



---

## Kimco Realty Corporation

---

GRESB GRESB Real Estate Assessment 2017

DATE: 30 Jun 2017 8:25:32pm Fri UTC

SUBMITTED: 30 Jun 2017 8:25:25pm Fri UTC

# Table of Contents

<b>ASPECT CHECKLIST</b>	
Aspect Checklist .....	3
<b>ENTITY AND REPORTING CHARACTERISTICS</b>	
Entity Characteristics .....	4
Reporting Characteristics .....	5
<b>MANAGEMENT</b>	
Sustainability Objectives .....	8
Sustainability Decision Making .....	10
<b>POLICY AND DISCLOSURE</b>	
Sustainability Disclosure .....	13
ESG Policies .....	15
<b>RISKS AND OPPORTUNITIES</b>	
Governance .....	19
Environmental & Social .....	20
<b>MONITORING AND EMS</b>	
Environmental Management Systems .....	28
Data Management Systems .....	28
Monitoring Consumption .....	29
<b>PERFORMANCE INDICATORS</b>	
Retail, Warehouse › Energy Consumption .....	32
Retail, Warehouse › GHG Emissions .....	37
Retail, Warehouse › Water Use .....	39
Retail, Warehouse › Waste Management .....	42
Data Review .....	43
Targets .....	46
<b>BUILDING CERTIFICATIONS</b>	
Retail, Warehouse › Green Building Certificates .....	47
Retail, Warehouse › Energy Ratings .....	47
<b>STAKEHOLDER ENGAGEMENT</b>	
Employees .....	49
Tenants/Occupiers .....	52
Supply Chain .....	56
Community .....	58
<b>SUPPLEMENTS</b>	
Leader in the Light .....	60
Health & Well-being .....	62
Public Disclosure › Disclosure Methods .....	62
Public Disclosure › Governance of Sustainability .....	63
Public Disclosure › Implementation .....	66
Public Disclosure › Operational Performance .....	67
Public Disclosure › Stakeholder Engagement .....	68

## ASPECT CHECKLIST

There are no checklist items.

## ENTITY AND REPORTING CHARACTERISTICS

## Entity Characteristics

## EC2

Nature of ownership:

 Listed entity

Please specify ISIN:

US49446R1095

Year of commencement:

1991

Legal status:

 Property company Real Estate Investment Trust (REIT) Non-listed entity Government 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) 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?

12721.65

RC3

Metrics are reported in:

m2

sq. ft.

RC4

What is the entity's core business?

Management of standing investments only (continue with RC5.1, RC5.2, RC6)

Management of standing investments and development of new construction and major renovation projects (continue with RC5.1, RC5.2, RC6, RC-NC1, RC-NC2, RC-NC3)

Development of new construction and major renovation projects (continue with [GRESB Developer Assessment](#))

RC5.1

Describe the composition of the entity's standing investments during the reporting period:

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft <sup>2</sup>	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="504"/>	<input type="text" value="83048549"/>	<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"/>
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"/>
Lodging, Leisure & Recreation	<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"/>
<b>Totals:</b>	<b>100</b>	<b>504</b>	<b>83,048,549</b>			

Note: The table above defines the scope of your 2017 GRESB submission and should include the total portfolio.

Note: Use the table above to define the structure of the standing investments portion of your portfolio. Any development projects (New Constructions and/or Major Renovations) should be defined in [RC-NC1.1](#) and [RC-NC2.1](#).

**RC5.2**

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	99
Puerto Rico	1
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 - hyperlink

Provide hyperlink

<https://eu2azurecdn.blob.core.windows.net/kimcorealty-com/site/webfiles/documents/1/1006/1006.pdf>

Indicate where the relevant information can be found

p.3-8: Overall program objectives and priorities related to Environment, Social and Governance; p.10 Specific environmental targets; p.21 Specific social targets

Provide hyperlink

<http://investors.kimcorealty.com/Cache/1001221499.PDF?O=PDF&T=&Y=&D=&FID=1001221499&iid=102965>

Indicate where the relevant information can be found

p.17 &amp; 31: Governance - Current shareholder proposals as well as highlights of recent governance accomplishments

 Offline - separate document

Communicate the objectives (maximum 250 words)

Kimco is committed to sustainability. We recognize our obligation to conserve natural resources and enhance the communities in which we own and operate shopping centers. We seek to continuously improve our performance by making investments and implementing business practices that will improve the efficiency of our operations, enhance the satisfaction of our tenants and their customers, support the growth of our talented employees, and ensure the long-term viability of our business. As a public company, we are committed to the highest standards of corporate governance and business ethics. We believe that sustainability leadership is a proxy for effective management, and that sustainability is a competitive advantage for the company.

The company's ESG governance structure involves board-level oversight, designated executive sponsors, a cross-functional working committee and full-time employees. Through this structure, the company adopted an ESG Policy that articulates both general program priorities and objectives, and specific quantitative targets. A process of stakeholder engagement – including investors, tenants, vendors, employees and community representatives – informed their development and materiality.

The company's five strategic priorities are to: 1) Openly engage key stakeholders, 2) Lead by example in our operations, 3) Positively influence tenants & partners, 4) Enhance our communities, and 5) Build and retain a quality team (inclusive of ethical and governance standards).

The company has annual as well as 5-year energy/GHG emissions reduction goals, a 2-year employee development/training goal and a 5-year employee wellness goal. The firm's annual governance goals are stated on an annual basis in its public proxy filing.

 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

Select the persons responsible (multiple answers possible)

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

Provide the details for the most senior of these employees

Name

Will Teichman

Job title

Senior Director of Strategic Operations

E-mail

wteichman@kimcorealty.com

LinkedIn profile (optional)

<https://www.linkedin.com/pub/will-teichman/2/416/b97>

Employee(s) for whom sustainability is among their responsibilities

Provide the details for the most senior of these employees

Name

Conor C. Flynn

Job title

CEO & Board Member

E-mail

cflynn@kimcorealty.com

LinkedIn profile (optional)

External consultants/manager

Other

No

Not applicable

## 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

 No

4

Does the entity have a senior decision-maker accountable for sustainability?

 Yes

The individual is part of

 Board of Directors Senior Management Team Fund/portfolio managers Investment Committee Other

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

Name

Job title

E-mail

LinkedIn profile (optional)

 No

5

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

 Yes

Describe the process (maximum 250 words)

**Frequency:** During 2016 key members of the management and executive team including the COO, SVP of Development, VP of Property Management, Senior Director of Strategic 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, whose Executive Compensation committee is tasked with overseeing program objectives and progress.

**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 COO 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

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, SVP of Development, 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

[Kimco 2016 Annual Report.pdf](#)

Indicate where in the evidence the relevant information can be found

p.16-17

 Show investors

Select the applicable reporting level

 Entity

 Investment manager

 Group
Aligned with 
 Stand-alone sustainability report(s)

[Kimco 2016 Corporate Responsibility Report.pdf](#)

Indicate where in the evidence the relevant information can be found

p.1-34 (entire report)

 Show investors

Select the applicable reporting level

 Entity

 Investment manager

 Group
Aligned with 
 Integrated Report

 Dedicated section on corporate website

Provide hyperlink

Indicate where the relevant information can be found

Select the applicable reporting level

 Entity

 Investment manager

 Group

Section in entity reporting to investors

Other

CDP Disclosure

[7.1\\_Kimco 2016 CDP Response\\_Final.pdf](#)

Indicate where in the evidence the relevant information can be found

p.1-69

Show investors

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

No

7.2

Does the organization have an independent third party review of its sustainability disclosure?

Yes

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

Section in Annual Report

Externally checked by

PricewaterhouseCoopers

Externally verified by

Externally assured by

Stand-alone sustainability report

Externally checked by

Externally verified by

Cventure, LLC

using

Externally assured by

Integrated Report

Section in entity reporting to investors

Other

CDP Disclosure

Externally checked by

Externally verified by

Cventure, LLC

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

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

Building Safety: p.22-23; Climate Change/Climate Adaptation: p.11; Energy Consumption/Management: p.10-17; GHG Emissions/Management: p.10-17; Waste Management: p.10-18; Water Consumption/Management: p.10-17

Show investors

[Kimco Green Construction Guidelines.pdf](#)

Indicate where in the evidence the relevant information can be found

Energy Consumption/Management: p.5-8; Environmental Attributes of Building Materials: p.13-14; GHG Emissions/Management: p.5-8; Waste Management: p.13; Water Consumption/Management: p.4; Other-Indoor Air Quality: p.10-12

Show investors

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

[Kimco Employee Handbook.pdf](#)

Indicate where in the evidence the relevant information can be found

Bribery & Corruption: p.14-15,17-20,23-28; Diversity & Equal Opportunity: p.42-46; Workers Rights p.88-90, 96-97 Shareholder Rights: 34-40

Show investors

[Kimco Corporate Governance Guidelines.PDF](#)

Indicate where in the evidence the relevant information can be found

Shareholder Rights: Entire Document

Show investors

[Kimco 2017 Proxy.PDF](#)

Indicate where in the evidence the relevant information can be found

Shareholder Rights: 8 &13; Executive Compensation: p.30-51

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found



Child Labor: p.24; Diversity & Equal Opportunity p.22-23; Forced or Compulsory Labor: p.24

Show investors

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)

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

p.3-8

Show investors

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 and well-being

Performance and career development

Remuneration

Other

Other selected. Please describe

Ethics

[Kimco Employee Handbook.pdf](#)

Indicate where in the evidence the relevant information can be found

Cyber Security: 48-49,91-95; Diversity: 42-46; Health, Safety & Well-being: 46-47,57-87; Performance and Career Development: 52; Remuneration: 53-56; Ethics: 8-20

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

Diversity: 22-23; Health, Safety & Well-being: 23-24; Performance and Career Development: 23-24; Ethics: 25

Show investors

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?

Yes

Select all applicable options (multiple answers possible)

- Investment due diligence process
- Training related to governance 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

[Kimco Employee Handbook.pdf](#)

Indicate where in the evidence the relevant information can be found

Investment Due Diligence: p.25; Training on Risks: 22-23; Whistle-blower Mechanism: 8-11,23,49; Other: 22-28

Show investors

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

Indicate where in the evidence the relevant information can be found

Investment Due Diligence: Entire Document

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

Investment Due Diligence: p.19, Training on Risks: 25, Whistle-blower Mechanism: p.28

Show investors

[Kimco 2016 Corporate Responsibility Report.pdf](#)

Indicate where in the evidence the relevant information can be found

Training on Risks: p.28,30

Show investors

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

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

Indicate where in the evidence the relevant information can be found

p 2-6, 7-33, 48, 110

 Show investors

 No

14

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

 Yes

 No

## RISKS AND OPPORTUNITIES

### Environmental & Social

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

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

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

p.19

Show investors

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

<input checked="" type="checkbox"/> Climate change adaptation
<input checked="" type="checkbox"/> Contamination
<input checked="" type="checkbox"/> Energy efficiency
<input type="checkbox"/> Energy supply
<input checked="" type="checkbox"/> Flooding
<input type="checkbox"/> GHG emissions
<input type="checkbox"/> Health, safety and well-being
<input checked="" type="checkbox"/> Indoor environmental quality
<input checked="" type="checkbox"/> Natural hazards
<input checked="" type="checkbox"/> Regulatory
<input type="checkbox"/> Resilience
<input type="checkbox"/> Socio-economic
<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Water efficiency
<input checked="" type="checkbox"/> Waste management
<input checked="" type="checkbox"/> Water supply
<input checked="" type="checkbox"/> Other

Other selected. Please describe

Corporate Reputation

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

**Risk Exposure:** Sustainability risk assessments are made every six months as part of ongoing strategic planning and budgeting efforts. The assessment includes a review of all properties and results are reported to executive management and the Board of Directors. The assessment methodology varies by risk category. In general risks are scored on the basis of 1) likelihood of occurrence and 2) potential severity of impact.

**Level of Implementation:** Risk assessments are performed by employees or by 3rd party experts. Parties included vary by risk but can include employees, JV partners, vendors and other third parties.

**Risk Mitigation:** Risks are prioritized on the basis of risk exposure scoring, with higher priority risks receiving greater attention. For example, an assessment of climate change-induced severe weather risks in those areas subjected to hurricanes is used to determine which properties should carry additional insurance to mitigate against the cost of weather-related property damage. Insurance coverage is then increased for those properties. In the case of risks whose cause can be directly mitigated, such as reducing energy consumption in order to minimize the potential impact of carbon regulations, the company prioritizes those investments. Since 2013 Kimco has invested \$24 million in energy efficiency improvements that have reduced same-site energy use by over 18%.

**Follow-up Procedure:** As the assessment process is tied to the company's ongoing strategic planning and budgeting effort, measurement and follow-up is an annual exercise. The company's response when risks occur varies by risk category.

No

Not applicable

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

Percentage of portfolio covered

100

External assessment

Percentage of portfolio covered

100

Name of the organization

OnSite Lighting & Survey

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

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

Water Efficiency

In-house assessment

Percentage of portfolio covered

100

External assessment

Percentage of portfolio covered

25

Name of the organization

Hydropoint

[16\\_Irrigation Assessment Reports.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

Waste Management

In-house assessment

External assessment

Percentage of portfolio covered

100

Name of the organization

Corporate Services Consultant

[16\\_Sample Site and Region Waste Assessment Results.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

Health & Well-being

No

Not applicable



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%			The company has developed a custom lighting control system that allows property manage	<a href="#">Add</a>
Installation of high-efficiency equipment and appliances	Lighting retrofits and wh	≥25%, <50%	≥25%, <50%			The company provides lighting retrofits to improve the energy efficiency of its portfolio, in a	<a href="#">Add</a>
Installation of on-site renewable energy	Rooftop solar	0%, <25%	0%, <25%			The company's solar energy program is a pioneering effort among property owners. The co	<a href="#">Add</a>
Occupier engagement/informational technologies	Tenant sustainability gui	≥75, ≤100%	≥75, ≤100%			Kimco has worked to develop improved billing transparency for tenants and has developed	<a href="#">Add</a>

No

Not applicable

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

Yes

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m <sup>3</sup> ) (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 irrigatio	0%, <25%	0%, <25%			The company has installed weather-based irrigation controllers, and integrated the techn	<a href="#">Add</a>
High-efficiency/dry fixtures	High efficiency plumbing	0%, <25%	0%, <25%			The company's Green Construction Guidelines mandate high efficiency faucets and toilets	<a href="#">Add</a>
Metering of water subsystems	Sub-metering of shared	≥50%, <75%	≥50%, <75%			The company is working to sub-meter all retail tenants served by master metered and will	<a href="#">Add</a>
Other:	Retrocommissioning	0%, <25%	0%, <25%			The company is auditing existing retail irrigation systems to identify deferred maintenance	<a href="#">Add</a>
Reuse of storm water and/or grey water for non-potable applications	Stormwater capture and	0%, <25%	0%, <25%			The company is reusing captured stormwater for common area irrigation at some properti	<a href="#">Add</a>

No

Not applicable

19

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

Yes

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
Recycling program	Increased recycling along	≥75, ≤100%	≥75, ≤100%			The scope of waste, and correspondingly the recycling services provided and amount of wa	<a href="#">Add</a>
Waste management	Integrated waste manag	≥75, ≤100%	≥75, ≤100%			The company's integrated waste management program was developed to solve a supply ch	<a href="#">Add</a>
Ongoing waste performance monitoring	Ongoing waste performa	≥75, ≤100%	≥75, ≤100%			Through its 3rd party waste management vendor Kimco provides for ongoing waste perfor	<a href="#">Add</a>

No

Not applicable

20

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

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

EMS p.12-14, Other sections of the document describe specific procedures related to the EMS

Show investors

No

#### 21.2

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

Yes

Aligned with

ISO 14001 Standard

Externally certified by

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

p.12

Show investors

No

Not applicable

MONITORING AND EMS

### Data Management Systems

#### 22

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 (custom) internal system developed by a third party

Name of the organization

Deloitte

External system

Select the performance indicators 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

Other selected. Please describe  
  
Percentage of portfolio covered

[22\\_Kimco\\_Introduction to reTool.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

No

## MONITORING AND EMS

### Monitoring Consumption

23

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

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

24

Does the entity monitor the water 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

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No

Not applicable

NEW

Does the entity monitor the waste production of the portfolio? (optional)

Yes

Entity Characteristics

No

Not applicable

PERFORMANCE INDICATORS

Retail, Warehouse > Energy Consumption

Q25.0

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

Yes

Please provide the TOTAL floor area of your portfolio for this property type, regardless of energy supply and energy data availability and complete Q25.1 - Q25.3 for this property type.

Managed Assets	Floor area (ft <sup>2</sup> )
Common Areas	<input type="text"/>
Tenant Space, Energy Purchased by Landlord	<input type="text"/>
Tenant Space, Energy Purchased by Tenant	<input type="text"/>
Whole Building	<input type="text"/>
Shared Services	<input type="text"/>
Indirectly Managed Assets	Floor area (ft <sup>2</sup> )
Whole Building	83048549

No

Q25.1

Energy consumption for Retail, Warehouse

Report absolute values and like-for-like consumption for 2015 and 2016. 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	Base Building	Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
1	Common areas	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	



Q25.1 (continued)

Managed Assets Base Building		Absolute Consumption					Like-for-like Consumption		
		2015	2016			2015	2016	Like-for-like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%
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"/>	
5		District Heating & Cooling	<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"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
8		Electricity	<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 Tenant space		Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> / units)	Maximum coverage (ft <sup>2</sup> / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
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"/>	
15		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
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			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
17	Combined consumption common areas + tenant space	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	

Q25.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-like Consumption		
		2015	2016			2015	2016	Like-for-like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%
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			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
22	Fuels	13802.1006	15589.3184	7643571.77	83048549	Lettable floor area	13247.2353	15429.7668	16.48%	
23	District Heating & Cooling					-				
24	Electricity	44011.1705	45937.8029	7643571.77	83048549	Lettable floor area	43336.6215	45473.5083	4.93%	
25	Fuels	3816.78183	3081.28708	N/A	N/A	N/A	3816.78183	3081.28708	-19.27%	
26	Electricity	99808.8059	97776.1720	N/A	N/A	N/A	93477.8993	92029.7088	-1.55%	
27	Total energy consumption of Indirectly Managed Assets		161,439	162,385	N/A	N/A	N/A	153,879	156,014	1.39%
28	Total energy consumption of Whole Portfolio		161,439	162,385	N/A	N/A	N/A	153,879	156,014	1.39%

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 2015 and 2016 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

2015

6.16

2016

6.28

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 intensities in the whole portfolio for this property type?

Yes

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

	Optional base-line year (include year)	2014	2015	2016
Energy use intensity	<input type="text"/>	0.00201485	0.00193379	0.00195529
% of portfolio covered	<input type="text"/>	100	100	100

Select the elements for which intensities are normalized in your calculations

Air conditioning and/or natural ventilation

Building age

Degree days

Footfall

Occupancy rate

Operational hours

Weather conditions

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 2016 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	
	2015	2016
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)	<input type="text" value="3380.372"/>	<input type="text" value="3563.75"/>
<b>Total renewable energy</b>	<b>3,380</b>	<b>3,564</b>
Percentage renewable energy	<input type="text" value="2.09"/>	<input type="text" value="2.19"/>

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 2015 and 2016. All assets in the whole portfolio for Retail, Warehouse should be included.

		Absolute GHG Emissions				Like-for-like Consumption			
		2015	2016		2015	2016	Like-for-like Change		
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	Maximum potential coverage (ft <sup>2</sup> )	Floor area type	Emissions (tonnes)	Emissions (tonnes)	%
1	Scope 1	2372.66090	2387.40033	83048549	83048549	Lettable floor area	2335.97157	2362.56141	1.14%
2	Scope 2	49116.5496	50006.9080	83048549	83048549	Lettable floor area	46141.9447	47397.8117	2.72%
3	Scope 3 (optional)	16565.9192	15510.5029	73830160.0	83048549	Lettable floor area	16451.0925	15430.4044	-6.20%
4	GHG Offsets purchased			N/A	N/A	N/A			
5	Net GHG Emissions after offsets	68055.1298	67904.8113	N/A	N/A	N/A	64929.0088	65190.7778	0.40%

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 2016, Kimco had very little data gaps for scope 1 and 2 sources, representing less than 3% 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 2015 or 2016
- 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 intensities?

Yes

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

	Optional base-line year (include year)	2014	2015	2016
GHG emissions intensity	<input type="text"/>	<input type="text" value="0.00088611"/>	<input type="text" value="0.00081519"/>	<input type="text" value="0.00081765"/>
% 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

Air conditioning and/or natural ventilation

Building age

Degree days

Footfall

Occupancy rate

Operational hours

Weather conditions

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 2015 and 2016. 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			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	%	
1	Base building	Common areas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
2		Shared Services / Central Plant	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
3		Outdoor / Exterior areas / Parking	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
4	Total water usage Base Building		0	0	N/A	N/A	N/A	0	0	
5	Tenant space	Purchased by landlord	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
6		Purchased by tenant	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
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			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (m³)	Consumption (m³)	Data coverage (ft²)	Maximum coverage (ft²)	Floor area type	Consumption (m³)	Consumption (m³)	%	
11	Whole building	Tenant space	2816322.04	3041644.77	34328156.0	71740211	Lettable floor area	2709533.45	3000263.35	10.73%
12		Outdoor / Exterior areas / Parking	2404721.48	2583232.93	N/A	N/A	N/A	2335015.85	2439437.56	4.47%
13	Total water usage Indirectly Managed Assets		5,221,044	5,624,878	N/A	N/A	N/A	5,044,549	5,439,701	7.83%
14	Total water usage Whole Portfolio		5,221,044	5,624,878	N/A	N/A	N/A	5,044,549	5,439,701	7.83%

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 2015 and 2016 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

2015

6.16

2016

6.52

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 intensities?

Yes

If optional base-line year data is provided, specify year of the data (choose one)

	Optional base-line year (include year)	2014	2015	2016
Water use intensity		0.06706403	0.06254035	0.07840620
% of portfolio covered		41	41	41



Select the elements for which intensities are normalized in your calculations

Air conditioning and/or natural ventilation

Building age

Degree days

Footfall

Occupancy rate

Operational hours

Weather conditions

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 leasable 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 2016 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	
	2015	2016
On-site water reuse (greywater, blackwater)		228157.562

Q27.3 (continued.)

		Absolute measurement	
		2015	2016
	On-site capture (rainwater, fog, condensate)	<input type="text"/>	<input type="text"/>
	On-site extraction (groundwater)	<input type="text"/>	<input type="text" value="234245"/>
	Total reused and recycled water	<input type="text" value="0"/>	<input type="text" value="462,403"/>
	Percentage reused and recycled water	<input type="text"/>	<input type="text" value="8.21"/>

No

PERFORMANCE INDICATORS

Retail, Warehouse > Waste Management

Q28.0

Does the entity collect waste data for Retail, Warehouse?

Yes

No

Q28.1

Waste management for Retail, Warehouse

Report absolute values for 2015 and 2016. All assets in the whole portfolio for Retail, Warehouse should be included.

			Absolute Measurement	
			2015	2016
1	Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
2		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	<input type="text" value="232784.862"/>	<input type="text" value="227040.145"/>
6		% indirectly managed portfolio covered	<input type="text" value="89.5"/>	<input type="text" value="88.9"/>

Q28.1 (continued)

		Absolute Measurement		
		2015	2016	
<b>Proportion of waste by disposal route (% of total by weight)</b>		<b>2015</b>	<b>2016</b>	
7	Whole Portfolio (RWB)	Landfill	62.04	60.55
8		Incineration	14.55	14.2
9		Diverted (total)	23.41	25.24
10		Diverted - waste to energy (optional)		
11		Diverted - recycling (optional)	23.41	25.24
12		Diverted - other (optional)		
13		Other		

Explain (a) assumptions made in reporting, and (b) limitations in the ability to collect data, and (c) exclusions from portfolio (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

Using scheme

Externally assured

[2016 CVenture Verification Statement.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

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

Using scheme

Externally assured

[2016 CVenture Verification Statement.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

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

Using scheme

Externally assured

[2016 Cventure Verification Statement.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

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

Using scheme

Externally assured

[2016 CVenture Verification Statement.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

No

Not applicable

## PERFORMANCE INDICATORS

### Targets

Q29

Has the entity set long-term reduction targets?

Yes

Area	Target type	Long-term target	Baseline year	End year	2016 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="2"/>	<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="2"/>	<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="Absolute"/>	<input type="text" value="20"/>	<input type="text" value="2015"/>	<input type="text" value="2020"/>	<input type="text" value="4"/>	<input type="text" value="≥75, ≤100%"/>	<input type="text" value="Yes"/>
<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. The company has set a long-term goal of achieving a 20% waste diversion rate by 2020. As stated in Q1, we seek to continuously improve our performance by making investments and implementing business practices that will improve the efficiency of our operations, enhance the satisfaction of our tenants and their customers, support the growth of our talented employees, and ensure the long-term viability of our business. One of the company's five strategic priorities to "Lead by example in our operations" and all of these long-term targets were created in order to drive improved quantitative performance and reduced environmental performance across the company's core portfolio of shopping center assets.

Targets are communicated externally on p.11 & 12 of the company's ESG Policy, which is made publicly available on Kimco's website: <https://eu2azurecdn.blob.core.windows.net/kimcorealty-com/site/webfiles/documents/1/1006/1006.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 for this property type (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"/>
LEED Building Design and Construction	<input type="text" value="1"/>	<input type="text" value="1"/>

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 energy efficiency rating scheme used and the percentage of the portfolio rated for this property type (multiple answers possible)

EU EPC (Energy Performance Certificate)

NABERS Energy

ENERGY STAR

Year	% portfolio covered	Floor area weighted score
2015	<input type="text" value="4"/>	<input type="text" value="75"/>
2016	<input type="text" value="4"/>	<input type="text" value="75"/>

Government energy efficiency benchmarking

Other

Entity Characteristics

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

[Kimco Employee Handbook.pdf](#)

Indicate where in the evidence the relevant information can be found

Annual Performance and Career Review: p.52; Anonymous Web Forum/Hotlines: 8-10; Availability of a Compliance Officer: 8-10

Show investors

[Kimco 2016 Corporate Responsibility Report.pdf](#)

Indicate where in the evidence the relevant information can be found

Anonymous Web Forum/Hotlines: 19, 28 & 31; Regular Updates/Training: 16, 28 & 31

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

Anonymous Web Forum/Hotlines: p.25, Regular Updates/Training: p.25

Show investors

No

33

Does the organization provide regular trainings for the employees responsible for the entity?

Yes

Percentage of employees who received professional training in 2016

Percentage of employees who received sustainability-specific training in 2016

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

Community health, safety and well-being

Community social and economic impacts

Customer/tenant health, safety and well-being

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

Percentage of employees covered

100

Name of the organization

Chertoff Diamond

Survey response rate

86

[34.1\\_Kimco\\_Employee\\_Survey.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document, Internally Conducted Survey

Show investors

[Kimco 2016 Employee Survey Questions.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document, Independently Conducted Survey

Show investors

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 Q34.1?

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

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

% of employees

67

Physical and/or mental health checks

% of employees

100

Work station and/or workplace checks

% of employees

10

Other

No

Not applicable

**35.2**

Does the organization monitor employee health and safety indicators?

Yes

Select all applicable options (multiple answers possible)

Absentee rate

2238

Lost day rate

0.88

Other metrics

Other selected. Please describe

Workplace fatalities

Rate of other metric(s)

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  
 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 approaches to engage tenants (multiple answers possible)

Building/asset communication

Provide tenants with feedback on energy/water consumption and waste

Percentage of portfolio covered

Social media/online platform

Percentage of portfolio covered

Tenant engagement meetings

Percentage 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

Survey response rate

[37.1\\_Kimco\\_2015\\_Tenant\\_Survey.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

No

Not applicable

### 37.2

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in Q37.1?

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 &amp; procedures

Describe the tenant satisfaction improvement program (maximum 250 words)

Kimco's management team recently articulated its "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.

 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 standardsPercentage of portfolio covered  Tenant fit-out guidesPercentage of portfolio covered  Minimum fit-out standards are prescribedPercentage of portfolio covered  Procurement assistance for tenants Other No

39.1

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

 Yes

Select all topics included (multiple answers possible)

Cooperation and works:

 Environmental initiatives Enabling upgrade works Sustainability management collaboration

Premises design for performance

Managing waste from works

Social initiatives

Other

Management and consumption:

Energy management

Water management

Waste management

Indoor environmental quality management

Sustainable procurement

Sustainable utilities

Sustainable transport

Sustainable cleaning

Other

Reporting and standards:

Information sharing

Performance rating

Design/development rating

Performance standards

Metering

Comfort

Other

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

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

[Kimco Green Construction Guidelines.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

p.19-20

Show investors

 No

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 entity include sustainability-specific requirements in the procurement processes applicable to the entity level?

 Yes

Select the external 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

[40\\_Illustrative Procurement Policies.pdf](#)

Indicate where in the evidence 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; Occupational Health & Safety: 20-21,28-30; Sustainability-Specific Requirements for Sub-Contractors: 22,31

Show investors

[Kimco ESG Policy.pdf](#)

Indicate where in the evidence the relevant information can be found

p.20-21

Show investors

No

Not applicable

41.1

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

Yes

The organization monitors compliance of:

Internal property/asset managers

External property/asset managers

Both internal and external property/asset managers

Select all methods used (multiple answers possible)

Checks performed by independent third party

Property/asset manager sustainability training

Property/asset manager self-assessments

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

Require external property/asset managers' alignment with a professional standard

Other

[Property Manager training\\_Lighting Controls.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document: Internal training conducted to educate Property Mangers about the functionality of lighting control system.

Show investors

[Property Manager Training\\_Smart Irrigation Practices.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document: Internal training conducted in conjunction with vendor partner to educate Property managers about smart irrigation management practices.

Show investors

[Sample Property Condition Assessment.pdf](#)

Indicate where in the evidence the relevant information can be found

Entire Document - see highlighted text sections on p.1-3. Inspections are performed quarterly and annually on all Kimco properties by Property Managers. Data are used by executive management to score and evaluate performance, and to inform budgeting and other strategic planning efforts.

Show investors

No

Not applicable

## 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 an independent third party

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

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

Require supplier/service providers' alignment with a professional standard

Supplier/service provider sustainability training

Supplier/service provider self-assessments

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

Enhancement programs for public spaces

Employment creation in local communities

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

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

Not applicable

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

Livability score

Local income generated

Local residents' well-being

Walkability score

Other

Other selected. Please describe

Volunteer hours, transit score

No

Not applicable