



G R E S B[®]

Global Real Estate
Sustainability Benchmark

Kimco Realty Corporation

GRESB Survey 2014

DATE: July 01 2014 19:55 UTC

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ASPECT CHECKLIST

The following checklist items were considered before this survey was submitted.

Performance Indicators » Retail, Warehouse » Energy Consumption

Q24.1 Row 10: The 2013 consumption/coverage area (0.000137 MWh/ft²) is unusually low for Retail, Warehouse. Please check your data.

Q24.1 Row 12: The 2013 consumption/coverage area (0.000155 MWh/ft²) is unusually low for Retail, Warehouse. Please check your data.

Q24.1 Row 17: The 2013 consumption/coverage area (0.000219 MWh/ft²) is unusually low for Retail, Warehouse. Please check your data.

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)

ANREV

<input type="checkbox"/> APREA
<input type="checkbox"/> BPF
<input type="checkbox"/> EPRA
<input type="checkbox"/> INREV
<input type="checkbox"/> IVBN
<input checked="" type="checkbox"/> NAREIT
<input checked="" type="checkbox"/> PREA
<input checked="" type="checkbox"/> REALpac
<input checked="" type="checkbox"/> Other

Other selected. Please describe

ICSC

No

ENTITY AND REPORTING CHARACTERISTICS

Reporting Characteristics

RC1

Values are reported in

United States Dollars (USD)

RC2

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

12984

RC3

Metrics are reported in

m2

sq. ft.

RC4

Did your 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

ENTITY AND REPORTING CHARACTERISTICS

Standing Investments

RC5.1

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

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft ²	Floor Area Type		
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text"/>	<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="755"/>	<input type="text" value="97561358"/>	<input type="text" value="Gross Lettable Floor Area"/>	<input type="text"/>	<input type="text" value="0"/>
Office	<input type="text"/>	<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"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotels	<input type="text"/>	<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"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Totals:						

Note: The table above defines the scope of your 2014 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.).

RC6

Which countries are included in the entity's portfolio?

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

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 forthcoming 2013 GRI report, it will provide 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 2012 and 2013, it has articulated specific annual absolute reduction targets for energy and GHG emissions (available via hyperlink provided, under "Reporting").

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, ensures that program objectives are met or exceeded.

No

Not applicable

2

Who is responsible for implementing the entity's sustainability objectives? (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

Director of Sustainability

E-mail (optional)

wteichman@kimcorealty.com

Employee(s) for whom sustainability is one of the responsibilities

Provide the details for the most senior of these employees

Name

Conor Flynn

Job title

COO, Chief Investment Officer

E-mail (optional)

cflynn@kimcorealty.com

External consultants/manager

Other

None of the above

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

Is the entity's most senior decision-maker on sustainability issues part of:

Board of Directors

Senior Management Team

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

Name

Conor Flynn

Job title

COO, Chief Investment Officer

E-mail (optional)

cflynn@kimcorealty.com

Fund/portfolio managers

Asset managers

Property managers

Other

Not applicable

5

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

Yes

Describe the process (maximum 250 words)

During 2013 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.

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

Fund/portfolio managers

Asset managers

Property managers

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_KimcoRealty2013AnnualReport.pdf](#)

OR

Document name AND

Publication date

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Stand-alone sustainability report(s)

Upload supporting evidence

OR

Document name AND

Forthcoming 2013 Kimco Corporate Responsibility Report

Publication date

8/1/2014

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with **GRI**

Integrated Report

Dedicated section on the corporate website

Provide the applicable hyperlink <http://kimcocr.com>

Select the applicable reporting level

Entity

Investment manager

Group

Section in entity reporting to investors

Other

Other selected. Please describe

2013 CDP Investor Survey

Upload supporting evidence

[Q7.1_CDP 2014_Kimco Realty Corporation.pdf](#)

OR

Document name AND

Publication date

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

using

Externally assured by

Integrated Report

Section in entity reporting to investors

Other

Other selected. Please describe

CDP Survey

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 environmental issues?

Yes

Select all environmental issues included (multiple answers possible)

Energy consumption/management

GHG emissions/management

Water consumption/management

Waste management

Climate change

Other

Upload supporting evidence

[Q8_KimcoUtilityGHGManagementPolicy.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.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

Local community

Investors

Consumers

Other

Other selected. Please describe

Non-Governmental Organizations (NGOs)

Upload supporting evidence

[Q10_Draft CR report pages 6-7.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 & career development

Health & safety

Cyber security

Other

Upload supporting evidence

[Q11_KimcoHRHandbook.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 regularly 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.

No

13

Does the organization have systems and procedures in place to facilitate effective implementation of the bribery and corruption policy in Q9? (refer to Q9 in 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

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

Building safety and materials

Building certifications and energy ratings

Environmental

Climate

Climate change

Socio-economic

Regulatory

Other

Upload supporting evidence

OR

Document name AND

Standard DD property evaluation includes these items - contained in numerous files.

Publication date

1/1/2013

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)

Environmental

Climate

Climate change

Socio-economic Regulatory 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 on at least an annual basis as a part of the company's ongoing strategic planning and budgeting efforts. 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.

 No Not applicable

RISKS AND OPPORTUNITIES

Energy Efficiency

16

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

 Yes

Select applicable options (multiple answers possible)

 In-house assessment

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 three years to improve the energy efficiency of the portfolio?

Yes

Describe the measures using the table below.

Measure	% portfolio covered	Estimated savings (MWh)	Estimated ROI (%)	Scope
Building energy management systems	0%, <25%	6127	67	Common areas

No

Not applicable

RISKS AND OPPORTUNITIES

Water Efficiency

18

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

Yes

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_KimcoUtilityGHGManagementPolicy - Copy.pdf](#)

OR

Document name AND

Publication date

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

Energy Star Guidelines for Energy Management

Externally verified by

Externally certified by

Upload supporting evidence

[Q20.2_Energy Star Guidelines for Energy Management.pdf](#)

OR

Document name AND

Publication date

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 portfolio covered

Select one of the following

Developed internally

Tailor-made internal system developed by a third party

Name of the organization

External system

Select the aspects included (multiple answers possible)

Energy consumption/management

Water consumption/management

GHG emissions/management

Waste management

Refrigerants

Other

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 by ERT

Externally certified by

Upload supporting evidence

[Q21.2 Kimco Realty FY2013 Cventure Final Verification Statement 060914.pdf](#)

OR

Document name AND

Publication date

No

Not applicable

MONITORING AND EMS

Monitoring Consumption

22.0

Does the entity monitor the energy consumption of the portfolio?

Yes

Frequency with which energy consumption is monitored

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

23.0

Does the entity monitor the water consumption of the portfolio?

Yes

Frequency with which energy consumption is monitored

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

Q24.1 (continued)

Managed Assets Tenant space		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ² / units)	Maximum coverage (ft ² / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
12	Electricity	11102.41	15092.6	97561358	97561358	Lettable floor area	10808.6	14712.29	
13	Purchased by tenant	Fuels							
14		District Heating & Cooling							
15		Electricity							
16	Total energy consumption of Tenant Areas			N/A	N/A	N/A			

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption			
		2012	2013			2012	2013	Like-for-Like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
17	Combined consumption common areas + tenant space	Fuels	15627.67	21402.95	97561358	97561358	Lettable floor area	15392.65	20690.35	
18		District Heating & Cooling								

Q24.1 (continued)

Managed Assets Whole building		Absolute Consumption					Like-for-Like Consumption		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
19	Electricity	133336.29	130643	97561358	97561358	Lettable floor area	125390.25	121471.41	
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		
		2012	2013			2012	2013	Like-for-Like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
22	Fuels	4933.36	4100.07	583504	97561358	Lettable floor area	4882.19	4055.51	
23	District Heating & Cooling								
24	Electricity	41123.89	36133.85	311190	97561358	Lettable floor area	40770.74	35977.86	
25	Fuels			N/A	N/A	N/A			
26	Electricity			N/A	N/A	N/A			

Q24.1 (continued)

Indirectly Managed Assets	Absolute Consumption					Like-for-Like Consumption		
	2012	2013			2012	2013	Like-for-Like Change	
	Consumption (MWh)	Consumption (MWh)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (MWh)	Consumption (MWh)	%
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 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: There were no perceived limitations on data collection - all properties within the portfolio are represented
 C: Like for like is inclusive of all properties that Kimco owned in both 2012 and 2013 and did not invest or divest during this time.

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 (can be calculated using participants' own calculation method)?

Yes

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

	Optional base-line year	2012	2013
Energy use intensity	0.00140876	0.00143258	0.00155846
% of portfolio covered	100	100	100

Explain (a) the Energy use intensity calculation method and (b) assumptions made in the calculation (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

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	
	2012	2013
Onsite renewable energy (MWh generated and consumed onsite)	<input type="text"/>	<input type="text"/>
Offsite renewable energy (MWh generated offsite or purchased from utility or third party)	<input type="text"/>	<input type="text"/>

Q24.3 (continued.)

	Absolute measurement	
	2012	2013
Onsite renewable energy (MWh generated onsite and exported)	3661.34	3545.428
Total renewable energy		
Percentage renewable energy		

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_FY2013_Cventure Final Verification Statement_060914 - 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 2012 and 2013. All assets in the portfolio for Retail, Warehouse should be included

		Absolute Consumption				Like-for-Like Consumption			
		2012	2013			2012	2013	Like-for-Like Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Emissions (tonnes)	Emissions (tonnes)	%
1	Scope 1	2830.55	3876.43	97561358	97561358	Lettable floor area	2787.99	3747.39	
2	Scope 2	65996.65	66338.94	97561358	97561358	Lettable floor area	62640.66	62376.66	
3	Scope 3 (optional)	21872.93	19856.48	311190	311190	Lettable floor area	21724.33	19788.02	

Explain the GHG emissions calculation including (a) standard/methodology/protocol (b) emission factors (c) level of uncertainty in data accuracy (d) explicitly state exclusions from like-for-like portfolio (e) explain 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 only 2% 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 2012 or 2013

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

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 (can be calculated using participants' own calculation method)?

Yes

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

	Optional base-line year	2012	2013
GHG emissions intensity	<input type="text" value="0.00064461"/>	<input type="text" value="0.00066191"/>	<input type="text" value="0.00071970"/>
% of portfolio covered	<input type="text" value="100"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

Explain (a) the GHG emissions intensity calculation method and (b) assumptions made in the calculation (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

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_FY2013_Cventure Final Verification Statement_060914 - Copy - Copy.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 2012 and 2013. All assets in the portfolio for Retail, Warehouse should be included

Managed Assets		Absolute Consumption					Like-for-Like Consumption			
		2012	2013			2012	2013	Like-for-Like Change		
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)	Consumption (m ³)	%	
1	Base building	Common areas								
2		Outdoor / Exterior areas / Parking	8013976	8152243	N/A	N/A	N/A	7976625	8032979	
3	Total water usage Base Building			N/A	N/A	N/A				
4	Tenant space	Purchased by landlord	324335	195991	97561358	97561358	Lettable floor area	324277	195399	
5		Purchased by tenant								
6	Total water usage Tenant Areas			N/A	N/A	N/A				
7	Whole building	Combined consumption common areas + tenant space	8338311	8348234	97561358	97561358	Lettable floor area	8300902	8228378	
8	Total water usage Whole Building			N/A	N/A	N/A				
9	Total water usage Managed Assets			N/A	N/A	N/A				

Indirectly Managed Assets		Absolute Consumption					Like-for-Like Consumption		
		2012	2013				2012	2013	Like-for-Like Change
		Consumption (m ³)	Consumption (m ³)	Data coverage (ft ²)	Maximum coverage (ft ²)	Floor area type	Consumption (m ³)	Consumption (m ³)	%
10	Whole Building	8378622	5514293	26403325	97561358	Lettable floor area	8294750	5338395	
11	Outdoor / Exterior areas / Parking			N/A	N/A	N/A			
12	Total water usage Indirectly Managed Assets			N/A	N/A	N/A			
13	Total water usage 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 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: Water is measured at 55% of our managed properties and at this time we do not estimate for any missing locations as the use patterns are too variable across geographies.

C: Like from Like calculations are for properties that were neither invested nor divested in 2012 or 2013

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 (can be calculated using participants' own calculation method)?

Yes

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

	Optional base-line year	2012	2013
Water use intensity	<input type="text"/>	<input type="text" value="0.14487091"/>	<input type="text" value="0.14487091"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

Explain (a) the Water use intensity calculation method and (b) assumptions made in the calculation (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.

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



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 and like-for-like consumption for 2012 and 2013. All assets in the portfolio for Retail, Warehouse should be included

		Absolute Measurement		Like-for-Like		
		2012	2013	2012	2013	Like-for-Like Change (%)
1	Managed Assets	Total weight of hazardous waste in metric tonnes				
		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Q27.1 (continued)

		Absolute Measurement		Like-for-Like			
		2012	2013	2012	2013	Like-for-Like Change (%)	
2		Total weight of non-hazardous waste in metric tonnes	172019.363	170784.064	144272.897	147786.934	
3		% managed portfolio covered			N/A	N/A	
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			N/A	N/A	
7	Proportion of waste by disposal route (% of total by weight)	Recycling	22	23	22	23	
8		Incineration	15	15	15	15	
9		Landfill	63	62	63	62	

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: Waste data are inclusive of those tenant and common area dumpsters that are serviced directly by a Kimco vendor as a part of the company's 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: The like for like comparison includes Kimco's portfolio that's invested in both 2012 and 2013.

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

No

Not applicable

PERFORMANCE INDICATORS

Targets

Q28

Has your entity set long-term reduction targets?

Yes

Area	Target type	Long-term target	Baseline year	End year	2013 target	Are these targets communicated externally?
Energy Consumption						
GHG Emissions	Absolute	5	2012	2013	5	Yes
Water consumption						

Q28 (continued)

Area	Target type	Long-term target	Baseline year	End year	2013 target	Are these targets communicated externally?
Waste diverted from landfill	<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"/>

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 construction?

Yes

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

Certification Scheme	% portfolio by floor area
LEED Interior Design and Construction	1

No

29.2

Does the entity's portfolio include standing investments that obtained a green building certificate assessing the operational performance of the asset?

Yes

No

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

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Employees

31.1

Does the organization have a remuneration policy in place applicable to 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 2013 Proxy.pdf](#)

OR

Document name AND

Publication date

No

31.2

Does the organization have an independent remuneration 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 receiving general training

Percentage of the employees receiving sustainability-specific training

No

34.1

Does the organization undertake an employee satisfaction survey?

Yes

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

No

Not applicable

STAKEHOLDER ENGAGEMENT

Health and Safety

35.1

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

Yes

Select all applicable options (multiple answers possible)

Written surveys for

Physical health checks for

% employees

100

Work station checks for

Other

No

Not applicable

35.2

Does the organization report on employee occupational health and safety indicators?

Yes

Select all applicable options (multiple answers possible)

Lost day rate

Absentee rate

Other

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

% portfolio covered

Tenant engagement meetings

% portfolio covered

Tenant sustainability training

Events focused on increasing sustainability awareness

Provide tenants with feedback on energy/water consumption and waste

% portfolio covered

Building/asset communication

Other

No

37.1

Does the entity undertake tenant satisfaction surveys?

Yes

The survey is undertaken (multiple answers possible)

Internally

Percentage of tenants covered

By an independent third party

Survey response rate

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 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.

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 specific sustainability-specific requirements in its standard lease contracts?

Yes

Select all topics included (multiple answers possible)

Sharing of utility data

Shared consumption targets/goals in place

Cost recovery clause for energy efficiency-related capital improvements

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

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

Information sharing relevant to green building certificates

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

Other

Other selected. Please describe

Allowance for 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 Sample Lighting Audit and Bid Package.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

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 topics included (multiple answers possible)

Receive update reports from suppliers

Regular meetings with suppliers

Checks performed by external consultants

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

Other

Other selected. Please describe

Checks performed by organization's employees

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)

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

Other

No

42.2

Does the entity monitor its impact on the community?

Yes

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

Impact on crime levels

Local business revenues Local residents' well-being Local community welfare Other

Other selected. Please describe

 No Not applicable

42.3

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.