liability for all leases with a term of greater than 12 months regardless of their classification. Leases with a term of 12 months or less will be accounted for similar to existing guidance for operating leases today. The new standard requires lessors to account for leases using an approach that is substantially equivalent to existing guidance for sales-type leases, direct financing leases and operating leases. The ASU is expected to impact the Company’s consolidated financial statements as the Company has certain operating and land lease arrangements for which it is the lessee. ASU 2016-02 supersedes the previous leases standard, Leases (Topic 840). The standard is effective on January 1, 2019, with early adoption permitted. The Company is currently in the process of evaluating the impact the adoption of ASU 2016-02 will have on the Company’s financial position or results of operations.

In September 2015, the FASB issued ASU 2015-16, Simplifying the Accounting for Measurement-Period Adjustments (“ASU 2015-16”), which eliminates the requirement to restate prior period financial statements for measurement period adjustments. The new guidance requires that the cumulative impact of a measurement period adjustment (including the impact on prior periods) be recognized in the reporting period in which the adjustment is identified. ASU 2015-16 is effective for interim and annual periods beginning after December 15, 2015. Early adoption is permitted. The Company elected to early adopt ASU 2015-16 beginning in its third quarter ended September 30, 2015 (see Footnote 2). The adoption of ASU 2015-16 did not have a material impact on the Company’s financial position or results of operations.

In April 2015, the FASB issued ASU 2015-03, Interest - Imputation of Interest (Topic 835): Simplifying the Presentation of Debt Issuance Costs (“ASU 2015-03”). The amendments in ASU 2015-03 require that debt issuance costs related to a recognized debt liability be presented in the balance sheet as a direct deduction from the carrying amount of that debt liability, consistent with debt discounts. The recognition and measurement guidance for debt issuance costs are not affected by the amendments in this update. The amendments in ASU 2015-03 are effective for fiscal years beginning after December 15, 2015. Early adoption is permitted. In August 2015, the FASB issued ASU 2015-15: Presentation and Subsequent Measurement of Debt Issuance Costs Associated with Line-of-Credit Arrangements (“ASU 2015-15”) providing guidance regarding the presentation and subsequent measurement of debt issuance costs related to line-of-credit arrangements. Given the absence of authoritative guidance on this matter, the SEC staff has stated that it would not object to an entity deferring and presenting debt issuance costs as an asset and subsequently amortizing the deferred debt issuance costs ratably over the term of the line-of-credit arrangement, regardless of whether there are any outstanding borrowings on that line-of-credit arrangement. Beginning in its fiscal year 2015, the Company elected to early adopt ASU 2015-03 and ASU 2015-15 and retrospectively applied the guidance to its Notes Payable and Mortgages Payable for all periods presented. Unamortized debt issuance costs of \$31.4 million and \$3.2 million are included in Notes Payable and Mortgages Payable, respectively, as of December 31, 2015, and \$20.5 million and \$3.9 million of unamortized debt issuance costs are included in Notes Payable and Mortgages Payable, respectively, as of December 31, 2014 (previously included in Other assets on the Company’s Consolidated Balance Sheets). The adoption of ASU 2015-03 and ASU 2015-15 did not have a material impact on the Company’s financial position or results of operations (see Footnotes 12 and 13).

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

In February 2015, the FASB issued ASU 2015-02, Consolidation (Topic 810): Amendments to the Consolidation Analysis (“ASU 2015-02”). ASU 2015-02 focuses to minimize situations under previously existing guidance in which a reporting entity was required to consolidate another legal entity in which that reporting entity did not have: (1) the ability through contractual rights to act primarily on its own behalf; (2) ownership of the majority of the legal entity's voting rights; or (3) the exposure to a majority of the legal entity's economic benefits. ASU 2015-02 affects reporting entities that are required to evaluate whether they should consolidate certain legal entities. All legal entities are subject to reevaluation under the revised consolidation model. ASU 2015-02 will be effective for periods beginning after December 15, 2015. Early adoption is permitted, including adoption in an interim period. The Company does not expect the adoption of ASU 2015-02 to have a material effect on the Company’s financial position or results of operations.

In August 2014, the FASB issued ASU 2014-15, Presentation of Financial Statements - Going Concern (Subtopic 205-40): Disclosure of Uncertainties about an Entity’s Ability to Continue as a Going Concern (“ASU 2014-15”), which requires management to evaluate, at each annual and interim reporting period, whether there are conditions or events that raise substantial doubt about the entity’s ability to continue as a going concern within one year after the date the financial statements are issued and provide related disclosures. ASU 2014-15 is effective for annual periods ending after December 15, 2016 and interim periods thereafter, early adoption is permitted. The Company does not expect the adoption of ASU 2014-15 to have a material effect on the Company’s consolidated financial statements.

In May 2014, the FASB issued ASU 2014-09, Revenue from Contracts with Customers (Topic 606) (“ASU 2014-09”). ASU 2014-09 is a comprehensive new revenue recognition model requiring a company to recognize revenue to depict the transfer of goods or services to a customer at an amount reflecting the consideration it expects to receive in exchange for those goods or services. In adopting ASU 2014-09, companies may use either a full retrospective or a modified retrospective approach. ASU 2014-09 was anticipated to be effective for the first interim period within annual reporting periods beginning after December 15, 2016, and early adoption was not permitted. In August 2015, the FASB issued ASU 2015-14, Revenue from Contracts with Customers (Topic 606): Deferral of the Effective Date (“ASU 2015-14”), which delayed the effective date of ASU 2014-09 by one year making it effective for the first interim period within annual reporting periods beginning after December 15, 2017. Early adoption is permitted as of the original effective date. The Company is currently in the process of evaluating the impact the adoption of ASU 2014-09 will have on the Company’s financial position or results of operations.

In April 2014, the FASB issued ASU 2014-08, Presentation of Financial Statements (Topic 205) and Property, Plant, and Equipment (Topic 360): Reporting Discontinued Operations and Disclosures of Disposals of Components of an

Entity (“ASU 2014-08”). The amendments in ASU 2014-08 change the criteria for determining which disposals can be presented as discontinued operations and modifies related disclosure requirements. The amendments in ASU 2014-08 are effective for fiscal years beginning after December 15, 2014. The Company adopted ASU 2014-08 beginning January 1, 2015 and appropriately applied the guidance prospectively to disposals of its operating properties. Prior to January 1, 2015, properties identified as held-for-sale and/or disposed of were presented in discontinued operations for all periods presented. The adoption and implementation of this ASU resulted in the operations of certain current period dispositions in the ordinary course of business to be classified within continuing operations on the Company’s Consolidated Statements of Income. The adoption did not have an impact on the Company’s financial position or cash flows. The disclosures required by this ASU have been incorporated in the notes included herein.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

2. Real Estate:

The Company's components of Rental property consist of the following (in thousands):

	December 31,	
	2015	2014
Land	\$2,660,722	\$2,291,338
Undeveloped land	67,535	74,462
Buildings and improvements:		
Buildings	5,643,629	4,909,152
Building improvements	1,559,652	1,349,028
Tenant improvements	727,036	658,868
Fixtures and leasehold improvements	47,055	61,122
Above market leases	155,451	121,774
In-place leases	509,435	399,293
Tenant relationships	19,104	20,858
	11,389,619	9,885,895
Accumulated depreciation and amortization (1)	(2,115,320)	(1,955,406)
Total	\$9,274,299	\$7,930,489

(1) At December 31, 2015 and 2014, the Company had accumulated amortization relating to in-place leases, tenant relationships and above-market leases aggregating \$357,581 and \$290,748, respectively.

In addition, at December 31, 2015 and 2014, the Company had intangible liabilities relating to below-market leases from property acquisitions of \$291.7 million and \$255.4 million, respectively, net of accumulated amortization of \$193.7 million and \$169.8 million, respectively. These amounts are included in the caption Other liabilities on the Company's Consolidated Balance Sheets.

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The Company's amortization associated with above and below market leases for the years ended December 31, 2015, 2014 and 2013, resulted in net increases to revenue of \$18.5 million, \$13.5 million and \$11.5 million, respectively. The Company's amortization expense associated with leases in place and tenant relationships, which is included in depreciation and amortization, for the years ended December 31, 2015, 2014 and 2013 was \$68.3 million, \$41.2 million and \$31.1 million, respectively.

The estimated net amortization income/(expense) associated with the Company's above and below market leases, tenant relationships and leases in place for the next five years are as follows (in millions):

	2016	2017	2018	2019	2020
Above and below market leases amortization, net	\$ 10.3	\$ 9.9	\$ 9.9	\$ 10.5	\$ 10.8
Tenant relationships and leases in place amortization	\$(53.1)	\$(39.0)	\$(28.5)	\$(22.1)	\$(16.3)

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

3. Property Acquisitions, Developments and Other Investments:*Acquisition of Operating Properties*

During the year ended December 31, 2015, the Company acquired the following properties, in separate transactions (in thousands):

Property Name	Location	Month Acquired	Purchase Price			Total	GLA**
			Cash*	Debt Assumed	Other ***		
Elmont Plaza	Elmont, NY (1)	Jan-15	\$2,400	\$-	\$3,358	\$5,758	13
Garden State Pavilion Parcel	Cherry Hill, NJ	Jan-15	16,300	-	-	16,300	111
Kimstone Portfolio (39 properties)	Various (1)	Feb-15	513,513	637,976	236,011	1,387,500	5,631
Copperfield Village	Houston, TX	Feb-15	18,700	20,800	-	39,500	165
Snowden Square Parcel	Columbia, MD	Mar-15	4,868	-	-	4,868	25
Dulles Town Crossing Parcel	Sterling, VA	Mar-15	4,830	-	-	4,830	9
Flagler Park S.C.	Miami, FL	Mar-15	1,875	-	-	1,875	5
West Farms Parcel	New Britain, CT	Apr-15	6,200	-	-	6,200	24
Milleridge Inn	Jericho, NY	Apr-15	7,500	-	-	7,500	-
Woodgrove Festival (2 Parcels)	Woodridge, IL	Jun-15	5,611	-	-	5,611	12
Montgomery Plaza	Fort Worth , TX (1)	Jul-15	34,522	29,311	9,044	72,877	291
125 Coulter Avenue Parcel	Ardmore, PA	Sep-15	1,925	-	-	1,925	6
Conroe Marketplace	Conroe, TX (1)	Oct-15	18,546	42,350	3,104	64,000	289
Laurel Plaza	Laurel , MD	Oct-15	1,200	-	-	1,200	4
District Heights	District Heights, MD (1)	Nov-15	13,140	13,255	950	27,345	91
Village on the Park	Aurora , CO	Nov-15	824	-	-	824	10
Christown Mall	Phoenix , AZ	Nov-15	51,351	63,899	-	115,250	833
Washington St. Plaza Parcels	Brighton, MA	Dec-15	8,750	-	-	8,750	-

\$712,055 \$807,591 \$252,467 \$1,772,113 7,519

* The Company utilized \$89.5 million associated with Internal Revenue Code §1031 sales proceeds.

** Gross leasable area ("GLA")

*** Includes the Company's previously held equity interest investment.

(1) The Company acquired from its partners the remaining ownership interest in these properties that were held in joint ventures in which the Company had a noncontrolling interest. The Company evaluated these transactions pursuant to the FASB's Consolidation guidance and as a result, recognized a gain on change in control of interest, net resulting from the fair value adjustment associated with the Company's previously held equity interest, which is included in the purchase price above in Other. The Company's previous ownership interest and gain on change in control of interests, net recognized as a result of these transactions are as follows:

Property Name	Previous Ownership Interest	Gain on change in control of interests, net
Elmont Plaza	50.0	% \$ (0.2)
Kimstone Portfolio (39 properties)	33.3	% 140.0
Montgomery Plaza	20.0	% 6.3
Conroe Marketplace	15.0	% 2.4
District Heights	15.0	% 0.7
		\$ 149.2

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

During the year ended December 31, 2014, the Company acquired the following properties, in separate transactions (in thousands):

Property Name	Location	Month Acquired	Purchase Price			Total	GLA**
			Cash*	Debt Assumed	Other***		
North Valley Leasehold	Peoria, AZ	Jan-14	\$3,000	\$-	\$-	\$3,000	-
LaSalle Properties (3 properties)	Various (1)	Jan-14	62,239	23,269	7,642	93,150	316
Harrisburg Land Parcel	Harrisburg, PA	Jan-14	2,550	-	-	2,550	-
Crossroads Plaza	Cary, NC	Feb-14	18,691	72,309	-	91,000	489
Quail Corners	Charlotte, NC (2)	Mar-14	9,398	17,409	4,943	31,750	110
KIF 1 Portfolio (12 properties)	Various (1)	Apr-14	128,699	157,010	122,291	408,000	1,589
Fountain at Arbor Lakes (2 Parcels)	Maple Grove, MN	Apr-14	900	-	-	900	-
Boston Portfolio (24 properties)	Various	Apr-14	149,486	120,514	-	270,000	1,426
Vinnin Square	Swampscott, MA	May-14	2,550	-	-	2,550	6
SEB Portfolio (10 properties)	Various (1)	Jul-14	69,261	193,600	12,911	275,772	1,415
Highlands Ranch Parcel	Highlands Ranch, CO	Sep-14	3,800	-	-	3,800	10
BIG Portfolios (7 properties)	Various (1)	Oct-14	-	118,439	76,511	194,950	1,148
Springfield S.C.	Springfield, MO	Nov-14	8,800	-	-	8,800	210
North Quincy Plaza	Quincy, MA (1)	Dec-14	20,470	-	2,530	23,000	81
Belmart Plaza	West Palm Beach, FL (1)	Dec-14	3,208	-	2,807	6,015	77
Braelinn Village	Peachtree City, GA	Dec-14	27,000	-	-	27,000	227
			\$510,052	\$702,550	\$229,635	\$1,442,237	7,104

* Includes 1031 sales proceeds of \$126.8 million

** Gross leasable area ("GLA")

*** Includes the Company's previously held equity interest investment.

(1) The Company acquired from its partners the remaining ownership interest in these properties that were held in joint ventures in which the Company had a noncontrolling interest. The Company evaluated these transactions pursuant to the FASB's Consolidation guidance and as a result, recognized a gain on change in control of interest, net resulting from the fair value adjustment associated with the Company's previously held equity interest, which is included in the purchase price above in Other. The Company's previous ownership interest and gain on change in control of interests, net recognized as a result of these transactions are as follows:

Property Name	Previous Ownership Interest	Gain on change in control of interests, net
LaSalle Properties (3 properties)	11.0	% \$ 3.7
KIF 1 Portfolio (12 properties)	39.1	% 65.6
SEB Portfolio (10 properties)	15.0	% 14.4
BIG Portfolios (7 properties)	50.1	% 19.5
North Quincy Plaza	11.0	% 2.2
Belmart Plaza	21.5	% 1.8
		\$ 107.2

(2) The Company acquired a 65.4% controlling ownership interest in this property and the seller retained a 34.6% noncontrolling interest in the property. The partner has the ability to put its partnership interest to the Company. As such, the Company has recorded the partners' share of the property's fair value of \$4.9 million as Redeemable noncontrolling interests on the Company's Consolidated Balance Sheets. During 2015, the Company acquired the partners' noncontrolling interest and now fully owns the property.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The purchase price for these acquisitions has been preliminarily allocated to real estate and related intangible assets acquired and liabilities assumed, as applicable, in accordance with our accounting policies for business combinations. The purchase price allocations and related accounting will be finalized upon completion of the Company's valuation studies. Accordingly, the fair value allocated to these assets and liabilities are subject to revision. The Company records allocation adjustments when purchase price allocations are finalized. The aggregate purchase price of the properties acquired during the year ended December 31, 2015, has been allocated as follows (in thousands):

	Preliminary Allocation	Allocation Adjustments (1)	Revised Allocation as of December 31, 2015	Weighted-Average Amortization Period (in Years)
Land	\$ 482,422	\$ (37,796)	\$ 444,626	-
Buildings	973,747	89,377	1,063,124	50.0
Above market leases	35,948	(1,766)	34,182	7.2
Below market leases	(79,868)	4,871	(74,997)	17.7
In-place leases	180,069	(54,076)	125,993	4.7
Building improvements	177,944	(8,828)	169,116	45.0
Tenant improvements	26,596	8,218	34,814	6.1
Mortgage fair value adjustment	(27,615)	-	(27,615)	3.0
Other assets	3,058	-	3,058	-
Other liabilities	(188)	-	(188)	-
Net assets acquired	\$ 1,772,113	\$ -	\$ 1,772,113	

In accordance with the Company's adoption of ASU 2015-16, which eliminates the requirement to restate prior period financial statements for measurement period adjustments relating to purchase price allocations, the (1) Company adjusted the preliminary allocation amounts recorded for properties acquired during 2015. The impact of these allocation adjustments on the Company's tangible and intangible assets and liabilities are reflected in the table above.

The aggregate purchase price of the properties acquired during the year ended December 31, 2014, has been allocated as follows (in thousands):

Land	\$414,879
Buildings	679,753
Above market leases	30,307
Below market leases	(81,362)
In-place leases	113,513
Building improvements	290,882
Tenant improvements	26,536
Mortgage fair value adjustment	(39,368)
Other assets	7,097
Other liabilities	-
Net assets acquired	\$1,442,237

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

In addition, during the year ended December 31, 2015, the Company entered into an agreement to acquire the remaining 50.0% interest in a property previously held in a joint venture in which the Company had a noncontrolling interest for a gross purchase price of \$23.0 million. Upon signing this contract, which closed in January 2016, the Company effectively gained control of the entity and is entitled to all economics and risk of loss and as such, the Company consolidated this property pursuant to the FASB's Consolidation guidance. Additionally, as the Company was required to purchase the partners interest at a fixed and determinable price in January 2016, the Company has recognized \$11.5 million within Other liabilities in the Company's Consolidated Balance Sheets at December 31, 2015. Based upon the Company's intent to redevelop a portion of the property, the Company allocated \$8.4 million of the gross purchase price to Real estate under development on the Company's Consolidated Balance Sheets and the remaining \$14.6 million was allocated to Operating real estate on the Company's Consolidated Balance Sheets.

During the year ended December 31, 2015, the Company acquired three land parcels, in separate transactions, for an aggregate purchase price of \$30.0 million.

Ground-Up Development

The Company is engaged in ground-up development projects, which will be held as long-term investments by the Company. As of December 31, 2015, the Company had in progress a total of five ground-up development projects located in the U.S. These land parcels will be developed into open-air shopping centers aggregating 1.9 million square feet of GLA with a total estimated aggregate project cost of \$446.5 million.

During 2015, the Company acquired, in separate transactions, two additional land parcels adjacent to existing development projects for an aggregate purchase price of \$20.7 million. During 2014, the Company acquired, in separate transactions, three land parcels located in various cities throughout the U.S., for an aggregate purchase price of \$53.5 million.

During the fourth quarter 2014, the Company purchased land parcels in Dania, Florida for an aggregate purchase price of \$62.8 million. The Company then contributed the land to an unconsolidated joint venture to be used for a ground-up development project and as such is not included in the five ground-up development projects referred to

above.

4. Dispositions of Real Estate:

Operating Real Estate

During 2015, the Company disposed of 89 consolidated operating properties and eight out-parcels, in separate transactions, for an aggregate sales price of \$492.5 million. These transactions resulted in an aggregate gain of \$143.6 million, after income tax expense, and aggregate impairment charges of \$10.2 million, before income tax expense of \$2.3 million.

Additionally, during 2015, the Company disposed of its remaining operating property in Chile for a sales price of \$51.3 million. This transaction resulted in the release of a cumulative foreign currency translation loss of \$19.6 million due to the Company's liquidation of its investment in Chile offset by a gain on sale of \$1.8 million, after income tax expense.

During 2014, the Company disposed of 90 consolidated operating properties, in separate transactions, for an aggregate sales price of \$833.5 million, including 27 operating properties in Latin America. These transactions, which are included in Discontinued operations on the Company's Consolidated Statements of Income, resulted in an aggregate gain of \$203.3 million, before income taxes and noncontrolling interests and aggregate impairment charges of \$178.0 million, before income taxes and noncontrolling interests, including \$92.9 million related to the release of a cumulative foreign currency translation loss due to the Company's substantial liquidation of its investment in Mexico. The Company provided financing aggregating \$52.7 million on three of these transactions which bore interest at rates ranging from LIBOR plus 250 basis points to 7% per annum, which matured and were repaid in full during 2015. The Company evaluated these transactions pursuant to the FASB's real estate guidance to determine sale and gain recognition.

During 2013, the Company disposed of 36 consolidated operating properties and three out-parcels in separate transactions, for an aggregate sales price of \$279.5 million. These transactions, which are included in Discontinued operations in the Company's Consolidated Statements of Income, resulted in an aggregate gain of \$25.4 million and impairment charges of \$61.9 million, before income taxes.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Additionally, during 2013, the Company sold eight consolidated properties in its Latin American portfolio for an aggregate sales price of \$115.4 million. These transactions, which are included in Discontinued operations in the Company's Consolidated Statements of Income, resulted in an aggregate gain of \$23.3 million, before income taxes, and aggregate impairment charges of \$26.9 million (including the release of the cumulative foreign currency translation loss of \$7.8 million associated with the sale of the Company's interest in two properties within Brazil, which represented a full liquidation of the Company's investment in Brazil), before income taxes and noncontrolling interests.

Land Sales

During 2015, 2014 and 2013, the Company sold 13, three and nine land parcels, respectively, for an aggregate sales price of \$31.5 million, \$5.1 million and \$18.2 million, respectively. These transactions resulted in an aggregate gain of \$4.3 million, \$3.5 million and \$11.5 million, before income taxes expense and noncontrolling interest for the years ended December 31, 2015, 2014 and 2013, respectively. The gains from these transactions are recorded as other income, which is included in Other income/(expense), net, in the Company's Consolidated Statements of Income.

5. Discontinued Operations and Assets Held-for-Sale:

Prior to the Company's adoption of ASU 2014-08 on January 1, 2015, as further discussed in Footnote 1, operations of properties held-for-sale and assets sold during the period were classified as discontinued operations. The results of these discontinued operations are included as a separate component of income on the Consolidated Statements of Income under the caption "Discontinued operations". This reporting has resulted in certain reclassifications of 2014 and 2013 financial statement amounts. Since adoption of ASU 2014-08 individual property dispositions no longer qualify as a discontinued operation under the new guidance unless the asset disposal represents a significant strategic shift.

The components of Income from discontinued operations for each of the three years in the period ended December 31, 2015, are shown below. These include the results of income through the date of each respective sale for properties sold during 2014 and 2013, and the operations for the applicable periods for those assets classified as held-for-sale as of December 31, 2014 and 2013 (in thousands):

	2015	2014	2013
Discontinued operations:			
Revenues from rental property	\$124	\$71,906	\$129,315
Rental property expenses	(49)	(16,657)	(39,425)
Depreciation and amortization	-	(15,019)	(33,142)
Provision for doubtful accounts	(57)	(719)	(2,971)
Interest expense	-	(1,823)	(1,371)
Income from other real estate investments	-	680	720
Other expense, net	(12)	(756)	(880)
Income from discontinued operating properties, before income taxes	6	37,612	52,246
Impairment of property carrying value, before income taxes (1)	(82)	(178,048)	(157,972)
Gain on disposition of operating properties, before income taxes	-	203,271	48,731
Benefit/(provision) for income taxes	1	(11,850)	8,462
(Loss)/income from discontinued operating properties	(75)	50,985	(48,533)
Net (income)/loss attributable to noncontrolling interests	-	(2,117)	7,930
(Loss)/income from discontinued operations attributable to the Company	\$(75)	\$48,868	\$(40,603)

- (1) The year ended December 31, 2014, includes \$92.9 million related to the release of a cumulative foreign currency translation loss due to the Company's substantial liquidation of its investment in Mexico.

During 2014, the Company classified as held-for-sale 35 operating properties. The aggregate book value of these properties was \$239.9 million, net of accumulated depreciation of \$76.5 million. The Company recognized impairment charges on 11 of these properties aggregating \$56.2 million. The book value of the remaining other 24 properties did not exceed their estimated fair value, less costs to sell, and as such no impairment charges were recognized. The Company's determination of the fair value for each property, aggregating \$316.5 million, was based upon executed contracts of sale with third parties (see Footnote 15). The Company completed the sale of the 35 held-for-sale operating properties during 2014 (these dispositions are included in Footnote 4 above). At December 31, 2014, the Company had no operating properties classified as held-for-sale.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

During 2013, the Company classified as held-for-sale 19 operating properties. The aggregate book value of these properties was \$178.4 million, net of accumulated depreciation of \$19.2 million. The Company recognized impairment charges of \$25.2 million, after income taxes, on eight of these properties. The book value of the other properties did not exceed their estimated fair value, less costs to sell, and as such no impairment charges were recognized. The Company's determination of the fair value for each property, aggregating \$158.6 million, was based upon executed contracts of sale with third parties (see Footnote 15). In addition, the Company completed the sale of 15 held-for-sale operating properties during the year ended December 31, 2013, one of which was classified as held-for-sale during 2012 (these dispositions are included in Footnote 4 above). At December 31, 2013, the Company had five remaining operating properties classified as held-for-sale at a carrying amount of \$70.3 million, net of accumulated depreciation of \$8.1 million, which were included in Other assets on the Company's Consolidated Balance Sheets. The Company completed the sale of the five remaining properties during 2014.

6. Impairments:

Management assesses on a continuous basis whether there are any indicators, including property operating performance, changes in anticipated holding period and general market conditions, that the value of the Company's assets (including any related amortizable intangible assets or liabilities) may be impaired. To the extent impairment has occurred, the carrying value of the asset would be adjusted to an amount to reflect the estimated fair value of the asset.

During 2013, the Company began selling properties within its Latin American portfolio as part of its overall strategy to exit these markets and during 2014 the Company substantially liquidated its investment in Mexico, which resulted in the release of a cumulative foreign currency translation loss. Additionally, during 2014, the Company implemented a plan to accelerate the disposition of certain U.S. properties. These disposition plans effectively shortened the Company's anticipated hold period for these properties and as a result the Company recognized impairment charges on various consolidated operating properties (See Footnote 15 for fair value disclosure).

The Company's efforts to market certain assets and management's assessment as to the likelihood and timing of such potential transactions and/or the property hold period caused the Company to recognize impairment charges for the years ended December 31, 2015, 2014 and 2013 as follows (in millions):

	2015	2014	2013
Impairment of property carrying values* (1) (2) (3)	\$30.3	\$33.3	\$18.6
Investments in other real estate investments* (4)	5.3	1.7	2.9
Marketable securities and other investments* (5)	9.8	4.8	10.7
Total Impairment charges included in operating expenses	45.4	39.8	32.2
Cumulative foreign currency translation loss included in discontinued operations (6)	-	92.9	5.1
Impairment of property carrying values included in discontinued operations**	0.1	85.1	152.9
Total gross impairment charges	45.5	217.8	190.2
Noncontrolling interests	(5.6)	(0.4)	(10.6)
Income tax benefit included in discontinued operations	-	(1.7)	(14.8)
Income tax benefit	(9.0)	(6.1)	(7.6)
Total net impairment charges	\$30.9	\$209.6	\$157.2

* See Footnote 15 for additional disclosure on fair value

**See Footnotes 4 & 5 above for additional disclosure

During 2015, the Company recognized aggregate impairment charges of \$30.3 million, before an income tax benefit of \$5.4 million and noncontrolling interests of \$5.6 million, primarily related to sale of certain operating (1) properties and adjustments to property carrying values in connection with the Company's efforts to market certain properties and management's assessment as to the likelihood and timing of such potential transactions and the anticipated hold period for such properties.

During 2014, the Company recognized aggregate impairment charges of \$33.3 million, before an income tax (2) benefit of \$6.1 million and noncontrolling interests of \$0.3 million, primarily related to adjustments to property carrying values in connection with the Company's efforts to market certain properties and management's assessment as to the likelihood and timing of such potential transactions and the anticipated hold period for such properties.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

During 2013, the Company recorded \$18.6 million, before an income tax benefit of \$7.6 million and (3) noncontrolling interests of \$1.0 million, in impairment charges primarily related to two land parcels and four operating properties based upon purchase prices or purchase price offers.

Impairment charges primarily based upon review of residual values, sales prices and debt maturity status and the (4) likelihood of foreclosure of certain underlying properties within the Company's preferred equity investments, during 2015, 2014 and 2013. The Company believes it will not recover its investment in certain preferred equity investments and as such recorded full impairments on these investments.

During 2015, 2014 and 2013, the Company reviewed the underlying cause of the decline in value of certain cost (5) method investments, as well as the severity and the duration of the decline and determined that the decline was other-than-temporary. Impairment charges were recognized based upon the calculation of the investments' estimated fair value.

Due to the substantial liquidation of its investment in Mexico, the Company recognized a loss from foreign (6) currency translation related to consolidated properties in the amount of \$92.9 million, before noncontrolling interest of \$5.8 million. (See Footnote 22 for additional disclosure).

In addition to the impairment charges above, the Company recognized pretax impairment charges during 2015, 2014 and 2013 of \$22.2 million, \$54.5 million (including \$47.3 million in cumulative foreign currency translation loss relating to the Company's substantial liquidation of its investment in Mexico), and \$29.5 million, respectively, relating to certain properties held by various unconsolidated joint ventures in which the Company holds noncontrolling interests. These impairment charges are included in Equity in income of joint ventures, net in the Company's Consolidated Statements of Income (see Footnote 7).

The Company will continue to assess the value of its assets on an on-going basis. Based on these assessments, the Company may determine that one or more of its assets may be impaired and would therefore write-down its carrying basis accordingly.

7. Investment and Advances in Real Estate Joint Ventures:

The Company and its subsidiaries have investments and advances in various real estate joint ventures. These joint ventures are engaged primarily in the operation of shopping centers which are either owned or held under long-term operating leases. The Company and the joint venture partners have joint approval rights for major decisions, including those regarding property operations. As such, the Company holds noncontrolling interests in these joint ventures and accounts for them under the equity method of accounting. The table below presents joint venture investments for

which the Company held an ownership interest at December 31, 2015 and 2014 (in millions, except number of properties):

Venture	As of December 31, 2015					As of December 31, 2014				
	Average Ownership Interest	Number of Properties	Gross GLA	Real Estate	The Company's Investment	Average Ownership Interest	Number of Properties	Gross GLA	Real Estate	The Company's Investment
Prudential Investment Program (“KimPru” and “KimPru II”) (1) (2)	15.0%	53	9.6	\$2,531.6	\$ 175.5	15.0%	60	10.6	\$2,728.9	\$ 178.6
Kimco Income Opportunity Portfolio (“KIR”) (2)	48.6%	47	10.8	1,422.8	131.0	48.6%	54	11.5	1,488.2	152.1
Kimstone (2) (3)	33.3%	-	-	-	-	33.3%	39	5.6	1,098.7	98.1
BIG Shopping Centers (2)	50.1%	1	0.4	53.5	-	50.1%	6	1.0	151.6	-
Canada Pension Plan Investment Board (“CPP”) (2) (4)	55.0%	7	2.4	524.1	195.6	55.0%	7	2.4	504.0	188.9
Other Institutional Programs (2)	Various	8	1.1	248.0	5.2	Various	53	1.8	413.8	11.0
RioCan	50.0%	13	2.4	259.3	53.3	50.0%	45	9.3	1,205.8	159.8
Latin America (5)	Various	9	-	53.2	15.0	Various	13	0.1	91.2	24.4
Other Joint Venture Programs	Various	53	8.7	1,165.6	167.0	Various	60	9.5	1,401.2	224.3
Total		191	35.4	\$6,258.1	\$ 742.6		337	51.8	\$9,083.4	\$ 1,037.2

This venture represents four separate joint ventures, with four separate accounts managed by Prudential Real Estate (1) Investors (“PREI”), three of these ventures are collectively referred to as KimPru and the remaining venture is referred to as KimPru II.

(2) The Company manages these joint venture investments and, where applicable, earns acquisition fees, leasing commissions, property management fees, asset management fees and construction management fees.

During the year ended December 31, 2015, the Company purchased the remaining 66.7% interest in the (3) 39-property Kimstone portfolio from Blackstone for a gross purchase price of \$1.4 billion, including the assumption of \$638.0 million in mortgage debt.

(4) During the years ended December 31, 2015 and 2014, CPP acquired land parcels for future development in Dania, FL, for \$3.6 million and \$62.8 million, respectively.

(5) Includes eight land parcels and one self-storage facility.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The table below presents the Company's share of net income/(loss) for these investments which is included in the Company's Consolidated Statements of Income under Equity in income of joint ventures, net for the years ended December 31, 2015, 2014 and 2013 (in millions):

	Year Ended December		
	31,		
	2015	2014	2013
KimPru and KimPru II (1) (4)	\$7.1	\$8.1	\$9.1
KIR (5)	41.0	26.5	25.3
Kimstone	0.7	2.0	3.6
BIG Shopping Centers (9)	2.4	22.5	3.0
CPP	9.6	7.1	5.8
Other Institutional Programs	1.6	4.3	7.6
RioCan	399.4	30.6	27.6
Latin America (6) (8)	(0.7)	(3.8)	103.1
Other Joint Venture Programs (2) (3) (7)	19.3	62.3	23.6
Total	\$480.4	\$159.6	\$208.7

(1) During the year ended December 31, 2015, KimPru recognized aggregate impairment charges related to three properties which KimPru anticipates selling or being foreclosed on within the next year, therefore effectively shortening its anticipated hold period for these assets which resulted in the expected future cash flows being less than the carrying value. The Company's share of these impairment charges was \$2.8 million.

(2) During September 2013, the Intown portfolio was sold and the Company maintained its guarantee on a portion of debt that was assumed by the buyer at closing. The transaction resulted in a deferred gain to the Company of \$21.7 million due to the Company's continued involvement through its guarantee of the debt. On February 24, 2015, the outstanding debt balance was fully repaid by the buyer and as such, the Company was relieved of its related commitments and guarantee. As a result, the Company recognized the deferred gain of \$21.7 million during the year ended December 31, 2015.

(3) During the year ended December 31, 2015, four joint ventures in which the Company holds noncontrolling interests recognized impairment charges relating to the pending sale of three properties and the pending foreclosure of one property. The Company's share of these impairment charges was \$10.9 million, before income tax benefit.

(4) During the year ended December 31, 2014, KimPru recognized impairment charges of \$21.4 million related to the decline in value of two operating properties. The Company had previously taken other-than-temporary impairment charges on its investment in KimPru and had allocated these impairment charges to the underlying assets of the KimPru joint ventures including a portion to these operating properties. As such, the Company's share of these

impairment charges was \$2.4 million.

- (5) During the year ended December 31, 2014, KIR recognized aggregate impairment charges of \$5.0 million, of which the Company's share was \$2.8 million, related to two properties which KIR subsequently sold.

- (6) During the fourth quarter 2015, the Company liquidated its investment in Chile, which resulted in the release of a cumulative foreign currency translation gain of \$0.8 million. Also, during the fourth quarter 2014, the Company substantially liquidated its investment in Mexico, which resulted in the release of a cumulative foreign currency translation loss of \$47.3 million.

- (7) During the year ended December 31, 2014, the Company received a distribution of \$15.4 million from a joint venture that was in excess of its carrying value and as such, the Company recognized this amount as equity in income.

- (8) During the year ended December 31, 2013, the Company was in advanced negotiations to sell 10 operating properties located throughout Mexico, which were held in unconsolidated joint ventures in which the Company held noncontrolling interests. Based upon the allocation of the selling price, the Company recorded its share of impairment charges of \$9.4 million on six of these properties.

- (9) During the year ended December 31, 2013, BIG recognized a gain on early extinguishment of debt of \$13.7 million related to a property that was foreclosed on by a third party lender. The Company's share of this gain was \$2.4 million.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The following tables provide a summary of properties and land parcels disposed of through the Company's real estate joint ventures or transferred interest to joint venture partners during the years ended December 31, 2015, 2014 and 2013. These transactions resulted in an aggregate net gain to the Company of \$380.6 million, \$96.0 million and \$108.7 million, before income taxes, for the years ended December 31, 2015, 2014 and 2013, respectively, and which are included in Equity in income of joint ventures, net on the Company's Consolidated Statements of Income:

	Year Ended December 31, 2015		Aggregate
	Number of	Number of	sales price
	properties	land parcels	(in millions)
KimPru and KimPru II	7	1	\$ 143.5
KIR	5	-	\$ 84.6
BIG Shopping Centers	4	-	\$ 75.0
Other Institutional Programs (1)	44	-	\$ 171.5
RioCan (3)	32	1	\$ 1,390.4
Latin America	4	9	\$ 16.2
Other Joint Venture Programs (2)	6	-	\$ 123.7

(1) The Company acquired the remaining interest in two of these properties. See Footnote 3 for the operating properties acquired by the Company.

The Company acquired the remaining interest in two of these properties and entered into an agreement to acquire (2) the remaining interest in one of these properties. See Footnote 3 for the operating properties acquired by the Company.

The Company sold its interest in 32 operating properties and one land parcel which resulted in an aggregate gain to the Company of \$373.8 million (CAD \$493.9 million). The aggregate sales price does not reflect the (3) consideration received, but rather represents the full implied fair value of the assets sold determined by the proportionate share of the interest acquired.

**Year Ended December
31, 2014**

Aggregate

	Number of properties parcels	Number of parcels	sales price (in millions)
KIR	3	-	\$ 19.7
BIG Shopping Centers (1)	15	-	\$ 166.6
Other Institutional Programs (2)	28	-	\$ 846.6
Latin America	14	-	\$ 324.5
Other Joint Venture Programs (3)	19	-	\$ 252.0

- (1) The Company acquired the remaining interest in seven of these properties. See Footnote 3 for the operating properties acquired by the Company.
- (2) The Company acquired the remaining interest in 26 of these properties. See Footnote 3 for the operating properties acquired by the Company.
- (3) The Company acquired the remaining interest in one of these properties. See Footnote 3 for the operating properties acquired by the Company.

	Year Ended December 31, 2013		
	Number of properties	Number of land parcels	Aggregate sales price (in millions)
KimPru and KimPru II (1)	1	-	\$ 15.8
KIR	1	-	\$ 30.0
Other Institutional Programs (2)	2	-	\$ 46.9
Latin America	104	-	\$ 945.4
Other Joint Venture Programs (3)	9	-	\$ 1,095.9

- (1) The Company acquired the remaining interest in this property.
- (2) The Company acquired the remaining interest in these two properties.
- (3) The Company acquired the remaining interest in two of these properties.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The table below presents debt balances within the Company's joint venture investments for which the Company held noncontrolling ownership interests at December 31, 2015 and 2014 (dollars in millions):

Venture	As of December 31, 2015				As of December 31, 2014			
	Mortgages and Notes Payable	Average Interest Rate	Average Remaining Term (months)**		Mortgages and Notes Payable	Average Interest Rate	Average Remaining Term (months)**	
KimPru and KimPru II	\$777.1	5.54 %	12.6		\$920.0	5.53 %	23.0	
KIR	811.6	4.64 %	62.3		860.7	5.04 %	61.9	
Kimstone	-	-	-		701.3	4.45 %	28.7	
BIG Shopping Centers	54.5	5.45 %	10.1		144.6	5.52 %	22.0	
CPP	109.9	5.25 %	3.5		112.0	5.05 %	10.1	
Other Institutional Programs	163.9	4.74 %	24.0		272.9	5.21 %	23.5	
RioCan	87.5	5.02 %	11.0		640.5	4.29 %	39.9	
Other Joint Venture Programs	794.6	5.26 %	47.6		921.9	5.31 %	58.6	
Total	\$2,799.1				\$4,573.9			

** Average remaining term includes extensions

Summarized financial information for the Company's investment and advances in real estate joint ventures is as follows (in millions):

	December 31,	
	2015	2014
Assets:		
Real estate, net	\$4,855.5	\$7,422.0
Other assets	252.2	312.6
	\$5,107.7	\$7,734.6

Liabilities and Partners'/Members' Capital:

Notes and mortgages payable	\$2,770.1	\$4,553.1
Construction loans	29.0	21.0
Other liabilities	16.2	120.5
Noncontrolling interests	92.5	21.4
Partners'/Members' capital	2,199.9	3,018.6
	\$5,107.7	\$7,734.6

Year Ended December 31,

	2015	2014	2013
Revenues from rental property	\$842.5	\$1,059.9	\$1,280.2
Operating expenses	(265.9)	(333.5)	(410.3)
Interest expense	(202.8)	(247.3)	(316.4)
Depreciation and amortization	(191.9)	(260.0)	(298.8)
Impairment charges	(63.4)	(23.1)	(32.3)
Other income/(expense), net	4.4	(14.4)	(16.2)
	(719.6)	(878.3)	(1,074.0)
Income from continuing operations	122.9	181.6	206.2
Discontinued Operations:			
Income from discontinued operations	-	2.8	14.1
Impairment on dispositions of properties	-	(3.8)	(14.8)
Gain on dispositions of properties	-	471.1	229.5
	-	470.1	228.8
Gain on sale of operating properties	1,166.7	-	-
Net income	\$1,289.6	\$651.7	\$435.0

Other liabilities included in the Company's accompanying Consolidated Balance Sheets include accounts with certain real estate joint ventures totaling \$12.6 million and \$40.3 million at December 31, 2015 and 2014, respectively. The Company and its subsidiaries have varying equity interests in these real estate joint ventures, which may differ from their proportionate share of net income or loss recognized in accordance with GAAP.

The Company's maximum exposure to losses associated with its unconsolidated joint ventures is primarily limited to its carrying value in these investments. Generally, such investments contain operating properties and the Company has determined these entities do not contain the characteristics of a VIE. As of December 31, 2015 and 2014, the Company's carrying value in these investments is \$742.6 million and \$1.04 billion, respectively.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

8. Other Real Estate Investments:

Preferred Equity Capital –

The Company previously provided capital to owners and developers of real estate properties through its Preferred Equity program. As of December 31, 2015, the Company's net investment under the Preferred Equity program was \$199.9 million relating to 421 properties, including 385 net leased properties. For the year ended December 31, 2015, the Company earned \$27.0 million from its preferred equity investments, including \$9.3 million in profit participation earned from nine capital transactions. For the year ended December 31, 2014, the Company's net investment under the Preferred Equity program was \$229.1 million relating to 443 properties, including 385 net leased properties. For the year ended December 31, 2014, the Company earned \$37.2 million from its preferred equity investments, including \$18.6 million in profit participation earned from six capital transactions.

During 2007, the Company invested \$81.7 million of preferred equity capital in an entity which was comprised of 403 net leased properties ("Net Leased Portfolio") which consisted of 30 master leased pools with each pool leased to individual corporate operators. Each master leased pool is accounted for as a direct financing lease. These properties consist of a diverse array of free-standing restaurants, fast food restaurants, convenience and auto parts stores. As of December 31, 2015, the remaining 385 properties (referenced above) were encumbered by third party loans aggregating \$299.1 million with interest rates ranging from 5.08% to 10.47% with a weighted-average interest rate of 9.2% and maturities ranging from five months to six years. The Company recognized \$15.3 million, \$14.5 million and \$13.2 million in equity in income from this investment during the years ended December 31, 2015, 2014 and 2013, respectively.

The Company's maximum exposure to losses associated with its preferred equity investments is primarily limited to its invested capital. As of December 31, 2015 and 2014, the Company's invested capital in its preferred equity investments approximated \$199.9 million and \$229.1 million, respectively.

Summarized financial information relating to the Company's preferred equity investments is as follows (in millions):

	December 31,	
	2015	2014
Assets:		
Real estate, net	\$258.0	\$456.9
Other assets	628.3	666.6
	\$886.3	\$1,123.5
Liabilities and Partners'/Members' Capital:		
Notes and mortgages payable	\$563.7	\$767.6
Other liabilities	12.9	21.6
Partners'/Members' capital	309.7	334.3
	\$886.3	\$1,123.5

	Year Ended December		
	31,		
	2015	2014	2013
Revenues from rental property	\$122.1	\$146.0	\$159.5
Operating expenses	(35.6)	(47.0)	(34.8)
Interest expense	(35.7)	(47.1)	(55.2)
Depreciation and amortization	(11.4)	(19.2)	(24.0)
Other expense, net	(9.2)	(7.2)	(7.1)
Income from continuing operations	30.2	25.5	38.4
Discontinued Operations:			
Gain on disposition of properties	-	31.5	20.8
	-	31.5	20.8
Gain on sale of operating properties	6.0	-	-
Net income	\$36.2	\$57.0	\$59.2

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Kimsouth

Kimsouth Realty Inc. (“Kimsouth”) is a wholly-owned subsidiary of the Company. KRS AB Acquisition, LLC (the “ABS Venture”) is a wholly-owned subsidiary of Kimsouth that has a noncontrolling interest in AB Acquisition, LLC (“AB Acquisition”), a joint venture which owns Albertsons Inc. (“Albertsons”) and NAI Group Holdings Inc. (“NAI”). The Company holds a controlling interest in the ABS Venture and consolidates this entity.

During January 2015, two new noncontrolling members were admitted into the ABS Venture, including Colony Capital, Inc. and affiliates (“Colony”), after which the Company contributed \$85.3 million and the two noncontrolling members contributed an aggregate \$105.0 million, of which Colony contributed \$100.0 million, to the ABS Venture, which was subsequently contributed to AB Acquisition to facilitate the acquisition of all of the outstanding shares of Safeway Inc. (“Safeway”). As a result of this transaction, the ABS Venture now holds a combined 14.35% interest in AB Acquisition, of which the Company holds a combined 9.8% ownership interest and Colony holds a 4.3% ownership interest. Richard B. Saltzman, a member of the Board of Directors of the Company, is the chief executive officer, president and a director of Colony Capital, Inc. The combined company of Albertsons, NAI and Safeway operates over 2,200 grocery stores across 33 states. The Company continues to consolidate the ABS Venture as there was no change in control following the admission of the members described above. As such, the Company recorded (i) the gross investment in Safeway of \$190.3 million in Other assets on the Company’s Consolidated Balance Sheets and accounts for this investment under the cost method of accounting (ii) a noncontrolling interest of \$65.0 million and (iii) an increase in Paid-in capital of \$24.0 million, net of a deferred tax effect of \$16.0 million, representing the amount contributed by the newly admitted members in excess of their proportionate share of the historic book value of the net assets of ABS Venture.

Leveraged Lease

The Company held a 90% equity participation interest in a leverage lease of 11 properties which were encumbered by third-party non-recourse debt of \$11.2 million. During the year ended December 31, 2015, the Company sold its leveraged lease interest for a gross sales price of \$22.0 million and recognized a gain of \$2.1 million in connection with the transaction, which is included in Equity in income of other real estate investments, net on the Company’s Consolidated Statements of Income.

At December 31, 2014, the Company's net investment in the leveraged lease consisted of the following (in millions):

	2014
Remaining net rentals	\$8.3
Estimated unguaranteed residual value	30.3
Non-recourse mortgage debt	(10.1)
Unearned and deferred income	(12.9)
Net investment in leveraged lease	\$15.6

9. Variable Interest Entities:

Consolidated Ground-Up Development Projects

Included within the Company's ground-up development projects at December 31, 2015, is an entity that is a VIE, for which the Company is the primary beneficiary. This entity was established to develop real estate property to hold as a long-term investment. The Company's involvement with this entity is through its majority ownership and management of the property. This entity was deemed a VIE primarily based on the fact that the equity investment at risk is not sufficient to permit the entity to finance its activities without additional financial support. The initial equity contributed to this entity was not sufficient to fully finance the real estate construction as development costs are funded by the partners throughout the construction period. The Company determined that it was the primary beneficiary of this VIE as a result of its controlling financial interest.

At December 31, 2015, total assets of this ground-up development VIE were \$78.4 million and total liabilities were \$0.1 million. The classification of these assets is primarily within Real estate under development in the Company's Consolidated Balance Sheets and the classifications of liabilities are primarily within Accounts payable and accrued expenses on the Company's Consolidated Balance Sheets.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Substantially all of the projected development costs to be funded for this ground-up development VIE, aggregating \$17.4 million, will be funded with capital contributions from the Company and by the outside partners, when contractually obligated. The Company has not provided financial support to this VIE that it was not previously contractually required to provide.

Unconsolidated Redevelopment Investment

Included in the Company's joint venture investments at December 31, 2015, is one unconsolidated joint venture, which is a VIE for which the Company is not the primary beneficiary. This joint venture was primarily established to redevelop real estate property for long-term investment and was deemed a VIE primarily based on the fact that the equity investment at risk was not sufficient to permit the entity to finance its activities without additional financial support. The initial equity contributed to this entity was not sufficient to fully finance the real estate construction as redevelopment costs are funded by the partners throughout the construction period. The Company determined that it was not the primary beneficiary of this VIE based on the fact that the Company has shared control of this entity along with the entity's partners and therefore does not have a controlling financial interest.

As of December 31, 2015, the Company's investment in this VIE was a negative \$7.4 million, due to the fact that the Company had a remaining capital commitment obligation, which is included in Other liabilities in the Company's Consolidated Balance Sheets. The Company's maximum exposure to loss as a result of its involvement with this VIE is estimated to be \$7.4 million, which is the remaining capital commitment obligation. The Company has not provided financial support to this VIE that it was not previously contractually required to provide. All future costs of redevelopment will be funded with capital contributions from the Company and the outside partner in accordance with their respective ownership percentages.

10. Mortgages and Other Financing Receivables:

The Company has various mortgages and other financing receivables which consist of loans acquired and loans originated by the Company. For a complete listing of the Company's mortgages and other financing receivables at December 31, 2015, see Financial Statement Schedule IV included in this annual report on Form 10-K.

The following table reconciles mortgage loans and other financing receivables from January 1, 2013 to December 31, 2015 (in thousands):

	2015	2014	2013
Balance at January 1	\$74,013	\$30,243	\$70,704
Additions:			
New mortgage loans	5,730	52,728	8,527
Additions under existing mortgage loans	-	-	7,810
Write-off of loan discounts	-	286	-
Amortization of loan discounts	112	126	653
Deductions:			
Loan repayments	(53,646)	(7,330)	(28,068)
Loan foreclosures	-	-	(25,572)
Charge off/foreign currency translation	(884)	(1,066)	(1,260)
Collections of principal	(1,499)	(972)	(2,529)
Amortization of loan costs	(2)	(2)	(22)
Balance at December 31	\$23,824	\$74,013	\$30,243

The Company reviews payment status to identify performing versus non-performing loans. As of December 31, 2015, the Company had a total of 12 loans, all of which were identified as performing loans.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

11. Marketable Securities:

The amortized cost and estimated fair values of securities available-for-sale and held-to-maturity at December 31, 2015 and 2014, are as follows (in thousands):

	December 31, 2015		Estimated
	Amortized	Gross Unrealized	Fair
	Cost	Gains/Losses	Value
Available-for-sale:			
Equity securities	\$5,511	\$ 398	\$ 5,909
Held-to-maturity:			
Debt securities	1,656	(1)	1,655
Total marketable securities	\$7,167	\$ 397	\$ 7,564

	December 31, 2014		Estimated
	Amortized	Gross Unrealized	Fair
	Cost	Gains/Losses	Value
Available-for-sale:			
Equity securities	\$41,462	\$ 46,197	\$ 87,659
Held-to-maturity:			
Debt securities	2,576	(200)	2,376
Total marketable securities	\$44,038	\$ 45,997	\$ 90,035

During 2015, 2014 and 2013, the Company received \$76.2 million, \$3.8 million and \$26.4 million in proceeds from the sale or redemption of certain marketable securities, respectively. In connection with these transactions, during 2015, 2014 and 2013, the Company recognized \$39.9 million of realizable gains, \$0.1 million of realizable losses and \$12.1 million of realizable gains, respectively.

As of December 31, 2015, the contractual maturities of debt securities classified as held-to-maturity are within the next five years. Actual maturities may differ from contractual maturities as issuers may have the right to prepay debt obligations with or without prepayment penalties.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

12. Notes Payable:

As of December 31, 2015 and 2014 the Company's Notes Payable consisted of the following (dollars in millions):

	Balance at	Interest Rate	Interest Rate	Maturity Date	Maturity Date
	12/31/15	Range (Low)	Range (High)	Range (Low)	Range (High)
Senior Unsecured Notes	\$2,290.9	3.13%	6.88%	May-2017	Apr-2045
Medium Term Notes	600.0	4.30%	5.78%	Mar-2016	Feb-2018
U.S. Term Loan (a)	650.0	(a)	(a)	Jan-2017	Jan-2017
Canadian Notes Payable	251.8	3.86%	5.99%	Apr-2018	Aug-2020
Credit Facility (b)	-	(b)	(b)	Apr-2018	Apr-2018
Deferred financing costs, net (c)	(31.4)	-	-	-	-
	\$3,761.3				

	Balance at	Interest Rate	Interest Rate	Maturity Date	Maturity Date
	12/31/14	Range (Low)	Range (High)	Range (Low)	Range (High)
Senior Unsecured Notes	\$1,540.9	3.13%	6.88%	Sep-2015	Jun-2023
Medium Term Notes	850.0	4.30%	5.78%	Feb-2015	Feb-2018
U.S. Term Loan (d)	400.0	(d)	(d)	Apr-2015	Apr-2015
Canadian Notes Payable	301.3	3.86%	5.99%	Apr-2018	Aug-2020
Credit Facility (b)	100.0	(b)	(b)	Apr-2018	Apr-2018
Deferred financing costs, net (c)	(20.5)	-	-	-	-
	\$3,171.7				

(a) Interest rate is equal to LIBOR + 0.95% (1.37% at December 31, 2015).

- (b) Interest rate is equal to LIBOR + 0.925% (1.35% and 1.09% at December 31, 2015 and 2014, respectively).
- (c) In April 2015, the FASB issued ASU 2015-03, which requires that debt issuance costs related to a recognized debt liability be presented in the balance sheet as a direct deduction from the carrying amount of that debt liability, consistent with debt discounts. Beginning in its fiscal year 2015, the Company elected to early adopt ASU 2015-03 and retrospectively applied the guidance to its Notes Payable to all periods presented.
- (d) Interest rate is equal to LIBOR + 1.05% (1.21% at December 31, 2014).

The weighted-average interest rate for all unsecured notes payable is 3.88% as of December 31, 2015. The scheduled maturities of all unsecured notes payable excluding unamortized debt issuance costs of \$31.4 million, as of December 31, 2015, were as follows (in millions): 2016, \$300.0; 2017, \$940.9; 2018, \$407.9; 2019, \$300.0; 2020, \$143.9 and thereafter, \$1,700.0.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Senior Unsecured Notes / Medium Term Notes –

The Company's supplemental indentures governing its Medium Term Notes ("MTN") and Senior Unsecured Notes contain covenants whereby the Company is subject to maintaining (a) certain maximum leverage ratios on both unsecured senior corporate and secured debt, minimum debt service coverage ratios and minimum equity levels, (b) certain debt service ratios and (c) certain asset to debt ratios. In addition, the Company is restricted from paying dividends in amounts that exceed by more than \$26.0 million the funds from operations, as defined, generated through the end of the calendar quarter most recently completed prior to the declaration of such dividend; however, this dividend limitation does not apply to any distributions necessary to maintain the Company's qualification as a REIT providing the Company is in compliance with its total leverage limitations. The Company was in compliance with all of the covenants as of December 31, 2015.

The Company had a MTN program pursuant to which it offered for sale its senior unsecured debt for any general corporate purposes, including (i) funding specific liquidity requirements in its business, including property acquisitions, development and redevelopment costs and (ii) managing the Company's debt maturities.

Interest on the Company's fixed-rate senior unsecured notes and medium term notes is payable semi-annually in arrears. Proceeds from these issuances were primarily used for the acquisition of shopping centers, the expansion and improvement of properties in the Company's portfolio and the repayment of certain debt obligations of the Company.

During October 2015, the Company issued \$500.0 million of seven-year Senior Unsecured Notes at an interest rate of 3.40% payable semi-annually in arrears which are scheduled to mature in November 2022. The Company used the net proceeds of approximately \$493.0 million, after the underwriting discount and related offering costs, from the offering for general corporate purposes including to pre-fund near-term debt maturities and partially reduce borrowings under the Company's revolving credit facility.

During March 2015, the Company issued \$350.0 million of 30-year Senior Unsecured Notes at an interest rate of 4.25% payable semi-annually in arrears which are scheduled to mature in April 2045. The Company used the net proceeds from the issuance of \$342.7 million, after the underwriting discount and related offering costs, for general

corporate purposes including to pre-fund near-term debt maturities and partially reduce borrowings under the Company's revolving credit facility.

During April 2014, the Company issued \$500.0 million of 7-year Senior Unsecured Notes at an interest rate of 3.20% payable semi-annually in arrears which are scheduled to mature in May 2021. The Company used the net proceeds from this issuance of \$495.4 million, after deducting the underwriting discount and offering expenses, for general corporate purposes including reducing borrowings under the Company's revolving credit facility and repayment of maturing debt. In connection with this issuance, the Company entered into a seventh supplemental indenture which, among other things, revised, for all securities created on or after the date of the seventh supplemental indenture, the definition of Unencumbered Total Asset Value, used to determine compliance with certain covenants within the indenture.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

During the years ended December 31, 2015 and 2014, the Company repaid the following notes (dollars in millions):

Type	Date Issued	Amount	Interest Rate	Maturity	Date Paid
		Repaid		Date	
MTN	Nov-05	\$ 150.0	5.584%	Nov-15	Nov-15
Senior Note	Oct-06	\$ 100.0	5.25%	Sep-15	Sep-15
MTN	Feb-05	\$ 100.0	4.904%	Feb-15	Feb-15
MTN	Jun-05	\$ 194.6	4.82%	Jun-14	Jun-14
Senior Note	Oct-06	\$ 100.0	5.95%	Jun-14	Jun-14

Credit Facility –

The Company has a \$1.75 billion unsecured revolving credit facility (the “Credit Facility”) with a group of banks, which is scheduled to expire in March 2018 with two additional six month options to extend the maturity date, at the Company’s discretion, to March 2019. The Credit Facility, which can be increased to \$2.25 billion through an accordion feature, accrues interest at a rate of LIBOR plus 92.5 basis points (1.35% as of December 31, 2015) on drawn funds. In addition, the Credit Facility includes a \$500 million sub-limit which provides the Company the opportunity to borrow in alternative currencies including Canadian Dollars, British Pounds Sterling, Japanese Yen or Euros. Pursuant to the terms of the Credit Facility, the Company, among other things, is subject to covenants requiring the maintenance of (i) maximum leverage ratios on both unsecured and secured debt and (ii) minimum interest and fixed coverage ratios. The Company was in compliance with all of the covenants as of December 31, 2015. As of December 31, 2015, the Credit Facility had no balance outstanding and \$0.9 million appropriated for letters of credit.

U.S. Term Loan -

During January 2015, the Company entered into a new \$650.0 million unsecured term loan (“Term Loan”) which has an initial maturity date in January 2017 (with three one-year extension options at the Company’s discretion) and accrues interest at a spread (currently 95 basis points) to LIBOR or at the Company’s option at a base rate as defined per the agreement (1.37% at December 31, 2015). The proceeds from the Term Loan were used to repay the Company’s

\$400.0 million term loan, which was scheduled to mature in April 2015 (with two additional one-year extension options) and bore interest at LIBOR plus 105 basis points, and for general corporate purposes. Pursuant to the terms of the credit agreement for the Term Loan, the Company, among other things, is subject to covenants requiring the maintenance of (i) maximum indebtedness ratios and (ii) minimum interest and fixed charge coverage ratios. The Company was in compliance with all of the covenants as of December 31, 2015.

13. Mortgages Payable:

During 2015, the Company (i) assumed \$835.2 million of individual non-recourse mortgage debt relating to the acquisition of 38 operating properties, including an increase of \$27.6 million associated with fair value debt adjustments and (ii) paid off \$557.0 million of mortgage debt (including fair market value adjustment of \$1.4 million) that encumbered 27 operating properties.

During 2014, the Company (i) assumed \$742.0 million of individual non-recourse mortgage debt relating to the acquisition of 53 operating properties, including an increase of \$39.4 million associated with fair value debt adjustments (ii) paid off \$328.0 million of mortgage debt that encumbered 21 operating properties and (iii) obtained \$15.7 million of individual non-recourse debt relating to one operating property.

Mortgages payable, collateralized by certain shopping center properties and related tenants' leases, are generally due in monthly installments of principal and/or interest, which mature at various dates through 2031. Interest rates range from LIBOR plus 170 basis points (2.12% as of December 31, 2015) to 9.75% (weighted-average interest rate of 5.62% as of December 31, 2015). The scheduled principal payments (excluding any extension options available to the Company) of all mortgages payable, excluding unamortized fair value debt adjustments of \$42.6 million and unamortized debt issuance costs of \$3.2 million, as of December 31, 2015, were as follows (in millions): 2016, \$490.5; 2017, \$571.5; 2018, \$137.3; 2019, \$14.4; 2020, \$99.6 and thereafter, \$262.3.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

14. Noncontrolling Interests:

Noncontrolling interests represent the portion of equity that the Company does not own in those entities it consolidates as a result of having a controlling interest or determined that the Company was the primary beneficiary of a VIE in accordance with the provisions of the FASB's Consolidation guidance.

The Company accounts and reports for noncontrolling interests in accordance with the Consolidation guidance and the Distinguishing Liabilities from Equity guidance issued by the FASB. The Company identifies its noncontrolling interests separately within the equity section on the Company's Consolidated Balance Sheets. Units that are determined to be mandatorily redeemable are classified as Redeemable noncontrolling interests and presented in the mezzanine section between Total liabilities and Stockholder's equity on the Company's Consolidated Balance Sheets. The amounts of consolidated net income attributable to the Company and to the noncontrolling interests are presented separately on the Company's Consolidated Statements of Income.

The Company owns seven shopping center properties located throughout Puerto Rico. These properties were acquired partially through the issuance of \$158.6 million of non-convertible units and \$45.8 million of convertible units. Noncontrolling interests related to these acquisitions totaled \$233.0 million of units, including premiums of \$13.5 million and a fair market value adjustment of \$15.1 million (collectively, the "Units"). The Company was restricted from disposing of these assets, other than through a tax free transaction, until November 2015. The Units and related annual cash distribution rates consisted of the following:

Type	Number of Units Issued	Par Value	Return Per Annum
		Per Unit	
Preferred A Units (1)	81,800,000	\$ 1.00	7.0%
Class A Preferred Units (1)	2,000	\$ 10,000	LIBOR plus 2.0%
Class B-1 Preferred Units (2)	2,627	\$ 10,000	7.0%
Class B-2 Preferred Units (1)	5,673	\$ 10,000	7.0%
Class C DownReit Units (2)	640,001	\$ 30.52	Equal to the Company's common stock dividend

(1) These units are redeemable for cash by the holder or callable by the Company and are included in Redeemable noncontrolling interests on the Company's Consolidated Balance Sheets.

(2) These units are redeemable for cash by the holder or at the Company's option, shares of the Company's common stock, based upon the conversion calculation as defined in the agreement. These units are included in Noncontrolling interests on the Company's Consolidated Balance Sheets.

The following Units have been redeemed or converted for cash as of December 31, 2015:

Type	Units Redeemed	Par Value Redeemed (in millions)
Preferred A Units	2,200,000	\$ 2.2
Class A Preferred Units	2,000	\$ 20.0
Class B-1 Preferred Units	2,438	\$ 24.4
Class B-2 Preferred Units	5,631	\$ 56.3
Class C DownReit Units	587,204	\$ 17.9

The conversion of units during 2015 resulted in an aggregate decrease in noncontrolling interest of \$23.3 million for the year ended December 31, 2015 and a net increase of \$6.7 million to the Company's Paid-in capital, during 2015. Noncontrolling interest relating to the remaining units was \$88.9 million and \$111.6 million as of December 31, 2015 and 2014, respectively.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The Company owns two shopping center properties located in Bay Shore, NY and Centereach, NY. Included in Noncontrolling interests was \$41.6 million, including a discount of \$0.3 million and a fair market value adjustment of \$3.8 million, in redeemable units, issued by the Company in connection with the acquisition of these properties. These units and related annual cash distribution rates consist of the following:

Type	Number of Units Issued	Par Value Per Unit	Return Per Annum
Class A Units (1)	13,963	\$1,000	5.0%
Class B Units (2)	647,758	\$37.24	Equal to the Company's common stock dividend

(1) These units are redeemable for cash by the holder or callable by the Company any time after April 3, 2016 and are included in Redeemable noncontrolling interests on the Company's Consolidated Balance Sheets.

(2) These units are redeemable for cash by the holder or at the Company's option, shares of the Company's common stock at a ratio of 1:1 and are callable by the Company any time after April 3, 2026. These units are included in Noncontrolling interests on the Company's Consolidated Balance Sheets.

During 2012, all 13,963 Class A Units were redeemed by the holder for cash. Additionally, during 2007, 30,000 units, or \$1.1 million par value, of the Class B Units were redeemed and at the Company's option settled in cash. As of December 31, 2015 and 2014, noncontrolling interest relating to the remaining Class B Units was \$26.5 million and \$26.4 million, respectively.

Noncontrolling interests also includes 138,015 convertible units issued during 2006 by the Company, which were valued at \$5.3 million, including a fair market value adjustment of \$0.3 million, related to an interest acquired in an office building located in Albany, NY. These units are currently redeemable at the option of the holder for cash or at the option of the Company for the Company's common stock at a ratio of 1:1. The holder is entitled to a distribution equal to the dividend rate of the Company's common stock. The Company is restricted from disposing of these assets, other than through a tax free transaction, until January 2017.

The following table presents the change in the redemption value of the Redeemable noncontrolling interests for the years ended December 31, 2015 and 2014 (in thousands):

	2015	2014
Balance at January 1,	\$91,480	\$86,153
Issuance of redeemable partnership interests (1)	-	4,943
Income (2)	7,061	6,335
Distribution	(5,922)	(5,951)
Conversion of redeemable units	(5,910)	-
Balance at December 31,	\$86,709	\$91,480

- During the year ended December 31, 2014, the Company acquired a 65.4% controlling ownership interest in an operating property and the seller retained a 34.6% noncontrolling interest in the property. The partner has the ability to put its partnership interest to the Company at any time after March 2015. As such, the Company has recorded the partners' share of the property's fair value of \$4.9 million as Redeemable noncontrolling interests. During October 2015, the seller put its partnership interest to the Company and as such the Company now owns 100% of the operating property.
- (1) Includes \$1.0 million in fair market value remeasurement for the year ended December 31, 2015.
- (2) Includes \$1.0 million in fair market value remeasurement for the year ended December 31, 2015.

During the years ended December 31, 2015 and 2014, the Company acquired its partner's interest in three and three previously consolidated joint ventures for \$31.6 million and \$1.1 million, respectively. The Company continues to consolidate these entities as there was no change in control from these transactions. The purchase of the remaining interests resulted in an aggregate decrease in noncontrolling interest of \$25.2 million and \$0.8 million for the years ended December 31, 2015 and 2014, respectively and a net decrease of \$6.4 million and \$0.3 million to the Company's Paid-in capital, during 2015 and 2014, respectively.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

15. Fair Value Disclosure of Financial Instruments:

All financial instruments of the Company are reflected in the accompanying Consolidated Balance Sheets at amounts which, in management's estimation based upon an interpretation of available market information and valuation methodologies, reasonably approximate their fair values except those listed below, for which fair values are disclosed. The valuation method used to estimate fair value for fixed-rate and variable-rate debt is based on discounted cash flow analyses, with assumptions that include credit spreads, market yield curves, trading activity, loan amounts and debt maturities. The fair values for marketable securities are based on published values, securities dealers' estimated market values or comparable market sales. Such fair value estimates are not necessarily indicative of the amounts that would be realized upon disposition.

As a basis for considering market participant assumptions in fair value measurements, the FASB's Fair Value Measurements and Disclosures guidance establishes a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the reporting entity's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy).

The following are financial instruments for which the Company's estimate of fair value differs from the carrying amounts (in thousands):

	December 31,		2014	
	2015		2014	
	Carrying	Estimated	Carrying	Estimated
	Amounts	Fair Value	Amounts	Fair Value
Marketable Securities (1)	\$7,565	\$7,564	\$90,235	\$90,035
Notes Payable (2)	\$3,761,328	\$3,820,205	\$3,171,742	\$3,313,936
Mortgages Payable (3)	\$1,614,982	\$1,629,760	\$1,424,228	\$1,481,138

(1)

As of December 31, 2015 and 2014, the Company determined that \$5.9 million and \$87.7 million, respectively, of the Marketable securities estimated fair value were classified within Level 1 of the fair value hierarchy and the remaining \$1.7 million and \$2.3 million, respectively, were classified within Level 3 of the fair value hierarchy.

(2) The Company determined that its valuation of these Notes Payable was classified within Level 2 of the fair value hierarchy.

(3) The Company determined that its valuation of these Mortgages Payable was classified within Level 3 of the fair value hierarchy.

The Company has available for sale securities that must be measured under the FASB's Fair Value Measurements and Disclosures guidance. The Company currently does not have non-financial assets and non-financial liabilities that are required to be measured at fair value on a recurring basis.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. The Company's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment, and considers factors specific to the asset or liability.

The Company from time to time has used interest rate swaps to manage its interest rate risk. The fair values of interest rate swaps are determined using the market standard methodology of netting the discounted future fixed cash receipts (or payments) and the discounted expected variable cash payments (or receipts). The variable cash payments (or receipts) are based on an expectation of future interest rates (forward curves) derived from observable market interest rate curves. Based on these inputs, the Company has determined that interest rate swap valuations are classified within Level 2 of the fair value hierarchy.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The table below presents the Company's assets and liabilities measured at fair value on a recurring basis as of December 31, 2015 and 2014, aggregated by the level in the fair value hierarchy within which those measurements fall.

Assets measured at fair value on a recurring basis at December 31, 2015 and 2014 (in thousands):

	Balance at December 31, 2015	Level 1	Level 2	Level 3
Assets:				
Marketable equity securities	\$ 5,909	\$5,909	\$-	\$ -
Liabilities:				
Interest rate swaps	\$ 1,426	\$-	\$1,426	\$ -

	Balance at December 31, 2014	Level 1	Level 2	Level 3
Assets:				
Marketable equity securities	\$ 87,659	\$87,659	\$-	\$ -
Liabilities:				
Interest rate swaps	\$ 1,404	\$-	\$1,404	\$ -

Assets measured at fair value on a non-recurring basis at December 31, 2015 and 2014 are as follows (in thousands):

Level 3

Balance at	Level 1	Level 2
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**December
31, 2015**

Real estate	\$ 52,439	\$ -	\$ -	\$52,439
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Balance at	Level 1	Level 2	Level 3
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**December
31, 2014**

Real estate	\$ 80,270	\$ -	\$ -	\$80,270
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During the year ended December 31, 2015, the Company recognized impairment charges of \$45.5 million, of which \$0.1 million, before noncontrolling interests and income taxes, is included in discontinued operations. These impairment charges consist of (i) \$20.2 million related to adjustments to property carrying values, (ii) \$10.2 million related to the sale of operating properties, (iii) \$9.0 million related to a cost method investment, (iv) \$5.3 million related to certain investments in other real estate investments and (v) \$0.8 million related to marketable debt securities investments. During the year ended December 31, 2014, the Company recognized impairment charges of \$217.8 million, of which \$178.0 million, before income tax benefits of \$1.7 million, is included in discontinued operations. These impairment charges consist of (i) \$118.4 million related to adjustments to property carrying values, (ii) the release of cumulative foreign currency translation loss of \$92.9 million relating to the substantial liquidation of the Company's investment in Mexico, (iii) \$4.8 million related to a cost method investment and (iv) \$1.6 million related to a preferred equity investment.

The Company's estimated fair values for the year ended December 31, 2015, as it relates to property carrying values were primarily based upon (i) estimated sales prices from third party offers based on signed contracts or letters of intent (this method was used to determine \$5.7 million of the \$20.2 million in impairments recognized during the year ended December 31, 2015), for which the Company does not have access to the unobservable inputs used to determine these estimated fair values, (ii) third party appraisals (this method was used to determine \$8.9 million of the \$20.2 million in impairments recognized during the year ended December 31, 2015) and (iii) discounted cash flow models (this method was used to determine \$5.6 million of the \$20.2 million in impairments recognized during the year ended December 31, 2015). The discounted cash flow models include all estimated cash inflows and outflows over a specified holding period. These cash flows were comprised of unobservable inputs which include forecasted revenues and expenses based upon market conditions and expectations for growth. The capitalization rates primarily ranging from 8.25% to 8.5% and discount rates primarily ranging from 9.25% to 9.75% which were utilized in the models were based upon observable rates that the Company believes to be within a reasonable range of current market rates for each respective investment.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The Company's estimated fair values for the year ended December 31, 2014, as it relates to property carrying values were primarily based upon (i) estimated sales prices from third party offers based on signed contracts or letters of intent (this method was used to determine \$88.2 million of the \$118.4 million in impairments recognized during the year ended December 31, 2014), for which the Company does not have access to the unobservable inputs used to determine these estimated fair values, and (ii) discounted cash flow models (this method was used to determine \$30.2 million of the \$118.4 million in impairments recognized during the year ended December 31, 2014). The discounted cash flow models include all estimated cash inflows and outflows over a specified holding period. These cash flows were comprised of unobservable inputs which include forecasted revenues and expenses based upon market conditions and expectations for growth. The capitalization rates primarily ranging from 7.0% to 12.5% and discount rates primarily ranging from 7.5% to 13.5% which were utilized in the models were based upon observable rates that the Company believes to be within a reasonable range of current market rates for each respective investment.

Based on these inputs the Company determined that its valuation of these investments was classified within Level 3 of the fair value hierarchy. The property carrying value impairment charges resulted from the Company's efforts to market certain assets and management's assessment as to the likelihood and timing of such potential transactions.

16. Preferred Stock, Common Stock and Convertible Unit Transactions:*Preferred Stock*

The Company's outstanding Preferred Stock is detailed below (in thousands, except share information and par values):

As of December 31, 2015

Series of	Shares	Shares	Liquidation	Dividend	Annual	Par
Preferred Stock	Authorized	Issued and	Preference	Rate	Dividend	Value
		Outstanding			per	

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Depository

Share

Series I	18,400	16,000	\$ 400,000	6.00	%	\$ 1.50000	\$ 1.00
Series J	9,000	9,000	225,000	5.50	%	\$ 1.37500	\$ 1.00
Series K	8,050	7,000	175,000	5.625	%	\$ 1.40625	\$ 1.00
	35,450	32,000	\$ 800,000				

Net

Series of Preferred Stock	Date Issued	Depository Shares Issued	Fractional Interest per Share	Proceeds, After Expenses (in millions)	Offering/ Redemption Price	Optional Redemption Date
Series I (2)	3/20/2012	16,000,000	1/1000	\$ 387.2	\$ 25.00	3/20/2017
Series J (3)	7/25/2012	9,000,000	1/1000	\$ 217.8	\$ 25.00	7/25/2017
Series K (4)	12/7/2012	7,000,000	1/1000	\$ 169.1	\$ 25.00	12/7/2017

As of December 31, 2014

Annual

Series of Preferred Stock	Shares Authorized	Shares Issued and Outstanding	Liquidation Preference	Dividend Rate	Annual Dividend per Depository Share	Par Value
Series H	70,000	70,000	\$ 175,000	6.90	% \$ 1.72500	\$ 1.00
Series I	18,400	16,000	400,000	6.00	% \$ 1.50000	\$ 1.00
Series J	9,000	9,000	225,000	5.50	% \$ 1.37500	\$ 1.00
Series K	8,050	7,000	175,000	5.625	% \$ 1.40625	\$ 1.00
	105,450	102,000	\$ 975,000			

Series of Preferred Stock	Date Issued	Depository Shares Issued	Fractional Interest per Share	Net Proceeds, After Expenses	Offering/ Redemption Price	Optional Redemption Date
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(in
millions)

Series H (1)	8/30/2010	7,000,000	1/100	\$ 169.2	\$ 25.00	8/30/2015
Series I (2)	3/20/2012	16,000,000	1/1000	\$ 387.2	\$ 25.00	3/20/2017
Series J (3)	7/25/2012	9,000,000	1/1000	\$ 217.8	\$ 25.00	7/25/2017
Series K (4)	12/7/2012	7,000,000	1/1000	\$ 169.1	\$ 25.00	12/7/2017

The net proceeds received from this offering were used for general corporate purposes, including the reduction of (1) borrowings outstanding under the Company's revolving credit facility and the redemption of shares of the Company's preferred stock.

The net proceeds received from this offering were used for the redemption of all the outstanding depositary shares representing the Company's Class F preferred stock, which redemption occurred on August 15, 2012 with the (2) remaining proceeds used towards the redemption of outstanding depositary shares representing the Company's Class G preferred stock, which redemption occurred on October 10, 2012 and general corporate purposes.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

- (3) The net proceeds received from this offering were used for general corporate purposes, including funding towards the repayment of maturing Senior Unsecured Notes.
- (4) The net proceeds received from this offering were used for general corporate purposes, including funding towards the repayment of maturing Senior Unsecured Notes.

The following Preferred Stock series were redeemed during the year ended December 31, 2015:

Series of Preferred Stock	Date Issued	Depository Shares Issued	Redemption Amount (in millions)	Offering/ Redemption Price	Optional Redemption Date	Actual Redemption Date
Series H (1)	8/30/2010	7,000,000	\$ 175.0	\$ 25.00	8/30/2015	11/25/2015

In connection with this redemption the Company recorded a non-cash charge of \$5.8 million resulting from the difference between the redemption amount and the carrying amount of the Class H Preferred Stock on the (1) Company's Consolidated Balance Sheets in accordance with the FASB's guidance on Distinguishing Liabilities from Equity. The \$5.8 million was subtracted from net income to arrive at net income available to common shareholders and is used in the calculation of earnings per share for the year ended December 31, 2015.

The Company's Preferred Stock Depository Shares for all series are not convertible or exchangeable for any other property or securities of the Company.

Voting Rights - The Class I Preferred Stock, Class J Preferred Stock and Class K Preferred Stock rank pari passu as to voting rights, priority for receiving dividends and liquidation preference as set forth below.

As to any matter on which the Class I, J, or K Preferred Stock may vote, including any actions by written consent, each share of the Class I, J or K Preferred Stock shall be entitled to 1,000 votes, each of which 1,000 votes may be directed separately by the holder thereof. With respect to each share of Class I, J or K Preferred Stock, the holder thereof may designate up to 1,000 proxies, with each such proxy having the right to vote a whole number of votes

(totaling 1,000 votes per share of Class I, J or K Preferred Stock). As a result, each Class I, J or K Depositary Share is entitled to one vote.

Liquidation Rights

In the event of any liquidation, dissolution or winding up of the affairs of the Company, preferred stock holders are entitled to be paid, out of the assets of the Company legally available for distribution to its stockholders, a liquidation preference of \$25,000.00 Class I Preferred Stock per share, \$25,000.00 Class J Preferred Stock per share and \$25,000.00 Class K Preferred Stock per share (\$25.00 per each Class I, Class J and Class K Depositary Share), plus an amount equal to any accrued and unpaid dividends to the date of payment, before any distribution of assets is made to holders of the Company's common stock or any other capital stock that ranks junior to the preferred stock as to liquidation rights.

Common Stock

The Company, from time to time, repurchases shares of its common stock in amounts that offset new issuances of common shares in connection with the exercise of stock options or the issuance of restricted stock awards. These share repurchases may occur in open market purchases, privately negotiated transactions or otherwise subject to prevailing market conditions, the Company's liquidity requirements, contractual restrictions and other factors. During 2015, 2014 and 2013, the Company repurchased 179,696 shares, 128,147 shares and 144,727 shares, respectively, in connection with common shares surrendered to the Company to satisfy statutory minimum tax withholding obligations in connection with the vesting of restricted stock awards under the Company's equity-based compensation plans.

Convertible Units

The Company has various types of convertible units that were issued in connection with the purchase of operating properties (see Footnote 14). The amount of consideration that would be paid to unaffiliated holders of units issued from the Company's consolidated subsidiaries which are not mandatorily redeemable, as if the termination of these consolidated subsidiaries occurred on December 31, 2015, is \$24.4 million. The Company has the option to settle such redemption in cash or shares of the Company's common stock. If the Company exercised its right to settle in Common Stock, the unit holders would receive 0.9 million shares of Common Stock.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

17. Supplemental Schedule of Non-Cash Investing/Financing Activities:

The following schedule summarizes the non-cash investing and financing activities of the Company for the years ended December 31, 2015, 2014 and 2013 (in thousands):

	2015	2014	2013
Acquisition of real estate interests by assumption of mortgage debt	\$84,699	\$210,232	\$76,477
Acquisition of real estate interests through foreclosure	\$-	\$-	\$24,322
Acquisition of real estate interests by issuance of redeemable units/partnership interests	\$-	\$8,219	\$3,985
Acquisition of real estate interests through proceeds held in escrow	\$89,504	\$179,387	\$42,892
Proceeds held in escrow through sale of real estate interests	\$71,623	\$197,270	\$-
Disposition of real estate interest by assignment of mortgage debt	\$47,742	\$-	\$-
Disposition of real estate through the issuance of mortgage receivable	\$5,730	\$2,728	\$3,513
Investment in real estate joint venture through contribution of real estate	\$-	\$35,080	\$-
Decrease of noncontrolling interests through sale of real estate	\$-	\$17,650	\$-
Increase in capital expenditures accrual	\$8,700	\$11,373	\$996
Issuance of common stock	\$493	\$14,047	\$9,213
Surrender of common stock	\$(5,682)	\$(4,051)	\$(3,891)
Declaration of dividends paid in succeeding period	\$115,182	\$111,143	\$104,496
Consolidation of Joint Ventures:			
Increase in real estate and other assets	\$1,039,335	\$687,538	\$228,200
Increase in mortgage payable and other liabilities	\$750,135	\$492,318	\$206,489

18. Transactions with Related Parties:

The Company provides management services for shopping centers owned principally by affiliated entities and various real estate joint ventures in which certain stockholders of the Company have economic interests. Such services are performed pursuant to management agreements which provide for fees based upon a percentage of gross revenues from the properties and other direct costs incurred in connection with management of the centers. Substantially all of the Management and other fee income on the Company's Consolidated Statements of Income constitute fees earned from affiliated entities. Reference is made to Footnotes 3, 7 and 19 for additional information regarding transactions with related parties.

Ripco Real Estate Corp. (“Ripco”) business activities include serving as a leasing agent and representative for national and regional retailers including Target, Best Buy, Kohls and many others, providing real estate brokerage services and principal real estate investing. Mr. Todd Cooper, an officer and 50% shareholder of Ripco, is a son of Mr. Milton Cooper, Executive Chairman of the Board of Directors of the Company. During 2015, 2014 and 2013, the Company paid brokerage commissions of \$0.6 million, \$0.3 million and \$0.6 million, respectively, to Ripco for services rendered primarily as leasing agent for various national tenants in shopping center properties owned by the Company.

ProHEALTH is a multi-specialty physician group practice offering one-stop health care. ProHEALTH’s CEO, Dr. David Cooper, M.D. is a son of Milton Cooper, Executive Chairman of the Company. ProHEALTH and/or its affiliates (“ProHEALTH”) have leasing arrangements with the Company whereby two consolidated property locations are currently under lease. Total annual base rent for these properties leased to ProHEALTH for the years ended December 31, 2015, 2014 and 2013 aggregated to \$0.4 million, \$0.1 million and \$0.1 million, respectively.

During January 2015, Colony contributed \$100.0 million, to the ABS Venture, which was subsequently contributed to AB Acquisition to facilitate the acquisition of all of the outstanding shares of Safeway. As a result of this transaction, the ABS Venture now holds a combined 14.35% interest in AB Acquisition, of which the Company holds a combined 9.8% ownership interest and Colony holds a 4.3% ownership interest. Richard B. Saltzman, a member of the Board of Directors of the Company, is the chief executive officer, president and a director of Colony Capital, Inc. (see Footnote 8).

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

19. Commitments and Contingencies:

Operations

The Company and its subsidiaries are primarily engaged in the operation of shopping centers that are either owned or held under long-term leases that expire at various dates through 2114. The Company and its subsidiaries, in turn, lease premises in these centers to tenants pursuant to lease agreements which provide for terms ranging generally from 5 to 25 years and for annual minimum rentals plus incremental rents based on operating expense levels and tenants' sales volumes. Annual minimum rentals plus incremental rents based on operating expense levels and percentage rents comprised 98% of total revenues from rental property for each of the three years ended December 31, 2015, 2014 and 2013.

The future minimum revenues from rental property under the terms of all non-cancelable tenant leases, assuming no new or renegotiated leases are executed for such premises, for future years are as follows (in millions): 2016, \$825.8; 2017, \$741.4; 2018, \$636.7; 2019, \$541.5; 2020, \$446.2 and thereafter; \$1,955.2.

Base rental revenues from rental property are recognized on a straight-line basis over the terms of the related leases. The difference between the amount of rental income contracted through leases and rental income recognized on a straight-line basis before allowances for the years ended December 31, 2015, 2014 and 2013 was \$14.8 million, \$8.4 million and \$4.8 million, respectively.

Minimum rental payments to be made by the Company under the terms of all non-cancelable operating leases pertaining to the Company's shopping center portfolio for future years are as follows (in millions): 2016, \$12.7; 2017, \$12.3; 2018, \$12.0; 2019, \$11.2; 2020, \$10.7 and thereafter, \$193.6.

Guarantees

On a select basis, the Company had provided guarantees on interest bearing debt held within real estate joint ventures. The Company had the following outstanding guarantees as of December 31, 2015 (amounts in millions):

Name of Joint Venture	Amount of Guarantee	Interest rate	Maturity, with extensions	Terms	Type of debt
Anthem K-12, LP (4 property loans)	\$ 31.2	Various (1)	Various (1)	Jointly and severally with partner	Promissory note

(1) As of December 31, 2015, the interest rates range from 3.62% to 4.97% and maturity dates with extensions range from July 2016 to August 2022.

The Company evaluated these guarantees in connection with the provisions of the FASB's Guarantees guidance and determined that the impact did not have a material effect on the Company's financial position or results of operations.

Letters of Credit

The Company has issued letters of credit in connection with the completion and repayment guarantees for loans encumbering certain of the Company's redevelopment projects and guaranty of payment related to the Company's insurance program. At December 31, 2015, these letters of credit aggregated \$25.6 million.

Other

In connection with the construction of its development and redevelopment projects and related infrastructure, certain public agencies require posting of performance and surety bonds to guarantee that the Company's obligations are satisfied. These bonds expire upon the completion of the improvements and infrastructure. As of December 31, 2015, there were \$25.4 million in performance and surety bonds outstanding.

On January 28, 2013, the Company received a subpoena from the Enforcement Division of the SEC in connection with an investigation, In the Matter of Wal-Mart Stores, Inc. (FW-3678), that the SEC Staff is currently conducting with respect to possible violations of the Foreign Corrupt Practices Act. The Company is cooperating with the SEC and the U.S. Department of Justice ("DOJ"), which is conducting a parallel investigation. At this point, we are unable to predict the duration, scope or result of the SEC or DOJ investigation.

The Company is subject to various other legal proceedings and claims that arise in the ordinary course of business. Management believes that the final outcome of such matters will not have a material adverse effect on the financial position, results of operations or liquidity of the Company as of December 31, 2015.

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

20. Incentive Plans:

The Company accounts for equity awards in accordance with FASB's Compensation – Stock Compensation guidance which requires that all share based payments to employees, including grants of employee stock options, restricted stock and performance shares, be recognized in the Statement of Income over the service period based on their fair values. Fair value is determined, depending on the type of award, using either the Black-Scholes option pricing formula or the Monte Carlo method for performance shares, both of which are intended to estimate the fair value of the awards at the grant date. Fair value of restricted shares is calculated based on the price on the date of grant.

The Company recognized expense associated with its equity awards of \$18.5 million, \$17.9 million and \$18.9 million, for the years ended December 31, 2015, 2014 and 2013, respectively. As of December 31, 2015, the Company had \$28.0 million of total unrecognized compensation cost related to unvested stock compensation granted under the Plans. That cost is expected to be recognized over a weighted average period of 3.6 years. The Company had 9,095,416, 9,251,021 and 8,049,534, shares of the Company's common stock available for issuance under the Plan at December 31, 2015, 2014 and 2013, respectively.

Stock Options

The fair value of each stock option award is estimated on the date of grant using the Black-Scholes option pricing formula. The assumption for expected volatility has a significant effect on the grant date fair value. Volatility is determined based on the historical equity of common stock for the most recent historical period equal to the expected term of the options plus an implied volatility measure. The expected term is determined using the simplified method due to the lack of exercise and cancellation history for the current vesting terms. During 2015 and 2014, the Company did not grant any stock options. The more significant assumptions underlying the determination of fair values for options granted during the year ended December 31, 2013 were as follows:

	2013
Weighted average fair value of options granted	\$5.04
Weighted average risk-free interest rates	1.46 %

Weighted average expected option lives (in years)	6.25
Weighted average expected volatility	35.95 %
Weighted average expected dividend yield	3.85 %

Information with respect to stock options under the Plan for the years ended December 31, 2015, 2014 and 2013 are as follows:

	Shares	Weighted- Average Exercise Price Per Share	Aggregate Intrinsic Value (in millions)
Options outstanding, January 1, 2013	16,557,997	\$ 28.42	\$ 14.9
Exercised	(1,636,300)	\$ 23.15	
Granted	1,354,250	\$ 21.55	
Forfeited	(901,802)	\$ 31.38	
Options outstanding, December 31, 2013	15,374,145	\$ 28.79	\$ 13.1
Exercised	(1,474,432)	\$ 16.19	
Forfeited	(2,005,952)	\$ 28.68	
Options outstanding, December 31, 2014	11,893,761	\$ 30.23	\$ 29.8
Exercised	(1,019,240)	\$ 18.36	
Forfeited	(1,862,080)	\$ 32.55	
Options outstanding, December 31, 2015	9,012,441	\$ 31.09	\$ 27.4
Options exercisable (fully vested) -			
December 31, 2013	12,039,439	\$ 31.24	\$ 8.2
December 31, 2014	10,159,570	\$ 31.96	\$ 19.9
December 31, 2015	7,617,882	\$ 32.90	\$ 20.0

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The exercise prices for options outstanding as of December 31, 2015, range from \$11.54 to \$53.14 per share. The Company estimates forfeitures based on historical data. The weighted-average remaining contractual life for options outstanding as of December 31, 2015 was 3.2 years. The weighted-average remaining contractual term of options currently exercisable as of December 31, 2015, was 2.8 years. The weighted-average remaining contractual term of options expected to vest as of December 31, 2015, was 6.8 years. As of December 31, 2015, the Company had 756,441 options expected to vest, with a weighted-average exercise price per share of \$20.62 and an aggregate intrinsic value of \$4.6 million.

Cash received from options exercised under the Plan was \$18.7 million, \$23.9 million and \$30.2 million for the years ended December 31, 2015, 2014 and 2013, respectively. The total intrinsic value of options exercised during 2015, 2014 and 2013, was \$7.4 million, \$9.4 million, and \$7.6 million, respectively.

Restricted Stock and Performance Shares

As of December 31, 2015, 2014 and 2013, the Company had restricted stock outstanding of 1,712,534, 1,911,145 and 1,591,082, respectively. These restricted shares have the same voting rights as the Company's common stock and are entitled to a cash dividend per share equal to the Company's common dividend which is taxable as ordinary income to the holder. The dividends paid on restricted shares were \$1.8 million, \$1.5 million, and \$1.3 million for the years ended December 31, 2015, 2014 and 2013, respectively. The weighted-average grant date fair value for restricted stock issued during the years ended December 31, 2015, 2014 and 2013 were \$25.98, \$21.60 and \$21.58, respectively. Information with respect to restricted stock under the Plan for the years ended December 31, 2015, 2014 and 2013 are as follows:

	2015	2014	2013
Restricted stock outstanding as of January 1,	1,911,145	1,591,082	1,562,912
Granted	729,160	804,465	549,263
Vested	(875,202)	(418,309)	(430,378)
Forfeited	(52,569)	(66,093)	(90,715)
Restricted stock outstanding as of December 31,	1,712,534	1,911,145	1,591,082

As of December 31, 2015, 2014 and 2013, the Company had performance share awards outstanding of 202,754, 171,400 and 185,200, respectively. The weighted-average grant date fair value for performance shares issued during the years ended December 31, 2015, 2014 and 2013 were \$27.87, \$22.65 and \$24.78, respectively. The more significant assumptions underlying the determination of fair values for these awards granted during 2015, 2014 and 2013 were as follows:

	2015	2014	2013
Stock price	\$26.83	\$21.49	\$21.54
Dividend yield (1)	0	% 0	% 0 %
Risk-free rate	0.98	% 0.65	% 0.14 %
Volatility	16.81	% 25.93	% 16.90%
Term of the award (years)	1.88, 2.88	0.88, 1.88, 2.88	0.88

(1) Total Shareholder Returns, as used in the performance share awards computation, are measured based on cumulative dividend stock prices, as such a zero percent dividend yield is utilized.

Other

The Company maintains a 401(k) retirement plan covering substantially all officers and employees, which permits participants to defer up to the maximum allowable amount determined by the Internal Revenue Service of their eligible compensation. This deferred compensation, together with Company matching contributions, which generally equal employee deferrals up to a maximum of 5% of their eligible compensation (capped at \$170,000 per the plan), is fully vested and funded as of December 31, 2015. The Company's contributions to the plan were \$2.1 million, \$2.2 million and \$2.1 million for the years ended December 31, 2015, 2014 and 2013, respectively.

The Company recognized severance costs associated with employee terminations during the years ended December 31, 2015, 2014 and 2013 of \$4.8 million, \$6.3 million and \$4.3 million, respectively.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

21. Income Taxes:

The Company elected to qualify as a REIT in accordance with the Code commencing with its taxable year which began January 1, 1992. To qualify as a REIT, the Company must meet several organizational and operational requirements, including a requirement that it currently distribute at least 90% of its adjusted REIT taxable income to its stockholders. Management intends to adhere to these requirements and maintain the Company's REIT status. As a REIT, the Company generally will not be subject to corporate federal income tax, provided that distributions to its stockholders equal at least the amount of its REIT taxable income. If the Company failed to qualify as a REIT in any taxable year, it would be subject to federal income taxes at regular corporate rates (including any applicable alternative minimum tax) and may not be permitted to elect REIT status for four subsequent taxable years. Even if the Company qualifies for taxation as a REIT, the Company is subject to certain state and local taxes on its income and property, and federal income and excise taxes on its undistributed taxable income. In addition, taxable income from non-REIT activities managed through taxable REIT subsidiaries is subject to federal, state and local income taxes. The Company is also subject to local taxes on certain Non-U.S. investments.

Reconciliation between GAAP Net Income and Federal Taxable Income:

The following table reconciles GAAP net income to taxable income for the years ended December 31, 2015, 2014 and 2013 (in thousands):

	2015	2014	2013
	(Estimated)	(Actual)	(Actual)
GAAP net income attributable to the Company	\$ 894,115	\$ 424,001	\$ 236,281
Less: GAAP net income of taxable REIT subsidiaries	(11,727)	(13,110)	(5,950)
GAAP net income from REIT operations (a)	882,388	410,891	230,331
Net book depreciation in excess of tax depreciation	12,861	24,890	32,906
Capitalized leasing/legal commissions	(10,000)	(13,576)	-
Deferred/prepaid/above and below market rents, net	(33,006)	(17,967)	(11,985)
Fair market value debt amortization	(21,956)	(6,236)	(3,510)
Restricted stock	(3,094)	(1,078)	(2,247)
Book/tax differences from non-qualified stock options	(4,786)	(5,144)	(255)

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Book/tax differences from investments in real estate joint ventures	27,462	8,614	(11,928)
Book/tax difference on sale of property	(118,287)	(146,173)	36,896
Foreign income tax from capital gains	2,759	-	(31,130)
Cumulative foreign currency translation adjustment & deferred tax adjustment	20,851	139,976	5,095
Book adjustment to property carrying values and marketable equity securities	7,861	62,817	22,811
Taxable currency exchange loss, net	(44,938)	(100,602)	(25,958)
Tangible property regulations deduction (b)	(130,000)	-	-
Dividends from taxable REIT subsidiaries	65	67,590	2,980
GAAP change in control gain	(149,407)	(107,235)	9,147
Other book/tax differences, net	15,262	(16,100)	(3,262)
Adjusted REIT taxable income	\$ 454,035	\$ 300,667	\$ 249,891

Certain amounts in the prior periods have been reclassified to conform to the current year presentation, in the table above.

- (a) All adjustments to "GAAP net income from REIT operations" are net of amounts attributable to noncontrolling interest and taxable REIT subsidiaries.

In September 2013, the Internal Revenue Service released final Regulations governing when taxpayers like the Company must capitalize and depreciate costs for acquiring, maintaining, repairing and replacing tangible property and when taxpayers can deduct such costs. These Regulations permitted the Company to deduct certain (b) types of expenditures that were previously required to be capitalized. The Regulations also allowed the Company to make a one-time election to immediately deduct certain amounts that were capitalized in previous years that are not required to be capitalized under the new Regulations. The Company elected to take its one-time allowable deduction in 2015, which totaled approximately \$85.9 million.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Characterization of Distributions:

The following characterizes distributions paid for tax purposes for the years ended December 31, 2015, 2014 and 2013, (in thousands):

	2015		2014		2013	
<u>Preferred H Dividends</u>						
Ordinary income	\$-	-	\$6,762	56 %	\$8,694	72 %
Capital gain	13,417	100%	5,313	44 %	3,381	28 %
	\$13,417	100%	\$12,075	100%	\$12,075	100%
<u>Preferred I Dividends</u>						
Ordinary income	\$-	-	\$13,440	56 %	\$17,280	72 %
Capital gain	24,000	100%	10,560	44 %	6,720	28 %
	\$24,000	100%	\$24,000	100%	\$24,000	100%
<u>Preferred J Dividends</u>						
Ordinary income	\$-	-	\$6,930	56 %	\$8,910	72 %
Capital gain	12,375	100%	5,445	44 %	3,465	28 %
	\$12,375	100%	\$12,375	100%	\$12,375	100%
<u>Preferred K Dividends</u>						
Ordinary income	\$-	-	\$5,513	56 %	\$6,064	72 %
Capital gain	9,844	100%	4,331	44 %	2,358	28 %
	\$9,844	100%	\$9,844	100%	\$8,422	100%
<u>Common Dividends</u>						
Ordinary income	\$-	-	\$132,498	36 %	\$157,393	46 %
Capital Gain	394,400	100%	103,054	28 %	61,588	18 %
Return of capital	-	-	132,498	36 %	123,177	36 %
	\$394,400	100%	\$368,050	100%	\$342,158	100%
Total dividends distributed for tax purposes	\$454,036		\$426,344		\$399,030	

For the years ended December 31, 2015, 2014 and 2013 cash dividends paid for tax purposes were equivalent or in excess of the dividends paid deduction.

Taxable REIT Subsidiaries (“TRS”) and Taxable Entities:

The Company is subject to federal, state and local income taxes on income reported through its TRS activities, which include wholly-owned subsidiaries of the Company. The Company’s TRS consists of Kimco Realty Services (“KRS”), which due to a merger on April 1, 2013 includes FNC Realty Corporation (“FNC”), Kimco Insurance Company (“KIC”), (collectively, the taxable entity “KRS Consolidated”) and the consolidated entity, Blue Ridge Real Estate Company/Big Boulder Corporation. On April 2, 2013, the Company contributed its interest in FNC to KRS and KRS acquired all of the outstanding stock of FNC in a reverse cash merger. The Company is also subject to local non-U.S. taxes on certain investments located outside the U.S.

The Company is subject to taxes on its activities in Canada, Puerto Rico, Mexico, and Chile. In general, under local country law applicable to the structures the Company has in place and applicable treaties, the repatriation of cash to the Company from its subsidiaries and joint ventures in Canada, Puerto Rico and Mexico generally are not subject to withholding tax. The Company is subject to withholding taxes in Chile on sale transactions. As a result, the Company will incur a withholding tax on the repatriation of sale proceeds associated with the sale of the Company’s remaining property in Chile. The Company has determined this withholding tax to be \$0.5 million. The Company is subject to and also includes in its tax provision non-U.S. income taxes on certain investments located in jurisdictions outside the U.S. These investments are held by the Company at the REIT level and not in the Company’s taxable REIT subsidiary. Accordingly, the Company does not expect a U.S. income tax impact associated with the repatriation of undistributed earnings from the Company’s foreign subsidiaries.

Income taxes have been provided for on the asset and liability method as required by the FASB’s Income Tax guidance. Under the asset and liability method, deferred income taxes are recognized for the temporary differences between the financial reporting basis and the tax basis of taxable assets and liabilities.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The Company's pre-tax book income/(loss) and (provision)/benefit for income taxes relating to the Company's TRS and taxable entities which have been consolidated for accounting reporting purposes, for the years ended December 31, 2015, 2014 and 2013, are summarized as follows (in thousands):

	2015	2014	2013
Income/(loss) before income taxes – U.S.	\$23,729	\$22,176	\$(4,849)
(Provision)/benefit for income taxes, net:			
Federal :			
Current	(638)	(522)	(1,647)
Deferred	(7,355)	(7,156)	9,725
Federal tax (provision)/benefit	(7,993)	(7,678)	8,078
State and local:			
Current	(2,535)	(165)	1,159
Deferred	(1,474)	(1,223)	1,562
State tax (provision)/benefit	(4,009)	(1,388)	2,721
Total tax (provision)/benefit – U.S.	(12,002)	(9,066)	10,799
Net income from U.S. taxable REIT subsidiaries	\$11,727	\$13,110	\$5,950
Income before taxes – Non-U.S.	\$381,999	\$116,184	\$188,215
(Provision)/benefit for Non-U.S. income taxes:			
Current (1)	\$(58,365)	\$(18,131)	\$(30,102)
Deferred	4,331	(6,749)	2,045
Non-U.S. tax provision	\$(54,034)	\$(24,880)	\$(28,057)

(1) Includes \$53.5 million in expense related to the sale of interest in 32 properties located in Canada.

The Company's deferred tax assets and liabilities at December 31, 2015 and 2014, were as follows (in thousands):

	2015	2014
Deferred tax assets:		
Tax/GAAP basis differences	\$49,601	\$68,702
Net operating losses (1)	40,100	51,142
Related party deferred losses	1,549	3,843

Tax credit carryforwards	5,304	3,899
Capital loss carryforwards	4,593	3,995
Charitable contribution carryforwards	22	11
Non-U.S. tax/GAAP basis differences	4,555	10,566
Valuation allowance – U.S.	(25,045)	(25,045)
Valuation allowance – Non-U.S.	(2,860)	(9,257)
Total deferred tax assets	77,819	107,856
Deferred tax liabilities – U.S.	(19,326)	(25,503)
Deferred tax liabilities – Non-U.S.	(3,493)	(6,812)
Net deferred tax assets	\$55,000	\$75,541

(1) Expiration dates ranging from 2021 to 2033

As of December 31, 2015, the Company had net deferred tax assets of \$55.0 million comprised of (i) \$49.6 million of deferred tax assets and \$19.3 million of deferred tax liabilities relating to the difference between the basis of accounting for federal and state income tax reporting and GAAP reporting for real estate assets, joint ventures, and other investments, (ii) \$15.1 million for the tax effect of net operating loss carryovers, net of a valuation allowance within FNC of \$25.0 million, (iii) \$1.5 million for losses deferred for federal and state income tax purposes for transactions with related parties, (iv) \$5.3 million for tax credit carryovers and (v) \$4.6 million for capital loss carryovers, partially offset by (vi) \$1.8 million of net deferred tax liabilities related to its investments in Canada and Mexico. General business tax credit carryovers of \$2.5 million within KRS expire during taxable years from 2027 through 2034, and alternative minimum tax credit carryovers of \$2.8 million do not expire.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

The major differences between GAAP basis of accounting and the basis of accounting used for federal and state income tax reporting consist of impairment charges recorded for GAAP, but not recognized for tax purposes, depreciation and amortization, rental revenue recognized on the straight line method for GAAP, reserves for doubtful accounts, and the period in which certain gains were recognized for tax purposes, but not yet recognized under GAAP.

Deferred tax assets and deferred tax liabilities are included in the captions Other assets and Other liabilities on the accompanying Consolidated Balance Sheets at December 31, 2015 and 2014. Operating losses and the valuation allowance are related primarily to the Company's consolidation of its taxable REIT subsidiaries for accounting and reporting purposes. For the year ended December 31, 2015, KRS Consolidated produced \$31.9 million of taxable income and utilized \$31.9 million of its \$70.3 million of available net operating loss carryovers. For the year ended December 31, 2014, KRS Consolidated produced \$49.3 million of taxable income and utilized \$49.3 million of its \$119.6 million of available net operating loss carryovers.

During 2013, the Company determined that a reduction of \$8.7 million of the valuation allowance against FNC's deferred tax assets was deemed appropriate based on expected future taxable income. At December 31, 2015, the Company maintained a valuation allowance of \$25.0 million to reduce the deferred tax asset of \$40.1 million related to KRS Consolidated's net operating loss carryovers to the amount the Company determined is more likely than not realizable. The Company analyzed projected taxable income and the expected utilization of the remaining net operating loss carryovers and determined a partial valuation allowance was appropriate.

As of December 31, 2015, the Company determined that no valuation allowance was needed against the remaining \$41.2 million net deferred tax asset within KRS Consolidated. The Company based its determination on an analysis of both positive and negative evidence using its judgment as to the relative weight of each. The Company believes, when evaluating KRS Consolidated's deferred tax assets, special consideration should be given to the unique relationship between the Company as a REIT and KRS as a taxable REIT subsidiary. This relationship exists primarily to protect the REIT's qualification under the Code by permitting, within certain limits, the REIT to engage in certain business activities in which the REIT cannot directly participate. As such, the REIT controls which and when investments are held in, or distributed or sold from, KRS. This relationship distinguishes a REIT and taxable REIT subsidiary from an enterprise that operates as a single, consolidated corporate taxpayer. The Company will continue through this structure to operate certain business activities in KRS.

The Company's analysis of KRS Consolidated's ability to utilize its deferred tax assets also includes an estimate of future projected income. The projection of pre-tax book income and taxable income will generate sufficient taxable income to absorb a reversal of the Company's deductible temporary differences, including net operating loss carryovers. Based on this analysis, the Company concluded it is more likely than not that the net deferred tax assets (excluding net deferred tax assets of FNC discussed above) will be realized and therefore, no valuation allowance is needed at December 31, 2015. If future income projections do not occur as forecasted or the Company incurs additional impairment losses in excess of the amount earnings can absorb, the Company will reconsider the need for a valuation allowance.

The Company's deferred tax assets in Canada result principally from depreciation deducted under GAAP that exceed capital cost allowances claimed under Canadian tax rules. The deferred tax asset will naturally reverse upon disposition as tax basis will be greater than the basis of the assets under generally accepted accounting principles.

Provision/(benefit) differ from the amounts computed by applying the statutory federal income tax rate to taxable income before income taxes as follows (in thousands):

	2015	2014	2013
Federal provision/(benefit) at statutory tax rate (35%)	\$8,304	\$7,762	\$(1,697)
State and local provision/(benefit), net of federal benefit	3,698	1,304	(205)
Acquisition of FNC	-	-	(9,126)
Other	-	-	229
Total tax provision/(benefit) – U.S.	\$12,002	\$9,066	\$(10,799)

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

Uncertain Tax Positions:

The Company is subject to income tax in certain jurisdictions outside the U.S., principally Canada and Mexico. The statute of limitations on assessment of tax varies from three to seven years depending on the jurisdiction and tax issue. Tax returns filed in each jurisdiction are subject to examination by local tax authorities. The Company is currently under audit by the Canadian Revenue Agency, Mexican Tax Authority and the U.S. Internal Revenue Service (“IRS”).

In October 2011, the IRS issued a notice of proposed adjustment, which proposes pursuant to Section 482 of the Code, to disallow a capital loss claimed by KRS on the disposition of common shares of Valad Property Ltd., an Australian publicly listed company. Because the adjustment is being made pursuant to Section 482 of the Code, the IRS believes it can assert a 100 percent “penalty” tax pursuant to Section 857(b)(7) of the Code and disallow the capital loss deduction. The notice of proposed adjustment indicates the IRS’ intention to impose the 100 percent “penalty” tax on the Company in the amount of \$40.9 million and disallowing the capital loss claimed by KRS. The Company and its outside counsel have considered the IRS’ assessment and believe that there is sufficient documentation establishing a valid business purpose for the transfer, including recent case history showing support for similar positions.

Accordingly, the Company strongly disagrees with the IRS’ position on the application of Section 482 of the Code to the disposition of the shares, the imposition of the 100 percent penalty tax and the simultaneous assertion of the penalty tax and disallowance of the capital loss deduction. The Company received a Notice of Proposed Assessment and filed a written protest and requested an IRS Appeals Office conference. An appeals hearing was attended by Management and its attorneys, the IRS Compliance Group and an IRS Appeals Officer in November, 2014, at which time IRS Compliance presented arguments in support of their position, as noted herein. Management and its attorneys presented rebuttal arguments in support of its position. The matter is currently under consideration by the Appeals Officer. The Company intends to vigorously defend its position in this matter and believes it will prevail.

Resolutions of these audits are not expected to have a material effect on the Company’s financial statements. The Company has unrecognized tax benefits reported as deferred tax assets and are available to settle adjustments made with respect to the Company’s uncertain tax positions in Canada. The Company reduced its reserve for uncertain tax positions associated with its Canadian operations and reduced its deferred tax assets in accordance with ASU 2013-11. The Company does not believe that the total amount of unrecognized tax benefits as of December 31, 2015, will significantly increase or decrease within the next 12 months. As of December 31, 2015, the Company’s Canadian uncertain tax positions, which reduce its deferred tax assets, aggregated \$5.1 million.

The liability for uncertain tax benefits principally consists of estimated foreign, federal and state income tax liabilities in years for which the statute of limitations is open. Open years range from 2009 through 2015 and vary by

jurisdiction and issue. The aggregate changes in the balance of unrecognized tax benefits for the years ended December 31, 2015 and 2014 were as follows (in thousands):

	2015	2014
Balance, beginning of year	\$4,649	\$4,590
Increases for tax positions related to current year	1,084	59
Reductions due to lapsed statute of limitations	(1,470)	-
Balance, end of year	\$4,263	\$4,649

22. Accumulated Other Comprehensive Income

The following table displays the change in the components of AOCI for the year ended December 31, 2015 and 2014:

	Foreign Currency Translation Adjustments	Unrealized Gains on Available-for- Sale Investments	Unrealized Gain/(Loss) on Interest Rate Swaps	Total
Balance as of January 1, 2015	\$ 329	\$ 46,197	\$ (1,404)	\$45,122
Other comprehensive income before reclassifications	(12,493)	(5,946)	(22)	(18,461)
Amounts reclassified from AOCI	18,780	(1) (39,853)	(2) -	(21,073)
Net current-period other comprehensive income	6,287	(45,799)	(22)	(39,534)
Balance as of December 31, 2015	\$ 6,616	\$ 398	\$ (1,426)	\$5,588

- During 2015, the Company recognized a cumulative foreign currency translation loss as a result of the liquidation of the Company's investment in Chile. Amounts were reclassified on the Company's Consolidated Statements of
- (1) Income as follows (i) \$19.6 million of loss was reclassified to Gain on sale of operating properties, net of tax, offset by (ii) \$0.8 million of gain was reclassified to Equity in income of joint ventures, net.
- (2) Amounts reclassified to Interest, dividends and other investment income on the Company's Consolidated Statements of Income.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

	Foreign Currency Translation Adjustments		Unrealized Gains on Available-for- Sale Investments	Unrealized Gain/(Loss) on Interest Rate Swaps	Total
Balance as of January 1, 2014	\$ (90,977)		\$ 25,995	\$ -	\$(64,982)
Other comprehensive income before reclassifications	(43,045)		20,202	(1,404)	(24,247)
Amounts reclassified from AOCI	134,351	(1)	-	-	134,351
Net current-period other comprehensive income	91,306		20,202	(1,404)	110,104
Balance as of December 31, 2014	\$ 329		\$ 46,197	\$ (1,404)	\$45,122

- During 2014, the Company recognized a cumulative foreign currency translation loss as a result of the substantial liquidation of the Company's investment in Mexico and Peru. Amounts were reclassified on the Company's Consolidated Statements of Income as follows (i) \$92.9 million of loss was reclassified to Impairment/loss on operating properties sold, net of tax, within Discontinued operations (ii) \$47.3 million of loss was reclassified to Equity in income of joint ventures, net and (iii) \$5.8 million of a loss was reclassified to Net income attributable to noncontrolling interest.

At December 31, 2015, the Company had a net \$6.6 million, of unrealized cumulative foreign currency translation adjustment ("CTA") gains relating to its foreign entity investments in Canada. CTA results from currency fluctuations between local currency and the U.S. dollar during the period in which the Company held its investment. CTA amounts are subject to future changes resulting from ongoing fluctuations in the respective foreign currency exchange rates. Under U.S. GAAP, the Company is required to release CTA balances into earnings when the Company has substantially liquidated its investment in a foreign entity. During 2015, the Company began selling properties within its Canadian portfolio and as such, the Company may, in the near term, substantially liquidate its remaining investment in Canada, which will require the then unrealized gain on foreign currency translation to be recognized as a benefit to earnings.

23. Supplemental Financial Information:

The following represents the results of income, expressed in thousands except per share amounts, for each quarter during the years 2015 and 2014:

	2015 (Unaudited)			
	Mar. 31	Jun. 30	Sept. 30	Dec. 31
Revenues from rental properties	\$275,506	\$289,080	\$283,387	\$296,501
Net income attributable to the Company	\$310,342	\$127,000	\$77,572	\$379,201
Net income per common share:				
Basic	\$0.72	\$0.27	\$0.15	\$0.87
Diluted	\$0.71	\$0.27	\$0.15	\$0.87

	2014 (Unaudited)			
	Mar. 31	Jun. 30	Sept. 30	Dec. 31
Revenues from rental properties (1)	\$219,152	\$237,432	\$246,555	\$255,749
Net income attributable to the Company	\$87,000	\$89,512	\$194,708	\$52,781
Net income per common share:				
Basic	\$0.18	\$0.18	\$0.44	\$0.09
Diluted	\$0.18	\$0.18	\$0.44	\$0.09

(1) All periods have been adjusted to reflect the impact of operating properties sold during 2014, which are reflected in the caption Discontinued operations on the accompanying Consolidated Statements of Income. Upon the adoption of ASU 2014-08 on January 1, 2015, individual property dispositions will no longer qualify as a discontinued operation under the new guidance.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

In the fourth quarter of 2015, the Company changed the classification within the Company's cash flow statement for certain transactions that occurred in the three months ended March 31, 2015 involving the sale of equity interests in entities owning real estate. The Company believes the new classification is a more meaningful reflection of these transactions and changed the Company's cash flow from the initially reported amounts to reduce Distributions from joint ventures and other real estate investments within its cash flow from operating activities and increase Distributions from liquidation of real estate joint ventures within its cash flow from investing activities by \$54.6 million for each of the three, six and nine months ended March 31, 2015, June 30, 2015 and September 30, 2015, respectively. This change of \$54.6 million for the three, six and nine months ended during 2015 will be reclassified in connection with the Company's filings on Form 10-Q during 2016 for purposes of reflecting comparative periods.

24. Captive Insurance Company:

In October 2007, the Company formed a wholly-owned captive insurance company, KIC, which provides general liability insurance coverage for all losses below the deductible under the Company's third-party liability insurance policy. The Company created KIC as part of its overall risk management program and to stabilize its insurance costs, manage exposure and recoup expenses through the functions of the captive program. The Company capitalized KIC in accordance with the applicable regulatory requirements. KIC established annual premiums based on projections derived from the past loss experience of the Company's properties. KIC has engaged an independent third party to perform an actuarial estimate of future projected claims, related deductibles and projected expenses necessary to fund associated risk management programs. Premiums paid to KIC may be adjusted based on this estimate. Like premiums paid to third-party insurance companies, premiums paid to KIC may be reimbursed by tenants pursuant to specific lease terms.

KIC assumes occurrence basis general liability coverage for the Company and its affiliates under the terms of a reinsurance agreement entered into by KIC and the reinsurance provider.

From October 1, 2007 through October 1, 2016, KIC assumes 100% of the first \$250,000 per occurrence risk layer. This coverage is subject to annual aggregates ranging between \$7.8 million and \$10.7 million per policy year. The annual aggregate is adjustable based on the amount of audited square footage of the insureds' locations and can be adjusted for subsequent program years. Defense costs erode the stated policy limits. KIC is required to pay the reinsurance provider for unallocated loss adjustment expenses an amount ranging between 9.5% and 12.2% of incurred losses for the policy periods ending October 1, 2008 through October 1, 2016. These amounts do not erode

the Company's per occurrence or aggregate limits.

As of December 31, 2015 and 2014, the Company maintained a letter of credit in the amount of \$23.0 million and \$22.0 million, respectively, issued in favor of the reinsurance provider to provide security for the Company's obligations under its agreement with the reinsurance provider. The letter of credit maintained as of December 31, 2015, has an expiration date of February 15, 2017, with automatic renewals for one year.

Activity in the liability for unpaid losses and loss adjustment expenses for the years ended December 31, 2015 and 2014, is summarized as follows (in thousands):

	2015	2014
Balance at the beginning of the year	\$18,078	\$17,602
Incurred related to:		
Current year	7,469	7,281
Prior years	652	(1,671)
Total incurred	8,121	5,610
Paid related to:		
Current year	(1,214)	(1,497)
Prior years	(4,939)	(3,637)
Total paid	(6,153)	(5,134)
Balance at the end of the year	\$20,046	\$18,078

For the years ended December 31, 2015 and 2014, the changes in estimates in insured events in the prior years, incurred losses and loss adjustment expenses resulted in an increase of \$0.7 million and a decrease \$1.7 million, respectively, which was primarily due to continued regular favorable loss development on the general liability coverage assumed.

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, continued

25. Pro Forma Financial Information (Unaudited):

As discussed in Notes 3, 4 and 5, the Company and certain of its subsidiaries acquired and disposed of interests in certain operating properties during 2015. The pro forma financial information set forth below is based upon the Company's historical Consolidated Statements of Income for the years ended December 31, 2015 and 2014, adjusted to give effect to these transactions at the beginning of 2014 and 2013, respectively.

The pro forma financial information is presented for informational purposes only and may not be indicative of what actual results of income would have been had the transactions occurred at the beginning of 2014, nor does it purport to represent the results of income for future periods. (Amounts presented in millions, except per share figures.)

	Year ended December 31,	
	2015	2014
Revenues from rental properties	\$1,141.6	\$1,150.2
Net income	\$594.4	\$344.4
Net income available to the Company's common shareholders	\$525.5	\$280.8
Net income attributable to the Company's common shareholders per common share:		
Basic	\$1.27	\$0.68
Diluted	\$1.26	\$0.67

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

SCHEDULE II - VALUATION AND QUALIFYING ACCOUNTS

For Years Ended December 31, 2015, 2014 and 2013

(in thousands)

	Balance at beginning of period	Charged to expenses	Adjustments to valuation accounts	Deductions	Balance at end of period
Year Ended December 31, 2015					
Allowance for uncollectable accounts	\$ 10,368	\$ 7,333	\$ -	\$ (3,783)	\$ 13,918
Allowance for deferred tax asset	\$ 34,302	\$ -	\$ (6,397)	\$ -	\$ 27,905
Year Ended December 31, 2014					
Allowance for uncollectable accounts	\$ 10,771	\$ 3,886	\$ -	\$ (4,289)	\$ 10,368
Allowance for deferred tax asset	\$ 63,712	\$ -	\$ (29,410)	\$ -	\$ 34,302
Year Ended December 31, 2013					
Allowance for uncollectable accounts	\$ 16,402	\$ 3,521	\$ -	\$ (9,152)	\$ 10,771
Allowance for deferred tax asset	\$ 71,912	\$ -	\$ (8,200)	\$ -	\$ 63,712

Table Of Contents

KIMCO REALTY CORPORATION AND SUBSIDIARIES

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION

DECEMBER 31, 2015

	INITIAL COST			ACCUMULATED DEPRECIATION			TOTAL
	LAND	BUILDING & IMPROVEMENTS	SUBSEQUENT TO ACQUISITION	LAND	BUILDING & IMPROVEMENTS	TOTAL	
KEY BANK BUILDING	1,500,000	40,486,755	-	1,500,000	40,486,755	41,986,755	17,486,755
THE GROVE	18,951,763	6,403,809	28,693,367	15,575,865	38,473,074	54,048,939	5,700,000
CHANDLER AUTO MALLS	9,318,595	-	(8,299,980)	972,382	46,233	1,018,615	4,518,595
EL MIRAGE	6,786,441	503,987	130,064	6,786,441	634,051	7,420,492	59,400,000
TALAVI TOWN CENTER	8,046,677	17,291,542	3,799	8,046,677	17,295,341	25,342,018	9,946,677
MESA PAVILIONS NORTH	6,060,018	35,955,005	510,737	6,060,018	36,465,741	42,525,759	7,540,018
MESA RIVERVIEW	15,000,000	-	138,318,768	307,992	153,010,776	153,318,768	43,700,000
MESA PAVILLIONS - SOUTH	-	148,508	148,160	-	296,668	296,668	108,508
METRO SQUARE	4,101,017	16,410,632	1,166,725	4,101,017	17,577,356	21,678,373	7,890,017
HAYDEN PLAZA NORTH	2,015,726	4,126,509	5,021,774	2,015,726	9,148,283	11,164,009	3,780,000
PLAZA DEL SOL	5,324,501	21,269,943	1,872,367	4,577,869	23,888,941	28,466,810	7,630,000
PLAZA @ MOUNTAIN SIDE	2,450,341	9,802,046	1,597,558	2,450,341	11,399,604	13,849,945	5,340,000
PINACLE PEAK- N. CANYON RANCH	1,228,000	8,774,694	41,458	1,228,000	8,816,152	10,044,152	2,660,000
VILLAGE CROSSROADS	5,662,554	24,981,223	622,911	5,662,554	25,604,133	31,266,687	3,580,000
NORTH VALLEY	6,861,564	18,200,901	5,870,198	3,861,272	27,071,391	30,932,663	3,580,000
CHRISTOWN SPECTRUM MALL	33,831,348	91,004,070	-	33,831,348	91,004,070	124,835,418	256,000,000
ASANTE RETAIL CENTER	8,702,635	3,405,683	2,865,559	11,039,472	3,934,405	14,973,877	343,000,000
SURPRISE SPECTRUM	4,138,760	94,572	1,035	4,138,760	95,607	4,234,367	9,200,000
BELL CAMINO CENTER	2,427,465	6,439,065	209,620	2,427,465	6,648,685	9,076,150	1,470,000
COLLEGE PARK SHOPPING CENTER	3,276,951	7,741,323	856,801	3,276,951	8,598,123	11,875,074	1,550,000
COSTCO PLAZA - 541	4,995,639	19,982,557	441,127	4,995,639	20,423,684	25,419,323	9,360,000
LAKEWOOD PLAZA	1,294,176	3,669,266	(224,220)	-	4,739,223	4,739,223	745,000
MADISON PLAZA	5,874,396	23,476,190	2,079,411	5,874,396	25,555,602	31,429,998	11,000,000
BROADWAY PLAZA - 544	6,460,743	25,863,153	11,853,666	6,460,743	37,716,819	44,177,562	14,800,000
CORONA HILLS PLAZA	13,360,965	53,373,453	7,229,824	13,360,965	60,603,277	73,964,242	28,000,000
280 METRO CENTER	38,734,566	94,903,403	-	38,734,566	94,903,403	133,637,969	4,680,000
LABAND VILLAGE SHOPPING CENTER	5,600,000	13,289,347	134,300	5,607,237	13,416,410	19,023,647	6,700,000

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CUPERTINO VILLAGE	19,886,099	46,534,919	20,643,400	19,886,099	67,178,319	87,064,418	17,7
NORTH COUNTY PLAZA	10,205,305	28,934,219	(1,646,635)	20,894,811	16,598,077	37,492,888	1,54
CHICO CROSSROADS	9,975,810	30,534,524	1,246,711	9,987,652	31,769,393	41,757,045	8,09
CHICO EAST & ESPLANADE(RALEYS)	2,508,716	12,886,184	-	2,508,716	12,886,184	15,394,900	328,
CORONA HILLS MARKETPLACE	9,727,446	24,778,390	323,628	9,727,446	25,102,018	34,829,464	7,72
RIVER PARK CROSSING	4,324,000	18,018,653	1,136,480	4,324,000	19,155,133	23,479,133	3,41
GOLD COUNTRY CENTER	3,272,212	7,864,878	37,687	3,278,290	7,896,487	11,174,777	3,11
LA MIRADA THEATRE CENTER	8,816,741	35,259,965	(5,766,341)	6,888,680	31,421,685	38,310,365	13,7
KENNETH HAHN PLAZA	4,114,863	7,660,855	676,127	4,114,863	8,336,982	12,451,845	2,86
LA VERNE TOWN CENTER	8,414,328	23,856,418	10,635,222	16,362,169	26,543,799	42,905,968	1,49
LINCOLN HILLS TOWN CENTER	8,228,587	26,127,322	-	8,228,587	26,127,322	34,355,909	1,26
NOVATO FAIR S.C.	9,259,778	15,599,790	744,949	9,259,778	16,344,738	25,604,516	4,96
SOUTH NAPA MARKET PLACE	1,100,000	22,159,086	20,285,700	23,120,071	20,424,715	43,544,786	8,96
PLAZA DI NORTHRIDGE	12,900,000	40,574,842	399,562	12,900,000	40,974,404	53,874,404	13,7
LINDA MAR SHPPING CENTER	16,548,592	37,521,194	591,076	16,548,592	38,112,270	54,660,862	3,39
POWAY CITY CENTRE	5,854,585	13,792,470	7,895,515	7,247,814	20,294,756	27,542,570	7,59
REDWOOD CITY PLAZA	2,552,000	6,215,168	2,100,877	2,552,000	8,316,045	10,868,045	774,
STANFORD RANCH	10,583,764	30,007,231	(1,855,541)	9,982,626	28,752,827	38,735,453	2,19
TYLER STREET PLAZA	3,020,883	7,811,339	37,443	3,200,516	7,669,149	10,869,665	2,88
CROCKER RANCH	7,526,146	24,877,611	-	7,526,146	24,877,611	32,403,757	739,
HOME DEPOT PLAZA	4,592,364	18,345,257	-	4,592,364	18,345,257	22,937,621	8,38
SANTEE TROLLEY SQUARE	40,208,683	62,963,757	-	40,208,683	62,963,757	103,172,440	10,3
SAN/DIEGO CARMEL MOUNTAIN	5,322,600	8,873,991	69,583	5,322,600	8,943,574	14,266,174	1,94
FULTON MARKET PLACE	2,966,018	6,920,710	972,435	2,966,018	7,893,145	10,859,163	2,83
MARIGOLD SHOPPING CENTER	15,300,000	25,563,978	4,038,988	15,300,000	29,602,966	44,902,966	14,1
CANYON SQUARE PLAZA	2,648,112	13,876,095	858,771	2,648,112	14,734,866	17,382,978	1,89
BLACK MOUNTAIN VILLAGE	4,678,015	11,913,344	582,074	4,678,015	12,495,418	17,173,433	3,95
RANCHO PENASQUITOS TOWNE CTR I	14,851,595	20,342,165	-	14,851,595	20,342,165	35,193,760	858,
RANCHO PENASQUITOS TWN CTR. II	12,944,972	20,323,961	-	12,944,972	20,323,961	33,268,933	1,00
CITY HEIGHTS	10,687,472	28,324,896	(883,561)	13,908,563	24,220,244	38,128,807	2,11
TRUCKEE CROSSROADS	2,140,000	8,255,753	1,081,659	2,140,000	9,337,413	11,477,413	5,20
GATEWAY AT DONNER PASS	4,515,688	8,318,667	-	4,515,688	8,318,667	12,834,355	534,
WESTLAKE SHOPPING CENTER	16,174,307	64,818,562	98,609,025	16,174,307	163,427,587	179,601,894	43,8
LAKESWOOD VILLAGE	8,597,100	24,374,615	(1,538,267)	11,683,364	19,750,085	31,433,449	1,50
SAVI RANCH	7,295,646	29,752,511	126,568	7,295,646	29,879,079	37,174,725	3,83
VILLAGE ON THE PARK	2,194,463	8,885,987	7,503,509	3,018,391	15,565,568	18,583,959	5,46
QUINCY PLACE S.C.	1,148,317	4,608,249	1,360,792	1,148,317	5,969,041	7,117,358	2,63

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EAST BANK S.C.	1,500,568	6,180,103	1,202,906	1,500,568	7,383,010	8,883,578	3,39
NORTHRIDGE SHOPPING CENTER	4,932,690	16,496,175	1,476,812	8,934,385	13,971,293	22,905,678	1,23
SPRING CREEK S.C.	1,423,260	5,718,813	(1,668,286)	635,380	4,838,407	5,473,787	3,37
DENVER WEST 38TH STREET	161,167	646,983	-	161,167	646,983	808,150	297
ENGLEWOOD PLAZA	805,837	3,232,650	331,595	805,837	3,564,246	4,370,083	1,68
FORT COLLINS S.C.	1,253,497	7,625,278	1,599,608	1,253,497	9,224,886	10,478,383	3,41
GREELEY COMMONS	3,313,095	20,069,559	90,416	3,313,095	20,159,975	23,473,070	3,03
HIGHLANDS RANCH VILLAGE S.C.	8,135,427	21,579,936	(748,710)	5,337,081	23,629,572	28,966,653	3,00
VILLAGE CENTER WEST	2,010,519	8,361,084	21,574	2,010,519	8,382,658	10,393,177	1,10
HIGHLANDS RANCH II	3,514,837	11,755,916	27,969	3,514,837	11,783,885	15,298,722	1,61
HIGHLANDS RANCH PARCEL	1,140,000	2,660,000	-	1,140,000	2,660,000	3,800,000	66,5
HERITAGE WEST S.C.	1,526,576	6,124,074	954,221	1,526,576	7,078,295	8,604,871	3,09
MARKET AT SOUTHPARK	9,782,769	20,779,522	140,874	9,782,769	20,920,396	30,703,165	3,23
NEWTOWN S.C.	-	15,635,442	-	-	15,635,442	15,635,442	888
WEST FARM SHOPPING CENTER	5,805,969	23,348,024	14,392,224	7,586,116	35,960,100	43,546,216	11,8
HOME DEPOT PLAZA	7,704,968	30,797,640	4,059,063	7,704,968	34,856,703	42,561,671	12,5
WILTON RIVER PARK SHOPPING CTR	7,154,585	27,509,279	(508,780)	7,154,584	27,000,500	34,155,084	2,84
BRIGHT HORIZONS	1,211,748	4,610,610	9,499	1,211,748	4,620,109	5,831,857	529
WILTON CAMPUS	10,168,872	31,893,016	257,033	10,168,872	32,150,049	42,318,921	5,73
CAMDEN SQUARE	122,741	66,738	4,231,576	3,024,375	1,396,680	4,421,055	129
PROMENADE AT CHRISTIANA	14,371,686	-	1,691,135	16,062,821	-	16,062,821	-
BRANDYWINE COMMONS	-	36,057,487	-	-	36,057,487	36,057,487	2,27
AUBURNDALE-sold 12/18/14	751,315	-	(751,215)	100	-	100	-
CAMINO SQUARE	573,875	2,295,501	1,830,176	733,875	3,965,677	4,699,552	2,40
BAYSHORE GARDENS	2,901,000	11,738,955	1,451,980	2,889,177	13,202,758	16,091,935	5,99
BONITA GRANDE CROSSINGS	3,370,941	8,179,481	-	3,370,941	8,179,481	11,550,422	333
HOLLYWOOD VIDEO	341,958	771,935	-	341,958	771,935	1,113,893	32,8
BONITA GRANDE CORAL SQUARE PROMENADE	710,000	2,842,907	3,959,589	710,000	6,802,496	7,512,496	3,34
MAPLEWOOD PLAZA	1,649,000	6,626,301	1,165,212	1,649,000	7,791,513	9,440,513	3,38
CURLEW CROSSING SHOPPING CTR	5,315,955	12,529,467	2,078,972	5,315,955	14,608,440	19,924,395	4,96
SHOPS AT SANTA BARBARA PHASE 1	743,463	5,373,994	-	743,463	5,373,994	6,117,457	227
SHOPS AT SANTA BARBARA PHASE 2	331,692	2,488,832	-	331,692	2,488,832	2,820,524	95,9
SHOPS AT SANTA BARBARA PHASE 3	329,726	2,358,700	-	329,726	2,358,700	2,688,426	126
CORAL POINTE S.C.	2,411,608	20,507,735	-	2,411,608	20,507,735	22,919,343	791
PUBLIX AT ADDISON	3,211,156	6,747,895	-	3,211,156	6,747,895	9,959,051	167
ADDISON CENTER PROF.BUILDING	802,789	1,310,012	-	802,789	1,310,012	2,112,801	46,5

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SPORTS AUTHORITY PLAZA	491,676	1,440,000	4,707,519	1,007,882	5,631,314	6,639,196	2,81
FT.LAUDERDALE/CYPRESS CREEK	14,258,760	28,042,390	2,178,040	14,258,760	30,220,430	44,479,190	8,37
HOMESTEAD-WACHTEL LAND LEASE	150,000	-	-	150,000	-	150,000	-
OAKWOOD BUSINESS CTR-BLDG 1	6,792,500	18,662,565	2,486,899	6,792,500	21,149,463	27,941,963	4,87
AMELIA CONCOURSE	7,600,000	-	4,987,554	931,357	11,656,197	12,587,554	2,44
KIMCO AVENUES WALK, LLC	26,984,546	-	50,559,349	33,225,306	44,318,590	77,543,896	-
DUVAL STATION S.C.	1,807,792	11,863,692	-	1,807,792	11,863,692	13,671,484	416,
RIVERPLACE SHOPPING CTR.	7,503,282	31,011,027	1,373,365	7,200,050	32,687,624	39,887,674	7,89
MERCHANTS WALK	2,580,816	10,366,090	6,465,013	2,580,816	16,831,103	19,411,919	6,39
WAL-MART PLAZA	293,686	792,119	1,620,990	293,686	2,413,109	2,706,795	2,15
LEESBURG SHOPS	-	171,636	193,651	-	365,287	365,287	320,
TRI-CITY PLAZA	2,832,296	11,329,185	11,059,182	2,832,296	22,388,367	25,220,663	2,59
FT LAUDERDALE #1, FL	1,002,733	2,602,415	13,913,008	1,774,443	15,743,713	17,518,156	9,93
LAKE WALES S.C.	601,052	-	-	601,052	-	601,052	-
NASA PLAZA	-	1,754,000	2,661,134	-	4,415,134	4,415,134	3,24
GROVE GATE S.C.	365,893	1,049,172	1,207,100	365,893	2,256,272	2,622,165	1,93
CHEVRON OUTPARCEL	530,570	1,253,410	-	530,570	1,253,410	1,783,980	313,
IVES DAIRY CROSSING	732,914	4,080,460	11,094,798	732,914	15,175,259	15,908,173	8,81
MILLER ROAD S.C.	1,138,082	4,552,327	4,551,616	1,138,082	9,103,943	10,242,025	5,65
TRI-CITIES SHOPPING PLAZA	1,011,000	4,062,890	6,846,548	1,011,000	10,909,438	11,920,438	2,62
KENDALE LAKES PLAZA	18,491,461	28,496,001	(2,252,321)	15,362,227	29,372,914	44,735,141	6,13
PLANTATION CROSSING	7,524,800	-	(5,003,280)	2,008,617	512,903	2,521,520	41,2
CENTRE OF MERRITT	1,806,275	9,592,435	-	1,806,275	9,592,435	11,398,710	298,
MILLER WEST PLAZA	6,725,660	10,661,419	-	6,725,660	10,661,419	17,387,079	383,
CORSICA SQUARE S.C.	7,225,100	10,757,386	-	7,225,100	10,757,386	17,982,486	453,
MILTON, FL	1,275,593	-	-	1,275,593	-	1,275,593	-
FLAGLER PARK	26,162,980	80,737,041	4,262,293	26,725,480	84,436,835	111,162,315	19,5
PARK HILL PLAZA	10,763,612	19,264,248	175,165	10,763,612	19,439,413	30,203,025	3,45
WINN DIXIE-MIAMI	2,989,640	9,410,360	(51,872)	3,544,297	8,803,831	12,348,128	457,
MARATHON SHOPPING CENTER	2,412,929	8,069,450	822,577	1,514,731	9,790,226	11,304,957	748,
SODO S.C.	-	68,139,271	8,312,241	142,195	76,309,316	76,451,511	14,0
RENAISSANCE CENTER	9,104,379	36,540,873	13,337,386	9,122,758	49,859,880	58,982,638	17,2
MILLENIA PLAZA PHASE II	7,711,000	20,702,992	1,650,193	7,698,200	22,365,985	30,064,185	7,33
RIVERSIDE LANDINGS S.C.	3,512,202	14,439,668	-	3,512,202	14,439,668	17,951,870	537,
GRAND OAKS VILLAGE	7,409,319	19,653,869	(416,404)	5,846,339	20,800,445	26,646,784	3,09
LOWES S.C.	1,620,203	-	40,689	954,876	706,016	1,660,892	109,
POMPANO POINTE S.C.	10,516,500	11,563,057	530,900	10,516,500	12,093,957	22,610,457	254,
UNIVERSITY TOWN CENTER	5,515,265	13,041,400	301,988	5,515,265	13,343,389	18,858,654	1,90
PALM BEACH GARDENS	2,764,953	11,059,812	660,429	2,764,953	11,720,241	14,485,194	1,32
OAK TREE PLAZA	-	917,360	1,562,941	-	2,480,301	2,480,301	1,18
TUTTLEBEE PLAZA	254,961	828,465	2,087,238	254,961	2,915,704	3,170,665	2,13
SOUTH MIAMI S.C.	1,280,440	5,133,825	3,003,639	1,280,440	8,137,464	9,417,904	4,02

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CARROLLWOOD COMMONS	5,220,445	16,884,228	2,628,712	5,220,445	19,512,940	24,733,385	8,65
VILLAGE COMMONS SHOPPING CENT.	2,192,331	8,774,158	2,781,462	2,192,331	11,555,619	13,747,950	5,15
MISSION BELL SHOPPING CENTER	5,056,426	11,843,119	8,681,467	5,067,033	20,513,979	25,581,012	6,17
VILLAGE COMMONS S.C.	2,026,423	5,106,476	3,452,470	2,026,423	8,558,946	10,585,369	1,53
BELMART PLAZA	1,656,097	3,394,420	6,099,811	1,656,097	9,494,231	11,150,328	144,
AUGUSTA SQUARE	1,482,564	5,928,122	2,007,334	1,482,564	7,935,456	9,418,020	4,04
MARKET AT HAYNES BRIDGE	4,880,659	21,549,424	986,458	4,889,863	22,526,677	27,416,540	5,85
EMBRY VILLAGE RIVERWALK	18,147,054	33,009,514	319,082	18,160,524	33,315,126	51,475,650	8,98
MARKETPLACE VILLAGE	3,512,202	18,862,571	-	3,512,202	18,862,571	22,374,773	476,
SHOPPES-FLOWERY BRANCH	4,444,148	10,510,657	134,625	4,444,148	10,645,281	15,089,429	1,94
LAWRENCEVILLE MARKET	8,878,266	29,691,191	(475,660)	9,060,436	29,033,362	38,093,798	2,89
FIVE FORKS CROSSING	2,363,848	7,906,257	372,465	2,363,848	8,278,722	10,642,570	1,19
BRAELINN VILLAGE	7,314,719	20,738,792	845,048	6,342,926	22,555,634	28,898,560	1,16
SAVANNAH CENTER	2,052,270	8,232,978	3,283,332	2,052,270	11,516,310	13,568,580	6,13
CHATHAM PLAZA	13,390,238	35,115,882	1,781,076	13,403,262	36,883,934	50,287,196	11,6
CLIVE PLAZA	500,525	2,002,101	-	500,525	2,002,101	2,502,626	1,02
METRO CROSSING	3,013,647	-	42,618,237	2,514,916	43,116,968	45,631,884	4,83
DUBUQUE CENTER	-	2,152,476	239,217	-	2,391,693	2,391,693	1,25
TREASURE VALLEY	6,501,240	-	(36,234)	1,622,684	4,842,322	6,465,006	481,
BLOOMINGTON COMMONS	805,521	2,222,353	4,494,864	805,521	6,717,217	7,522,738	4,63
87TH STREET CENTER	-	2,687,046	8,003,769	6,992,648	3,698,167	10,690,815	1,95
ELSTON CHICAGO	1,010,374	5,692,212	498,828	1,010,374	6,191,040	7,201,414	2,59
CRYSTAL LAKE SHOPPING CENTER	179,964	1,025,811	384,683	180,269	1,410,189	1,590,458	542,
DOWNERS PARK PLAZA	2,510,455	10,164,494	1,937,052	2,510,455	12,101,546	14,612,001	5,08
DOWNERS PARK PLAZA	811,778	4,322,956	3,348,460	811,778	7,671,416	8,483,194	3,28
TOWN & COUNTRY S.C.	842,555	2,108,674	2,622,682	500,927	5,072,984	5,573,911	3,20
FOREST PARK MALL	-	2,335,884	154,213	-	2,490,097	2,490,097	2,39
FAIRVIEW CITY CENTRE	-	11,866,880	13,912,814	1,900,000	23,879,694	25,779,694	1,31
SHOPS AT KILDEER	5,259,542	28,141,501	2,217,275	5,259,542	30,358,776	35,618,318	3,34
MOUNT PROSPECT CENTER	1,017,345	6,572,176	4,106,720	1,017,345	10,678,896	11,696,241	5,40
MUNDELEIN SHOPPING CENTER	1,127,720	5,826,129	77,350	1,129,634	5,901,565	7,031,199	2,64
NAPER WEST PLAZA	669,483	4,464,998	496,741	669,483	4,961,739	5,631,222	2,15
MARKETPLACE OF OAKLAWN	-	678,668	55,143	-	733,811	733,811	697,
ORLAND PARK S.C.	476,972	2,764,775	(2,900,478)	66,126	275,143	341,269	122,
OAK LAWN CENTER	1,530,111	8,776,631	623,805	1,530,111	9,400,436	10,930,547	4,39
22ND STREET PLAZA	1,527,188	8,679,108	3,866,357	1,527,188	12,545,465	14,072,653	5,27
EVERGREEN SQUARE	-	5,081,290	2,403,560	-	7,484,850	7,484,850	7,47
ROCKFORD CROSSINGS	4,575,990	11,654,022	(577,091)	4,583,005	11,069,915	15,652,920	3,01

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SKOKIE POINTE	-	2,276,360	9,487,442	2,628,440	9,135,363	11,763,803	3,43
STREAMWOOD S.C.	181,962	1,057,740	216,585	181,962	1,274,324	1,456,286	542
HAWTHORN HILLS SQUARE	6,783,928	33,033,624	3,989,780	6,783,928	37,023,403	43,807,331	4,79
WOODGROVE FESTIVAL GREENWOOD S.C.	5,049,149	20,822,993	10,645,526	6,415,914	30,101,754	36,517,668	11,9
HOME DEPOT CENTER	423,371	1,883,421	10,036,307	1,801,822	10,541,277	12,343,099	4,05
SOUTH PARK S.C.	1,183,911	6,335,308	81,014	1,124,547	6,475,686	7,600,233	2,85
CENTRE AT WESTBANK AMBASSADOR PLAZA	1,675,031	6,848,209	6,239,674	1,551,079	13,211,835	14,762,914	7,20
BAYOU WALK	9,554,230	24,401,082	1,070,226	9,329,880	25,695,658	35,025,538	7,73
EAST SIDE PLAZA	1,803,672	4,260,966	179,753	1,796,972	4,447,420	6,244,392	1,07
ABINGTON PLAZA	4,586,895	10,836,007	(4,296,452)	3,000,207	8,126,244	11,126,451	2,76
WASHINGTON ST.PLAZA	3,295,799	7,785,942	578,010	3,295,635	8,364,116	11,659,751	2,05
MEMORIAL PLAZA	10,457,183	494,652	-	10,457,183	494,652	10,951,835	55,8
MAIN ST. PLAZA	11,007,593	5,652,368	8,801,943	12,957,593	12,504,311	25,461,904	275,
MORRISSEY PLAZA	16,411,388	27,553,908	188,816	16,411,388	27,742,725	44,154,113	1,66
GLLENDALE SQUARE	555,898	2,139,494	-	555,898	2,139,494	2,695,392	134,
FALMOUTH PLAZA	4,097,251	3,751,068	-	4,097,251	3,751,068	7,848,319	315,
WAVERLY PLAZA	4,698,891	7,141,090	114,080	4,698,891	7,255,170	11,954,061	677,
CANNING PLAZA	2,361,071	13,065,817	215,450	2,361,071	13,281,267	15,642,338	974,
BARRINGTON PLAZA S.C.	1,215,005	3,622,911	17,226	1,215,005	3,640,137	4,855,142	274,
FESTIVAL OF HYANNIS S.C.	1,153,921	3,467,368	-	1,153,921	3,467,368	4,621,289	278,
FELLSWAY PLAZA	642,170	2,547,830	7,315,207	751,124	9,754,083	10,505,207	4,67
DEL ALBA PLAZA	15,038,197	40,682,853	771,194	15,038,197	41,454,047	56,492,244	3,93
NORTH QUINCY PLAZA	5,300,388	11,013,543	74,500	5,300,388	11,088,043	16,388,431	715,
ADAMS PLAZA	3,163,033	8,967,874	-	3,163,033	8,967,874	12,130,907	422,
BROADWAY PLAZA	6,332,542	17,954,110	(812,077)	3,894,436	19,580,139	23,474,575	827,
SHREWSBURY S.C.	2,089,363	3,226,648	(364,692)	2,089,363	2,861,955	4,951,318	207,
CENTER AT HOBBS BROOK	6,485,065	343,422	-	6,485,065	343,422	6,828,487	42,1
VINNIN SQUARE PLAZA	1,284,168	5,284,853	5,423,162	1,284,168	10,708,015	11,992,183	3,94
PARADISE PLAZA	7,425,798	39,731,143	-	7,425,798	39,731,143	47,156,941	2,14
BELMONT PLAZA	5,545,425	16,324,060	(288,766)	5,545,425	16,035,294	21,580,719	1,32
LINDEN PLAZA	4,183,038	12,194,885	442,545	4,183,038	12,637,430	16,820,468	980,
NORTH AVE. PLAZA	11,104,983	848,844	-	11,104,983	848,844	11,953,827	70,1
WASHINGTON ST. S.C.	582,228	2,094,560	(109,616)	582,228	1,984,944	2,567,172	131,
MILL ST. PLAZA	4,628,215	3,535,431	420,530	4,628,215	3,955,961	8,584,176	330,
FULLERTON PLAZA	1,163,875	1,194,673	15,933	1,163,875	1,210,606	2,374,481	93,5
GREENBRIER S.C.	7,380,918	9,987,119	23,362	7,380,918	10,010,481	17,391,399	565,
INGLESIDE S.C.	4,195,024	6,203,410	180,796	4,195,024	6,384,206	10,579,230	544,
ROLLING ROAD PLAZA	14,237,901	6,743,980	20,100	14,237,901	6,764,080	21,001,981	1,07
SECURITY SQUARE SHOPPING CTR.	8,891,468	30,304,760	8,905	8,891,468	30,313,665	39,205,133	2,06
WILKENS BELTWAY PLAZA	10,416,726	17,889,235	(186,501)	10,416,726	17,702,734	28,119,460	1,41
YORK ROAD PLAZA	2,510,395	11,930,217	-	2,510,395	11,930,217	14,440,612	536,
PUTTY HILL PLAZA	5,342,463	15,147,024	58,390	5,568,157	14,979,720	20,547,877	760,
SNOWDEN SQUARE S.C.	9,948,235	22,125,942	96,693	9,948,235	22,222,635	32,170,870	2,02
	4,276,715	37,205,757	8,267	4,276,715	37,214,024	41,490,739	2,26
	4,192,152	11,112,111	377,315	4,192,152	11,489,426	15,681,578	1,58
	1,929,402	4,557,934	5,155,349	3,326,422	8,316,263	11,642,685	770,

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COLUMBIA CROSSING	3,612,550	34,344,509	-	3,612,550	34,344,509	37,957,059	1,12
DORSEY'S SEARCH	6,321,963	27,996,087	-	6,321,963	27,996,087	34,318,050	884
VILLAGE CENTER	7,183,646	26,947,776	-	7,183,646	26,947,776	34,131,422	1,11
HICKORY RIDGE	543,197	2,122,234	-	543,197	2,122,234	2,665,431	83,6
HICKORY RIDGE (SUNOCO)	9,308,349	31,759,940	101,769	9,308,349	31,861,709	41,170,058	1,90
KINGS CONTRIVANCE	8,429,284	18,373,994	-	8,429,284	18,373,994	26,803,278	739
HARPER'S CHOICE	1,468,038	5,869,862	21,968,566	2,577,073	26,729,393	29,306,466	8,05
WILDE LAKE	16,825,496	23,282,222	84,661	16,825,496	23,366,882	40,192,378	1,84
RIVERHILL VILLAGE CENTER	39,779	130,716	2,026,164	121,747	2,074,913	2,196,660	123
OLD BRANCH PLAZA	1,279,200	2,870,800	13,977,613	4,597,200	13,530,413	18,127,613	1,47
COLUMBIA CROSSING OUTPARCELS	3,137,628	19,868,075	25,000	3,137,628	19,893,075	23,030,703	2,78
COLUMBIA CROSSING II SHOP.CTR.	8,165,638	21,970,661	25,000	8,165,638	21,995,661	30,161,299	61,9
SHOPS AT DISTRICT HEIGHTS	20,123,946	34,345,102	234,456	20,123,946	34,579,558	54,703,504	3,00
ENCHANTED FOREST S.C.	6,523,713	16,402,204	152,625	6,523,713	16,554,829	23,078,542	1,11
SHOPPES AT EASTON	3,190,074	6,067	10,661,120	4,828,774	9,028,488	13,857,262	1,35
VILLAGES AT URBANA	244,890	6,787,534	260,017	244,890	7,047,552	7,292,442	2,91
GAITHERSBURG S.C.	4,466,000	20,222,367	(1,189,800)	4,466,000	19,032,567	23,498,567	9,86
SHAWAN PLAZA	349,562	1,398,250	3,675,716	1,571,288	3,852,240	5,423,528	1,65
LAUREL PLAZA	274,580	1,100,968	450,113	274,580	1,551,081	1,825,661	1,41
LAUREL PLAZA	8,219,613	9,536,990	(952,201)	7,219,613	9,584,790	16,804,403	695
NORTH EAST STATION	23,378,543	1,089,760	-	23,378,542	1,089,760	24,468,302	16,4
OWINGS MILLS MALL	3,339,309	12,377,339	1,494,860	3,339,309	13,872,200	17,211,509	7,02
PERRY HALL SQUARE S.C.	6,901,193	8,704,689	-	6,901,193	8,704,689	15,605,882	513
PERRY HALL CENTRE	1,035,359	7,785,830	8,593	1,035,359	7,794,423	8,829,782	1,06
CENTRE	3,854,099	12,769,628	-	3,854,099	12,769,628	16,623,727	1,69
COURT-RETAIL/BANK	2,279,177	5,284,577	53,360	2,279,177	5,337,937	7,617,114	826
CENTRE COURT-GIANT	12,042,713	21,187,946	-	12,042,713	21,187,946	33,230,659	1,31
CENTRE COURT-OLD	2,525,377	14,862,817	113,644	2,525,377	14,976,461	17,501,838	1,03
COURT/COURTYD	6,000,000	24,282,998	17,263,116	7,331,195	40,214,918	47,546,113	18,9
RADCLIFFE CENTER	43,886,876	101,764,931	512,513	43,270,792	102,893,529	146,164,321	13,7
TIMONIUM CROSSING	6,930,996	18,148,727	867,369	6,939,590	19,007,503	25,947,093	6,13
TIMONIUM SQUARE	1,624,771	6,578,142	9,722,711	1,624,771	16,300,854	17,925,625	6,45
TOWSON PLACE	2,300,050	9,249,607	3,179,478	2,300,050	12,429,085	14,729,135	5,88
MALLSIDE PLAZA	1,098,426	4,525,723	1,435,075	1,098,426	5,960,798	7,059,224	3,09
CLAWSON CENTER	101,424	-	-	101,424	-	101,424	-
WHITE LAKE COMMONS	178,785	925,818	1,194,933	178,785	2,120,751	2,299,536	1,56
DOWNTOWN	1,451,397	5,806,263	560,791	1,451,397	6,367,054	7,818,451	3,46
FARMINGTON CENTER	3,682,478	14,730,060	4,453,718	3,682,478	19,183,778	22,866,256	9,34
FLINT - VACANT LAND	28,585,296	66,699,024	12,930,204	29,485,296	78,729,228	108,214,524	22,2
CENTURY PLAZA	132,842	957,340	10,302,188	1,675,667	9,716,703	11,392,370	1,46
CROSS CREEK S.C.							
GREEN ORCHARD SHOPPING CENTER							
THE FOUNTAINS AT ARBOR LAKES							
ROSEVILLE PLAZA							

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CREVE COUER SHOPPING CENTER	1,044,598	5,475,623	740,405	960,814	6,299,812	7,260,626	2,79
NORTH POINT SHOPPING CENTER	1,935,380	7,800,746	909,151	1,935,380	8,709,897	10,645,277	3,80
KIRKWOOD CROSSING LEMAY S.C.	-	9,704,005	14,426,751	-	24,130,756	24,130,756	14,0
GRAVOIS PLAZA	125,879	503,510	3,846,838	451,155	4,025,072	4,476,227	1,57
HOME DEPOT PLAZA	1,032,416	4,455,514	11,197,045	1,032,413	15,652,563	16,684,976	8,85
PRIMROSE MARKET PLACE	431,960	-	758,854	431,960	758,855	1,190,815	287
PRIMROSE MARKETPLACE CENTER POINT S.C.	2,745,595	10,985,778	8,081,641	2,904,022	18,908,992	21,813,014	9,38
KINGS HIGHWAY S.C.	905,674	3,666,386	5,261,809	905,674	8,928,195	9,833,869	2,95
OVERLAND CROSSING	-	550,204	-	-	550,204	550,204	291
CAVE SPRINGS S.C.	809,087	4,430,514	2,661,361	809,087	7,091,874	7,900,961	3,17
SPRINGFIELD S.C.	-	4,928,677	740,346	-	5,669,023	5,669,023	2,83
TURTLE CREEK TOWNE	1,182,194	7,423,459	7,243,916	1,563,694	14,285,875	15,849,569	10,1
OVERLOOK VILLAGE	-	608,793	11,078,003	8,800,000	2,886,796	11,686,796	1,17
WOODLAWN MARKETPLACE	11,535,281	-	33,603,279	10,150,881	34,987,679	45,138,560	8,53
TYVOLA MALL	8,276,500	17,249,587	218,753	8,276,500	17,468,340	25,744,840	2,67
CROSSROADS PLAZA	919,251	3,570,981	2,418,716	919,251	5,989,696	6,908,947	2,90
JETTON VILLAGE SHOPPES	-	4,736,345	6,830,468	-	11,566,813	11,566,813	8,47
MOUNTAIN ISLAND MARKETPLACE	767,864	3,098,881	1,233,351	767,864	4,332,231	5,100,095	1,40
WOODLAWN SHOPPING CENTER	3,875,224	10,292,231	64,013	2,143,695	12,087,773	14,231,468	1,41
CROSSROADS PLAZA	3,318,587	7,331,413	736,014	3,818,587	7,567,427	11,386,014	1,12
QUAIL CORNERS	2,010,725	5,833,626	13,924	2,010,725	5,847,549	7,858,274	733
OAKCREEK VILLAGE	13,405,529	86,455,763	(632,787)	13,405,529	85,822,976	99,228,505	8,01
DAVIDSON COMMONS	7,318,321	26,675,644	323,236	7,318,321	26,998,880	34,317,201	1,55
SENATE/HILLSBOROUGH CROSSI	1,882,800	7,551,576	2,332,136	1,882,800	9,883,712	11,766,512	4,97
PARK PLACE SC	2,978,533	12,859,867	165,689	2,978,533	13,025,556	16,004,089	1,44
MOORESVILLE CROSSING	519,395	-	-	519,395	-	519,395	-
PLEASANT VALLEY PROMENADE	5,461,478	16,163,494	306,151	5,469,809	16,461,315	21,931,124	5,16
WAKEFIELD COMMONS III	12,013,727	30,604,173	(199,712)	11,625,801	30,792,387	42,418,188	9,13
WAKEFIELD CROSSINGS	5,208,885	20,885,792	13,589,096	5,208,885	34,474,888	39,683,773	18,2
BRENNAN STATION	6,506,450	-	(4,106,391)	1,369,121	1,030,938	2,400,059	477
BRENNAN STATION OUTPARCEL	3,413,932	-	(3,017,960)	336,236	59,737	395,973	5,63
CLOVERDALE PLAZA	7,749,751	20,556,891	(871,973)	6,321,923	21,112,745	27,434,668	3,64
SORENSEN PARK PLAZA	627,906	1,665,576	(93,482)	450,232	1,749,768	2,200,000	291
LORDEN PLAZA	540,667	719,655	6,691,340	540,667	7,410,995	7,951,662	3,74
WEBSTER SQUARE	5,104,294	-	30,760,694	3,791,319	32,073,668	35,864,987	4,69
ROCKINGHAM MALL-SHAW'S LAND PCL	8,872,529	22,548,382	(1,216,356)	8,548,022	21,656,534	30,204,556	6,69
SHOP RITE PLAZA	11,683,145	41,708,383	4,977,335	11,683,145	46,685,718	58,368,863	3,27
MARLTON PLAZA	2,660,915	10,643,660	12,252,346	3,148,715	22,408,206	25,556,921	10,8
	2,417,583	6,364,094	1,611,693	2,417,583	7,975,787	10,393,370	6,96
	-	4,318,534	114,215	-	4,432,749	4,432,749	2,15

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HILLVIEW SHOPPING CENTER	16,007,647	32,607,423	(13,962)	16,007,647	32,593,461	48,601,108	2,54
GARDEN STATE PAVILIONS	7,530,709	10,801,949	18,648,254	12,203,841	24,777,071	36,980,912	4,18
CLARK SHOPRITE 70 CENTRAL AVE	3,496,673	11,693,769	994,829	13,959,593	2,225,678	16,185,271	352,
COMMERCE CENTER WEST	385,760	1,290,080	160,534	793,595	1,042,779	1,836,374	200,
COMMERCE CENTER EAST	1,518,930	5,079,690	1,753,865	7,235,196	1,117,289	8,352,485	185,
CENTRAL PLAZA	3,170,465	10,602,845	(186,938)	5,145,167	8,441,205	13,586,372	950,
EAST WINDSOR VILLAGE	9,335,011	23,777,978	(728,417)	9,335,011	23,049,562	32,384,573	4,82
HILLSBOROUGH PROMENADE	11,886,809	-	(6,648,146)	5,006,054	232,610	5,238,664	-
HOLMDEL TOWNE CENTER	10,824,624	43,301,494	6,992,524	10,824,624	50,294,018	61,118,642	17,0
HOLMDEL COMMONS II	16,537,556	38,759,952	3,465,596	16,537,556	42,225,548	58,763,104	15,4
PLAZA AT HILLSDALE	7,601,596	6,994,196	361,829	7,601,596	7,356,025	14,957,621	496,
MAPLE SHADE	-	9,957,611	570,994	-	10,528,604	10,528,604	1,27
PLAZA AT SHORT HILLS	20,155,471	11,061,984	54,995	20,155,471	11,116,980	31,272,451	1,27
NORTH BRUNSWICK PLAZA	3,204,978	12,819,912	22,037,956	3,204,978	34,857,868	38,062,846	16,8
PISCATAWAY TOWN CENTER	3,851,839	15,410,851	1,157,460	3,851,839	16,568,311	20,420,150	7,47
RIDGEWOOD S.C.	450,000	2,106,566	1,015,675	450,000	3,122,241	3,572,241	1,56
UNION CRESCENT III-BEST BUY	7,895,483	3,010,640	28,918,366	8,696,579	31,127,911	39,824,490	10,8
WESTMONT PLAZA	601,655	2,404,604	10,957,141	601,655	13,361,745	13,963,400	5,87
WILLOWBROOK PLAZA	15,320,436	40,996,874	7,699,841	15,320,436	48,696,715	64,017,151	10,4
WARM SPRINGS PROMENADE	7,226,363	19,109,946	107,670	7,226,363	19,217,615	26,443,978	6,83
DEL MONTE PLAZA	2,489,429	5,590,415	538,239	2,210,000	6,408,083	8,618,083	2,70
REDFIELD PROMENADE	4,415,339	32,035,192	-	4,415,339	32,035,192	36,450,531	1,52
MCQUEEN CROSSINGS	5,017,431	20,779,024	-	5,017,431	20,779,024	25,796,455	1,00
GALENA JUNCTION	8,931,027	17,503,387	-	8,931,027	17,503,387	26,434,414	860,
D'ANDREA MARKETPLACE	11,556,067	29,435,364	(222,531)	11,556,067	29,212,833	40,768,900	6,48
SPARKS MERCANTILE	6,221,614	17,069,172	-	6,221,614	17,069,172	23,290,786	813,
BRIDGEHAMPTON COMMONS-W&E SIDE	1,811,752	3,107,232	26,146,938	1,858,188	29,207,734	31,065,922	18,5
OCEAN PLAZA	564,097	2,268,768	14,819	564,097	2,283,587	2,847,684	743,
KINGS HIGHWAY	2,743,820	6,811,268	1,846,364	2,743,820	8,657,632	11,401,452	2,96
HOMEPORT - RALPH AVE	4,414,466	11,339,857	3,167,549	4,414,467	14,507,407	18,921,874	4,61
BELLMORE S.C.	1,272,269	3,183,547	1,590,605	1,272,269	4,774,152	6,046,421	1,33
MARKET AT BAY SHORE	12,359,621	30,707,802	2,630,034	12,359,621	33,337,837	45,697,458	10,6
KEY FOOD - ATLANTIC AVE	2,272,500	5,624,589	519,277	4,808,822	3,607,544	8,416,366	353,
KING KULLEN PLAZA	5,968,082	23,243,404	5,960,549	5,980,130	29,191,905	35,172,035	12,4
PATHMARK SHOPPING CENTER	6,714,664	17,359,161	(1,420,325)	6,714,664	15,938,836	22,653,500	4,27
BIRCHWOOD PLAZA	3,630,000	4,774,791	363,308	3,630,000	5,138,099	8,768,099	1,62
COMMACK	3,011,658	7,606,066	2,770,294	3,011,658	10,376,359	13,388,017	3,13
ELMONT S.C.							

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ELMONT PLAZA	-	5,119,714	-	-	5,119,714	5,119,714	168,
ELMSFORD CENTER 1	4,134,273	1,193,084	-	4,134,273	1,193,084	5,327,357	82,8
ELMSFORD CENTER 2	4,076,403	15,598,504	710,493	4,076,403	16,308,997	20,385,400	1,30
FRANKLIN SQUARE S.C.	1,078,541	2,516,581	3,937,137	1,078,541	6,453,718	7,532,259	1,97
AIRPORT PLAZA	22,711,189	107,011,500	3,362,789	22,711,189	110,374,289	133,085,478	5,00
KISSENA BOULEVARD SHOPPING CTR	11,610,000	2,933,487	102,554	11,610,000	3,036,041	14,646,041	959,
HAMPTON BAYS PLAZA	1,495,105	5,979,320	3,417,885	1,495,105	9,397,206	10,892,311	6,50
HICKSVILLE PLAZA	3,542,739	8,266,375	3,112,009	3,542,739	11,378,384	14,921,123	3,34
WOODBURY CENTRE	4,314,991	32,585,508	140,382	4,314,991	32,725,890	37,040,881	1,33
TURNPIKE PLAZA	2,471,832	5,839,416	439,866	2,471,832	6,279,282	8,751,114	1,51
JERICHO COMMONS SOUTH	12,368,330	33,071,495	297,178	12,368,330	33,368,673	45,737,003	8,76
501 NORTH BROADWAY	-	1,175,543	197,737	-	1,373,281	1,373,281	648,
MERRY LANE (PARKING LOT)	1,485,531	1,749	(1,749)	1,485,531	-	1,485,531	-
MILLERIDGE INN	7,500,330	481,316	-	7,500,330	481,316	7,981,646	5,77
FAMILY DOLLAR UNION TURNPIKE	909,000	2,249,775	258,033	1,056,709	2,360,099	3,416,808	360,
LITTLE NECK PLAZA	3,277,254	13,161,218	5,769,218	3,277,253	18,930,436	22,207,689	5,55
KEY FOOD - 21ST STREET	1,090,800	2,699,730	(159,449)	1,669,153	1,961,928	3,631,081	157,
MANHASSET CENTER	4,567,003	19,165,808	31,600,348	3,471,939	51,861,220	55,333,159	22,0
MANHASSET CENTER(residential)	950,000	-	-	950,000	-	950,000	-
MASPETH QUEENS-DUANE READE	1,872,013	4,827,940	931,187	1,872,013	5,759,126	7,631,139	1,85
NORTH MASSAPEQUA S.C.	1,880,816	4,388,549	651,202	1,623,601	5,296,967	6,920,568	1,87
MINEOLA SHOPPING CENTER	4,150,000	7,520,692	(234,800)	4,150,000	7,285,892	11,435,892	1,79
BIRCHWOOD PARK	3,507,162	4,126	(878,462)	2,507,406	125,421	2,632,827	748
SMITHTOWN PLAZA	3,528,000	7,364,098	383,883	3,528,000	7,747,981	11,275,981	1,90
MANETTO HILL PLAZA	263,693	584,031	9,955,481	263,693	10,539,513	10,803,206	5,93
SYOSSET S.C.	106,655	76,197	1,865,052	106,655	1,941,249	2,047,904	1,08
RICHMOND S.C.	2,280,000	9,027,951	11,898,751	2,280,000	20,926,702	23,206,702	11,1
GREENRIDGE - OUT PARCEL	2,940,000	11,811,964	6,174,929	3,148,424	17,778,469	20,926,893	6,12
STATEN ISLAND PLAZA	5,600,744	6,788,460	(1,561,550)	5,600,744	5,226,910	10,827,654	607,
HYLAN PLAZA	28,723,536	38,232,267	34,984,547	28,723,536	73,216,814	101,940,350	23,5
FOREST AVENUE PLAZA	4,558,592	10,441,408	155,848	4,558,592	10,597,256	15,155,848	3,51
INDEPENDENCE PLAZA	12,279,093	34,813,852	(1,453,756)	16,131,632	29,507,557	45,639,189	3,26
KEY FOOD - CENTRAL AVE.	2,787,600	6,899,310	(394,910)	2,603,321	6,688,679	9,292,000	562,
WHITE PLAINS S.C.	1,777,775	4,453,894	1,918,406	1,777,775	6,372,300	8,150,075	2,11
CHAMPION FOOD SUPERMARKET	757,500	1,874,813	(24,388)	2,241,118	366,807	2,607,925	80,8
SHOPRITE S.C.	871,977	3,487,909	-	871,977	3,487,909	4,359,886	2,05
ROMAINE PLAZA	782,459	1,825,737	588,133	782,459	2,413,870	3,196,329	532,
KENT CENTER	2,261,530	-	(1,826,498)	435,033	-	435,033	-
HIGH PARK CTR RETAIL	3,783,875	-	(2,778,460)	921,704	83,711	1,005,415	11,9
OREGON TRAIL CENTER	5,802,422	12,622,879	501,099	5,802,422	13,123,978	18,926,400	4,37
	5,062,500	3,152,982	(2,655,684)	2,035,125	3,524,674	5,559,799	1,31

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POWELL VALLEY JUNCTION							
MCMINNVILLE PLAZA	4,062,327	-	991,482	4,062,327	991,482	5,053,809	65,2
HOSPITAL GARAGE & MED. OFFICE	-	30,061,177	59,094	-	30,120,271	30,120,271	7,92
SUBURBAN SQUARE	70,679,871	166,351,381	6,889,955	71,279,871	172,641,336	243,921,207	46,5
COULTER AVE. PARCEL	577,630	1,348,019	-	577,630	1,348,019	1,925,649	8,98
CHIPPEWA PLAZA	2,881,525	11,526,101	153,289	2,881,525	11,679,391	14,560,916	4,82
CARNEGIE PLAZA	-	3,298,908	17,747	-	3,316,655	3,316,655	1,36
CENTER SQUARE SHOPPING CENTER	731,888	2,927,551	1,325,540	731,888	4,253,091	4,984,979	2,58
WAYNE PLAZA	6,127,623	15,605,012	340,437	6,135,670	15,937,403	22,073,073	3,51
DEVON VILLAGE	4,856,379	25,846,910	4,404,247	4,856,379	30,251,156	35,107,535	4,00
POCONO PLAZA	1,050,000	2,372,628	1,431,729	1,050,000	3,804,357	4,854,357	3,12
RIDGE PIKE PLAZA	1,525,337	4,251,732	(2,653,555)	914,299	2,209,215	3,123,514	880,
WHITELAND - HOBBY LOBBY	176,666	4,895,360	70,550	176,666	4,965,910	5,142,576	2,00
WHITELAND TOWN CENTER	731,888	2,927,551	-	731,888	2,927,551	3,659,439	1,45
EASTWICK WELLNESS CENTER	889,001	2,762,888	3,074,728	889,001	5,837,616	6,726,617	2,72
HARRISBURG EAST SHOPPING CTR.	452,888	6,665,238	6,563,143	3,002,888	10,678,381	13,681,269	8,28
TOWNSHIP LINE S.C.	731,888	2,927,551	-	731,888	2,927,551	3,659,439	1,45
HORSHAM POINT	3,813,247	18,189,450	-	3,813,247	18,189,450	22,002,697	544,
HOLIDAY CENTER	7,726,844	20,014,243	-	7,726,844	20,014,243	27,741,087	1,03
NORRITON SQUARE	686,134	2,664,535	3,792,918	774,084	6,369,503	7,143,587	4,57
NEW KENSINGTON S.C.	521,945	2,548,322	862,730	521,945	3,411,052	3,932,997	3,01
SEARS HARDWARE	10,000	-	-	10,000	-	10,000	-
FRANKFORD AVENUE S.C.	731,888	2,927,551	-	731,888	2,927,551	3,659,439	1,45
WEXFORD PLAZA	6,413,635	9,774,600	9,820,468	6,349,690	19,659,013	26,008,703	3,66
CROSSROADS PLAZA	788,761	3,155,044	12,823,089	976,439	15,790,455	16,766,894	9,40
SPRINGFIELD S.C.	919,998	4,981,589	12,713,774	920,000	17,695,361	18,615,361	8,42
SHREWSBURY SQUARE S.C.	8,066,107	16,997,997	(1,656,097)	6,534,966	16,873,040	23,408,006	1,26
WHITEHALL MALL	-	5,195,577	-	-	5,195,577	5,195,577	2,57
WHOLE FOODS AT WYNNEWOOD	15,042,165	-	8,760,319	23,802,484	-	23,802,484	-
SHOPPES AT WYNNEWOOD	7,478,907	-	3,629,192	11,108,099	-	11,108,099	-
WEST MARKET ST. PLAZA	188,562	1,158,307	41,711	188,562	1,200,019	1,388,581	1,16
REXVILLE TOWN CENTER	24,872,982	48,688,161	7,892,314	25,678,064	55,775,392	81,453,456	29,4
PLAZA CENTRO - COSTCO	3,627,973	10,752,213	1,537,917	3,866,206	12,051,897	15,918,103	6,19
PLAZA CENTRO - MALL	19,873,263	58,719,179	7,503,993	19,408,112	66,688,323	86,096,435	33,8
PLAZA CENTRO - RETAIL	5,935,566	16,509,748	2,580,253	6,026,070	18,999,497	25,025,567	9,65
PLAZA CENTRO - SAM'S CLUB	6,643,224	20,224,758	2,325,847	6,520,090	22,673,739	29,193,829	21,4
LOS COLOBOS - BUILDERS SQUARE	4,404,593	9,627,903	1,363,390	4,461,145	10,934,741	15,395,886	8,47
LOS COLOBOS - KMART	4,594,944	10,120,147	728,352	4,402,338	11,041,104	15,443,442	8,81
LOS COLOBOS I	12,890,882	26,046,669	3,437,271	13,613,375	28,761,447	42,374,822	15,0

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LOS COLOBOS II	14,893,698	30,680,556	5,743,778	15,142,300	36,175,732	51,318,032	18,0
WESTERN PLAZA - MAYAQUEZ ONE	10,857,773	12,252,522	1,278,838	11,241,993	13,147,140	24,389,133	7,85
WESTERN PLAZA - MAYAGUEZ TWO	16,874,345	19,911,045	1,849,447	16,872,647	21,762,190	38,634,837	12,9
MANATI VILLA MARIA SC	2,781,447	5,673,119	1,701,172	2,606,588	7,549,150	10,155,738	3,85
PONCE TOWN CENTER	14,432,778	28,448,754	4,852,015	14,903,024	32,830,523	47,733,547	13,5
TRUJILLO ALTO PLAZA	12,053,673	24,445,858	3,974,786	12,289,288	28,185,030	40,474,318	15,6
MARSHALL PLAZA	1,886,600	7,575,302	2,041,308	1,886,600	9,616,610	11,503,210	4,66
ST. ANDREWS CENTER	730,164	3,132,092	18,976,142	730,164	22,108,234	22,838,398	9,08
WESTWOOD PLAZA	1,744,430	6,986,094	4,940,254	1,726,833	11,943,945	13,670,778	6,00
CHERRYDALE POINT	5,801,948	32,055,019	1,712,396	5,801,948	33,767,415	39,569,363	7,09
WOODRUFF SHOPPING CENTER	3,110,439	15,501,117	1,119,793	3,465,199	16,266,150	19,731,349	2,39
FOREST PARK	1,920,241	9,544,875	186,315	1,920,241	9,731,189	11,651,430	1,09
OLD TOWNE VILLAGE	-	4,133,904	4,003,667	-	8,137,571	8,137,571	5,81
HICKORY RIDGE COMMONS	596,347	2,545,033	(2,404,809)	683,820	52,750	736,570	19,7
CENTER OF THE HILLS	2,923,585	11,706,145	990,831	2,923,585	12,696,976	15,620,561	6,00
DOWLEN TOWN CENTER-II	2,244,581	-	(722,251)	484,828	1,037,502	1,522,330	151.
GATEWAY STATION	1,373,692	28,145,158	44,742	1,374,880	28,188,711	29,563,591	2,95
BAYTOWN VILLAGE S.C.	500,422	2,431,651	790,598	500,422	3,222,249	3,722,671	1,42
BROWNSVILLE TOWNE CENTER	8,678,107	-	25,738,822	7,943,925	26,473,004	34,416,929	4,38
ISLAND GATE PLAZA	-	944,562	3,713,781	-	4,658,343	4,658,343	1,61
ISLAND GATE PLAZA	4,343,000	4,723,215	795,793	4,292,636	5,569,372	9,862,008	1,11
CONROE MARKETPLACE	18,869,087	50,756,554	-	18,869,087	50,756,554	69,625,641	429.
MONTGOMERY PLAZA	10,739,067	63,065,333	-	10,739,067	63,065,333	73,804,400	2,39
PRESTON LEBANON CROSSING	13,552,180	-	26,628,363	12,163,694	28,016,849	40,180,543	5,07
LAKE PRAIRIE TOWN CROSSING	7,897,491	-	27,799,743	6,783,464	28,913,770	35,697,234	4,59
CENTER AT BAYBROOK	6,941,017	27,727,491	9,764,940	6,928,120	37,505,328	44,433,448	14,5
CYPRESS TOWNE CENTER	6,033,932	-	1,601,808	2,251,666	5,384,074	7,635,740	712.
THE CENTRE AT COPPERFIELD	6,723,267	22,524,551	-	6,723,267	22,524,551	29,247,818	881.
COPPERWOOD VILLAGE	13,848,109	84,183,731	-	13,848,109	84,183,731	98,031,840	4,88
ATASCOCITA COMMONS SHOP.CTR.	16,322,636	54,587,066	554,902	16,099,004	55,365,600	71,464,604	4,46
TOMBALL CROSSINGS	8,517,427	28,484,450	67,917	7,964,894	29,104,899	37,069,793	2,78
COPPERFIELD VILLAGE SHOP.CTR.	7,827,639	34,864,441	-	7,827,639	34,864,441	42,692,080	1,31
SHOPS AT VISTA RIDGE	3,257,199	13,029,416	2,255,396	3,257,199	15,284,811	18,542,010	6,39
VISTA RIDGE PLAZA	2,926,495	11,716,483	2,448,720	2,926,495	14,165,204	17,091,699	6,26
VISTA RIDGE PLAZA	2,276,575	9,106,300	1,327,126	2,276,575	10,433,426	12,710,001	4,64
SOUTH PLAINS PLAZA	1,890,000	7,555,099	699,355	1,890,000	8,254,454	10,144,454	3,62
LAKE JACKSON	1,562,328	4,144,212	77,888	1,562,328	4,222,101	5,784,429	959.
KROGER PLAZA	520,340	2,081,356	1,389,118	520,340	3,470,474	3,990,814	1,71
ACCENT PLAZA	500,414	2,830,835	-	500,414	2,830,835	3,331,249	1,39
SOUTHLAKE OAKS PHASE II-480 W.	3,011,260	7,703,844	112,209	3,019,951	7,807,363	10,827,314	2,47

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WOODBIDGE SHOPPING CENTER	2,568,705	6,813,716	60,806	2,568,705	6,874,522	9,443,227	902,000
GRAND PARKWAY MARKETPLACE	25,363,548	-	3,050,787	28,414,334	-	28,414,334	-
SPRING CROSSINGS	13,436,447	-	180,848	13,617,296	-	13,617,296	-
TEMPLE TOWNE CENTER	609,317	2,983,262	1	609,317	2,983,263	3,592,580	138,000
TEMPLE TOWNE CENTER	4,909,857	25,882,414	-	4,909,857	25,882,414	30,792,271	1,500,000
WESTHEIMER PLAZA	500,422	2,001,687	325,191	500,422	2,326,878	2,827,300	1,050,000
BURKE TOWN PLAZA	-	43,240,068	8,361	-	43,248,428	43,248,428	3,300,000
SOUTHPARK S.C.	125,376	3,476,073	2,294,092	125,376	5,770,165	5,895,541	1,700,000
OLD TOWN PLAZA	4,500,000	41,569,735	(12,853,713)	3,087,520	30,128,502	33,216,022	5,400,000
SKYLINE VILLAGE	10,145,283	28,764,045	110,882	10,573,875	28,446,336	39,020,211	1,440,000
SUDLEY TOWNE PLAZA	4,114,293	15,988,465	-	4,114,293	15,988,465	20,102,758	704,000
BURLINGTON COAT CENTER	670,500	2,751,375	1,006,630	670,500	3,758,005	4,428,505	1,460,000
TOWNE SQUARE	8,499,373	24,302,141	740,764	8,858,432	24,683,846	33,542,278	1,250,000
VALLEY VIEW SHOPPING CENTER	3,440,018	8,054,004	922,790	3,440,018	8,976,794	12,416,812	2,900,000
POTOMAC RUN PLAZA	27,369,515	48,451,209	498,733	27,369,515	48,949,942	76,319,457	13,700,000
DULLES TOWN CROSSING	53,285,116	104,175,738	-	53,285,116	104,175,738	157,460,854	5,720,000
STAFFORD MARKETPLACE	26,893,429	86,449,614	-	26,893,429	86,449,614	113,343,043	3,670,000
AUBURN NORTH	7,785,841	18,157,625	1,039,309	7,785,841	19,196,935	26,982,776	6,180,000
THE MARKETPLACE AT FACTORIA	60,502,358	92,696,231	2,367,357	60,502,358	95,063,588	155,565,946	11,500,000
FRONTIER VILLAGE SHOPPING CTR.	10,750,863	37,042,383	96,299	10,750,863	37,138,682	47,889,545	4,440,000
OLYMPIA WEST OUTPARCEL	360,000	799,640	100,360	360,000	900,000	1,260,000	79,200,000
FRANKLIN PARK COMMONS	5,418,825	11,988,657	-	5,418,825	11,988,657	17,407,482	764,000
SILVERDALE PLAZA	3,875,013	32,148,487	86,050	3,755,613	32,353,937	36,109,550	3,790,000
CHARLES TOWN PLAZA	602,000	3,725,871	11,289,235	602,000	15,015,106	15,617,106	9,690,000