



From Vision to Reality

2018 Annual Report





Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that is one of North America's largest publicly traded owners and operators of open-air shopping centers. As of December 31, 2018, the company owned interests in 437 U.S. shopping centers comprising 76 million square feet of leasable space primarily concentrated in the top major metropolitan markets. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for more than 60 years.

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on the cover:

Lincoln Square, Philadelphia, PA

Metro Area: Philadelphia-Camden-Wilmington (PA-NJ-DE-MD)

2018 Operating Review

Dear Fellow Shareholders and Associates:

When we set forth our goals for 2018, we announced ambitious targets for leasing, dispositions, and development that would strengthen the quality of our portfolio and position us for sustained growth. As we look back, we are proud to say that we delivered. Our 2018 operating results are a testament to the quality of our portfolio, the desirability of our properties, and the dedication of our team.

Leasing volume remained strong: our team signed 1,446 leases totaling over 8.6 million square feet. Spreads on new leases were 12.2 percent in the fourth quarter of 2018, marking twenty consecutive quarters in which rental rates on new leases grew more than 10 percent. We achieved a new all-time high in small shop occupancy, which ended the year at 91.1 percent, and we grew same-site net operating income (NOI) by 2.9 percent¹ year over year, exceeding the high end of our guidance range.

We also surpassed the high end of our aggressive disposition target, selling 68 properties and eight

land parcels for \$914 million.² Our decision to undertake an accelerated disposition program in 2018, while dilutive in the short term, was made with our long-term strategy in mind. The result is a more defined portfolio, predominantly located in the best U.S. markets supported by strong demographics. We've continued reinvesting in our assets, completing 28 redevelopment projects in 2018 totaling \$89.7 million, with a blended return of 10.9 percent. Finally, we delivered three Signature Series™ ground-up development projects totaling \$317 million, which embody the high-quality characteristics and growth profile of our overall portfolio.

Heading into 2019, we remain committed to the three core pillars of our 2020 Vision we set forth four years ago: improving the quality and location of our portfolio; harvesting the unrealized value in our portfolio; and maintaining a strong balance sheet with ample liquidity. While we continue to refine this strategy, the results so far are evident. Today, Kimco's portfolio is well positioned for growth amid the continually evolving retail landscape.



SIGNED

1,446
leases totaling over
8.6M SF²



RENTAL RATES² FOR
NEW LEASES
INCREASED OVER

12.2%
in Q4 2018



RENTAL RATES²
FOR NEW LEASES
INCREASED OVER

10% for the
20TH
consecutive
quarter



RECORD HIGH SMALL
SHOP OCCUPANCY²

91.1%



95.8%
US OCCUPANCY²



SOLD 68 PROPERTIES,
8 LAND PARCELS FOR

\$914M²



COMPLETED

28 redevelopment projects
with blended return of

10.9%

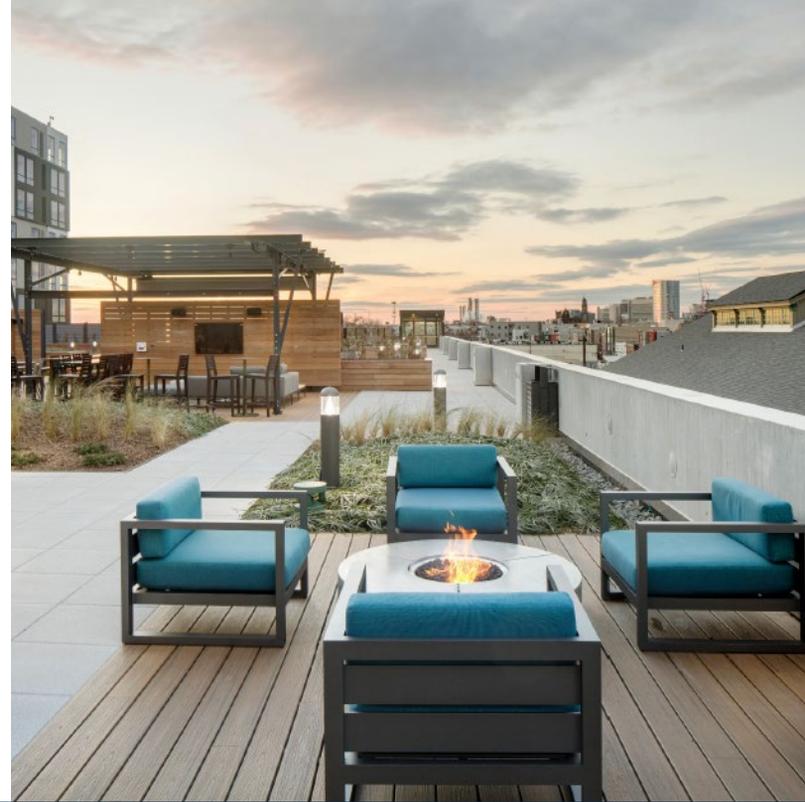


COMPLETED

3 SIGNATURE | SERIES™
development projects



Lincoln Square, Philadelphia, PA
Metro Area: Philadelphia-Camden-Wilmington (PA-NJ-DE-MD)



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By 2020, millennials are projected to spend \$1.4 trillion annually, representing 30 percent of total retail sales.

It has become clear that the changes underway are giving rise to a new era of retail. Technology, fierce competition, and changes in buying habits have pushed retailers to adapt and improve, resulting in a more dynamic retail marketplace. The leading retailers are perfecting their omnichannel strategies, and strong performances from the dominant brick-and-mortar players leave little doubt that physical stores are not only here to stay, they are critical to a brand's ability to offer shoppers the experience and flexibility they demand.

Highlighting the importance of the physical store, a 2018 study by the International Council of Shopping Centers³ reported that online retailers supported by physical stores draw more traffic, and their customers spend more money – a phenomenon known as the “halo effect.”¹ Even “pure-play” online retailers are finding that bricks and mortar is a necessary and cost-effective vehicle for reaching new customers and strengthening brand identity.

Change will continue to accelerate with the growing impact of the millennial generation. Millennials are just now entering their peak spending years, which bodes well for the future of retail. By 2020, millennials are projected to spend \$1.4 trillion annually, representing 30 percent of total retail sales.⁴ This generation is famously channel-agnostic, and while they continue to prefer to shop in stores, they see the brick-and-mortar store not as a necessity, but as the embodiment of a brand and an experience to be enjoyed.

The profound and rapid changes in retail have also resulted in a form of “Retail Darwinism,” where those retailers that were unwilling or unable to invest in their infrastructure were forced to close stores, while those that adapted have emerged stronger, more competitive, and better able to meet the demands of the modern shopper. The ultimate winner is the consumer, now enjoying infinite options, more convenience, and fewer pain points.

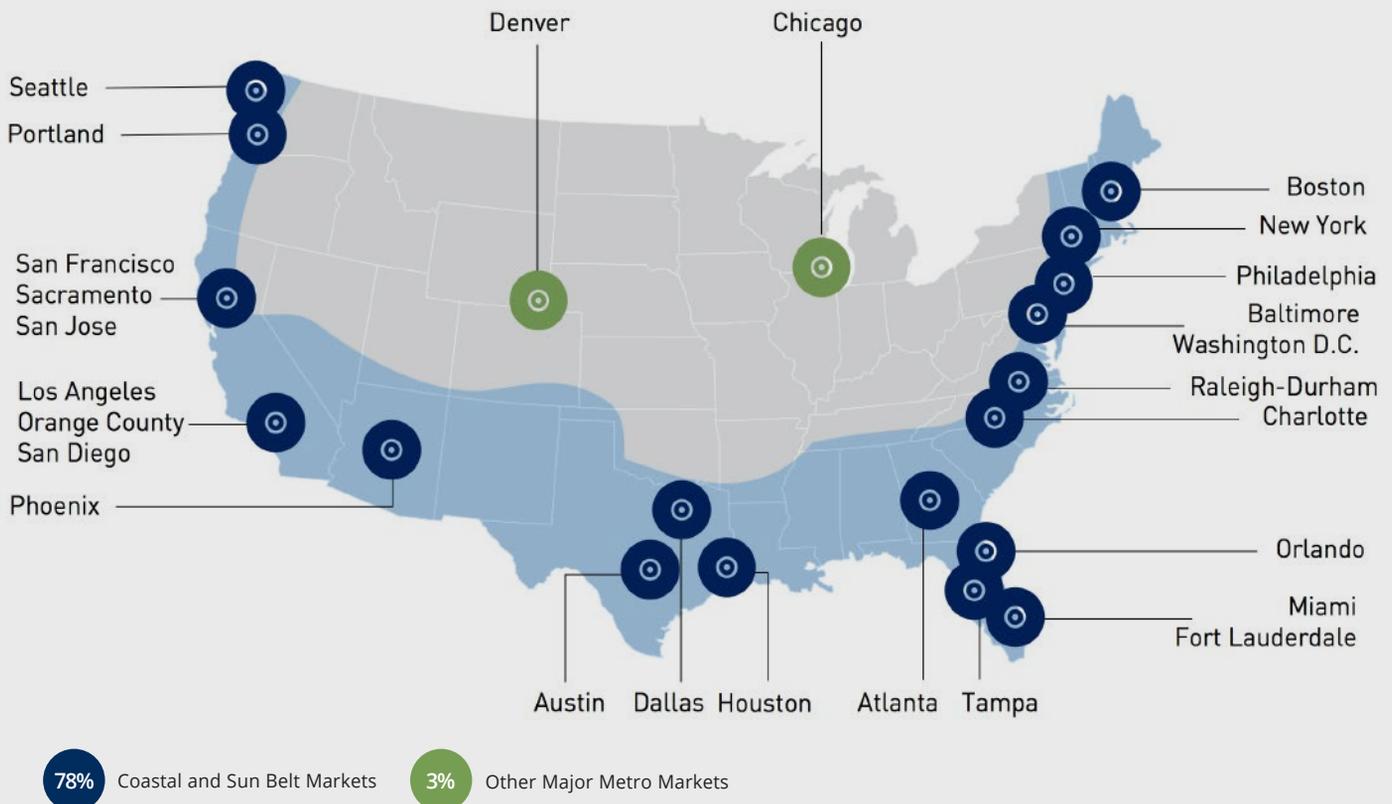
Quality is Key

Our transformed portfolio of open-air shopping centers is strategically concentrated in high-demand markets with better demographics, significant projected population growth, and high barriers to entry.

Although the physical store remains a key component of a successful retail strategy, brands have become smarter and more selective about their locations. The best locations are seeing no shortage of demand. Our transformed portfolio of open-air shopping centers is strategically concentrated in high-demand markets with better demographics, significant projected population growth, and high barriers to entry. As of December 31, 2018, 81 percent of our pro rata annualized base rent (ABR) is derived from major metropolitan-area U.S. markets that have a combined projected population growth of 6.3 million over the next five years.

The superior quality of our real estate and the diversity of our tenant base (only 13 tenants individually represent more than one percent of our total pro rata ABR) are evidenced by the minimal impact that 2018's retailer closings had on our portfolio. For example, we were able to re-lease 80 percent of our Toys 'R' Us locations in just six short months, bringing in thriving retailers that will enhance the overall value and experience at those centers. Our exposure to Sears/Kmart is limited to just 13 locations representing 60 basis points of total pro rata ABR, and the average base rent on those leases is significantly below market, making the potential recapture of those spaces an attractive opportunity for which we are well prepared.

81% OF PRO RATA ABR COMES FROM OUR TOP MAJOR METRO MARKETS





Dania Pointe, Dania Beach, FL
Metro Area: Miami-Fort Lauderdale-West Palm Beach (FL)

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Turning Renderings into Reality

Since we embarked on our 2020 Vision, we have completed 78 redevelopment projects, with a gross investment of \$375 million and a return on investment of 10 percent.

When we embarked on our 2020 Vision, we unveiled a \$1 billion active redevelopment pipeline. Since then, we have completed 78 redevelopment projects, with a gross investment of \$375 million and a blended return on investment of 10 percent. We continue to identify new opportunities for densification and to expand our mixed-use platform, seeking to create 24-hour environments that deliver an appealing mix of convenience, experience, and amenities.

This approach is especially evident in our Signature Series™ portfolio. These projects will begin to contribute meaningfully to Kimco's growth in 2019, when we expect to generate \$16 million to \$18 million of incremental net operating income⁵ as completed projects continue to come online.

Several major milestones in these Signature Series development and redevelopment projects were reached in 2018:

- We completed **Lincoln Square**, a mixed-use infill development in Center City Philadelphia, featuring 322

residential units and 100,000 square feet of fully leased retail, with growing brands including Target and the city's first Sprouts Farmers Market. Residential lease-up has proceeded ahead of schedule, owing to the project's best-in-class amenity package. To cap off the year, Lincoln Square was voted "Philly's Best New Building" by Curbed Philadelphia readers, validating our success in creating a community focal point and preserving a piece of local history with the adaptive reuse of the site's historic train station.

- At **Suburban Square** in Ardmore, Pennsylvania, Life Time Athletic opened, completing the second stage of our redevelopment of that historic Main Line asset. Life Time's 80,000-square-foot, full-service health club opened alongside a new West Elm in the site's former Macy's building. The new club is home to the first Life Time Work location, with 12,000 square feet of high-end, turnkey co-working space. We also began work on Phase III, breaking ground on the new Station Row mixed-use building.

In 2019, we expect to generate \$16 million to \$18 million of incremental net operating income as completed projects continue to come online.

- At **Mill Station** in Baltimore County, Maryland, Costco opened to great fanfare, with Lowe's also having opened in January 2019, and we announced the addition of Giant Foods, bringing the property to approximately 90% leased.
- We reached several milestones at **Dania Pointe**, our 102-acre mixed-use development in Broward County, Florida. Phase I opened 93 percent leased to many thriving retail brands, and we broke ground on Phases II and III, where preleasing is well underway, and the retail component is 55% committed. Phases II and III, set to open in 2020, will also include two Marriott hotels (one of which broke ground in February 2019), 250,000 square feet of office space and 600 residential apartment units, of which 264 are now under construction.
- Construction is on schedule at **The Boulevard** in Staten Island, an approximately 400,000-square-foot redevelopment project. This reimagined shopping center, which is now 92 percent leased, will offer a multi-level retail experience with a main street feel. Retailer openings are expected to begin in the fourth quarter of 2019.
- At **Pentagon Centre** in Arlington, Virginia, we capped off The Witmer, our 26-story, 440-unit residential tower. And major news broke in November 2018 that will have a big impact on the project: Amazon selected Arlington as the site of a new corporate headquarters, choosing a location directly across the street from our mixed-use redevelopment. Timing couldn't be better for the completion of The Witmer, where leasing is expected to begin in the spring of 2019, putting us in prime position to capture the significant additional demand anticipated.

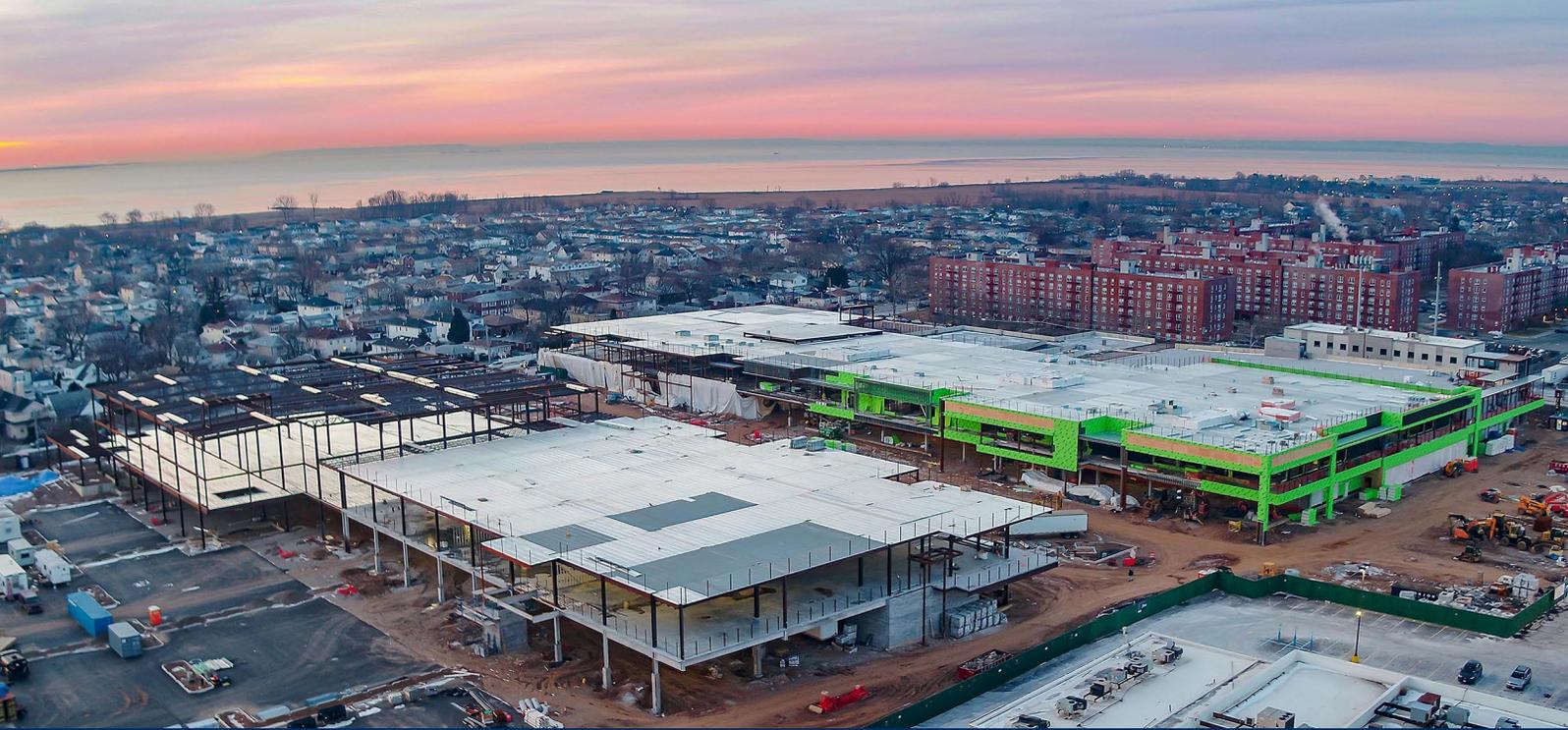
The unique mixed-use and density-add opportunities embedded within our portfolio are an important differentiator for Kimco. We are set to deliver 1,200 residential units by 2020, making us one of only a few REITs with a mixed-use platform that will be a true engine for value creation and cash flow growth.

We are extremely proud of the projects completed to date and are energized by the long runway of opportunities ahead of us. We have identified 29 potential projects, currently in the entitlement and/or master planning phases, encompassing 1.7 million square feet of retail with the potential for over 6,000 residential units.

Pentagon Centre, Pentagon City, VA
Metro Area: Washington-Arlington-Alexandria (DC-VA-MD-WV)

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The Boulevard, Staten Island, NY
Metro Area: New York-Newark-Jersey City (NY-NJ-PA)

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A Strong Balance Sheet

We continue to maintain one of the longest debt maturity profiles in the REIT industry, now at 10.5 years, with no unsecured debt maturing until 2021.

The strength and security of our balance sheet are central to our strategy. Our strong balance sheet and liquidity position are evidenced by the reaffirmation of our investment grade unsecured debt ratings (Baa1/BBB+/BBB+) by all three major agencies in 2018. We continue to maintain one of the longest consolidated debt maturity profiles in the REIT industry, now at 10.5 years, with no unsecured debt maturing until 2021. Thanks to our sizeable unencumbered asset pool, in which over 75 percent of our assets are debt free, we have just \$105 million of consolidated mortgage debt maturing through 2020. We've also managed interest rate risk, with our exposure to floating rates limited to just three percent of our total consolidated debt.

Additional capital activities we undertook in 2018 included:

- The redemption of \$300 million of 6.875 percent senior notes due October 2019 and the repurchase of \$15.1 million of 3.2 percent senior notes due May 2021; and
- The repayment \$204.8 million of consolidated mortgage debt with a weighted average interest rate of 4.11 percent.

Our \$2.25 billion unsecured revolving credit facility affords us significant liquidity for opportunistic funding requirements. And as our redevelopment and development projects continue to come online and contribute meaningfully to EBITDA in 2019 and beyond, our debt coverage metrics will continue to improve.

It Starts with Culture

The quality of our team reflects Kimco's culture of entrepreneurial spirit, empowerment, accountability, collaboration, and a genuine caring for our associates.

We say it every year, but it never ceases to be true – our results are only possible because of the efforts of our committed associates. The quality of our team reflects Kimco's culture of entrepreneurial spirit, empowerment, accountability, collaboration, and a genuine caring for our associates. These values are also manifested in our sustainability initiatives, employee programs, and diversity practices which saw several highlights in 2018:

- Leading our peer group in both GRESB's Public Disclosure Score and its Real Estate Assessment Score, and earning GRESB's "Green Star" designation for the fifth consecutive year. We also received the designation of Green Lease Leader at the highest "Gold" level from the Better Buildings Alliance, and we were named to the 2018 Dow Jones Sustainability North America Index for the fourth consecutive year, where we remain the sole retail property owner listed.
- Awarding \$200,000 in scholarship funds over two years to the dependents of our associates.

- Supporting our associates' philanthropic efforts with the launch of YourCause, matching employees' direct charitable donations to qualified 501(c)(3) charities and providing avenues for volunteerism.
- Receiving certification as a "Great Place to Work," a designation based upon anonymous employee feedback on our culture, employee programs, and engagement.

Finally, in 2018, we were thrilled to announce the addition of Valerie Richardson to our Board of Directors. As Vice President of Real Estate for The Container Store, Inc. and Chairman of the International Council of Shopping Centers, Valerie's 35-plus years of retail real estate experience brings a unique insight and perspective that will be invaluable as we position our portfolio for the future. We also take pride in the diversity of our Board, now 30 percent female (3 out of 10), exceeding the average S&P 500 company (24 percent).





Mill Station, Owings Mills, MD
 Metro Area: Baltimore-Columbia-Towson (MD)



Suburban Square, Ardmore, PA
 Metro Area: Philadelphia-Camden-Wilmington (PA-NJ-DE-MD)

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Looking Ahead – A Return to Growth

Our focus on placemaking and reinvesting in our assets to create live/work/play environments is the clear path forward.

As we move ahead, 2019 will be another defining year for Kimco. We are excited, invigorated, and prepared. Our focus on placemaking and reinvesting in our assets to create live/work/play environments is the clear path forward. With all the necessary components for value

creation in place – the right team, a portfolio that is primed to deliver sustained internal growth, and a balance sheet that offers financial strength – we’re ready to build on past success and drive increased cash flow and value going forward.

Milton Cooper
 Executive Chairman

Conor C. Flynn
 Chief Executive Officer

Ross Cooper
 President &
 Chief Investment Officer

Glenn G. Cohen
 Executive Vice President,
 Chief Financial Officer &
 Treasurer

David Jamieson
 Executive Vice President &
 Chief Operating Officer

Reconciliation of Net Income Available to the Company's Common Shareholders to Same Property NOI

(in thousands)

	Year Ended December 31,	
	2018	2017
Net income available to the Company's common shareholders	\$ 439,604	\$ 372,461
Adjustments:		
Management and other fee income	(15,159)	(17,049)
General and administrative	87,797	91,690
Impairment charges	79,207	67,331
Depreciation and amortization	310,380	360,811
Gain on sale of operating properties/change in control of interests	(229,840)	(93,538)
Interest and other expense, net	183,060	191,150
Provision/(benefit) for income taxes, net	1,600	(880)
Gain on change in control of joint venture interests	-	(71,160)
Equity in income of other real estate investments, net	(29,100)	(67,001)
Net (loss)/income attributable to noncontrolling interests	668	13,596
Preferred stock redemption charges	-	7,014
Preferred dividends	58,191	46,600
Non same property net operating income	(118,690)	(169,513)
Non-operational expense from joint ventures, net	60,417	72,970
Same Property NOI	\$ 828,135	\$ 804,482

Endnotes

¹ see page 9: Reconciliation of Net Income Available to the Company's Common Shareholders to Same Property NOI.

² Pro Rata

³ <https://www.icsc.org/news-and-views/sct-magazine/the-halo->

⁴ <https://www.accenture.com/us-en/insight-outlook-who-are-millennial-shoppers-what-do-they-really-want-retail>

⁵ We provide our expectations for incremental net operating income related to our Signature Series™ projects on a forward-looking basis and a reconciliation of the non-GAAP financial measure and the most directly comparable GAAP financial measure (net income available to the Company's common shareholders) is not available without unreasonable effort due to the high variability, complexity and low visibility of the items that would be excluded from the GAAP financial measure in the relevant future period, such as the impact in the timing of leases executed, the commencement of rental revenues and project construction. The variability of the excluded items may have a significant, and potentially unpredictable, impact on our future GAAP results.



FORM 10-K

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM 10-K**

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934
For the fiscal year ended December 31, 2018
OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934
For the transition period from _____ to _____

**Commission file number 1-10899
Kimco Realty Corporation**

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

13-2744380
(I.R.S. Employer Identification No.)

3333 New Hyde Park Road, New Hyde Park, NY 11042-0020
(Address of principal executive offices) (Zip Code)
(516) 869-9000

(Registrant's telephone number, including area code)
Securities registered pursuant to Section 12(b) of the Act:

<u>Title of each class</u>	<u>Name of each exchange on which registered</u>
Common Stock, par value \$.01 per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 6.000% Class I Cumulative Redeemable Preferred Stock, \$1.00 par value per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.500% Class J Cumulative Redeemable Preferred Stock, \$1.00 par value per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.625% Class K Cumulative Redeemable Preferred Stock, \$1.00 par value per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.125% Class L Cumulative Redeemable Preferred Stock, \$1.00 par value per share.	New York Stock Exchange
Depository Shares, each representing one-thousandth of a share of 5.250% Class M Cumulative Redeemable Preferred Stock, \$1.00 par value per share.	New York Stock Exchange

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

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

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

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

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

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

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

Large accelerated filer Accelerated filer Emerging growth company
Non-accelerated filer Smaller reporting company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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

The aggregate market value of the voting and non-voting common equity held by non-affiliates of the registrant was approximately \$7.0 billion based upon the closing price on the New York Stock Exchange for such equity on June 30, 2018.

(APPLICABLE ONLY TO CORPORATE REGISTRANTS)

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

As of February 6, 2019, the registrant had 421,385,972 shares of common stock outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant's definitive proxy statement to be filed with respect to the Annual Meeting of Stockholders expected to be held on April 30, 2019.

Index to Exhibits begins on page 43.

Shareholder Information

Counsel

Latham & Watkins LLP
Washington, DC

Auditors

PricewaterhouseCoopers LLP
New York, NY

Registrar and Transfer Agent

EQ Shareowner Services
P.O. Box 64874
St. Paul, MN 55164-0854
1-866-557-8695
Website: www.shareowneronline.com

Stock Listings

NYSE—Symbols
KIM, KIMprI
KIMprJ, KIMprK,
KIMprL, KIMprM



Investor Relations

A copy of the Company's Annual Report to the U.S. Securities and Exchange Commission on Form 10-K may be obtained at no cost to stockholders by writing to:

David F. Bujnicki
Senior Vice President,
Investor Relations & Strategy
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042
1-866-831-4297
E-mail: ir@kimcorealty.com

Annual Meeting of Stockholders

Stockholders of Kimco Realty Corporation are cordially invited to attend the Annual Meeting of Stockholders scheduled to be held at 10:00 am on April 30, 2019, at Grand Hyatt New York
109 E 42nd Street
New York, NY 10017.

Annual Report to Stockholders

Our Annual Report on Form 10-K filed with the Securities and Exchange Commission (SEC) is included in this 2018 Annual Report and forms our annual report to security holders within the meaning of SEC rules.

Dividend Reinvestment and Common Stock Purchase Plan

The Company's Dividend Reinvestment and Common Stock Purchase Plan provides stockholders with an opportunity to conveniently and economically acquire Kimco common stock. Stockholders may have their dividends automatically directed to our transfer agent to purchase common shares without paying any brokerage commissions. Requests for booklets describing the Plan, enrollment forms and any correspondence or questions regarding the Plan should be directed to:

EQ Shareowner Services

P.O. Box 64874
St. Paul, MN 55164-0854
1-866-557-8695

Holders of Record

Holders of record of the Company's common stock, par value \$.01 per share, totaled 2,115 as of March 5, 2019.

Offices

Executive Offices

3333 New Hyde Park Road
New Hyde Park, NY 11042
516-869-9000
www.kimcorealty.com

Regional Offices

Mesa, AZ 480-461-0050	Vista, CA 760-727-1002	Atlanta, GA 704-362-6132	Portland, OR 503-574-3329
Daly City, CA 650-301-3000	Aurora, CO 720-870-1210	Newton, MA 617-933-2820	Ardmore, PA 610-896-7560
Los Angeles, CA 310-284-6000	Hollywood, FL 954-923-8444	Timonium, MD 410-684-2000	Forth Worth, TX 214-720-0559
Tustin, CA 949-252-3880	Orlando, FL 407-302-4400	Charlotte, NC 704-367-0131	Houston, TX 832-242-6913
	Tampa, FL 727-536-3287	New York, NY 212-972-7456	Bellevue, WA 425-373-3500

Corporate Directory

Board of Directors

Milton Cooper
Executive Chairman
Kimco Realty Corporation

Philip E. Coviello ^{(1)(v)(2)(3)}
Partner *
Latham & Watkins LLP

Richard G. Dooley ^{(1)(2)(3)(v)}
Lead Independent Director
Kimco Realty Corporation
Executive Vice President
& Chief Investment Officer *
Massachusetts Mutual Life
Insurance Company

Joe Grills ^{(1)(2)(v)(3)}
Chief Investment Officer *
IBM Retirement Funds

Conor C. Flynn
Chief Executive Officer
Kimco Realty Corporation

Frank Lourenso ⁽¹⁾⁽²⁾⁽³⁾
Executive Vice President *
JPMorgan Chase & Co.

Colombe M. Nicholas ⁽²⁾⁽³⁾
Consultant *
Financo Global Consulting

Mary Hogan Preusse ⁽¹⁾⁽²⁾⁽³⁾
Managing Director and
Co-Head of Americas
Real Estate *
APG Asset Management US Inc.

Valerie Richardson ⁽¹⁾⁽²⁾⁽³⁾
Vice President
Real Estate
The Container Store, Inc.

Richard B. Saltzman ⁽²⁾⁽³⁾
Former Chief Executive Officer
& President
Colony Capital, Inc.

* Retired
(1) Audit Committee
(2) Executive Compensation
Committee
(3) Nominating and Corporate
Governance Committee
(v) Chairman

Executive and Senior Management

Milton Cooper
Executive Chairman

Conor C. Flynn
Chief Executive Officer

Ross Cooper
President &
Chief Investment Officer

Glenn G. Cohen
Executive Vice President,
Chief Financial Officer & Treasurer

David Jamieson
Executive Vice President &
Chief Operating Officer

Bruce Rubenstein
Executive Vice President,
General Counsel & Secretary

Raymond Edwards
Executive Vice President
Retailer Services

James J. Bruin
Senior Vice President
Portfolio and Risk Management

David F. Bujnicki
Senior Vice President
Investor Relations & Strategy

Geoffrey Glazer
Senior Vice President
National Development

Thomas Taddeo
Senior Vice President &
Chief Information Officer

U.S. Regional Management

Carmen Decker
President
Western Region

Paul D. Puma
President
Southern Region

Wilbur E. Simmons, III
President
Mid-Atlantic Region

Joshua Weinkranz
President
Northern Region

Corporate Management

Chris Freeman
Senior Vice President
Property Management

Barbara E. Briamonte
Vice President
Legal

David Domb
Vice President
Research

Paul Dooley
Vice President
Real Estate Tax & Insurance

Kenneth Fisher
Vice President &
Chief Technology Officer

Scott Gerber
Vice President
Risk

Brett N. Klein
Vice President
Financial Planning & Analysis

Leah Landro
Vice President
Human Resources

Julio Ramon
Vice President
Property Finance

Kathleen Thayer
Vice President
Corporate Accounting

Harvey G. Weinreb
Vice President
Tax

Paul Westbrook
Vice President &
Chief Accounting Officer



more than shopping
EVERYDAY LIVING™