



G R E S B<sup>®</sup>

Global Real Estate  
Sustainability Benchmark

# Kimco Realty Corporation

## GRESB Survey 2015

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## ENTITY AND REPORTING CHARACTERISTICS

### Entity Characteristics

EC2

Nature of ownership

Listed entity

Please specify ISIN

US49446R1095

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?

13262

RC3

Metrics are reported in

m2

sq. ft.

RC4

Did the entity have operating buildings during the reporting period?

Yes

Management of standing investments only

Management of standing investments and new construction and major renovation projects

No, new construction and major renovation projects only



RC5.1 (continued)

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft <sup>2</sup>	Floor Area Type		
<b>Totals:</b>						

**Note:** The table above defines the scope of your 2015 GRESB submission and should include the total portfolio

RC5.2

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

Kimco reports data for the subset of properties where the company has 1) Operational control and 2) Available performance indicator data (typically driven by responsibility for payment of utilities, etc.).

» Word count: 0 out of 250 words

RC6

Which countries are included in the entity's portfolio?

Country	% of GAV
United States	100
<b>Total % GAV</b>	



MANAGEMENT

# Sustainability Objectives

1.1

Does the entity have specific sustainability objectives?

Yes

The objectives are

Publicly available

Online

Hyperlink

Offline - separate document

Communicate the objectives (maximum 250 words)

Kimco has articulated an overall program vision in its Corporate Responsibility Statement (available via hyperlink provided, under "Policies"). In the company's most recent GRI report, (also available via the hyperlink) p.8-9, it provided additional details on five key Program Priorities, 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. Finally - in the company's CDP responses for calendar years 2011-2014, it has articulated specific annual absolute reduction targets for energy and GHG emissions reductions (available via hyperlink provided, under "Reporting").

» Word count: 0 out of 250 words

Not publicly available

No

1.2

Does the entity incorporate its sustainability objectives in the overall business strategy?

Yes

Describe how the objectives are incorporated (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. Over the past several years, Kimco has taken steps to re-align resources to more effectively integrate sustainability into our business strategy where it fits our understanding of risks and opportunities. Our strategy is informed by information from our utility data collection process and comprehensive property condition assessments that in part drive our 5-year capital investment strategies. The appointment of a national Vice President of Property Management, the hiring of a full-time national Director of Sustainability, and the hiring of a full-time Manager of Energy Services and Supervisor of Utility Administration were actions taken in order to enhance our capability to develop processes and programs to execute company-wide initiatives such as energy management and tenant energy services. A governance structure that involves senior management and the Board of Directors, and includes regular reviews on strategy and progress against quantitative performance targets ensures that program objectives are met or exceeded.

» Word count: 0 out of 250 words

No

Not applicable

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

Will Teichman

Job title

Director of Sustainability

E-mail (optional)

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

President & COO

E-mail (optional)

cflynn@kimcorealty.com

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)

Board of Directors

Senior Management Team

Fund/portfolio managers

Asset managers

Property managers

External consultants

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

Senior Management Team

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

Name

Conor C. Flynn

Job title

President & COO

E-mail (optional)

cflynn@kimcorealty.com

LinkedIn profile (optional)

Investment Committee

Fund/portfolio managers

Asset managers

Property managers

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)

During 2014 key members of the management and executive team including the VP of Property Management, Director of Sustainability, and COO met on a quarterly basis to review the company's strategy and progress toward addressing the company's sustainability objectives. Formal presentations and memorandums were created summarizing recommendations and discussion topics for each meeting. Results are measured based on key performance indicators (KPIs) established for each program which include both environmental/social and economic impact measures. On a quarterly basis, the COO then presents this information to the Board of Directors and solicits input on key decisions related to the program.

» Word count: 0 out of 250 words

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)

Board of Directors

Senior Management Team

Acquisitions team

Client services team

Fund/portfolio managers

Asset managers

Property managers

All employees

Other

Other selected. Please describe

Director of Sustainability, Manager of Energy Services, Supervisor of Utilities

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

[Q7.1\\_Kimco Realty 2014 Annual Report.pdf](#)

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Stand-alone sustainability report(s)

Upload supporting evidence

[Q7.1\\_Kimco Realty 2013 CR Report\\_Web2.pdf](#)

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

[Q7.1\\_Kimco 2015 CDP Climate Change Response\\_Final.pdf](#)

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

Stand-alone sustainability report

Externally checked by

Externally verified by

Cventure, LLC

using Corporate GHG Verification Guidelines from ERT

Externally assured by

Integrated Report

Section in entity reporting to investors

Other

Other selected. Please describe

2014 CDP Disclosure

Externally checked by

Externally verified by

Cventure, LLC

using Corporate GHG Verification Guidelines from ERT

Externally assured by

No

Not applicable

## POLICY AND DISCLOSURE

### Sustainability 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)

Energy consumption/management

GHG emissions/management

Water consumption/management

Waste management

Climate/climate change

Resilience

Other

Upload supporting evidence

[Q8\\_Kimco Energy, Waste and GHG Management Policy.pdf](#)

OR

Document name AND

Publication date

No

9

Does the organization have a policy/policies in place that address the entity's risks from exposure to bribery and corruption?

Yes

Upload supporting evidence

[Q9\\_Kimco Code of Conduct & Anti-Bribery Policy.pdf](#)

OR

Document name AND

Publication date

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)

Employees

Tenants/occupiers

Supply chain

Community

Investors/shareholders

Consumers

Government/local authorities

Investment partners

Other

Other selected. Please describe

NGOs. See p.4-9 of attached report.

Upload supporting evidence

[Q10\\_Kimco Stakeholder Engagement Policies.pdf](#)

OR

Document name AND

Publication date

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)

Diversity

Remuneration

Performance and career development

Health & safety

Cyber security

Other

Other selected. Please describe

Ethics & Code of Conduct

Upload supporting evidence

[Q11\\_Kimco\\_Employee\\_Handbook.pdf](#)

OR

Document name AND

Publication date

No

## RISKS AND OPPORTUNITIES

### Bribery & Corruption

12

Does the organization assess the entity's risk of exposure to bribery and corruption?

Yes

Describe the process (maximum 250 words)

Enterprise risk management is a concerted focus for the organization, and is overseen by Kimco's Board of Directors. The company has developed a set of policies and procedures related to mitigating bribery and corruption risks that is articulated in the company's Code of Conduct. These 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.

» Word count: 0 out of 250 words

No

13

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

Yes

Select all applicable options (multiple answers possible)

Whistle-blower mechanism

Investment due diligence process

Training related to bribery and corruption risks for employees (multiple answers possible)

When an employee joins the organization

Regular follow-ups

Other

Other selected. Please describe

Vendor policy with signed acknowledgement by each vendor

Upload supporting evidence

[Q13\\_Kimco Code of Conduct & Vendor Business Practices.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

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 sustainability risk assessments as a standard part of its due diligence process for new acquisitions?

Yes

Select all issues included (multiple answers possible)

Energy efficiency

Water efficiency

GHG emissions

Building safety and materials

Transportation

Contamination

Natural hazards

Climate change

Socio-economic

Regulatory

Health, safety and well-being

Other

Other selected. Please describe

Environmental Certifications, and Statements of Energy Disclosure (where mandated)

Upload supporting evidence

[Q15.1 Acquisition Due Diligence Request.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

15.2

Has the entity performed sustainability risk assessments of its standing investments during the last three years?

Yes

Select all issues included (multiple answers possible)

GHG emissions

Building safety and materials

Transportation

Contamination

Natural hazards



Climate change Socio-economic Regulatory Health, safety and well-being Other

Other selected. Please describe

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. 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 designed to identify those properties that have a higher energy intensity relative to their peers, when combined with an evaluation of those areas that will be subjected to regulatory-driven increases in energy cost, are utilized to strategically target investments in property energy efficiency. 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.

» Word count: 0 out of 250 words

 No Not applicable

## RISKS AND OPPORTUNITIES

# Energy Efficiency

16

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

Yes

Select applicable options (multiple answers possible)

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

>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

[Q16\\_Sample Lighting Audit and Bid Package.pdf](#)

OR

Document name AND

Publication date

No

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.

Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (MWh)	Estimated ROI (%)	Scope
Building energy management systems upgrades/replacements	≥25%, <50%	≥25%, <50%	7060.9		Exterior areas
Installation of high-efficiency equipment and appliances	0%, <25%	0%, <25%	505.92		Exterior areas

No

Not applicable

RISKS AND OPPORTUNITIES

**Water Efficiency**

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.

Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m <sup>3</sup> )	Estimated ROI (%)	Scope
Drip/smart irrigation	0%, <25%	0%, <25%	8398		Exterior areas
High-efficiency/dry fixtures	0%, <25%	0%, <25%			Tenant areas
Tenant Submetering	0%, <25%	0%, <25%	289395		Tenant areas

No

Not applicable

## RISKS AND OPPORTUNITIES

### Environmental Fines & Penalties

19

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

Yes

No

## MONITORING AND EMS

### Environmental Management Systems

20.1

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

Yes

Upload supporting evidence

[Q20.1\\_Kimco Energy, Waste and GHG Management Policy.pdf](#)

No

20.2

Is the Environmental Management System (EMS) in Q20.1 aligned with a standard and/or verified or certified by an independent third party?

Yes

Aligned with

ISO 50001

Externally verified by

Externally certified by

Upload supporting evidence

[Q20.1\\_Kimco Energy, Waste and GHG Management Policy.pdf](#)

No

Not applicable

## MONITORING AND EMS

### Data Management Systems

21.1

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

Yes

Percentage of whole portfolio covered by floor area

100

Select one of the following

Developed internally

Bespoke internal system developed by a third party

Name of the organization

External system

Select the aspects included (multiple answers possible)

Energy consumption/management

GHG emissions/management

Water consumption/management



Waste streams/management

Refrigerants

Employee travel and transportation

Indoor environmental quality

Occupant comfort and satisfaction

Other

Upload supporting evidence

[Q21.1\\_Deloitte Introduction to reTool.pdf](#)

No

## 21.2

Is the data management system in Q21.1 aligned with a standard and/or verified or certified by an independent third party?

Yes

Aligned with

Externally verified by

Cventure, LLC

using

Corporate GHG Verification Guidelines from ERT

Externally certified by

Upload supporting evidence

[Q21.2\\_Kimco Realty\\_FY2014\\_Cventure Final Verification Statement\\_061515.pdf](#)

No

Not applicable

## MONITORING AND EMS

### Monitoring Consumption

22

Does the entity monitor the energy 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

34

Based on invoices

Percentage of the whole portfolio covered by floor area

100

Manual-visual readings

Percentage of the whole portfolio covered by floor area

1

Provided by the tenant

Other

No

Not applicable

23

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

5

Based on invoices

Percentage of the whole portfolio covered by floor area

100

Manual-visual readings

Percentage of the whole portfolio covered by floor area

12

Provided by the tenant

Other

No

Not applicable

## PERFORMANCE INDICATORS

### Retail, Warehouse › Energy Consumption

Q24.0

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

Yes

No

Q24.1

Energy Consumption for Retail, Warehouse

Report absolute values and like-for-like consumption for 2013 and 2014. **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		
		2013	2014			2013	2014	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	Fuels								
2	District Heating & Cooling								
3	Electricity								
4	Fuels								
5	District Heating & Cooling								
6	Electricity								
7	Fuels	5282	4524	N/A	N/A	N/A	5251	4489	
8	Electricity	121883	113678	N/A	N/A	N/A	117752	107532	
9	Total energy consumption of Base Building			N/A	N/A	N/A			



Q24.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014				2013	2014	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			N/A	N/A	N/A			
21	Total energy consumption of Managed Assets			N/A	N/A	N/A			

Indirectly Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2013	2014				2013	2014	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								
23	District Heating & Cooling								
24	Electricity								
25	Outdoor/Exterior areas / Parking			N/A	N/A	N/A			

Q24.1 (continued)

		Absolute Consumption				Like-for-Like Consumption			
		2013	2014			2013	2014	Like-for-Like Change	
Indirectly Managed Assets		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%
26	Whole building Electricity			N/A	N/A	N/A			
27	Total energy consumption of Indirectly Managed Assets			N/A	N/A	N/A			
28	Total energy consumption of Whole Portfolio			N/A	N/A	N/A			

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: Energy, GHG and water inventory organizational boundary, scoping and other considerations made in accordance with the guidance outlined in The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Kimco uses an Operational Control definition when classifying Scope 1, 2 and 3 impacts. Areas typically within the company's direct operational control include shopping center common areas, vacant tenant units, and unclassified data. Impacts tied to net-leased occupied tenant and gross-lease tenant spaces 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 operational boundaries. For the purposes of this table, tenant-controlled areas are reported under Managed Assets.  
 B: Due to lack of available data, usage of refrigerants and related emissions have not been included  
 C: Like for like is inclusive of all properties that Kimco owned in both 2013 and 2014 and did not invest or divest during this time.

» Word count: 0 out of 250 words

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



Q24.2

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	2013	2014
Energy use intensity	<input type="text" value="0.002214"/>	<input type="text" value="0.002152"/>	<input type="text" value="0.002043"/>
% of portfolio covered	<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

Other selected. Please describe:

Gross lettable building area

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: Our energy use calculation represents our managed assets usage amount energy (MWh of Purchased energy and Onsite Fuel) per sq ft. of this area  
B: We believe that our utility bills capture 100% of our usage and therefore this represents our entire portfolio of managed assets  
C: Intensity metrics are calculated for each asset, and are utilized to understand relative performance of assets within the portfolio. Historical energy use, including intensity metrics, are utilized as one input into the company 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.

» Word count: 0 out of 250 words

No

Q24.3

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	
	2013	2014
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 utility or third party)	<input type="text"/>	<input type="text"/>
On-site renewable energy (MWh generated on-site and exported)	<input type="text" value="3545.428"/>	<input type="text" value="3119.653"/>
Total renewable energy		
Percentage renewable energy	<input type="text" value="2.09"/>	<input type="text" value="1.92"/>

No

#### Q24.4

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

Using scheme

Externally assured

Upload supporting evidence

[Q24.4\\_Kimco Realty\\_FY2014\\_Cventure Final Verification Statement\\_061515 - Copy.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

## PERFORMANCE INDICATORS

### Retail, Warehouse > GHG Emissions

Q25.0

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

Yes

No

Q25.1

GHG Emissions for Retail, Warehouse

Report absolute values and like-for-like consumption for 2013 and 2014. All assets in the whole portfolio for Retail, Warehouse should be included.

		Absolute GHG Emissions				Like-for-Like Consumption			
		2013	2014			2013	2014	Like-for-Like Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Emissions (tonnes)	Emissions (tonnes)	%
1	Scope 1	2967	2675	88480330	88480330	Lettable floor area	2932	2633	
2	Scope 2	65537	62419	88480330	88480330	Lettable floor area	63423	59096	
3	Scope 3 (optional)	19423	20617	88480330	88480330	Lettable floor area	19416	20611	

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

A: Energy, GHG and water inventory organizational boundary, scoping and other considerations made in accordance with the guidance outlined in The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Kimco uses an Operational Control definition when classifying Scope 1, 2 and 3 impacts. Areas typically within the company's direct operational control include shopping center common areas, vacant tenant units, and gross-lease tenant spaces. Impacts tied to net-leased 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 operational boundaries.

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

C: Level of uncertainty: In 2013, 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 from Like excludes locations that have been acquired or divested during 2013 or 2014

E: Scope 3 emissions includes all emissions from Location types Tenant spaces and Gross lease only, as well as waste emissions. As a company we additionally measure our emissions from business travel and other sources, but these are not included in the reported numbers here for consistency with other reported metrics here.

» Word count: 0 out of 250 words

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

## Q25.2

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	2013	2014
GHG emissions intensity	<input type="text" value="0.00102"/>	<input type="text" value="0.000998"/>	<input type="text" value="0.000969"/>
% of portfolio covered	<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

Other selected. Please describe:

Gross lettable building area

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: Emission intensity is calculated as sum of all emissions at directly managed assets divided by the area of those spaces (square feet)

B: We assume that our utility data has captured 100% of our locations and therefore our portfolio

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 capital planning process which drives investment in emissions-reducing 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.

» Word count: 0 out of 250 words

No

### Q25.3

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

Using scheme



Externally assured

Upload supporting evidence

[Q25.3\\_Kimco Realty\\_FY2014\\_Cventure Final Verification Statement\\_061515.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

## PERFORMANCE INDICATORS

### Retail, Warehouse › Water Use

Q26.0

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

Yes

No

**Q26.1**

**Water Use for Retail, Warehouse**

Report absolute values and like-for-like consumption for 2013 and 2014. **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			
		2013	2014				2013	2014	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"/>	<input type="text"/>	
2		Outdoor / Exterior areas / Parking	3381160	3126376	N/A	N/A	N/A	3371092	3081758	
3	Total water usage Base Building			N/A	N/A	N/A				
4	Tenant space	Purchased by landlord	3209484	2918986	88480330	88480330	Lettable floor area	2921901	2749212	
5		Purchased by tenant	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
6	Total water usage Tenant Areas			N/A	N/A	N/A				
7	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"/>	<input type="text"/>	
8	Total water usage Whole Building			N/A	N/A	N/A				

Q26.1 (continued)

Managed Assets		Absolute Consumption				Like-for-Like Consumption		
		2013	2014			2013	2014	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> )
9	<b>Total water usage Managed Assets</b>		N/A	N/A	N/A			

Indirectly Managed Assets		Absolute Consumption				Like-for-Like Consumption		
		2013	2014			2013	2014	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> )
10	Whole building	Whole Building						
11		Outdoor / Exterior areas / Parking		N/A	N/A	N/A		
12	<b>Total water usage Indirectly Managed Assets</b>			N/A	N/A	N/A		
13	<b>Total water usage Whole Portfolio</b>			N/A	N/A	N/A		

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: Energy, GHG and water inventory organizational boundary, scoping and other considerations made in accordance with the guidance outlined in The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Kimco uses an Operational Control definition when classifying Scope 1, 2 and 3 impacts. Areas typically within the company's direct operational control include shopping center common areas, vacant tenant units, and unclassified data. Impacts tied to net-leased occupied tenant and gross-lease tenant spaces 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 operational boundaries. For the purposes of this table, tenant-controlled areas are reported under Managed Assets.

B: Due to lack of available data, usage of refrigerants and related emissions have not been included

C: Like for like is inclusive of all properties that Kimco owned in both 2013 and 2014 and did not invest or divest during this time.

>> Word count: 0 out of 250 words

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

## Q26.2

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 (choose one)

	Optional base-line year	2013	2014
Water use intensity	<input type="text"/>	<input type="text" value="0.07478"/>	<input type="text" value="0.06832"/>
% of portfolio covered	<input type="text"/>	<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

Other selected. Please describe:

Gross lettable building area

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 sum of all usage in managed assets only (M3) divided by area (Sq ft)

B: Energy, GHG and water inventory organizational boundary, scoping and other considerations made in accordance with the guidance outlined in The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Kimco uses an Operational Control definition when classifying Scope 1, 2 and 3 impacts. Areas typically within the company's direct operational control include shopping center common areas, vacant tenant units, and gross-lease tenant spaces. Impacts tied to net-leased 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 operational boundaries.

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 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 and make improvements such as modifying irrigation schedules.

» Word count: 0 out of 250 words

No

### Q26.3

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

Using scheme

Externally assured

Upload supporting evidence

[Q26.3\\_Kimco Realty\\_FY2014\\_Cventure Final Verification Statement\\_061515.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

## PERFORMANCE INDICATORS

### Retail, Warehouse › Waste Management

Q27.0

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

Yes

No

Q27.1

Waste Management for Retail, Warehouse

Report absolute values for 2013 and 2014. **All assets in the whole portfolio for Retail, Warehouse should be included.**

		Absolute Measurement	
		2013	2014
1	Managed Assets	Total weight of hazardous waste in metric tonnes	
2		Total weight of non-hazardous waste in metric tonnes	216216
3		% managed portfolio covered	74.72
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	
5		Total weight of non-hazardous waste in metric tonnes	
6		% indirectly managed portfolio covered	
7	Proportion of waste by disposal route (% of total by weight)	Recycling	23
8		Incineration	14.63
9		Landfill	62.37

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, and exclude any waste generated and hauled directly by tenants and/or their vendors. Assumptions are made regarding the average fullness and weight of containers.

B: Waste weight is calculated based on known capacity and hauling frequency for waste vs. recycling containers.

C: Like for like is inclusive of all properties that Kimco owned in both 2013 and 2014 and did not invest or divest during this time. Note that during this two-year period, additional shopping centers within the population universe were enrolled in the company's managed waste program. Increases in waste volume are primarily driven by data availability as a result of additional enrollments, and not changes in underlying waste generation activities.

» Word count: 0 out of 250 words

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



Q27.2

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

Using scheme

Externally assured

Upload supporting evidence

[Q27.2\\_Kimco Realty\\_FY2014\\_Cventure Final Verification Statement\\_061515.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

## Targets

Q28

Has your entity set long-term reduction targets?

Yes

No

**BUILDING CERTIFICATIONS**

**Retail, Warehouse > Green Building Certificates**

29.1

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
LEED Interior Design and Construction	<input type="text" value="1"/>

No

Not applicable

29.2

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

30

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) for % of the portfolio based on floor area

NABERS Energy

ENERGY STAR

Percentage of portfolio covered by floor area

Floor area weighted score

Government energy efficiency benchmarking

Other

No

Not applicable

## STAKEHOLDER ENGAGEMENT

### Employees

31.1

Does the organization have a remuneration policy in place, applicable at the entity level?

Yes

Select all applicable options (multiple answers possible)

Policy includes performance-related long-term incentives

Policy includes performance-related incentives, but not long-term

Other

Upload supporting evidence

[Q31.1\\_Kimco 2015 & 2014 Proxy Statements.pdf](#)

OR

Document name AND

Publication date

No

31.2

Does the organization monitor implementation of the remuneration plan using an independent oversight group or committee?

Yes

No

Not applicable

32

Do the employees responsible for the entity receive annual performance and career development reviews?

Yes

Percentage of employees covered

No

33

Do the employees responsible for the entity receive regular training?

Yes

Percentage of the employees who received professional training

Percentage of the employees who received sustainability-specific training

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

Survey response rate

By an independent third party

Upload supporting evidence

[Q34.1\\_Kimco Employee Survey.pdf](#)

OR

Document name AND

Publication date

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)

Feedback sessions with Senior Management Team

Feedback sessions with separate teams/departments

Development of action plan

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)

Written surveys for

Physical health checks for

percentage of employees

100

Work station checks for

Other

Other selected. Please describe

Global Corporate Challenge (Fitness)

for percentage of employees

100

No

Not applicable



35.2

Does the organization monitor employee occupational health and safety indicators?

Yes

Select all applicable options (multiple answers possible)

Lost day rate

3.32

Absentee rate

3290

Other metric

Other selected. Please describe

Workplace fatalities

0

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

- A. Lost Day Rate is the number of lost-time workplace injuries per million hours worked by employees
- B. Absentee Rate is the total number of days taken by employees for short-term and long-term illness and injuries
- C. Workplace Fatalities are the number of on-the-job fatalities by employees of the company

» Word count: 0 out of 250 words

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)

Tenant sustainability guide

Percentage of portfolio covered

Tenant engagement meetings

Percentage of portfolio covered

Tenant sustainability training

Tenant events focused on increasing sustainability awareness

Provide tenants with feedback on energy/water consumption and waste

Percentage of portfolio covered

Building/asset communication

Social media / online platform

Percentage of portfolio covered

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

Percentage of tenants covered

Survey response rate

By an independent third party

Upload supporting evidence

[Q37.1\\_KimcoTenantSurvey.pdf](#)

OR

Document name AND

Publication date

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)

Feedback sessions with asset/property managers

Feedback sessions with individual tenants

Development of an asset-specific action plan

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 are undertaking our first independently administered tenant survey.

» Word count: 0 out of 250 words

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)

Tenant fit-out guides for

Minimum fit-out standards are prescribed for

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

Procurement assistance for tenants for

Other

Other selected. Please describe

Standard lease language mandating sub-metering and other efficiency measures

Percentage of portfolio covered

No

Not applicable

39

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

Yes

Select all topics included (multiple answers possible)

Obligations to do nothing to adversely affect the environmental performance of the building

Sharing of utility data

Cost-recovery clause for energy-efficiency-related capital improvements

Shared consumption targets/goals in place

Energy-efficient and/or environmentally responsible specifications for tenant works

Operational performance standards for the building

Information sharing relevant to green building certificates

Ability for the landlord to prioritize sustainability requirements over minimizing costs of improvements and adjustments

Legal obligations regarding the correctness of landlord/tenant information required for mandatory energy rating schemes

Other

Other selected. Please describe

Adherence to landlord solar and waste programs

Upload supporting evidence

[Q39\\_Green Lease Leaders\\_Kimco 2014 Application.pdf](#)

OR

Document name AND

Publication date

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 property/asset managers

External contractors

External service providers

External suppliers

Other

Upload supporting evidence

[Q40\\_Pressure Washing & Landscaping Vendor SOWs.pdf](#)

OR

Document name AND

Publication date

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)

Receive update reports from suppliers

Regular meetings with suppliers

Checks performed by organization employees

Checks performed by external consultant

Checks performed by property/asset manager

Check external suppliers' and/or service providers' alignment with applicable professional standards

Supplier survey

Other

No

Not applicable

## STAKEHOLDER ENGAGEMENT

### Community

42.1

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

Yes

Select all topics included (multiple answers possible)

Sustainability education program

Health and well-being program

Sustainability enhancement programs for public spaces

Employment creation in local communities

Research and network activities

Supporting charities and community groups



Effective communication and process to address community concerns

Resilience, including assistance or support in case of disaster

Other

Other selected. Please describe

Use of Social Media to engage local communities

No

## 42.2

Does the organization monitor its impact on the community?

Yes

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

Impact on crime levels

Local income generated

Local residents' well-being

Other

Other selected. Please describe

Volunteer hours

No

Not applicable

## 42.3

Does the organization have a monitoring process for the community engagement program in place?

Yes

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. All employees are allotted 2 paid-time-off days per year to contribute as a volunteer in their local communities. Several indicators are monitored, including the economic of 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.

» Word count: 0 out of 250 words

No

Not applicable