

Kimco Realty Corporation (KIM)

Real Estate / REIT - Retail · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$22.91 2026-10-16	MARKET CAP \$15.4B VOLUME 6.2M	52-WK HIGH \$26.65 52-WK LOW \$19.76	TRAILING PE 25.7 P/S 7.03	GROSS MARGIN 54.8% NET MARGIN 27.7%	ROE 6% ROIC 4%	PIOTROSKI 7/9 ALTMAN Z 1.3	1-YR RETURN +7.4% 5-YR RETURN +66.1%
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Kimco Realty Corporation (NYSE:KIM), headquartered in Jericho, N.Y., operates as a real estate investment trust (REIT). It stands as one of North America's preeminent publicly traded entities dedicated to the ownership and operation of open-air, grocery-anchored shopping centers and diverse mixed-use developments. With a substantial portfolio reported as of September 30, 2020, Kimco held interests in 400 properties across the U.S. These holdings collectively encompass 70 million square feet of gross leasable area, predominantly situated within America's top metropolitan markets. Having traded publicly on the New York Stock Exchange since 1991 and recognized as a constituent of the S&P 500 Index, the company boasts over six decades of expertise. This extensive experience spans the acquisition, development, and ongoing management of shopping centers.

SECTOR Real Estate INDUSTRY REIT - Retail EXCHANGE NYSE MARKET CAP \$15.4B EMPLOYEES 710 (SEC-filed) CEO Conor C. Flynn IPO 1991-11-22
COUNTRY US
500 North Broadway, Jericho, NY 11753-2128 · Tel 516-869-7235 · kimcorealty.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

53 / 100

Street mean **\$25.33** (6 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

COMP-PLAN ACTIVITY ONLY

exercises and tax withholding only

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
53
OF 100

Score Breakdown

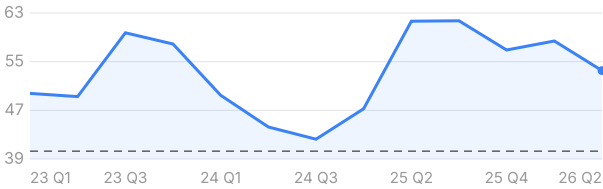
Profitability	68/100
Growth	50/100
Momentum	79/100
Quality	79/100
Earnings Quality	69/100
Balance Sheet	48/100
Value	60/100
Risk (safety)	30/100
Overall	53.5/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
REG	53
FRT	60
BRX	57
ADC	58
NNN	45
MAC	32
KIM	53

IS Score Trend — quarterly



13 quarters, 23 Q1 to 26 Q2. Peak 62 in 25 Q3, latest 53 — -8 since. Fell in 2 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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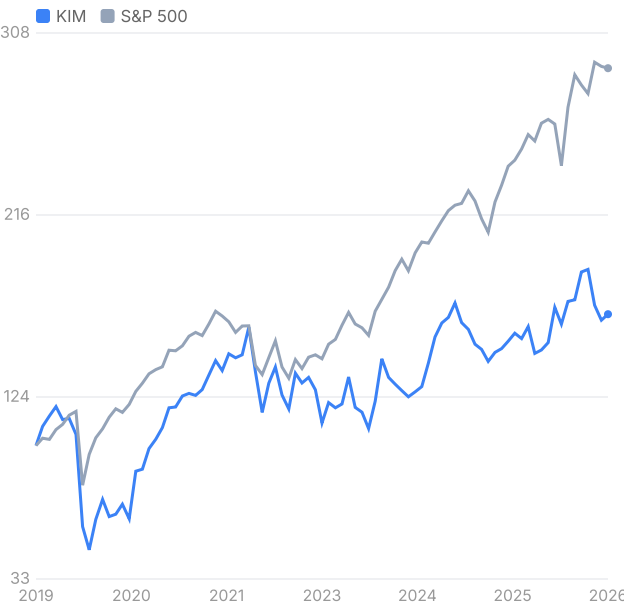
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · KIM +7.4% · S&P 500 +15.9% · spread -8.5pp



7 Years vs S&P 500 · KIM +66.1% · S&P 500 +189.9% · spread -123.7pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

53 / 100

IS Score 53.5 / 100 · -8.3 from peak of 62

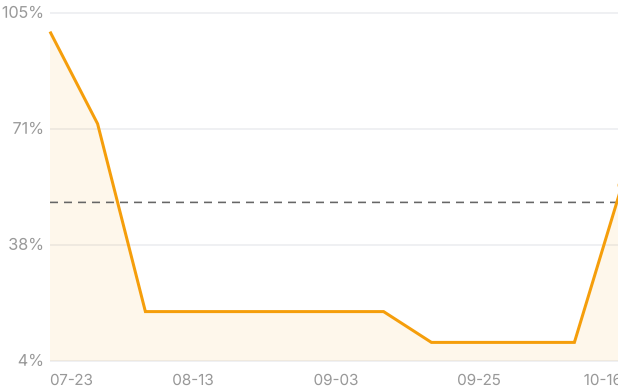


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 66 / 100 · Power +31 · 16 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 53 and price structure at 66 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 53.5	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 62 → 57 → 58 → 53	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 699 → now 699	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

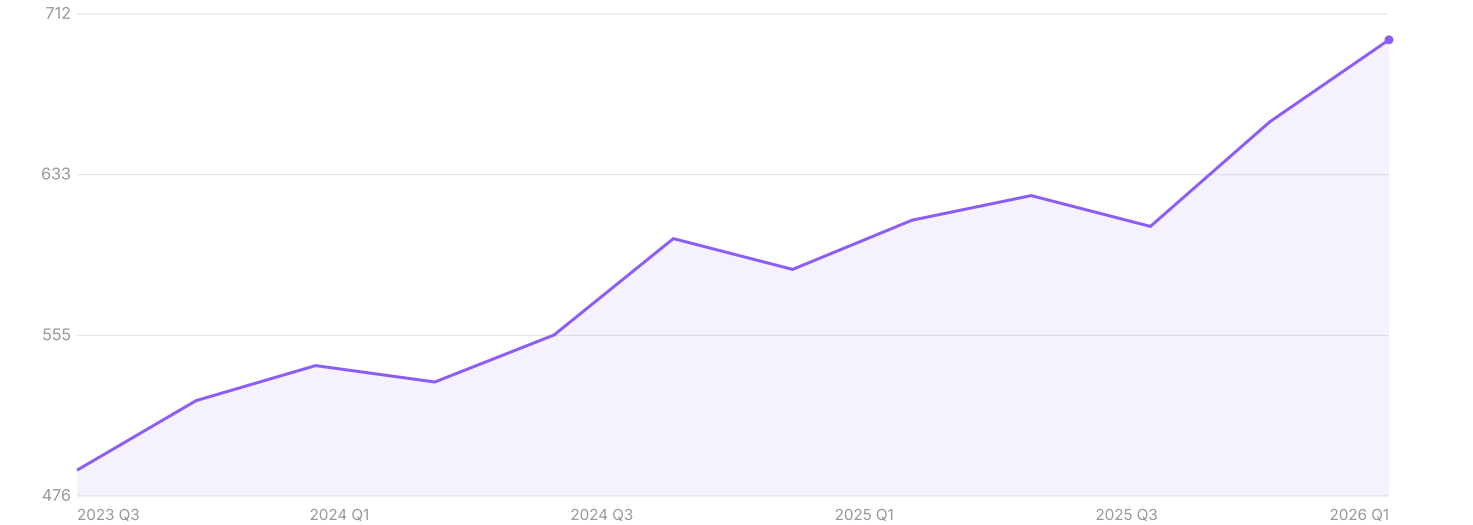
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-09-04	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 892 up / 711 down net +181 funds	INSTITUTIONS ADDED (13F) 40 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 699 · latest 699 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	699	678.7M	\$15.6B	101.1%	ex - outlier 89.9%
2026 Q1	659	655.2M	\$13.3B	97.6%	
2025 Q4	608	647.5M	\$11.9B	96.4%	
2025 Q3	623	643.4M	\$12.9B	95.8%	
2025 Q2	611	639.5M	\$12.4B	95.2%	
2025 Q1	587	640.5M	\$12.7B	95.4%	
2024 Q4	602	629.1M	\$13.7B	93.7%	
2024 Q3	555	630.8M	\$13.6B	93.9%	
2024 Q2	532	625.9M	\$12.0B	93.2%	
2024 Q1	540	624.9M	\$12.1B	93.0%	
2023 Q4	523	600.2M	\$12.7B	89.4%	
2023 Q3	489	580.6M	\$10.1B	86.5%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 101.07%. Institutions cannot hold more of a company than exists. The reported 678.7M shares exceed the 671.5M outstanding, and a single filer accounts for the excess: BlackRock, Inc. reports 74,783,636 shares against 73,672,463 the prior quarter, a 1x jump, which alone would be 11.1% of the company. Excluding that filing, ownership is 89.9%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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8 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-04	2026-10-09
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-01-29	2026-02-10
Ro Khanna	House	BUY	\$1,001 - \$15,000	2023-11-03	2023-12-06
HOUSE 12-MO 2 trades 1 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

9 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 659		13F SHARES 655M 97.6% of shares out		NEW / CLOSED 106 / 45 positions, QoQ
PUT/CALL (13F) 0.80 option positions		FREE FLOAT 97.5% 654M sh		INCREASED / REDUCED 278 / 169 positions, QoQ

2.8 · Largest Reporting 13F Managers

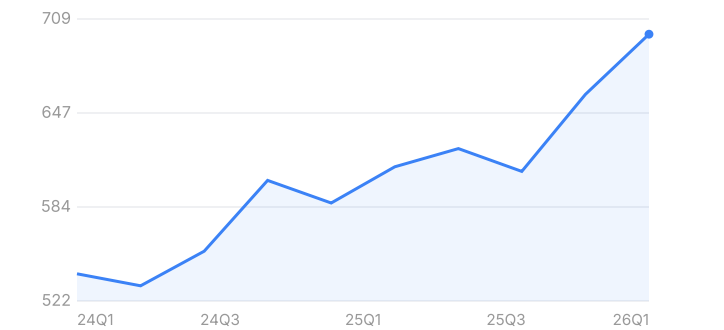
MANAGER	SHARES	VALUE
Douglas Lane & Associates, Llc	653,389	\$15M
Fjarde Ap - Fonden /Fourth Swedish N	365,311	\$8M
Ifm Investors Pty Ltd	288,096	\$6M
Boston Common Asset Management, LI	225,340	\$5M
Czech National Bank	192,734	\$4M
Schaper Benz & Wise Investment Cou	183,294	\$4M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

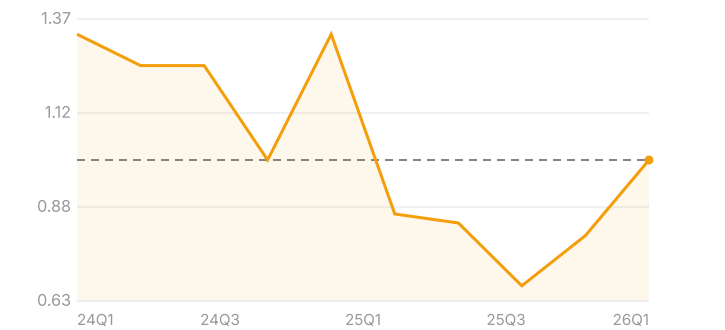
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSLX	0.8%	\$567M
VGSNX	0.8%	\$567M
VNQ	0.8%	\$567M
VITSX	0.0%	\$476M
VTSAX	0.0%	\$476M
VTI	0.0%	\$476M

13F Filers Holding KIM — quarterly



Institutional Put/Call — quarterly



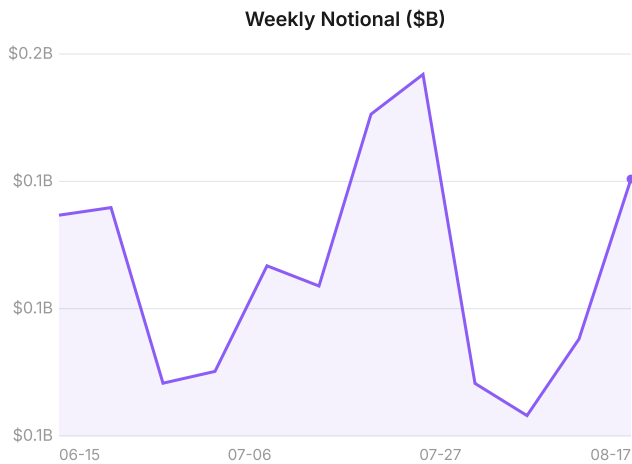
10 SHORT VOLUME — DAILY, 60 SESSIONS				EDGE · live FINRA feed
LATEST SESSION 67.7% 2026-10-15		20-DAY AVG 62.2% 50-day 57.2%		TREND Rising 20d vs 50d
				BY MARKET CENTER Q: 68% · N: 67% · B: 66% latest session

Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

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11 DARK POOL ACTIVITY

EDGE · live ATS data

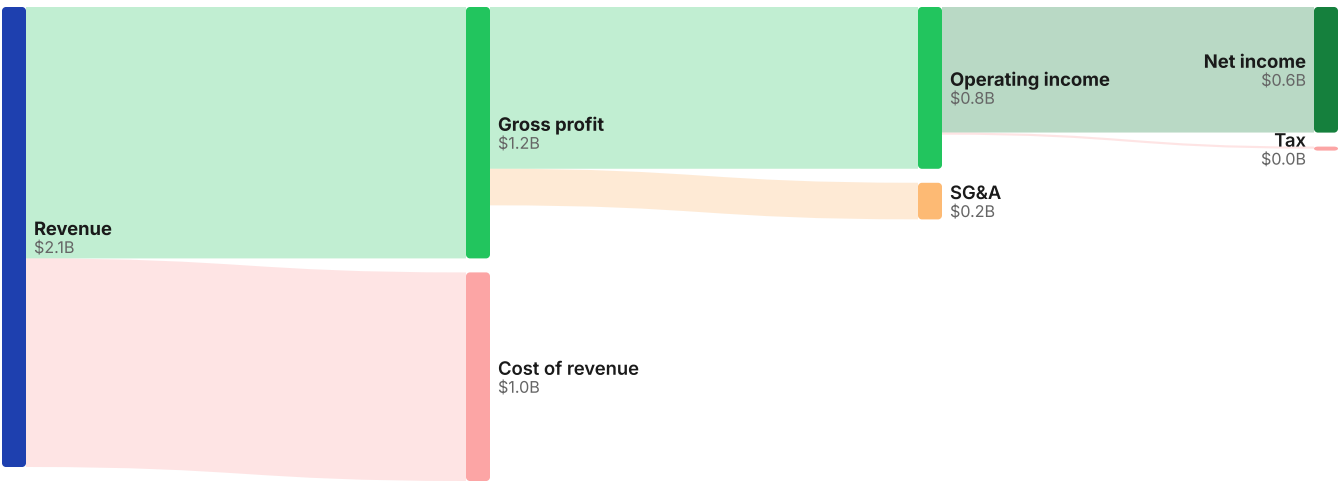


Where KIM Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	4.9M	91 sh
Ubsa Ubs Ats	3.1M	93 sh
Mstx Ms Trajectory Cross (Ats - 1)	2.8M	114 sh
Ebxl Level Ats	2.7M	39 sh
Bids Bids Ats	2.0M	686 sh
Sgmt Sigma X2	1.6M	84 sh

12 REVENUE FLOW — FY2025

live income data



Where a dollar of Kimco Realty Corporation revenue goes. All values FY2025 filings, live. Product segmentation not yet parsed for this symbol — revenue shown unsegmented.

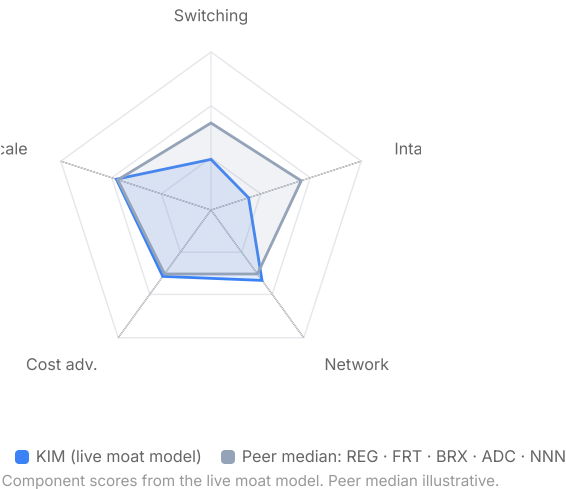
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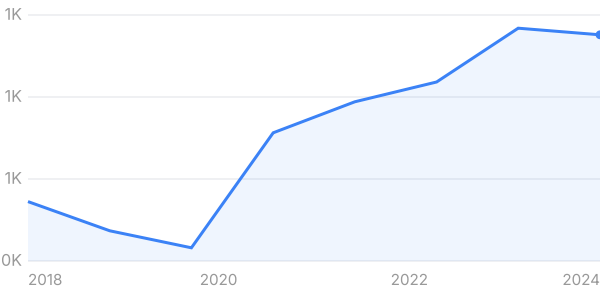
13 MOAT & COMPETITIVE POSITION

LIVE MODEL · 42/100 WEAK

Moat score 42/100 — Weak; primary source Efficient Scale.



3.8 · Employees (SEC filings)



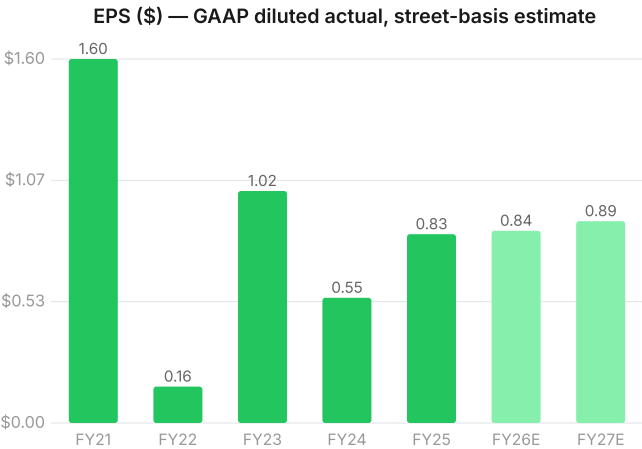
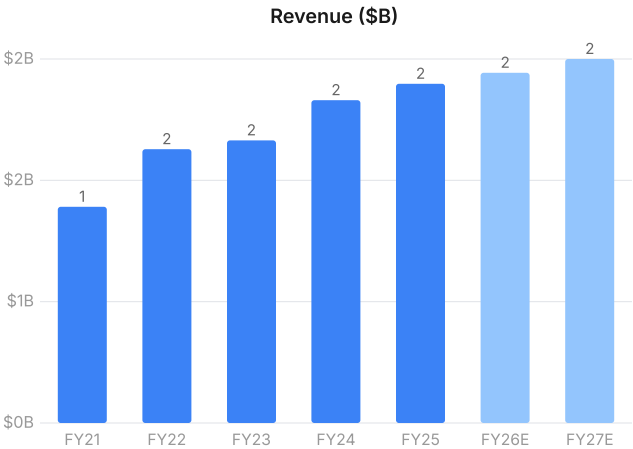
14 CORPORATE INFORMATION — KEY OFFICERS

710 employees

OFFICER	TITLE
Conor C. Flynn	Chief Executive Officer
Ross Cooper	President, Chief Investment Officer & Director
Glenn Gary Cohen	Executive Vice President & Chief Financial Officer
David Jamieson	Executive VP, COO & Director

15 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



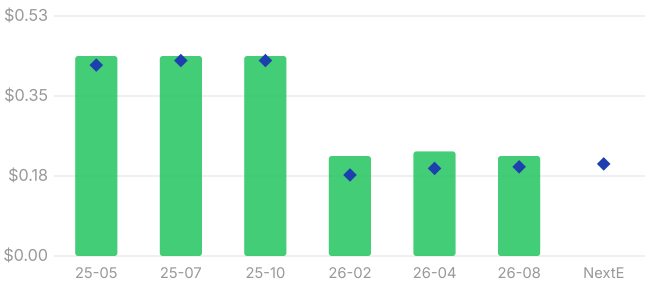
Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

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16 ESTIMATE VS. ACTUAL & SURPRISES

live data

Quarterly EPS — Actual vs. Consensus



BEATS (>2%)
6 of 6
recent quarters

AVG SURPRISE
+10.7%

NEXT REPORT
2026-10-29

INCOME QUALITY
7.23
OCF + net income

17 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

BEAT RATE
—%
0 of 0 quarters

CURRENT STREAK
0
longest 0

AVG EPS SURPRISE
—%
median —%

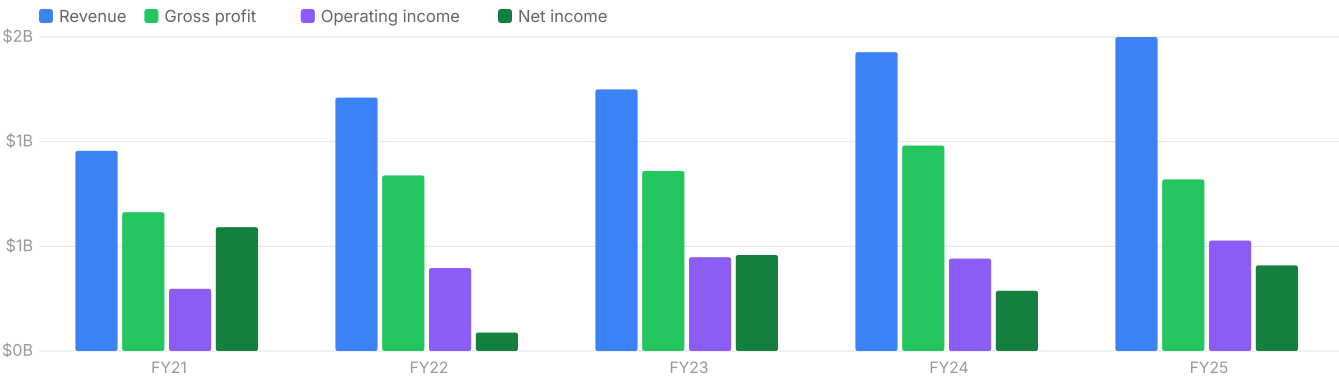
SURPRISE TREND
—
last 4 vs prior 4

PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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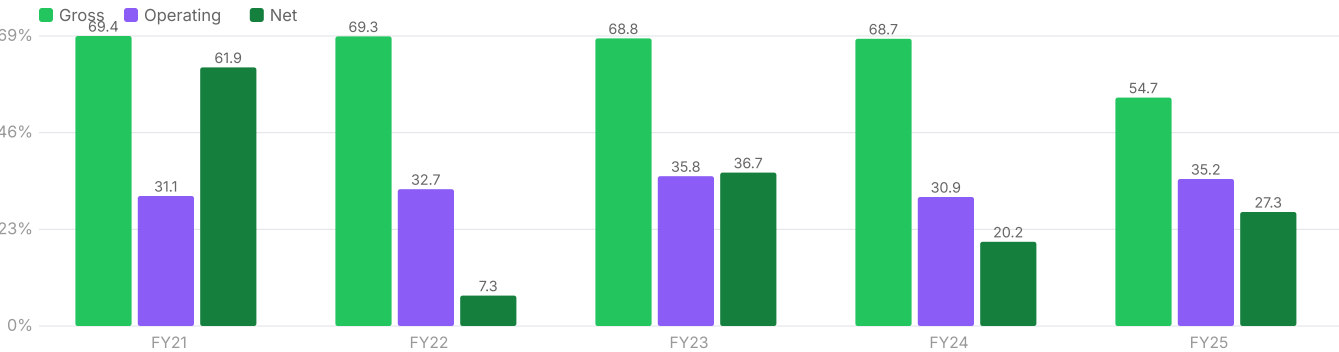
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

INCOME TRENDS — 5 YEAR

live financials



Profit Margins (%)



YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+29.0%	+26.6%	+3.2%	+14.2%	+5.1%
Gross profit	+32.4%	+26.4%	+2.5%	+14.1%	-16.4%
Operating income	+27.6%	+33.3%	+13.0%	-1.5%	+19.6%
Net income	-15.7%	-85.1%	+419.4%	-37.2%	+42.2%

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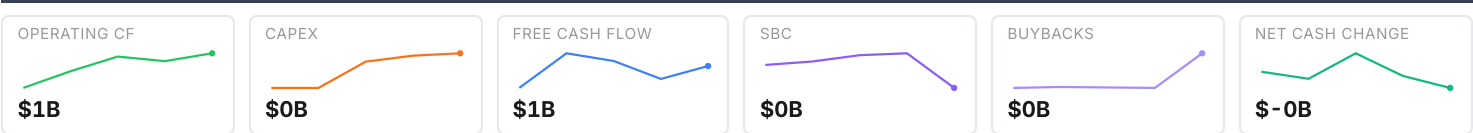
18 INCOME STATEMENT — FULL

live financials

\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1.4	1.7	1.8	2.0	2.1	
Cost of revenue	0.4	0.5	0.6	0.6	1.0	
Gross profit	0.9	1.2	1.2	1.4	1.2	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.1	0.2	
Operating income	0.4	0.6	0.6	0.6	0.8	
EBITDA	1.3	1.1	1.4	1.3	1.6	
D&A	0.4	0.5	0.5	0.6	0.6	
Pretax income	0.9	0.2	0.7	0.4	0.6	
Income tax	0.0	0.1	0.1	0.0	0.0	
Net income	0.8	0.1	0.7	0.4	0.6	
Diluted EPS (\$)	1.60	0.16	1.02	0.55	0.83	
Diluted shares (M)	511	618	618	672	674	

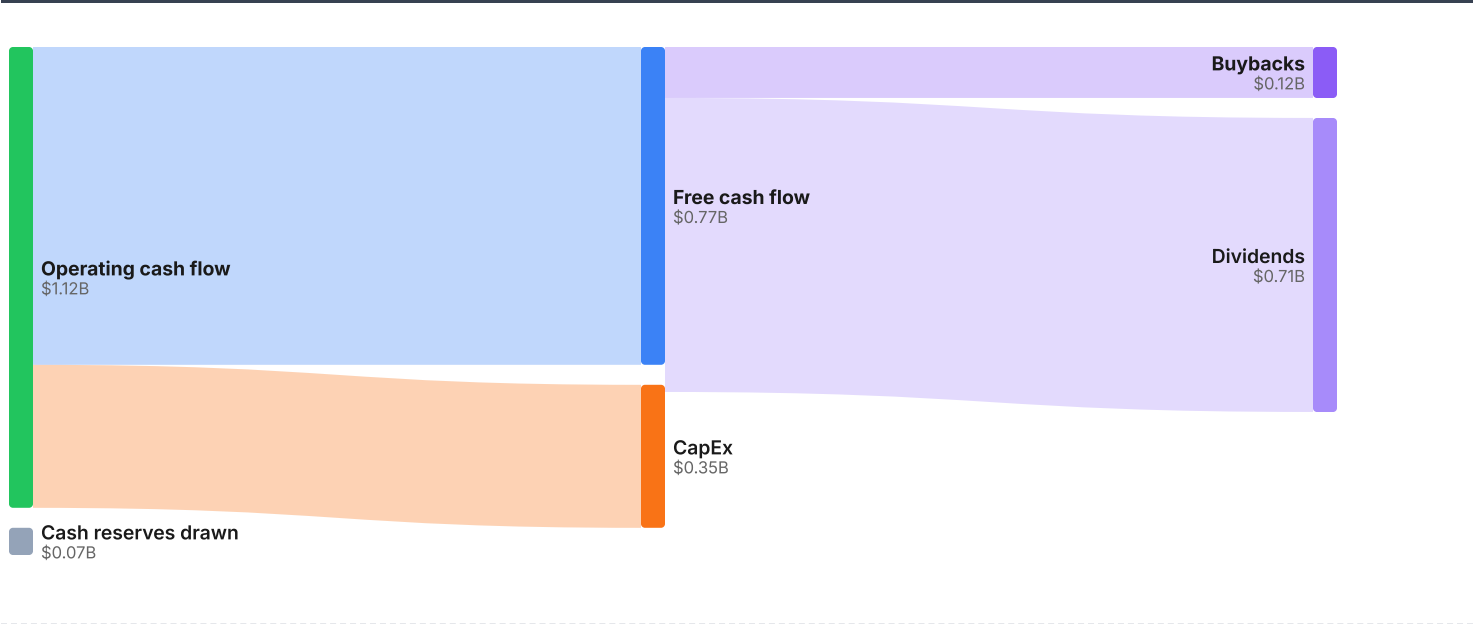
CASH FLOW TRENDS

live data



WHERE THE CASH WENT — FY2025

cash Sankey, live data



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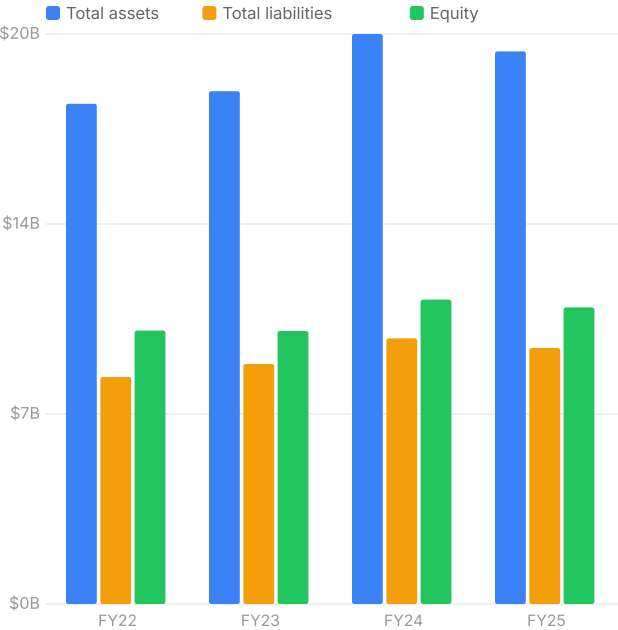
Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.1	0.8	0.7	0.2	
ST investments	0.6	0.3	0.0	0.0	
Receivables (net)	0.3	0.3	0.3	0.8	
Total current assets	1.1	1.4	1.0	1.0	
PP&E (net)	0.1	0.1	0.1	0.1	
Goodwill + intangibles	0.0	0.0	0.4	0.0	
Total assets	17.8	18.3	20.3	19.7	
Accounts payable	0.2	0.2	0.3	0.0	
Short-term debt	0.0	0.0	0.0	0.9	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	0.2	0.2	0.3	0.9	
Long-term debt	7.2	7.6	8.5	7.3	
Total liabilities	8.1	8.5	9.5	9.1	
Shareholders' equity	9.7	9.7	10.8	10.6	

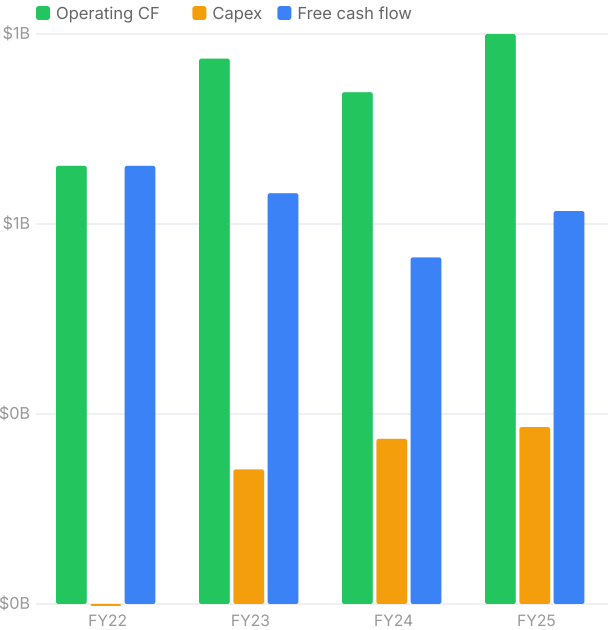
Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.1	0.7	0.4	0.6	
D&A	0.5	0.5	0.6	0.6	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	0.0	0.0	(0.0)	(0.0)	
Operating cash flow	0.9	1.1	1.0	1.1	
Capital expenditures	0.0	(0.3)	(0.3)	(0.3)	
Investing cash flow	(0.1)	(0.1)	(0.3)	(0.4)	
Buybacks	(0.0)	(0.0)	0.0	(0.1)	
Dividends paid	(0.5)	(0.7)	(0.7)	(0.7)	
Debt issuance / (repay)	(0.4)	0.4	(0.1)	(0.3)	
Financing cash flow	(1.0)	(0.3)	(0.8)	(1.2)	
Free cash flow	0.9	0.8	0.7	0.8	

Balance Sheet Structure (\$B)



Cash Generation vs Capex (\$B)



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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19 EXPANDED RATIO ANALYSIS (I)						live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY25	TTM	TREND
PROFITABILITY						
ROE	10.9%	1.3%	6.9%	5.6%	6%	
ROA	5.6%	0.7%	3.6%	2.9%	3.0%	
ROIC	2.6%	2.4%	3.6%	4.0%	4.0%	
Gross margin	69.4%	69.3%	68.8%	54.7%	54.8%	
Operating margin	31.1%	32.7%	35.8%	35.2%	35.8%	
Net margin	61.9%	7.3%	36.7%	27.3%	27.7%	
EBITDA margin	98.5%	61.3%	78.6%	75.8%	71.7%	
FCF margin	45.4%	49.8%	45.3%	38.5%	—	
VALUATION						
P/E	14.99	89.46	18.35	23.39	25.7	
P/B	1.28	1.18	1.26	1.31	1.5	
P/S	9.27	6.52	6.73	6.39	7.03	
P/FCF	20.44	13.09	14.87	16.57	17.9	
EV/EBITDA	13.92	22.93	13.70	14.46	14.9	
EV/Revenue	13.71	10.30	10.44	10.32	10.7	
Earnings yield	6.7%	1.1%	5.5%	4.3%	3.94%	
FCF yield	4.9%	7.6%	6.7%	6.0%	5.58%	
EXPANDED RATIO ANALYSIS (II)						leverage · solvency
RATIO	FY21	FY22	FY23	FY25	TTM	TREND
LEVERAGE & SOLVENCY						
Current ratio	7.98	4.93	6.42	1.08	5.23	
Quick ratio	7.98	4.93	6.42	1.08	5.23	
Debt / equity	0.77	0.76	0.81	0.83	0.85	
Debt / assets	41.2%	40.8%	42.3%	43.9%	43.6%	
Net debt / EBITDA	4.51	8.41	4.87	5.52	5.12	
Interest coverage	4.65	1.20	3.43	2.23	—	

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EXPANDED RATIO ANALYSIS (III)						efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY25	TTM	TREND
EFFICIENCY						
Asset turnover	0.09	0.10	0.10	0.11	0.11	
Receivables turnover	7.54	8.45	7.63	7.05	2.8	
DSO (days)	48	43	48	52	131	
DPO (days)	160	147	139	58	105	
Cash conversion cycle	-112	-104	-91	-6	26	
GROWTH (YoY)						
Revenue growth	29.0%	26.6%	3.2%	9.0%	—	
Net income growth	-15.7%	-85.1%	419.4%	52.0%	—	
EPS growth	-41.0%	-85.1%	417.5%	51.4%	—	
FCF growth	4.9%	39.1%	-6.3%	72.3%	—	
PER SHARE (\$)						
EPS (diluted, TTM)	1.37	0.20	1.06	0.87	0.90	
Book value / share	16.05	15.45	15.41	15.41	15.52	
Revenue / share	2.21	2.81	2.89	3.17	3.26	
FCF / share	1.00	1.40	1.31	1.22	1.28	
Cash / share	2.49	1.21	1.80	0.32	1.04	
SHAREHOLDER RETURN & SCORES						
Buyback yield	0.2%	0.0%	0.1%	0.0%	0.28%	
Altman Z-Score	1.28	1.03	1.16	1.13	1.3	
Piotroski F-Score	4	6	7	5	7/9	
Beneish M-Score	-2.02	-2.50	-2.59	1.23	-2.95	

20 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	7 / 9	Strong		
Altman Z-Score	1.3	Distress (<1.81)	Distress	
Income quality	7.23	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.95	Non-manipulator	vs -2.22 threshold	

21 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		1.10	Revenue stability	0.95
Interest burden		0.58	Earnings stability	0.26
Operating margin		43.5%	Earnings persistence	0.96
Asset turnover		0.11×	Revenue CAGR 3y	7.9%
Financial leverage		1.92×	EPS CAGR 3y	46.3%
= ROE		6%	FCF CAGR 3y	-5.4%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.28%	DIVIDEND YIELD 4.63%	TOTAL SHAREHOLDER RETURN 4.54% cash yield	SBC / REVENUE -0.6% dilution pressure
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22 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



23 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
REG	\$13.4B	20.7	10%	27.9%	+11.2%	7/9	+3.3%
FRT	\$9.2B	21.2	13%	25.5%	+8.1%	8/9	+8.4%
BRX	\$8.5B	19.5	14%	20.8%	+5.8%	7/9	+3.1%
ADC	\$8.3B	36.0	4%	26.6%	+18.2%	5/9	-9.5%
NNN	\$7.9B	20.4	9%	40.1%	+6.5%	6/9	—
MAC	\$6.8B	-35.3	-6%	-10.8%	+1.6%	6/9	—
KRG	\$4.9B	15.2	11%	—	-5.6%	5/9	—
PECO	\$4.9B	33.2	6%	21.8%	+8.1%	8/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

24 ANALYST CONSENSUS & ESTIMATES live consensus

Hold

36 Analysts



MEAN TARGET (QTR) \$25.33 6 targets	TARGET VS. PRICE +10.6% last-quarter mean	NEXT REPORT 2026-10-29 street \$0.20
--	--	---

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$2.21B	\$2.25B / \$2.15B	\$0.84	\$0.85 / \$0.84	7
FY2027	\$2.30B	\$2.38B / \$2.23B	\$0.89	\$0.90 / \$0.87	7
FY2028	\$2.38B	\$2.43B / \$2.34B	\$0.93	\$0.98 / \$0.87	5

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25 STREET TARGETS & THIRD-PARTY RATING

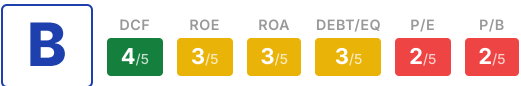
live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$24.50	+6.9%	4
Last Quarter	\$25.33	+10.6%	6
Last Year	\$25.49	+11.3%	23
All Time	\$25.00	+9.1%	53

Rolling mean of published targets vs. last close \$22.91. Aggregated from StreetInsider, Benzinga, Pulse 2.0.

Third-Party Composite Rating



Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

26 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

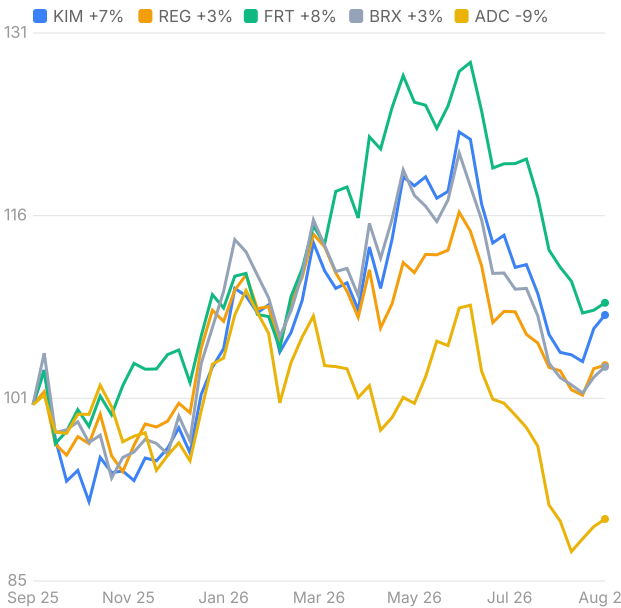
KIM +7.4% vs S&P 500 +15.9% — spread -8.5pp



Sector — XLRE +0.9%



Peer Set — indexed to 100



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$22.33	+0.58	+2.60%	Above
SMA 50	\$23.14	-0.23	-0.99%	Below
SMA 200	\$23.33	-0.42	-1.80%	Below
EMA 9	\$22.47	+0.44	+1.96%	Above
EMA 21	\$22.52	+0.39	+1.73%	Above
EMA 50	\$23.08	-0.17	-0.74%	Below
EMA 200	\$23.19	-0.28	-1.21%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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27 TECHNICAL POWER SCORE

EDGE · site engine · 66/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +31

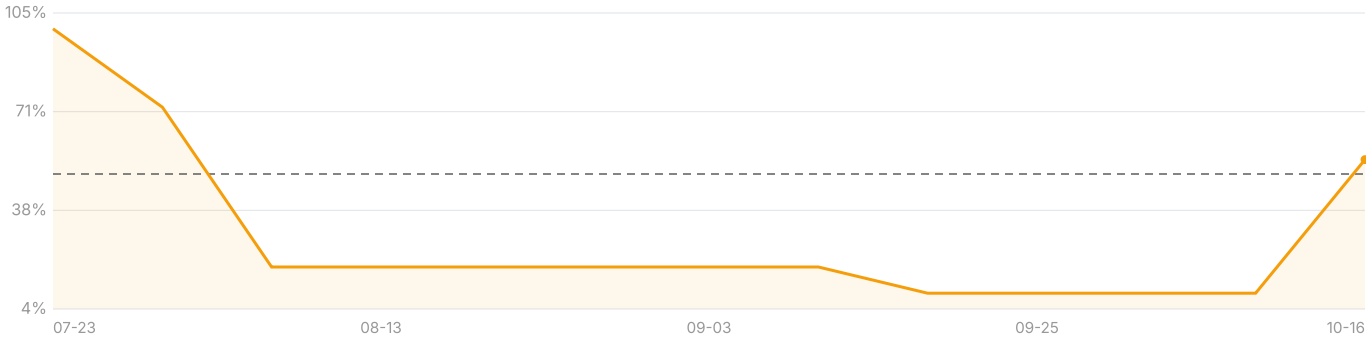
16 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		50
Momentum 25%		82
Volume 20%		88
Volatility 10%		50
Patterns 15%		50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



THIS WEEK

55% bullish
of 11 price-based votes

4 WEEKS AGO

9%
+46 pts since

12 WEEKS AGO

100%
-45 pts since

READ

Improving
week-over-week trajectory

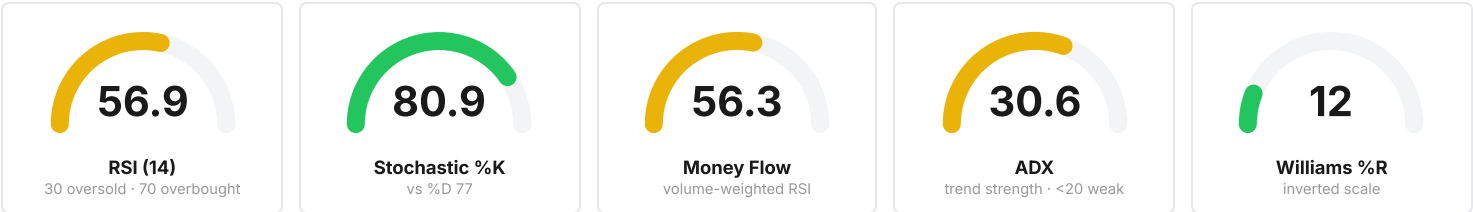
INDICATOR VOTE GRID

16 bull / 6 bear

● Price vs SMA 20	\$22.33	● Price vs SMA 50	\$23.14	● Price vs SMA 200	\$23.33
● EMA 9/21 Cross	22.5/22.5	● SMA 50/200	Death	● ADX Direction	ADX 31
● Supertrend	\$23	● Parabolic SAR	\$22	● SMA Slope	0.020
● RSI	56.9	● Stochastic K/D	81/77	● StochRSI K/D	98/98
● Williams %R	-12	● CCI	221	● TSI vs Signal	-18.1
● CMO	13.7	● ROC	3.01%	● OBV Signal	Accum
● Chaikin MF	0.070	● MFI	56	● Force Index	0M
● Elder Ray Bull	0.55				

INDICATOR GAUGES

site technicals-tab style



28 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$22.71 / \$22.84 / \$23.01	S1 / S2	\$22.54 / \$22.41
Bollinger (20,2)	\$21.86 - \$22.80	Squeeze	ON
52-wk range	\$19.61 - \$26.65	Off 52-wk high	-14.0%
ATR (14)	\$0.34 (1.5%)	Historical vol	12.5%

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29 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+1.6% Jan 50%	-1.5% Feb 45%	-0.6% Mar 52%	+5.1% Apr 45%	-1.9% May 30%	-1.1% Jun 45%	+3.1% Jul 80%	+1.5% Aug 55%	-0.8% Sep 40%	+1.4% Oct 60%	+0.3% Nov 40%	+3.8% Dec 55%
---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Sample: 20 years — treat short histories as suggestive, not statistical.

30 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	KIM	S&P 500
Weekly volatility (σ , 1y)	2.62%	1.83%
Best / worst week (1y)	+5.0% / -5.6%	—
Max drawdown (5y, monthly)	-60.2%	—
1-week VaR (95%)	-3.9%	—
Beta (5y)	0.96	1.00

31 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

KIM EQUITY WEATHER (LIVE)

CLOUDY · -6

Trend

Momentum

Volume

Volatility

Breadth

-44

+33

+40

-30

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed Bearish

SPY / QQQ TSI

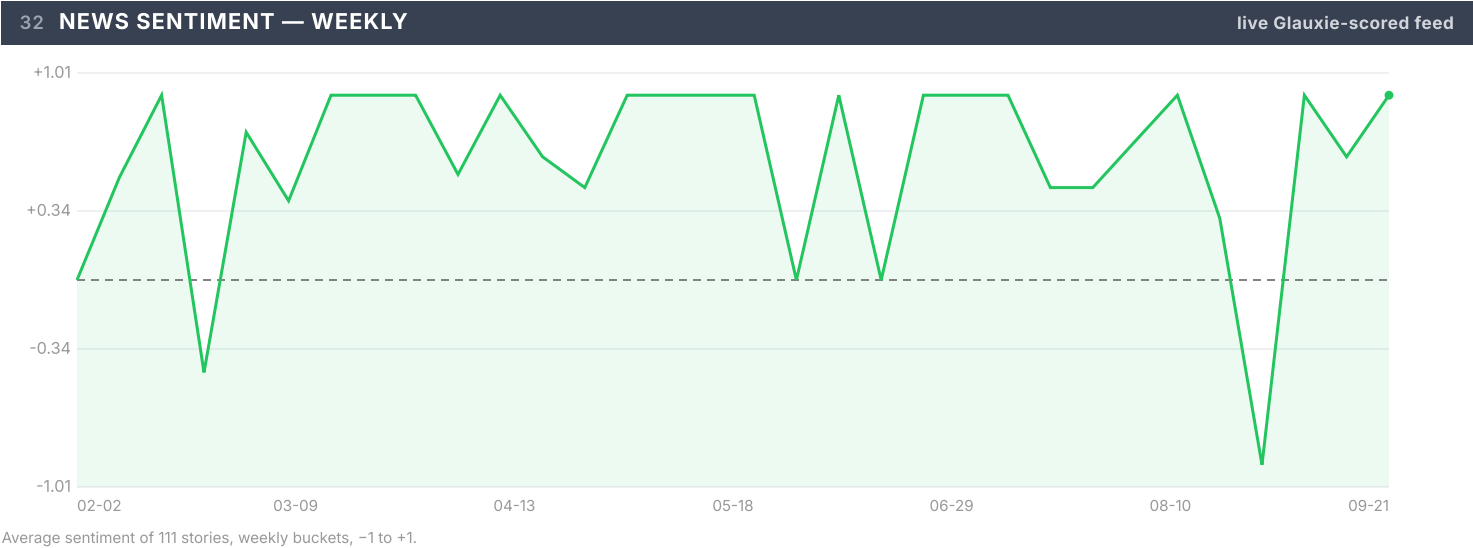
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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33 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -6.5 +19.6 vs industry	TREND -44.0 -3.4 vs industry	MOMENTUM +33.0 +30.3 vs industry	VOLUME +39.7 +65.9 vs industry
---	---	---	---

READING	KIM	REIT - RETAIL N=145	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-6.5	-26.1	-28.0	-20.5
Trend	-44.0	-40.7	-37.3	-21.3
Momentum	+33.0	+2.7	-17.0	-15.8
Volume	+39.7	-26.2	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

34 EXECUTIVE COMPENSATION

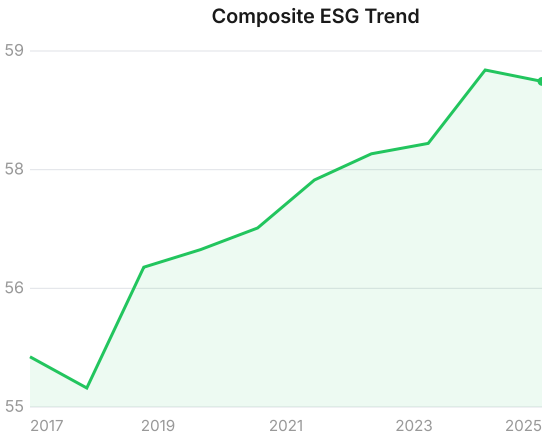
live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Conor C. Flynn Chief Executive Officer	\$11.6M	90% equity+incentive
David Jamieson Executive Vice President and	\$3.9M	82% equity+incentive
Ross Cooper President and Chief Investment O	\$3.8M	81% equity+incentive
Glenn G. Cohen Executive Vice President and	\$3.8M	81% equity+incentive
Milton Cooper Chairman Emeritus	\$0.7M	0% equity+incentive

35 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	59
Social	56
Governance	62
Composite ESG	59



36 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

37 DISCLOSURES

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38 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-11-05 to 2026-08-04	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	113 rows · 1998 to 2026	
Insider transactions (Form 4)	edgar/form4	not present for this symbol	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.