



G R E S B[®]

Kimco Realty Corporation

GRESB Real Estate Assessment 2016

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**ASPECT CHECKLIST
ERRORS**

The following checklist items should have been addressed before this Assessment was submitted.

Risks & Opportunities » Efficiency Measures

- 17 Row "Building energy management systems upgrades/replacements" has a non-numeric or negative value in column 2
- 17 Row "Building energy management systems upgrades/replacements" has a non-numeric or negative value in column 7
- 17 Row "Installation of high-efficiency equipment and appliances" has a non-numeric or negative value in column 2
- 17 Row "Installation of high-efficiency equipment and appliances" has a non-numeric or negative value in column 7
- 17 Row "Installation of on-site renewable energy" has a non-numeric or negative value in column 2
- 17 Row "Installation of on-site renewable energy" has a non-numeric or negative value in column 7
- 17 Row "Occupier engagement/informational technologies" has a non-numeric or negative value in column 2
- 17 Row "Occupier engagement/informational technologies" has a non-numeric or negative value in column 7

Risks & Opportunities » Water efficiency

- 18 Row "Drip/smart irrigation" has a non-numeric or negative value in column 2
- 18 Row "Drip/smart irrigation" has a non-numeric or negative value in column 7
- 18 Row "High-efficiency/dry fixtures" has a non-numeric or negative value in column 2
- 18 Row "High-efficiency/dry fixtures" has a non-numeric or negative value in column 7

Risks & Opportunities » Water efficiency

- 18 Row "Metering of water subsystems" has a non-numeric or negative value in column 2
- 18 Row "Metering of water subsystems" has a non-numeric or negative value in column 7
- 18 Row "Reuse of storm water and/or grey water for non-potable applications" has a non-numeric or negative value in column 2
- 18 Row "Reuse of storm water and/or grey water for non-potable applications" has a non-numeric or negative value in column 7
- 18 Row "Other:" has a non-numeric or negative value in column 2
- 18 Row "Other:" has a non-numeric or negative value in column 7

Risks & Opportunities » Waste management

- 19 Row "Waste management" has a non-numeric or negative value in column 2
- 19 Row "Waste management" has a non-numeric or negative value in column 7
- 19 Row "Recycling program" has a non-numeric or negative value in column 2
- 19 Row "Recycling program" has a non-numeric or negative value in column 7
- 19 Row "Ongoing waste performance monitoring" has a non-numeric or negative value in column 2
- 19 Row "Ongoing waste performance monitoring" has a non-numeric or negative value in column 7

ENTITY AND REPORTING CHARACTERISTICS

Entity Characteristics

EC2

Nature of ownership

Listed entity

Please specify ISIN

US49446R1095

Year of commencement

1991

Non-listed entity

EC3

The reporting period is

Calendar year

Fiscal year

EC4

Is the organization a member of a real estate association?

Yes (multiple answers possible)

Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV)

Asia Pacific Real Estate Association (APREA)

British Property Federation (BPF)

European Public Real Estate Association (EPRA)

European Association for Investors in Non-Listed Real Estate Vehicles (INREV)

Vereniging van Institutionele Beleggers in Vastgoed, Nederland (IVBN)

National Association of Real Estate Investment Trusts (NAREIT)

Pension Real Estate Association (PREA)

Real Property Association of Canada (REALpac)

No

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Values are reported in

United States Dollar USD

RC2

What was the gross asset value (GAV) of the entity at the end of the reporting period?

12030.34

RC3

Metrics are reported in

m2

sq. ft.

RC4

What is the entity's core business?

- Management of standing investments
- Management of standing investments only
- Management of standing investments and new construction and major renovation projects
- Development of new construction and major renovation projects

ENTITY AND REPORTING CHARACTERISTICS

Standing Investments

RC5.1

Describe the composition of the entity's portfolio during the reporting period:

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft ²	Floor Area Type		
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Retail, Warehouse	<input type="text" value="100"/>	<input type="text" value="530"/>	<input type="text" value="83482791"/>	<input type="text" value="Lettable Floor Area"/>	<input type="text"/>	<input type="text" value="100"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Leisure	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Totals:	100	530	83,482,791			

Note: The table above defines the scope of your 2016 GRESB submission and should include the total portfolio

Provide additional context for the reporting boundaries (maximum 250 words)

Kimco's responses in this disclosure pertain to its entire US portfolio of properties, which are primarily open-air neighborhood grocery-anchored and power retail shopping centers. The properties are occupied by retail tenants under triple net leases in which they have operational control inside of the buildings. Kimco's primary management responsibility pertains to exterior common areas. As a result, 100% of Kimco's portfolio Floor Area is classified as Indirectly Managed. Note: Boundary conditions for GRESB reporting purposes DO NOT align with boundaries used for Kimco's other public sustainability disclosures, which are generally aligned with the GHG Protocol definition of Operational Control.

RC6

Which countries are included in the entity's portfolio?

Country	% of GAV
United States	<input type="text" value="99.2"/>
Puerto Rico	<input type="text" value="0.8"/>
Total % GAV	100

MANAGEMENT

Sustainability Objectives

1

Does the entity have specific sustainability objectives?

 Yes

The objectives relate to (multiple answers possible)

 General sustainability Environment Social Governance

The objectives are (select one)

 Fully integrated into the overall business strategy Partially integrated into the overall business strategy Not integrated into the overall business strategy

The objectives are

 Publicly available Online - hyperlinkHyperlink Offline - separate document

Communicate the objectives (maximum 250 words)

Kimco views sustainability strategy, in particular those actions taken to minimize expense and contribute to existing or additional sources of income, as directly influencing property Net Operating Income (NOI) – one of the most significant financial performance metrics for individual sites within our portfolio. As such, these actions are central to our overall business strategy. Ultimately, we believe sustainability creates value for both our company and its stakeholders, and that requires a conscientious strategy and best-in-class execution.

Via the link above, access Kimco's 2015 Corporate Responsibility Report. See p.8-9 for details on the company's program objectives, which are to: Openly engage our key stakeholders, Lead by example in our operations, Positively influence tenants & partners, Enhance our communities, and Build & retain a quality team. These objectives cover general sustainability, environment, social and governance issues. Examples of the some of the company's recently accomplished governance objectives can be found on p.17.

Via the link above, access Kimco's 2016 CDP Disclosure. See p.7-8 for additional narrative on how the company has integrated sustainability into its business strategy. See p.12-14 for examples of specific quantitative time-bound short and long term goals related to energy/GHG emissions.

 Not publicly available No

2

Does the organization have one or more persons responsible for implementing the sustainability objectives at entity level? (multiple answers possible)

 Yes Dedicated employee(s) for whom sustainability is the core responsibility

Provide the details for the most senior of these employees

Name

Job title

E-mail

LinkedIn profile (optional)

 Employee(s) for whom sustainability is among their responsibilities

Provide the details for the most senior of these employees

Name

Job title

E-mail

LinkedIn profile (optional)

 External consultants/manager Other No**MANAGEMENT****Sustainability Decision-Making**

3

Does the organization have a sustainability taskforce or committee that is applicable to the entity?

 Yes

Select the members of this taskforce or committee (multiple answers possible)

 Asset managers Board of Directors External consultants Fund/portfolio managers Property managers

Senior Management Team

Other

Other selected. Please describe

Members of the internal Sustainability Team

No

4

Does the entity have a senior decision-maker dedicated to sustainability?

Yes

The individual is part of

Board of Directors

Provide the details for the most senior decision-maker on sustainability issues

Name

Conor C. Flynn

Job title

President, CEO & Board Member

E-mail

cflynn@kimcorealty.com

LinkedIn profile (optional)

Fund/portfolio managers

Investment Committee

Senior Management Team

Other

No

5

Does the entity have a formal process to inform the most senior decision-maker on sustainability performance of the entity?

Yes

Describe the process (maximum 250 words)

Frequency: During 2015 key members of the management and executive team including the VP of Property Management, Senior Director of Strategic Operations, SVP of Asset Management and Operations and CEO met on a monthly basis to review the company's strategy and progress toward addressing sustainability objectives. On a quarterly basis, a formal presentation of program progress relative to objectives was provided to the Board of Directors.

Means of Communication: For management meetings, formal analyses and memorandums were created summarizing recommendations and discussion topics for each meeting. Action items were captured and circulated to impacted stakeholders via email. For board meetings, powerpoint presentations were created and delivered by the CEO or SVP of Asset Management in-person at board meetings. The Board of Directors is also informed of program milestones throughout the year via email updates, memos and the company's internal newsletter.

Contents of Reporting: Reporting included financial performance of assets and specific sustainability investments such as the company's lighting retrofit and solar initiatives, the company's response to regulations such as energy disclosure mandates, progress toward energy, GHG and other program goals, and stakeholder engagement efforts including reporting and disclosure initiatives. Results were measured based on key performance indicators (KPIs) established for each initiative which include both environmental/social and economic impact measures. At year-end, portfolio-level quantitative results are shared as to how the company is progressing relative to short and long term program objectives.

- No
- Not applicable

6

Does the organization include sustainability factors in the annual performance targets of the employees responsible for this entity?

- Yes

Select the employees to whom these factors apply (multiple answers possible)

- Acquisitions team
- All employees
- Asset managers
- Board of Directors
- Client services team
- Fund/portfolio managers
- Property managers
- Senior Management Team
- Other

Other selected. Please describe

Senior Director of Strategic Operations, VP of Property Management, Manager of Property Standards and Improvements, Supervisor of Utility Administration

- No

POLICY AND DISCLOSURE

Sustainability Disclosure

7.1

Does the organization disclose its sustainability performance?

- Yes (multiple answers possible)

- Section in Annual Report

Upload supporting evidence

[7.1_Kimco 2015 Annual Report.pdf](#)

Indicate where the relevant information can be found

p.20

Select the applicable reporting level

- Entity
- Investment manager

Group

Aligned with

Stand-alone sustainability report(s)

Upload supporting evidence
[7.1 Kimco 2015 CR Report.pdf](#)

Indicate where the relevant information can be found

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Integrated Report

Dedicated section on the corporate website

Provide the applicable hyperlink

Select the applicable reporting level

Entity

Investment manager

Group

Section in entity reporting to investors

Other

Other selected. Please describe

Upload supporting evidence
[7.1 Kimco 2016 CDP Response Final.pdf](#)

Indicate where the relevant information can be found

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

No

7.2

Is the organization's sustainability disclosure reviewed by an independent third party?

Yes

Select all applicable options (multiple answers possible, selections must match selections in Q7.1)

Section in Annual Report

Externally checked by

PricewaterhouseCoopers

Add a service provider

Externally verified by

Externally assured by

Stand-alone sustainability report

Externally checked by

Externally verified by

Cventure, LLC

Add a service provider

using

Externally assured by

Integrated Report

Section in entity reporting to investors

Other

Other selected. Please describe

Externally checked by

Externally verified by

Cventure, LLC

Add a service provider

using

Externally assured by

No

Not applicable

POLICY AND DISCLOSURE

ESG Policies

8

Does the organization have a policy/policies in place, applicable to the entity level, that address(es) environmental issues?

Yes

Select all environmental issues included (multiple answers possible)

- Biodiversity and habitat
- Building safety
- Climate/climate change adaptation
- Energy consumption/management
- Environmental attributes of building materials
- GHG emissions/management
- Resilience
- Waste management
- Water consumption/management
- Other

Other selected. Please describe

Indoor Air Quality

Upload supporting evidence

[8_Kimco_UTILITY,Waste,GHG Mgmt Policy and Green Construction.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

p.1-30

No

9

Does the organization have a policy/policies in place, applicable to the entity level, that address(es) governance issues?

Yes

Select all governance issues included (multiple answers possible)

- Bribery and corruption
- Child labor
- Diversity and equal opportunity

Executive compensation

Forced or compulsory labor

Labor-management relationships

Shareholder rights

Worker rights

Other

Other selected. Please describe

Legal and Regulatory; Internal Audit; Independence

Upload supporting evidence

[9_Kimco Code of Conduct_Employee Handbook_Corp Gov Guide_Proxy.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

Bribery & Corruption: p.8-9,17-20,23-28,105-107; Diversity & Equal Opp: 42-46; Exec Comp: 153-175; Shareholder Rights: 34-40, 119-127, 132, 136; Workers Rights: 88-90, 100-101

No

10

Does the organization have a stakeholder engagement policy in place that applies to the entity?

Yes

Select all stakeholders included (multiple answers possible)

Asset/Property Managers (external)

Consumers

Community

Employees

Government/local authorities

Investment partners

Investors/shareholders

Supply chain

Tenants/occupiers

Other

Other selected. Please describe

Non-Governmental Organizations (NGOs)

Upload supporting evidence

[10_Kimco 2015 CR Report.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

No

11

Does the organization have an employee policy in place that applies to the employees responsible for this entity?

Yes

Select all issues included (multiple answers possible)

Cyber security

Diversity and equal opportunity

Health, safety & well-being

Performance and career development

Remuneration

Other

Other selected. Please describe

Upload supporting evidence

[11_Kimco_Employee Handbook_CR Report.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

No

RISKS AND OPPORTUNITIES

Governance

12

Does the organization have systems and procedures in place to facilitate effective implementation of the governance policy/policies in Q9? (refer to Q9 Policy & Disclosure Aspect)

Yes

Select all applicable options (multiple answers possible)

Investment due diligence process

Training on governance-related risks for employees (multiple answers possible)

Regular follow-ups

When an employee joins the organization

Whistle-blower mechanism

Other

Other selected. Please describe

Employees with exposure to the company's internationally-focused business dealings are also required to undergo mandatory training on the Foreign Corrupt Practices Act

Upload supporting evidence

[12_Kimco_Code of Conduct_Anti-Bribery Policy_Investment Checklist_CR Report.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found in the evidence

Investment Due Diligence: p.23, 19; Training on Risks: 16-17,49,51; Whistle-blower Mechanism: 2-4,17,49; Other: 16-22

No

Not applicable

13

Did the entity perform entity-level governance risk assessments within the last three years?

Yes

Select all issues included (multiple answers possible)

Bribery and corruption

Child labor

Diversity and equal opportunity

Executive compensation

Forced or compulsory labor

Labor-management relationships

Shareholder rights

Worker rights

Other

Describe how the outcomes of the governance risk assessments are used in order to mitigate the selected risks process (maximum 250 words)

Enterprise risk management is a concerted focus for the organization, and is overseen by Kimco's Board of Directors. The formal ERM program is ongoing, and attached is the product of the company's 2015 risk assessment which identifies the most significant risks assessed by the company. Risks are identified in a number of different methods including broad stakeholder interviews reflecting both internal and external constituencies. Both inherent and residual risks are included, and are ranked on the basis of likelihood and severity. The annual risk assessment informs a schedule of internal audit priorities, and these audits are a key strategy to mitigate risks such as bribery, corruption and fraud. Other risks identified through this process are mitigated through the establishment of policies and internal procedures - such as the development of an Employee Manual (attached) which informs the company's approach to diversity and equal opportunity or Vendor Business Practices Statement (attached) which is intended to combat fraud. Policies are complimented by a robust set of operational and financial controls that are in place and are subjected to both internal and third-party audits on an ongoing basis. All employees of the company annually review and acknowledge in writing their receipt and understanding of the company's Code of Conduct which addresses these issues in detail. Those employees with exposure to the company's internationally-focused business dealings are also required to undergo mandatory training on the Foreign Corrupt Practices Act.

Provide a document which explains the governance risk assessments as well as the response to mitigate the outcomes of the assessments

Upload supporting evidence

[13_Kimco Enterprise Risk Assessment 2016_Code of Conduct_Vendor Practices Statement.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

No

14

Is the organization involved in any legal cases regarding corrupt practices?

Yes

No

RISKS AND OPPORTUNITIES

Risk Assessments

15.1

Does the entity perform environmental and/or social risk assessments as a standard part of its due diligence process for new acquisitions?

Yes

Select all issues included (multiple answers possible)

Building safety and materials

Climate change adaptation

Contamination

Energy efficiency

Energy supply

Flooding

GHG emissions

Health, safety and well-being

Indoor environmental quality

Natural hazards

Regulatory

Resilience

Socio-economic

Transportation

Water efficiency

Waste management

Water supply

Other

Other selected. Please describe

Environmental Certifications, Statements of Energy Disclosure

Upload supporting evidence

[15.1 Kimco Acquisition Due Diligence Request.pdf](#)

Indicate where the relevant information can be found

p.1

No

Not applicable

15.2

Has the entity performed environmental and/or social risk assessments of its standing investments during the last three years?

Yes

Select all issues included (multiple answers possible)

Building safety and materials

Climate change adaptation

Contamination

Energy efficiency

Energy supply

Flooding

GHG emissions

Health, safety and well-being

Indoor environmental quality

- Natural hazards
- Regulatory
- Resilience
- Socio-economic
- Transportation
- Water efficiency
- Waste management
- Water supply
- Other

Describe how the outcomes of the sustainability risk assessments are used in order to mitigate the selected risks (maximum 250 words)

Sustainability risk assessments and resulting management changes are made every six months as part of the company's ongoing strategic planning and budgeting efforts, and on an individual asset basis on an as-needed basis. The assessment includes a review of all properties in the US and Puerto Rico and results of this are reported to the Board of Directors. For example, an assessment of risks related to increased incidence of severe weather in those areas of the United States subjected to hurricanes and other storms is used to determine which properties should carry additional insurance to mitigate against the cost of weather-related property damage. An assessment is performed to measure the elevation of properties relative to sea level as a means of gauging properties that may be impacted by climate change-related increases in sea level. As a final example, assessments are performed on an ongoing basis in order to identify those properties impacted by mandatory energy benchmarking and disclosure laws and to institute modified lease language allowing for information sharing with tenants at those locations.

Upload supporting evidence

[15.2 Sample Risk Assessments and Results.pdf](#)

Indicate where the relevant information can be found

Building Safety and Materials & Contamination (p.1-5); Climate Change Adaptation & Flooding (p.6); Energy Efficiency (p.10-32); Regulatory (p.7-9); Transportation (p.33); Water Efficiency

- No
- Not applicable

RISKS AND OPPORTUNITIES

Technical Building Assessments

16

Has the entity performed technical building assessments during the last four years to identify efficiency opportunities within the portfolio?

- Yes

Select applicable options (multiple answers possible)

- Energy Efficiency
 - In-house assessment
 - >0%, <25% of the portfolio covered
 - ≥25%, <50% of the portfolio covered
 - ≥50%, <75% of the portfolio covered
 - ≥75%, <100% of the portfolio covered

External assessment

Name of the organization

OnSite Lighting & Survey

Add a service provider

>0%, <25% of the portfolio covered

≥25%, <50% of the portfolio covered

≥50%, <75% of the portfolio covered

≥75%, ≤100% of the portfolio covered

Upload supporting evidence

[16_Sample Lighting Audit and Bid Package.pdf](#)

Indicate where the relevant information can be found

p.1-23

Water Efficiency

In-house assessment

>0%, <25% of the portfolio covered

≥25%, <50% of the portfolio covered

≥50%, <75% of the portfolio covered

≥75%, ≤100% of the portfolio covered

External assessment

Name of the organization

Hydropoint

Add a service provider

>0%, <25% of the portfolio covered

≥25%, <50% of the portfolio covered

≥50%, <75% of the portfolio covered

≥75%, ≤100% of the portfolio covered

Upload supporting evidence

[16_Irrigation Assessment Reports.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

p.1-22

Waste Management

In-house assessment

External assessment

Name of the organization
Corporate Services Consultant

Add a service provider

- >0%, <25% of the portfolio covered
- ≥25%, <50% of the portfolio covered
- ≥50%, <75% of the portfolio covered
- ≥75%, ≤100% of the portfolio covered

Upload supporting evidence
[16_Sample_Site_and_Region_Waste_Assessment_Results.pdf](#)
OR

Document name AND

Publication date

Indicate where the relevant information can be found
p.1-2

Health and Wellness

No

RISKS AND OPPORTUNITIES

Efficiency Measures

17

Has the entity implemented measures during the last four years to improve the energy efficiency of the portfolio?

Yes

Describe the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (MWh) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q28 targets) (maximum 150 words)	Innovation Case Study
Building energy management systems upgrades/replacements	Lighting controls	≥75, ≤100%	≥75, ≤100%	<input type="text"/>	<input type="text"/>	The company has developed a custom lighting control system that a	Add
Installation of high-efficiency equipment and appliances	Lighting retrofits and	≥25%, <50%	≥25%, <50%	<input type="text"/>	<input type="text"/>	The company has launched a national LED lighting retrofit program	Add
Installation of on-site renewable energy	Rooftop Solar	0%, <25%	0%, <25%	<input type="text"/>	<input type="text"/>	The company pioneered landlord-developed solar energy in the U.S.	Add
Occupier engagement/informational technologies	Tenant Sustainabi	≥75, ≤100%	≥75, ≤100%	<input type="text"/>	<input type="text"/>	Kimco has worked to develop improved billing transparency for tena	Add

No

Not applicable

RISKS AND OPPORTUNITIES

Water efficiency

18

Has the entity implemented measures during the last four years to improve the water efficiency of the portfolio?

Yes

Describe the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m ³) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q28 targets) (maximum 150 words)	Innovation Case Study
Drip/smart irrigation	Weather-Based Irrigation	0%, <25%	0%, <25%			The company has installed weather-based irrigation controllers, an	Add
High-efficiency/dry fixtures	High Efficiency Plumbing	0%, <25%	0%, <25%			The company's Green Construction Guidelines mandate high efficien	Add
Metering of water subsystems	Sub-metering of M	≥25%, <50%	≥25%, <50%			The company is working to sub-meter all retail tenants served by m	Add
Reuse of storm water and/or grey water for non-potable applications	Stormwater Captu	0%, <25%	0%, <25%			The company is reusing captured stormwater for common area irrig	Add
Other:	Retrocommissioni	0%, <25%	0%, <25%			The company is auditing existing retail irrigation systems to identify	Add

No

Not applicable

RISKS AND OPPORTUNITIES

Waste management

19

Has the entity implemented measures during the last four years to improve the waste efficiency of the portfolio?

Yes

Describe the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (tonnes) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q28 targets) (maximum 150 words)	Innovation Case Study
Waste management	Integrated Tenant	≥75, ≤100%	≥75, ≤100%			The company's integrated waste management program was develop	Add
Recycling program	Tenant Recycling P	≥75, ≤100%	≥75, ≤100%			The scope of waste, and correspondingly the recycling services prov	Add
Ongoing waste performance monitoring	Ongoing Waste Pe	≥75, ≤100%	≥75, ≤100%			Through its 3rd party waste management vendor Kimco provides fo	Add

No

Not applicable

RISKS AND OPPORTUNITIES

Environmental Fines & Penalties

20.0

Has the entity received any environmental fines and/or penalties?

Yes

No

MONITORING AND EMS

Environmental Management Systems

21.1

Does the organization have an Environmental Management System (EMS) that applies to the entity level?

Yes

Upload supporting evidence
[21.1_Kimco_Utility, Waste and GHG Management Policy.pdf](#)
Indicate where the relevant information can be found

No

21.2

Is the Environmental Management System (EMS) in Q21.1 aligned with a standard and/or verified or certified by an independent third party?

Yes

No

Not applicable

MONITORING AND EMS

Data Management Systems

22.0

Does the organization have a data management system in place that applies to the entity level?

Yes

Select one of the following

Developed internally

Bespoke internal system developed by a third party

Name of the organization
Deloitte

Add a service provider

External system

Select the aspects included (multiple answers possible)

Energy consumption

Percentage of portfolio covered

GHG emissions/management

Percentage of portfolio covered

Health and well-being

Percentage of portfolio covered

Indoor environmental quality

Resilience

Waste streams/management

Percentage of portfolio covered

Water

Percentage of portfolio covered

Other

Percentage of portfolio covered

Upload supporting evidence

[22_Kimco_Introduction to reTool.pdf](#)

Indicate where the relevant information can be found

No

MONITORING AND EMS

Monitoring Consumption

23.0

Does the entity monitor the energy consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

Type of monitoring: (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

34

Based on invoices

Percentage of the whole portfolio covered by floor area

65

Manual-visual readings

Percentage of the whole portfolio covered by floor area

1

Provided by the tenant

Other

No

Not applicable

24.0

Does the entity monitor the water consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

100

Type of monitoring: (multiple answers possible)

Automatic meter readings

Percentage of the whole portfolio covered by floor area

9

Based on invoices

Percentage of the whole portfolio covered by floor area

61

Manual-visual readings

Percentage of the whole portfolio covered by floor area

30

Provided by the tenant

Other

No

Not applicable

PERFORMANCE INDICATORS

Retail, Warehouse > Energy Consumption

Q25.0

Does the entity collect energy consumption data for Retail, Warehouse?

Yes

No

Q25.1

Energy Consumption for Retail, Warehouse

Report absolute values and like-for-like consumption for 2014 and 2015. All assets in the whole portfolio for Retail, Warehouse should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets		Absolute Consumption					Like-for-Like Consumption			
		2014	2015			2014	2015	Like-for-Like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)		Consumption (MWh)	%
Base Building										
1	Common areas	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
2		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
3		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
4	Shared services / central plant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
5		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
6		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
7	Outdoor/Exterior areas / Parking	Fuels	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
8		Electricity	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
9	Total energy consumption of Base Building		0	0	N/A	N/A	N/A	0	0	

Managed Assets		Absolute Consumption					Like-for-Like Consumption			
		2014	2015			2014	2015	Like-for-Like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ² / units)	Maximum coverage (ft ² / units)	Floor area type	Consumption (MWh)		Consumption (MWh)	%
Tenant space										
10	Purchased by landlord	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
11		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
12		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
13	Purchased by tenant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
14		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	

Q25.1 (continued)

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2014	2015			2014	2015	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ² / units)	Maximum coverage (ft ² / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
15	Electricity					-			
16	Total energy consumption of Tenant Areas	0	0	N/A	N/A	N/A	0	0	

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2014	2015			2014	2015	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
17	Fuels					-			
18	District Heating & Cooling					-			
19	Electricity					-			
20	Total energy consumption of Whole Building	0	0	N/A	N/A	N/A	0	0	
21	Total energy consumption of Managed Assets	0	0	N/A	N/A	N/A	0	0	

Indirectly Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2014	2015			2014	2015	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
22	Fuels	13199.1242	13107.3437	8983803.38	83482791	Lettable floor area	13122.8099	12552.4784	-4.35%
23	District Heating & Cooling					-			
24	Electricity	40743.5910	40548.1481	8983803.38	83482791	Lettable floor area	39744.6424	40113.3599	0.93%
25	Fuels	4522.81052	4511.53873	N/A	N/A	N/A	4522.81052	4511.53873	-0.25%
26	Electricity	108585.242	105818.660	N/A	N/A	N/A	105794.894	102223.941	-3.38%
27	Total energy consumption of Indirectly Managed Assets	167,051	163,986	N/A	N/A	N/A	163,185	159,401	-2.32%
28	Total energy consumption of Whole Portfolio	167,051	163,986	N/A	N/A	N/A	163,185	159,401	-2.32%

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

- A. The company reports all energy data collected through utility bill payment, sub-metering and other sources in the course of fulfilling its property management responsibilities. For energy, this generally includes exterior common areas, interior master-metered tenant spaces, and vacancies. All interior building consumption has been classified under "Tenant Space" and all exterior consumption has been classified under "Outdoor/Exterior/Parking Areas."
- B. The company captures and reports 100% of data for the utility bills it pays. The company's ability to collect data from tenants who are individually metered and procure services directly from a 3rd party utility provider is limited, and attempts to collect this data have been largely unsuccessful.
- C. Like-for-like is inclusive of all properties that the company owned in for all of 2014 and 2015 and did not purchase or sell during this time period.

Does the entity report the average annual vacancy rate in the like-for-like portfolio for this property type?

Yes

2014

4.74

2015

6.16

No

The information above is correct and complete for all Retail, Warehouse assets

Q25.2

Energy use intensity rates Retail, Warehouse

Does the entity report energy use intensity?

Yes

If optional base-line year data is provided, specify year of the data

	Optional base-line year (include year)	2013	2014	2015
Energy use intensity	<input type="text"/>	0.00209617	0.00201488	0.00196430
% of portfolio covered	<input type="text"/>	11	11	11

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

None of the above

Explain (a) the Energy use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

A. Energy intensity is calculated as the sum of all usage across all sources (Electric, Natural Gas, Propane) and categories (Tenant Space and Exterior) divided by total floor area (gross lettable area). The result is expressed in M3 per Sq Ft. The data are NOT further normalized.

B. The assumptions for underlying energy data reporting are reflected in the comments for 25.1, and also apply to this question. With respect to portfolio data coverage, no significant changes have occurred that would significantly impact data access and collection over the past 3 years, and the 2015 portfolio data coverage ratio has been applied to prior years.

C. Intensity metrics are calculated for each asset, and are utilized to understand relative performance of assets within the portfolio. Historical consumption, including intensity metrics, are utilized as one input into the company's capital planning process which drives investment in energy-saving retrofits. The metrics are also used to understand ongoing performance of assets, in order to address potential operational deficiencies and make improvements such as modifying lighting schedules.

No

Q25.3

Renewable energy generated Retail, Warehouse

Does the entity collect renewable energy consumption and generation data in the whole portfolio for this property type?

Yes

Report absolute renewable energy generation and consumption. All assets in the portfolio for this property type should be included.

	Absolute measurement	
	2014	2015
On-site renewable energy (MWh generated and consumed on-site)	<input type="text"/>	<input type="text"/>
Off-site renewable energy (MWh generated off-site or purchased from third party)	<input type="text"/>	<input type="text"/>
On-site renewable energy (MWh generated on-site and exported)	3119.653	3380.372
Total renewable energy	3,120	3,380
Percentage renewable energy	1.87	2.06

No

PERFORMANCE INDICATORS

Retail, Warehouse > GHG Emissions

Q26.0

Does the entity collect GHG emissions data for Retail, Warehouse?

Yes

No

Q26.1

GHG Emissions for Retail, Warehouse

Report absolute values and like-for-like consumption for 2014 and 2015. All assets in the whole portfolio for Retail, Warehouse should be included.

	Absolute GHG Emissions					Like-for-Like Consumption		
	2014	2015			Floor area type	2014	2015	Like-for-Like Change
	Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft ²)	Maximum coverage (ft ²)		Emissions (tonnes)	Emissions (tonnes)	%
1 Scope 1	<input type="text" value="2426.43"/>	<input type="text" value="2498.56"/>	<input type="text" value="83482791"/>	<input type="text" value="83482791"/>	<input type="text" value="Lettable floor area"/>	<input type="text" value="2419.43"/>	<input type="text" value="2461.87"/>	1.75%
2 Scope 2	<input type="text" value="55363.95"/>	<input type="text" value="53365.06"/>	<input type="text" value="83482791"/>	<input type="text" value="83482791"/>	<input type="text" value="Lettable floor area"/>	<input type="text" value="53595.98"/>	<input type="text" value="51547.2"/>	-3.82%
3 Scope 3 (optional)	<input type="text" value="15676.91"/>	<input type="text" value="15731.28"/>	<input type="text" value="74717097.9"/>	<input type="text" value="83482791"/>	<input type="text" value="Lettable floor area"/>	<input type="text" value="15637.92"/>	<input type="text" value="15624.25"/>	-0.09%
4 GHG Offsets purchased	<input type="text" value="0"/>	<input type="text" value="0"/>	N/A	N/A	N/A	<input type="text" value="0"/>	<input type="text" value="0"/>	
5 Net GHG Emissions after offsets	<input type="text" value="73467.29"/>	<input type="text" value="71594.9"/>	N/A	N/A	N/A	<input type="text" value="71653.33"/>	<input type="text" value="69633.32"/>	-2.82%

Explain (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) exclusions from like-for-like portfolio, and (e) Scope 3 emissions, (f) source and characteristics of GHG emissions offsets (maximum 250 words)

A. The company defines Scope 1, 2 and 3 emissions according to the WBCSD/WRI Greenhouse Gas Protocol – Corporate Reporting Standard (Revised Edition). Boundary conditions for classifying Scope 1, 2 and 3 emissions impacts are based on the Operational Control method. Areas typically within the company's direct operational control include shopping center common areas and vacant tenant units. Impacts tied to occupied tenant units are classified as Scope 3, as those tenants are in operational control of their businesses and as a matter of practice report those impacts as within their boundaries.

B. Emission factors are from eGrid for electricity and from EPA Emission Factor Hub for all gasses and fuels. We applied the Fifth Assessment Report GWPs.

C. Level of uncertainty: In 2015, Kimco had very little data gaps for scope 1 and 2 sources, representing less than 1% of total estimates. We assign a 15% margin of error to these calculations. Therefore the overall uncertainty is less than 1%.

D. Like-for-like excludes properties that were purchased or sold at any point during calendar years 2014 or 2015

E. Scope 3 includes all emissions from energy use tied to occupied tenant units as well as waste-related emissions. As a company we additionally measure our emissions from business travel and other sources, but these sources are not included in the reported numbers in order to preserve consistency with other GRESB reporting metrics.

F. The company did not purchase GHG emissions offsets during the reporting period.

The information above is correct and complete for all Retail, Warehouse assets

Q26.2

GHG emissions intensity rates Retail, Warehouse

Does the entity report GHG emissions intensity?

Yes

If optional base-line year data is provided, specify year of the data

	Optional base-line year (include year)	2013	2014	2015
GHG emissions intensity	<input type="text"/>	<input type="text" value="0.00090200"/>	<input type="text" value="0.00088611"/>	<input type="text" value="0.00085760"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="100"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

None of the above

Explain (a) the GHG emissions intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

A. Emissions intensity is calculated as the sum of all Scope 1, 2 and 3 emissions divided by total floor area (gross lettable area). The result is expressed in Metric Tons CO2eq per Sq Ft. The data are NOT further normalized.

B. The assumptions for underlying emissions data reporting are reflected in the comments for 26.1, and also apply to this question. Portfolio data coverage is reflected as 100% for each year due to the fact that all of Scope 1, 2 emissions within operational control are included, with the addition of multiple Scope 3 sources.

C. Intensity metrics are calculated for each asset, and are utilized to understand relative performance of assets within the portfolio. Historical emissions, including intensity metrics, are utilized as one input into the company's capital planning process which drives investment in energy-saving retrofits. The metrics are also used to understand ongoing performance of assets, in order to address potential operational deficiencies and make improvements such as modifying lighting schedules.

No

PERFORMANCE INDICATORS

Retail, Warehouse > Water Use

Q27.0

Does the entity collect water use data for Retail, Warehouse?

Yes

No

Q27.1

Water Use for Retail, Warehouse

Report absolute values and like-for-like consumption for 2014 and 2015. All assets in the whole portfolio for Retail, Warehouse should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/Central Plant.

Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2014	2015			2014	2015	Like-for-Like Change %	
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)		Consumption (m ³)
1	Common areas					-			
2	Base building	Shared Services / Central Plant							
3		Outdoor / Exterior areas / Parking			N/A	N/A	N/A		
4	Total water usage Base Building		0	0	N/A	N/A	N/A	0	0
5	Tenant space	Purchased by landlord					-		
6		Purchased by tenant					-		
7	Total water usage Tenant Areas		0	0	N/A	N/A	N/A	0	0
8	Whole building	Combined consumption common areas + tenant space					-		
9	Total water usage Whole Building		0	0	N/A	N/A	N/A	0	0
10	Total water usage Managed Assets		0	0	N/A	N/A	N/A	0	0

Indirectly Managed Assets		Absolute Consumption					Like-for-Like Consumption			
		2014	2015			2014	2015	Like-for-Like Change %		
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)		Consumption (m ³)	
11	Whole building	Tenant space	2661012.18	2931355.03	31434589.8	83482791	Lettable floor area	2534323.85	2842734.75	12.17%
12		Outdoor / Exterior areas / Parking	2899234.78	2481072.85	N/A	N/A	N/A	2857248.60	2433668.93	-14.82%
13	Total water usage Indirectly Managed Assets		5,560,247	5,412,428	N/A	N/A	N/A	5,391,572	5,276,404	-2.14%
14	Total water usage Whole Portfolio		5,560,247	5,412,428	N/A	N/A	N/A	5,391,572	5,276,404	-2.14%

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

A. The company reports all water data collected through utility bill payment, sub-metering and other sources in the course of fulfilling its property management responsibilities. For energy, this generally includes exterior common areas, interior master-metered tenant spaces, and vacancies. All interior building consumption has been classified under "Tenant Space" and all exterior consumption has been classified under "Outdoor/Exterior/Parking Areas."

B. The company captures and reports 100% of data for the utility bills it pays. The company's ability to collect data from tenants who are individually metered and procure services directly from a 3rd party utility provider is limited, and attempts to collect this data have been largely unsuccessful.

C. Like-for-like is inclusive of all properties that the company owned in for all of 2014 and 2015 and did not purchase or sell during this time period.

Does the entity report the average annual vacancy rate in the like-for-like portfolio for this property type?

Yes

2014

4.74

2015

6.16

No

The information above is correct and complete for all Retail, Warehouse assets

Q27.2

Water use intensity rates Retail, Warehouse

Does the entity report water use intensity?

Yes

If optional base-line year data is provided, specify year of the data

	Optional base-line year (include year)	2013	2014	2015
Water use intensity	<input type="text"/>	0.0734252	0.067064	0.0648329
% of portfolio covered	<input type="text"/>	38	38	38

Select the elements for which intensities are normalized in your calculations.

Occupancy rate

Footfall

Operational hours

Weather conditions

Degree days

Air conditioning and/or natural ventilation

Building age

Other

None of the above

Explain (a) the Water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

A. Water intensity is calculated as the sum of all usage across all categories (Tenant Space and Exterior) divided by total floor area (gross lettable area). The result is expressed in M3 per Sq Ft. The data are NOT further normalized.

B. The assumptions for underlying water data reporting are reflected in the comments for 27.1, and also apply to this question. With respect to portfolio data coverage, no significant changes have occurred that would significantly impact data access and collection over the past 3 years, and the 2015 portfolio data coverage ratio has been applied to prior years.

C. Intensity metrics are calculated for each asset, and are utilized to understand relative performance of assets within the portfolio. Historical consumption, including intensity metrics, are utilized as one input into the company's capital planning process which drives investment in water-reducing retrofits. The metrics are also used to understand ongoing performance of assets, in order to address potential operational deficiencies, address municipal requirements and make improvements such as modifying irrigation schedules.

No

Q27.3

Water reuse and recycling Retail, Warehouse

Does the entity collect reuse, recycling and consumption data?

Yes

Report absolute water reuse, recycling, and on-site capture data. All assets in the whole portfolio for this property type should be included.

	Absolute measurement	
	2014	2015
On-site water reuse (greywater, blackwater)	<input type="text"/>	<input type="text" value="99874"/>
On-site capture (rainwater, fog, condensate)	<input type="text"/>	<input type="text"/>
On-site extraction (groundwater)	<input type="text"/>	<input type="text" value="419084"/>
Total reused and recycled water	0	518,958
Percentage reused and recycled water	<input type="text"/>	<input type="text" value="8.75"/>

No

PERFORMANCE INDICATORS

Retail, Warehouse > Waste Management

Q28.0

Does the entity collect waste management data for Retail, Warehouse?

Yes

No

Q28.1

Waste Management for Retail, Warehouse

Report absolute values for 2014 and 2015. All assets in the whole portfolio for Retail, Warehouse should be included.

	Absolute Measurement		
	2014	2015	
1 Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>

Q28.1 (continued)

		Absolute Measurement		
		2014	2015	
2	Indirectly Managed Assets	Total weight of non-hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
3		% managed portfolio covered	<input type="text"/>	<input type="text"/>
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
5		Total weight of non-hazardous waste in metric tonnes	298008	232785
6		% indirectly managed portfolio covered	87.9	89.5
Proportion of waste by disposal route (% of total by weight)		2014	2015	
7	Whole Portfolio (RWB)	Landfill	65.31	62.04
8		Incineration	15.32	14.55
9		Diverted (total)	<input type="text"/>	<input type="text"/>
10		Diverted - waste to energy (optional)	<input type="text"/>	<input type="text"/>
11		Diverted - recycling (optional)	19.37	23.41
12		Diverted - other (optional)	<input type="text"/>	<input type="text"/>
13		Other	<input type="text"/>	<input type="text"/>

Explain (a) assumptions made in reporting, and (b) limitations in the ability to collect data (maximum 250 words). (maximum 250 words)

A: Waste data are inclusive of primarily tenant dumpsters that are serviced directly by a 3rd party vendor as a part of the Kimco's integrated waste management program. Assumptions are made regarding the average fullness and weight of containers. Data coverage is calculated based on the percentage of properties that participate in the company's waste program.

B: Waste weight is calculated based on known capacity and hauling frequency for waste vs. recycling containers. Data excludes any waste generated and hauled directly by tenants and/or their vendors, because this data is not readily available to the company.

The information above is correct and complete for all Retail, Warehouse assets

PERFORMANCE INDICATORS

Data Review

Q25.4

Review, verification and assurance of Energy Consumption data

Has the entity's Energy Consumption data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Verified by
Cventure, LLC

Add a service provider

Using scheme

Externally assured

Upload supporting evidence

[25.4_Kimco_Cventure_FY2015_Verification_Statement.pdf](#)

Indicate where the relevant information can be found

No

Not applicable

Q26.3

Review, verification and assurance of GHG Emissions data

Has the entity's GHG Emissions data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Verified by
Cventure, LLC

Add a service provider

Using scheme

Externally assured

Upload supporting evidence

[26.3 Kimco Cventure FY2015 Verification Statement.pdf](#)

Indicate where the relevant information can be found

No

Not applicable

Q27.4

Review, verification and assurance of Water Use data

Has the entity's Water Use data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Verified by
Cventure, LLC

Add a service provider

Using scheme

Externally assured

Upload supporting evidence

[27.4 Kimco Cventure FY2015 Verification Statement.pdf](#)

Indicate where the relevant information can be found

No

Not applicable

Q28.2

Review, verification and assurance of Waste Management data

Has the entity's Waste Management data reported above been reviewed by an independent third party?

Yes

Externally checked

Externally verified

Verified by
Cventure, LLC

Add a service provider

Using scheme

Externally assured

Upload supporting evidence

[28.2_Kimco_Cventure FY2015 Verification Statement.pdf](#)

Indicate where the relevant information can be found

p.1, Note that, similar to energy, underlying waste data (quantities, diversion, estimates, etc.) was verified as a part of calculating Scope 3 GHG emissions. As a result, the Corporate

No

Not applicable

PERFORMANCE INDICATORS

Targets

Q29

Has your entity set long-term reduction targets?

Yes

Area	Target type	Long-term target	Baseline year	End year	2015 target	Portfolio coverage	Are these targets communicated externally?
Energy consumption	<input type="text" value="Like-for-like"/>	<input type="text" value="10"/>	<input type="text" value="2015"/>	<input type="text" value="2020"/>	<input type="text" value="0"/>	<input type="text" value="≥75, ≤100%"/>	<input type="text" value="Yes"/>
GHG emissions	<input type="text" value="Like-for-like"/>	<input type="text" value="10"/>	<input type="text" value="2015"/>	<input type="text" value="2020"/>	<input type="text" value="0"/>	<input type="text" value="≥75, ≤100%"/>	<input type="text" value="Yes"/>
Water consumption	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>
Waste diverted from landfill	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>
<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>	<input type="text" value=""/>	<input type="text" value="."/>	<input type="text" value="."/>

Clarify if and how these targets relate to the objectives reported in Q1 (maximum 250 words)

Kimco has set a long-term goal of 10% reduction in same-site scope 1 & 2 energy use and GHG emissions by 2020. As stated in Q1, Kimco views sustainability strategy, in particular those actions taken to minimize expense and contribute to existing or additional sources of income, as directly influencing property Net Operating Income (NOI) – one of the most significant financial performance metrics for individual sites within our portfolio. As such, these actions are central to our overall business strategy. Ultimately, we believe sustainability creates value for both our company and its stakeholders, and that requires a conscientious strategy and best-in-class execution. Reducing energy consumption and corresponding GHG emissions is a central tenet to that strategy, and setting a long-term target will enable us to ensure we realize these objectives.

Targets are communicated externally in the company's 2016 CDP disclosure, which is made publicly available by the company on its website: http://www.kimcorealty.com/webfiles/reports/kimco_2016_CDP/Kimco_2016_CDP_Response_Final.pdf

No

BUILDING CERTIFICATIONS

Retail, Warehouse > Green Building Certificates

30.1

Does the entity's portfolio include standing investments that obtained a green building certificate at the time of design and/or construction?

Yes

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED Interior Design and Construction	<input type="text" value="1"/>	<input type="text" value="20"/>

Add a certification

No

Not applicable

30.2

Does the entity's portfolio include standing investments that obtained an operational green building certificate?

Yes

No

Not applicable

BUILDING CERTIFICATIONS

Retail, Warehouse > Energy Ratings

31

Does the entity's portfolio include standing investments that obtained an energy rating?

Yes

Specify the rating scheme used and the percentage of the portfolio rated (multiple answers possible).

EU EPC (Energy Performance Certificate)

NABERS Energy

ENERGY STAR

Year	% portfolio covered	Floor area weighted score
2014	<input type="text" value="4"/>	<input type="text" value="75"/>
2015	<input type="text" value="4"/>	<input type="text" value="75"/>

Government energy efficiency benchmarking

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Employees

32

Does the organization have systems and procedures in place to facilitate effective implementation of the employee policy/policies in Q11?

Yes

Select all applicable options (multiple answers possible)

Annual performance and career review

Anonymous web forum/hotlines

Availability of a compliance officer

Regular updates/training

Other

Upload supporting evidence

[32_Kimco_Employee Handbook_CR Report.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

Annual Performance and Career Review: p.52; Anonymous Web Forum/Hotlines: 8-10,120,129; Availability of a Compliance Officer: 8-10,129; Regular Updates/Training: 119,120,131,

No

33

Do the employees responsible for the entity receive regular training?

Yes

Percentage of employees who received professional training in 2015

Percentage of employees who received sustainability-specific training in 2015

Sustainability-specific training focuses on the following elements (multiple answers possible)

Training topics on environmental issues

Contamination

Greenhouse gas emissions

Energy

Natural hazards

Regulatory standards

Supply chain environmental impacts

Waste

Water

Other

Training on social issues

Customer/tenant health, safety and well-being

Community health, safety and well-being

Community social and economic impacts

Supply chain health, safety and well-being

Workplace health, safety and well-being

Other

No

34.1

Has the organization undertaken an employee satisfaction survey during the last three years?

Yes

The survey is undertaken (multiple answers possible)

Internally

Percentage of employees covered

100

Survey response rate

75

By an independent third party

Upload supporting evidence

[34.1_Kimco_Employee_Survey.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

p.1-13

No

34.2

Does the organization have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in Q 34.1?

 Yes

Select all applicable options (multiple answers possible)

 Development of action plan

 Feedback sessions with Senior Management Team

 Feedback sessions with separate teams/departments

 Focus groups

 Other

Other selected. Please describe

Specific initiatives launched, such as a new employee newsletter, in response to survey feedback

 No

 Not applicable

STAKEHOLDER ENGAGEMENT

Health and Safety

35.1

Has the organization undertaken employee health and safety checks during the last three years?

 Yes

Select all applicable options (multiple answers possible)

 Employee surveys on health and well-being

 Physical and mental health checks

percentage of employees

 Work station and/or workplace checks

percentage of employees

 Other

 No

 Not applicable

35.2

Does the organization monitor employee occupational health and safety indicators?

 Yes

Select all applicable options (multiple answers possible)

 Absentee rate

7.04

 Lost day rate

1218

 Other metric

Other selected. Please describe

Workplace fatalities

Rate of other metric

0

Explain the employee occupational health and safety indicators calculation method (maximum 250 words)

- A. Absentee Rate is the total number of days taken by employees for short-term and long-term illness and injuries
 B. Lost Day Rate is the number of lost-time workplace injuries per million hours worked by employees (Note that Kimco did change systems in the reporting yer, and associates may not have entered all the applicable time, which would potentially explain the notable decrease from the 2014 lost day rate of 3290)
 C. Workplace Fatalities are the number of on-the-job fatalities by employees of the company

 No

STAKEHOLDER ENGAGEMENT

Tenants/Occupiers

36

Does the entity have a tenant engagement program in place that includes sustainability-specific issues?

 Yes

Select all issues included (multiple answers possible)

 Building/asset communication Provide tenants with feedback on energy/water consumption and wastePercentage of portfolio covered Social media/online platformPercentage of portfolio covered Tenant engagement meetingsPercentage of portfolio covered Tenant events focused on increasing sustainability awareness

Tenant sustainability guide

Percentage of portfolio covered

Tenant sustainability training

Other

No

37.1

Has the entity undertaken tenant satisfaction surveys during the last three years?

Yes

The survey is undertaken (multiple answers possible)

Internally

By an independent third party

Percentage of tenants covered

Name of the organization
Kingsley Associates

Add a service provider
Survey response rate

Upload supporting evidence
[37.1 Kimco 2015 Tenant Survey.pdf](#)
OR

Document name AND

Publication date

Indicate where the relevant information can be found

No

Not applicable

37.2

Does the entity have a program in place to improve its tenant satisfaction based on the outcomes of the survey referred to in Q 37.1?

Yes

Select all applicable options (multiple answers possible)

Development of an asset-specific action plan

Feedback sessions with asset/property managers

Feedback sessions with individual tenants

Other

Other selected. Please describe

Changes to national operations policies & procedures

Describe the tenant satisfaction improvement program (maximum 250 words)

Kimco's management team recently articulated it's "TSR" strategy - creating value by transforming, simplifying and redeveloping our properties. As a part of this strategy, the company has set a goal of being the open-air retail landlord of choice for our tenants. We have developed a national strategy for improving the appearance and management of our shopping centers, and have significantly increased our focus on delivering improved customer service to our tenants. Surveys are one of the mechanisms we use to evaluate our success in implementing these initiatives. We utilize tenant feedback to tailor our national operations policies, as well as adapt and improve property-specific initiatives. Surveys are one of several mechanisms we utilize to engage with this stakeholder group. In 2015 we undertook our first independently administered tenant survey.

As a result of this first survey, we created an action plan to improve satisfaction based on 3 areas of priority: 1) Creating a Culture of Customer Service, 2) Adapting Staffing & Organizational Structure, and 3) Improving Processes & Systems. Kimco's CEO and executive management team was presented with 9 strategic recommendations in these priority areas to pursue. We are currently working to execute these recommendations, and recently formed a Tenant Engagement Working Group comprised of key departmental leaders across the company to serve as a steering committee for these efforts. Within the next 6 months, we will form a Tenant Advisory Board that will be used to vet and secure feedback on the company's progress.

No

Not applicable

38

Does the entity have a fit-out and refurbishment program in place for tenants that includes sustainability-specific issues?

Yes

Select all topics included (multiple answers possible)

Fit-out and refurbishment assistance for meeting the minimum fit-out standards

Percentage of portfolio covered

Minimum fit-out standards are prescribed

Percentage of portfolio covered

Procurement assistance for tenants

Tenant fit-out guides

Percentage of portfolio covered

Other

No

Not applicable

39.1

Does the entity include sustainability-specific requirements in its standard lease contracts?

 Yes

Select all topics included (multiple answers possible)

 Ability for the landlord to prioritize sustainability requirements over minimizing costs of improvements and adjustments Access to the premises to monitor compliance with best practice lease clauses Cooperation on procurement of sustainable goods and services Cost-recovery clause for energy-efficiency-related capital improvements Energy-efficient and/or environmentally responsible specifications for tenant works Information sharing relevant to green building certificates Legal obligations regarding the correctness of landlord/tenant information required for mandatory energy rating schemes Obligations to do nothing to adversely affect the environmental performance of the building Operational performance standards for the building Shared consumption targets/goals in place Sharing of utility data Other

Other selected. Please describe

Adherence to Landlord solar energy and waste management programs

Upload supporting evidence

[39.1 Kimco Green Lease Leaders Application.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

p.1-9

 No Not applicable

39.2

Does the entity monitor compliance with the sustainability-specific requirements in its lease contracts?

 Yes

Describe the process (maximum 250 words)

For requirements specific to the build-out process, Kimco self-monitors and tracks those obligations it undertakes as a part of the lease (e.g. sub-metering of spaces, core and shell construction). For tenant-manged build-outs, a set of documentation is submitted and verified by Kimco in order for the tenant to receive payout of Tenant Improvement Allowance (e.g. as-built drawings, etc.). For ongoing operational requirements, Kimco's Property Management and Lease Administration teams monitor compliance. In addition, for programs such as the company's 3rd-party administered waste and recycling initiative - its vendor monitors enrollment and compliance.

No

Not applicable

STAKEHOLDER ENGAGEMENT

Supply chain

40

Does the organization include sustainability-specific requirements in its procurement process applicable to the entity level?

Yes

Select the parties to whom the requirements apply (multiple answers possible)

External contractors

External property/asset managers

External service providers

External suppliers

Other

Select all topics included (multiple answers possible)

Business ethics

Environmental process standards

Environmental product standards

Human rights

Human health-based product standards

Occupational health and safety

Sustainability-specific requirements for sub-contractors

Other

Upload supporting evidence

[40_Illustrative Procurement Policies.pdf](#)

OR

Document name AND

Publication date

Indicate where the relevant information can be found

Business Ethics: p.1; Environmental Process Standards: 2-9; Environmental Product Standards: 10-32,46-47,55; Human Health-Based Product Standards: 12-13,19-21,25-30; Occupa

No

Not applicable

41.1

Does the organization monitor external property/asset managers' compliance with the sustainability-specific requirements in place for this entity?

 Yes

 No

 No, all property/asset management is undertaken internally

41.2

Does the organization monitor other direct external suppliers' and/or service providers' compliance with the sustainability-specific requirements in place for this entity?

 Yes

Select all methods used (multiple answers possible)

 Checks performed by independent third party

 Regular meetings and/or checks performed by external property/asset managers

 Regular meetings and/or checks performed by the organization's employees

 Require supplier/service providers' alignment with a professional standard

 Supplier/service provider self-assessments

 Supplier/service provider sustainability training

 Other

 No

 Not applicable

STAKEHOLDER ENGAGEMENT

Community

42.1

Does the entity have a community engagement program in place that includes sustainability-specific issues?

 Yes

Select all topics included (multiple answers possible)

 Effective communication and process to address community concerns

 Employment creation in local communities

 Enhancement programs for public spaces

 Health and well-being program

Research and network activities

Resilience, including assistance or support in case of disaster

Supporting charities and community groups

Sustainability education program

Sustainability enhancement programs for public spaces

Other

Other selected. Please describe

Local Government Engagement/Education on emerging lighting technologies

Describe the community engagement program and the monitoring process (maximum 250 words)

The company engages with communities, individual residents and local governmental authorities through a range of mechanisms including through one-on-one interactions, formal feedback mechanisms such as the company's ethics hotline, and through social media including Facebook and the Kimco Blog. The objectives of this engagement program vary depending on the stakeholder group and topic, but in general support the company's advancement of business and sustainability objectives including good corporate citizenship. The company has identified key community-based stakeholders as a part of its GRI-based materiality assessment process, and those issues deemed of relevance to these groups have been included in the company's prioritization matrix that guides program strategy.

Several indicators are monitored, including the economic impact of the company's shopping center tenants (via sales reporting), volunteer hours contributed by employees, reported call-ins to the ethics hotline, social media interactions, and other metrics. The company's property management and human resources representatives are responsible for monitoring these impacts and making changes to policies that will address any concerns and maximize positive impacts.

All employees are allotted 2 paid-time-off days per year to contribute as a volunteer in their local communities, in support of the local non-profit of their choosing, with the stipulation that the non-profit should not be political, religious, or fraternal in nature or something from which the employee benefits personally (i.e. school field trips and events).

No

42.2

Does the entity monitor its impact on the community?

Yes

Select the areas of impact that are monitored (multiple answers possible)

Housing affordability

Impact on crime levels

Local income generated

Local residents' well-being

Livability score

Walkability score

Other

Other selected. Please describe

Volunteer hours, transit score

No

Not applicable