KILROY REALTY

Company Update

September 2018

DISCLAIMER

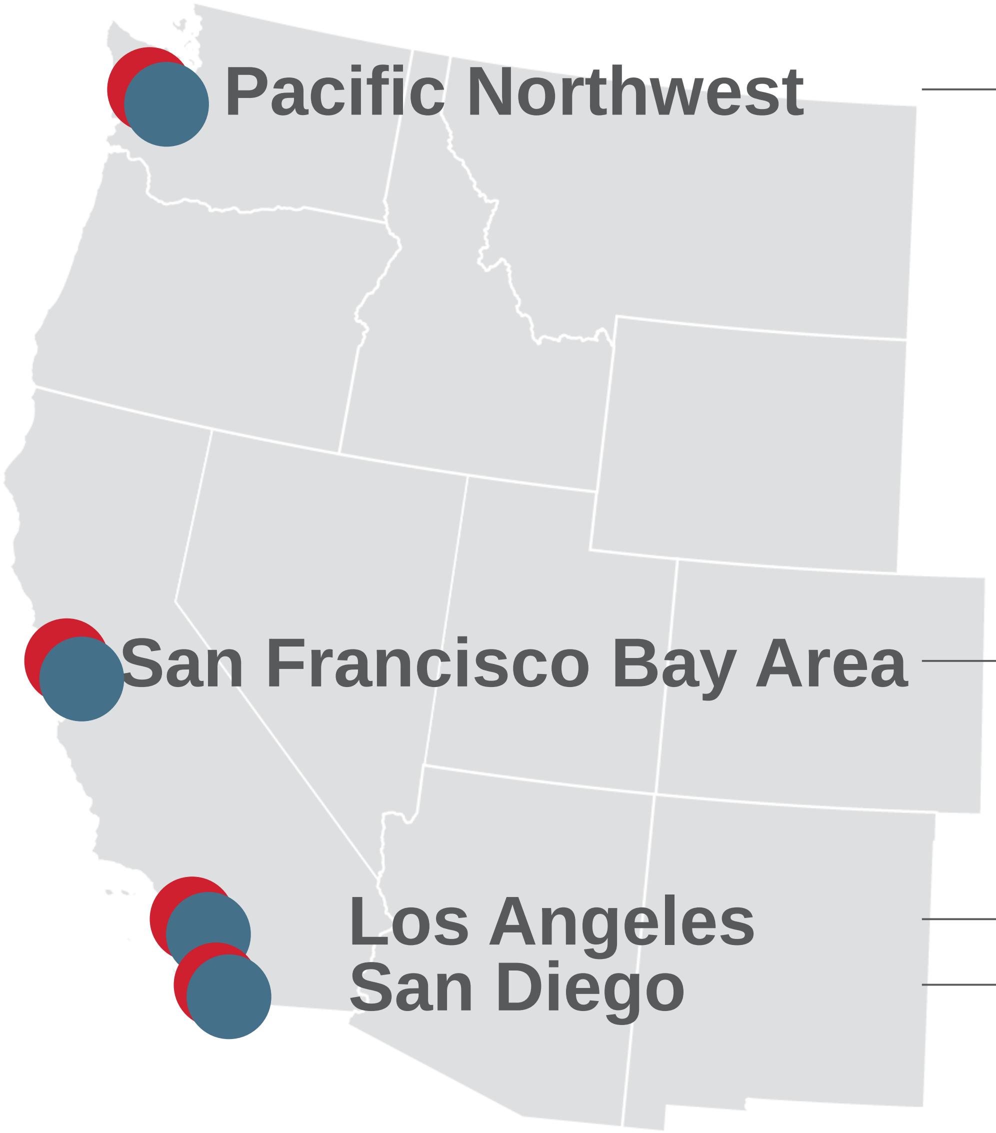
This presentation contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are based on our current expectations, beliefs and assumptions, and are not guarantees of future performance. Forward-looking statements are inherently subject to uncertainties, risks, changes in circumstances, trends and factors that are difficult to predict, many of which are outside of our control. Accordingly, actual performance, results and events may vary materially from those indicated in the forward-looking statements, and you should not rely on the forward-looking statements as predictions of future performance, results or events. Numerous factors could cause actual future performance, results and events to differ materially from those indicated in the forward-looking statements, including, among others: global market and general economic conditions and their effect on our liquidity and financial conditions and those of our tenants; adverse economic or real estate conditions generally, and specifically, in the States of California and Washington; risks associated with our investment in real estate assets, which are illiquid, and with trends in the real estate industry; defaults on or non-renewal of leases by tenants; any significant downturn in tenants' businesses; our ability to re-lease property at or above current market rates; costs to comply with government regulations, including environmental remediation; the availability of cash for distribution and debt service and exposure to risk of default under debt obligations; increases in interest rates and our ability to manage interest rate exposure;; the availability of financing on attractive terms or at all, which may adversely impact our future interest expense and our ability to pursue development, redevelopment and acquisition opportunities and refinance existing debt; a decline in real estate asset valuations, which may limit our ability to dispose of assets at attractive prices or obtain or maintain debt financing, and which may result in write-offs or impairment charges; significant competition, which may decrease the occupancy and rental rates of properties; potential losses that may not be covered by insurance; the ability to successfully complete acquisitions and dispositions on announced terms; the ability to successfully operate acquired, developed and redeveloped properties; the ability to successfully complete development and redevelopment projects on schedule and within budgeted amounts; delays or refusals in obtaining all necessary zoning, land use and other required entitlements, governmental permits and authorizations for our development and redevelopment properties; increases in anticipated capital expenditures, tenant improvement and/or leasing costs; defaults on leases for land on which some of our properties are located; adverse changes to, or implementations of, applicable laws, regulations or legislation, as well as business and consumer reactions to such changes; risks associated with joint venture investments, including our lack of sole decision-making authority, our reliance on co-venturers' financial condition and disputes between us and our co-venturers; environmental uncertainties and risks related to natural disasters; and our ability to maintain our status as a REIT. These factors are not exhaustive and additional factors could adversely affect our business and financial performance. For a discussion of additional factors that could materially adversely affect our business and financial performance, see the factors included under the caption "Risk Factors" in our annual report on Form 10-K for the year ended December 31, 2017 and our other filings with the Securities and Exchange Commission. All forward-looking statements are based on currently available information, and speak only as of the date on which they are made. We assume no obligation to update any forward-looking statement made in this presentation that becomes untrue because of subsequent events, new information or otherwise, except to the extent we are required to do so in connection with our ongoing requirements under federal securities laws. Specifically, disclosures relating to development projects, such as project timing, costs, estimated total investments, developable square feet and scope could change materially from estimated data provided due to one of more of the following: any significant changes in the economy, market conditions, our markets, tenant requirements and demands, construction costs, new office supply, regulatory and entitlement processes or project design.

COMPANY OVERVIEW

Track Record & Strategy

PREMIER WEST COAST REIT

Young, High Quality, Sustainable Portfolio



Region	Stabilized Portfolio / Current & Future Development Projects
Pacific Northwest	2.1MM SF / 650K SF
San Francisco Bay Area	5.3MM SF / 6.0MM SF
Los Angeles	4.5MM SF / 545K SF
San Diego	2.0MM SF / 1.4MM SF

- Stabilized Portfolio
- Current & Future Development Projects

13.9 MM SF
Stabilized Office

~10 Years
Average Age of Portfolio(1)

94.0% / 96.8%
Occupancy / Leased

Delivered 10 Office Projects this Cycle ($1.6BN)
Cash ROC of ~7.7%

200 Units
Luxury Residential Tower

Note: Data as of 06.30.18.

(1) Average age calculated based on time since construction completion or most recent renovation having the effect of modernizing the building, based on the Company's judgment.

KRC COMPETITIVE ADVANTAGE

Extremely Well Positioned for the Long-Term

Best-in-Class Stabilized Portfolio

97% Leased
~10 Years Average Portfolio Age[1]
Portfolio Rents ~16% Below Market

Best West Coast Markets

Key Technology / Media Clusters
Superior Job Growth

Strong Market Fundamentals

High Rent Growth / Tenant Demand
Limited Availability
Robust VC / M&A / IPO Markets

Value Creating Development Program

Best / Newest Product
Cash ROC ~7% to 8%
~2x Value Creation Track Record[2]

Sector Leading Balance Sheet

Net Debt / EBITDA of ~6.4x
Access to Diverse Capital Sources

Life Science – Additional Catalyst for Growth

Strong Fundamentals
Aging Population
Innovation-Focused FDA

#1 in Sustainability

#1 in North America by GRESB
4x NAREIT "Leader in the Light" Recognition

Highly Experienced Management Team

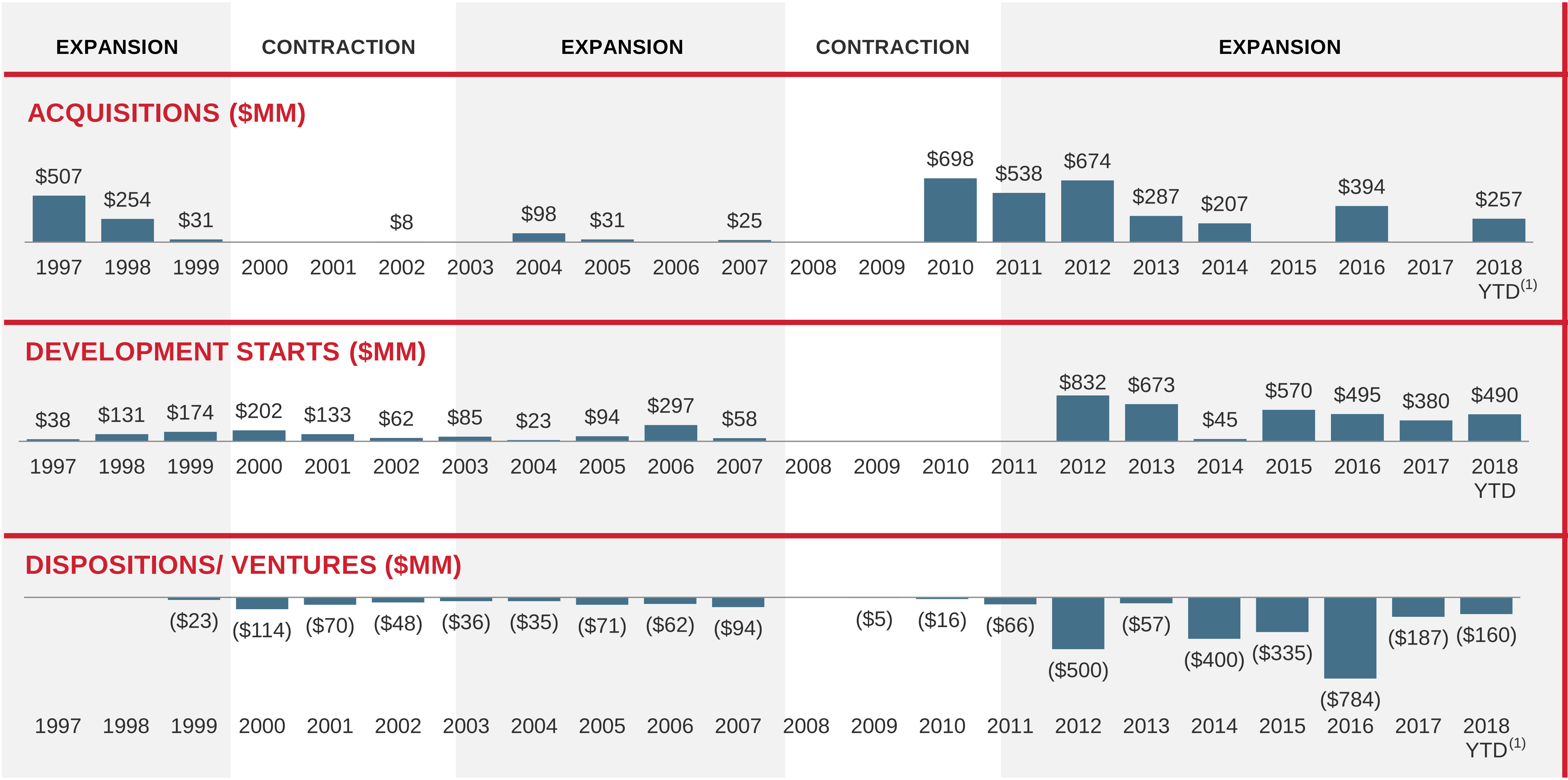
~20 Year Average Tenure with KRC

DISCIPLINED APPROACH TO CAPITAL ALLOCATION

(1) Average age calculated based on time since construction completion or most recent renovation having the effect of modernizing the building, based on the Company's judgment.
(2) Assumes 4% FMV cap rate on stabilized NOI compared against development costs on recently delivered projects.

CAPITAL ALLOCATION

Disciplined Track Record Across Cycles



Total	This Cycle
$4.0BN Total	$3.1BN This Cycle
$4.8BN Total	$3.5BN This Cycle
$3.1BN Total	$2.5BN This Cycle

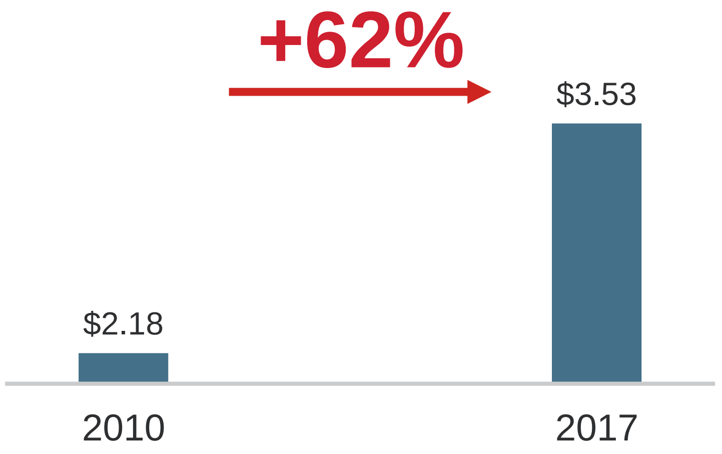
Note: "This Cycle" represents time period from 2010 to today. Acquisitions exclude purchase of development land sites.

(1) Includes 345 Brannan acquisition and disposition of Northern California project, both scheduled to close later in the year.

CAPITAL ALLOCATION

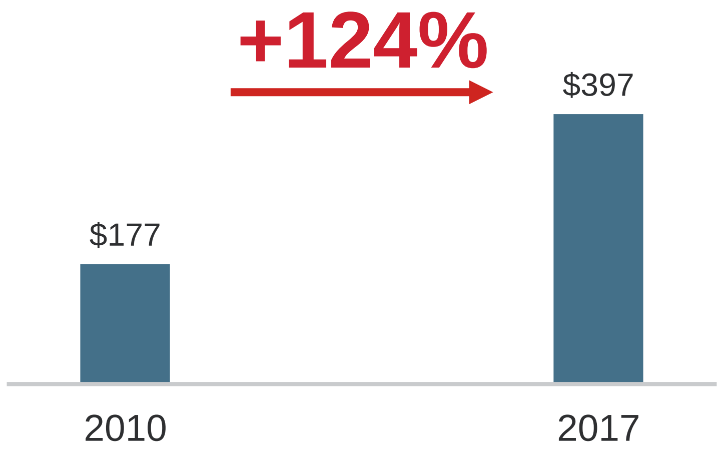
Continued Commitment to Grow Cash Flows & Increase Value

Adjusted FFO / Share (1)



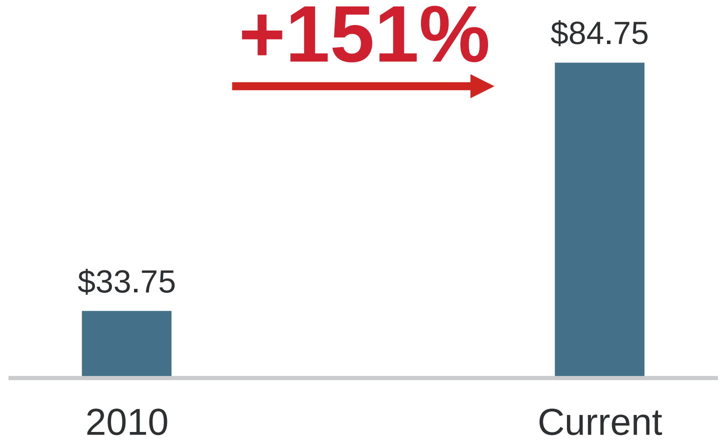
+22%
Peer Group (4)

Cash EBITDA ($MM) (2)



+69%
Peer Group (4)

NAV / Share (3)



+58%
Peer Group (4)

Source: Green Street Advisors
(1) Excludes one-time items including transaction costs, gain / loss on early debt extinguishments, gain / loss from land sales, non-cash preferred stock redemption charges, and property damage settlement.
(2) Reflects pro rata GAAP EBITDA less impact from straight-line rent and FAS 141 adjustments.
(3) Current NAV estimates as of 08.24.18 per Green Street Advisors.
(4) Represents office REITs under Green Street Advisors’ coverage universe in both 2010 and 2017.

DISCIPLINED APPROACH TO DEVELOPMENT

Projects Under Construction
Focus on Preleasing, Phasing & Diversification

~$135MM NOI
~$1.5BN VALUE CREATION

Adobe

Dropbox

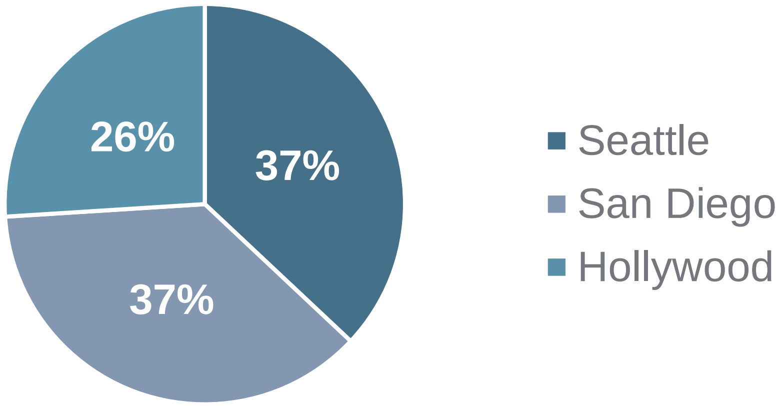
Year-End Delivery

- 333 Dexter (2Q17 / 3Q20)(1)
- Academy on Vine – Office (1Q18 / 1Q21)(1)
- One Paseo – Residential (4Q16 / 1Q19 – 3Q20)(1)

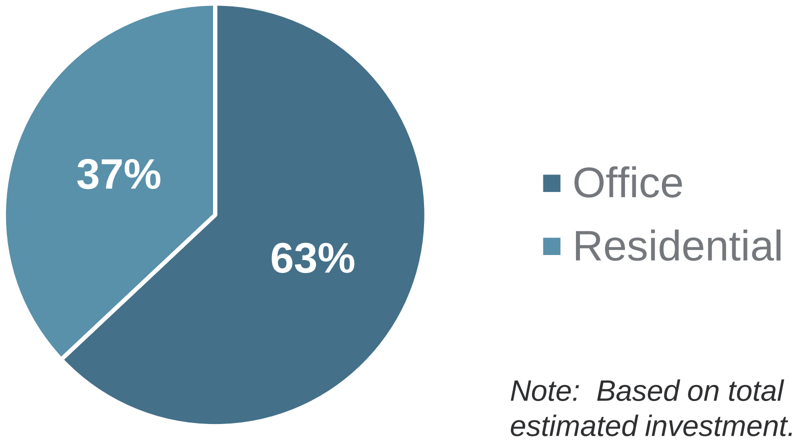
~10% Enterprise value

~$470MM Remaining cost **(~4% EV)**

DIVERSIFIED BY MARKET



DIVERSIFIED BY PRODUCT TYPE



Note: Based on total estimated investment.

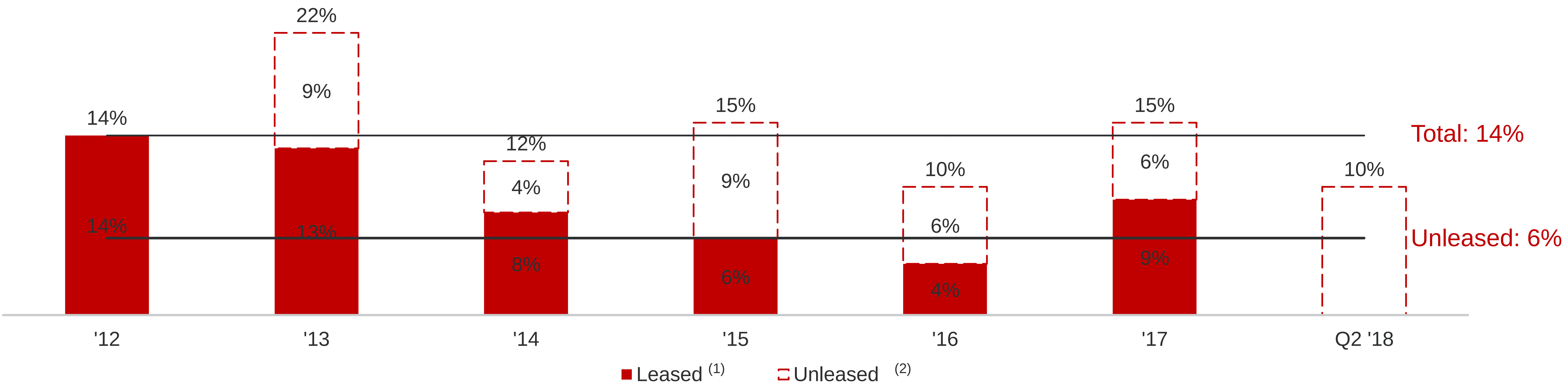
Note: Based on data and projections as of 06.30.18. Value creation assumes market cap rate of 4%.

(1) Denotes projected commencement and stabilization dates, respectively. For office and retail, stabilization date represents the earlier of anticipated 95% occupancy date or one year from substantial completion of base building components. For residential, stabilization date represents when construction is complete and the project is available for occupancy. Academy project includes 24,000 SF of retail.

RISK MANAGEMENT

Managing Development Risk

Development Pipeline / Enterprise Value



97%

Leased upon stabilization

~10 Months

Spec. commencement to lease execution

(1) Reflects total estimated investment for projects under construction as a percentage of total capitalization at the end of each reporting period.
(2) Reflects the unleased portion of total estimated investment for projects under construction as a percentage of total capitalization at the end of each reporting period.

UNDER CONSTRUCTION

Well Positioned to Capture Strong Tenant Demand

333 Dexter
South Lake Union (Seattle)

- ~$380M, ~650,000 SF office project
- Close to leading technology and life science innovators, including: Amazon, UW Medicine, Bill & Melinda Gates Foundation, Facebook and Google
- Near the iconic Space Needle with direct access to key regional transportation routes
- Target LEED-Gold

Academy on Vine – Office / Retail
Hollywood (Los Angeles)

- ~$450M, ~545,000 SF mixed-use project
  - ~306K SF office
  - ~24K SF retail
  - ~200 residential units
- Office and retail components underway
  - Geared towards entertainment, media and tech user base
- Target LEED-Platinum

One Paseo – Retail & Residential
Del Mar (San Diego)

- ~$660M, ~1.1M SF mixed-use project
  - ~608 Residential Units
  - ~270K SF Office
  - ~96K SF Retail
- Retail and residential components underway
  - Retail space ~85% leased
- Desirable location / lifestyle
- Strong residential and retail demand
- Target LEED-ND, Platinum

FUTURE DEVELOPMENT

Premier Projects Located in Most Desirable Submarkets

Academy on Vine – Residential
Hollywood (Los Angeles)

- ~200 fully entitled residential units
- Part of vibrant mixed-use community
- Target LEED-Platinum

One Paseo – Office
Del Mar (San Diego)

- ~270K SF fully entitled office project
- Strong pre-leasing activity
- Target LEED-Platinum

9455 Towne Center
UTC (San Diego)

- ~150K SF life science project UTC
- Key employment center for life science, medical research and biotech industries
- Target LEED-Gold

2100 Kettner
Little Italy (San Diego)

- ~175K SF office project on full city block
- Leading urban neighborhood in downtown San Diego
- Target LEED-Platinum

Flower Mart
SOMA (San Francisco)

- Favorable land price of ~$73 per buildable SF
- ~7 acres total, or over 9 city blocks
- Significant flexibility / phasing optionality
- Target LEED-Platinum

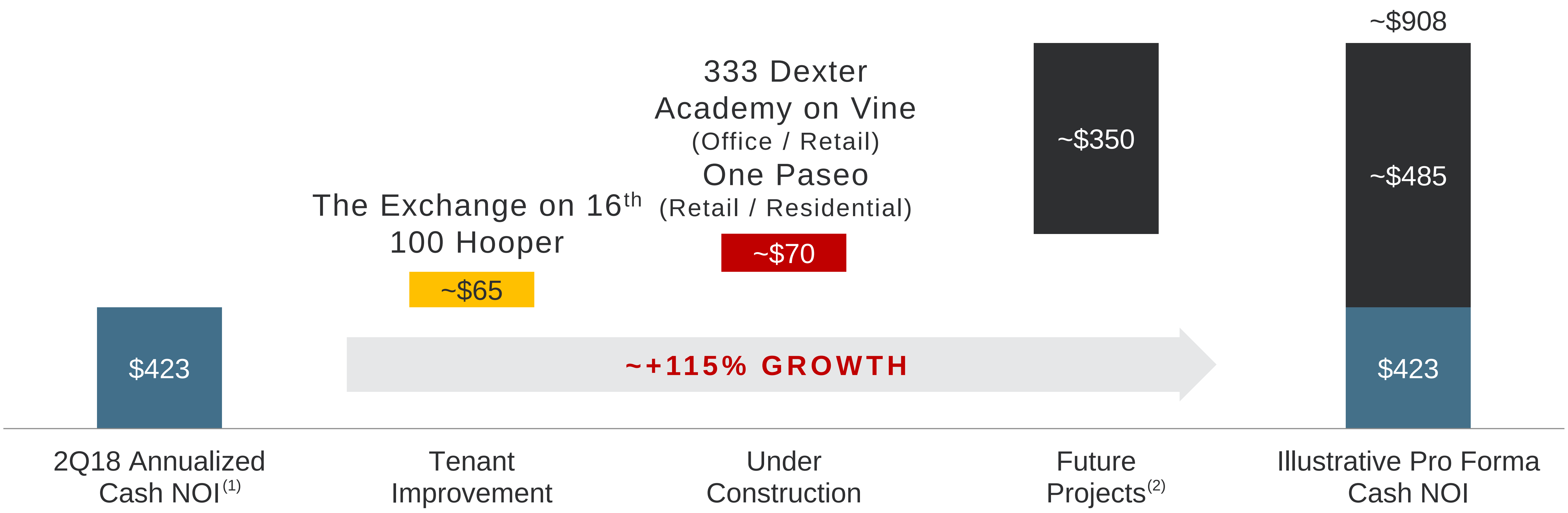
Kilroy Oyster Point
South San Francisco

- Fully entitled lab project
- Significant flexibility
- 4 phases / 11 buildings
- Target LEED-Platinum

Note: Estimated developable square feet, costs and scope of projects could change materially from estimated data provided due to one or more of the following: any significant changes in the economy, market conditions, our markets, tenant requirements and demands, construction costs, new supply, regulatory and entitlement processes or project design.

Robust NOI Growth

Growth from Illustrative 7% Cash ROC ($MM)



Note: Data as of 06.30.18.

(1) 2Q18 annualized cash NOI pro forma assumes ~$500MM of asset sales and stabilized results from recently delivered developments and acquisition of Oyster Point Tech Center. Pro rata for our 56% ownership interest in the Norges strategic venture. Cash NOI defined as GAAP NOI less straight-line rent and FAS 141 adjustments.

(2) Includes all projects noted on prior page. Estimated scope, cost, timing and return of projects could change materially from estimated data provided due to one or more of the following: any significant changes in the economy, market conditions, our markets, tenant requirements and demands, construction costs, new supply, regulatory and entitlement processes or project design.

STRONG BALANCE SHEET

Conservative & Consistent

BEST-IN-CLASS BALANCE SHEET

Baa2/BBB

Stable Outlook

Investment Grade Rated

6.4x

Net Debt / EBITDA(1)

~$1.0BN

Borrowing Capacity on Revolver(2)

~7 years

Average Debt Maturity Profile

~100%

Debt is Fixed Rate (excluding bank debt)

No Significant Debt Maturities

until 2020

Over 90%

Portfolio Is Unencumbered(3)

(1) As of 06.30.18 based on annualized 2Q18 GAAP EBITDA adjusted for bad debt provision charge. Pro rata for our 56% ownership interest in the Norges strategic venture.
(2) As of 06.30.18 and includes accordion feature.
(3) As defined per the Company's credit agreement.

FUNDING & FLEXIBILITY

Focus on Pre-Leasing, Phasing, Product and Geographic Diversification and Strong Balance Sheet

Development spending can be flexible and subject to market demand

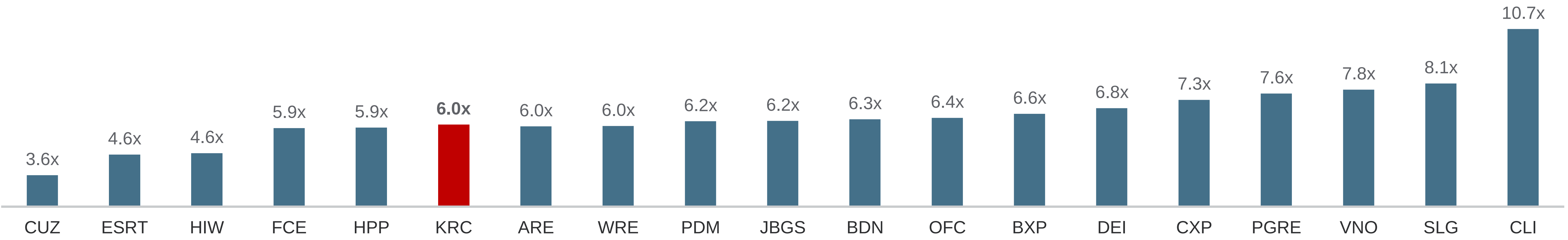
Category	Projects	Estimated Development Spend 2018E	2019E	2020E
Tenant Improvement & Under Construction	The Exchange 100 Hooper 333 Dexter One Paseo – 96K SF Retail / 608 Residential Academy on Vine – 306K SF Office / 24K SF Retail	~$700MM		
Future Projects	2100 Kettner Academy on Vine – Residential One Paseo – Office 9455 Towne Centre Drive The Flower Mart Kilroy Oyster Point	~$0 to ~$1,230MM(1)		
TOTAL		**~$700MM to ~$1,930MM**		

Note: Represents latest management estimates. Estimated scope, costs and timing of projects could change materially from estimated data provided due to one or more of the following: any significant changes in the economy, market conditions, our markets, tenant requirements and demands, construction costs, new supply, regulatory and entitlement processes or project design.

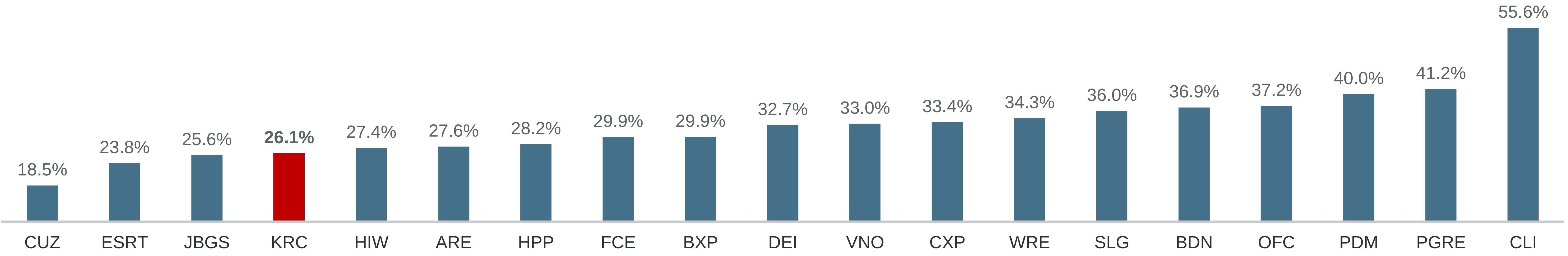
(1) Range of spending depends on commencement of project driven by market conditions and other factors including overall corporate risk profile.

BEST-IN-CLASS BALANCE SHEET

NET DEBT / EBITDA



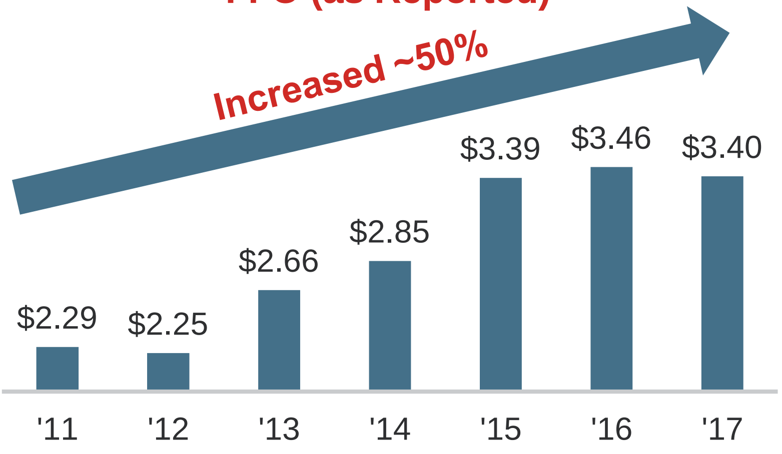
NET DEBT / TOTAL CAPITALIZATION



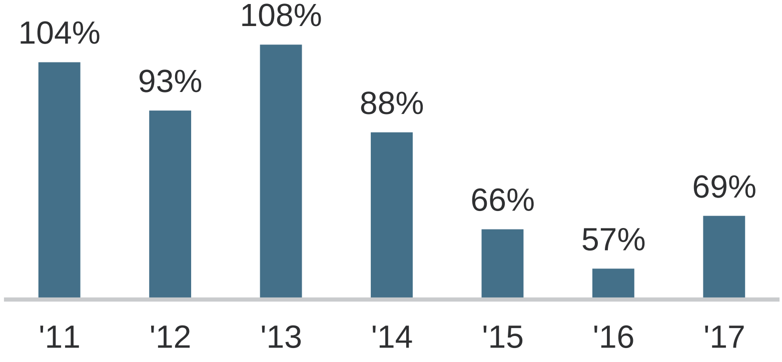
Source: SNL Market Intelligence as of 06.30.18. EBITDA based on consolidated results.

STRONG FINANCIAL PERFORMANCE TRACK RECORD

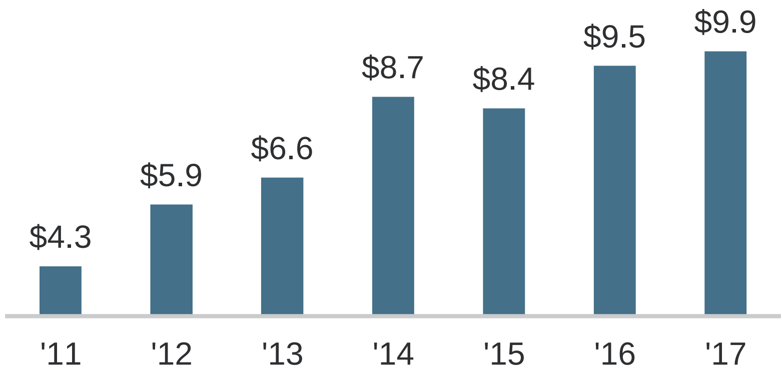
FFO (as Reported)



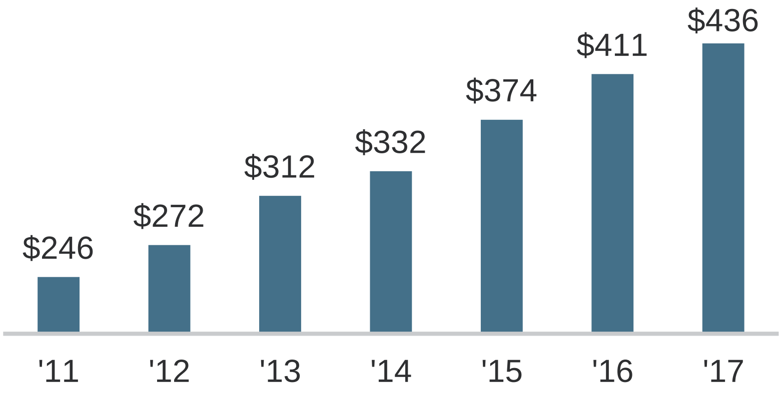
FAD PAYOUT RATIO



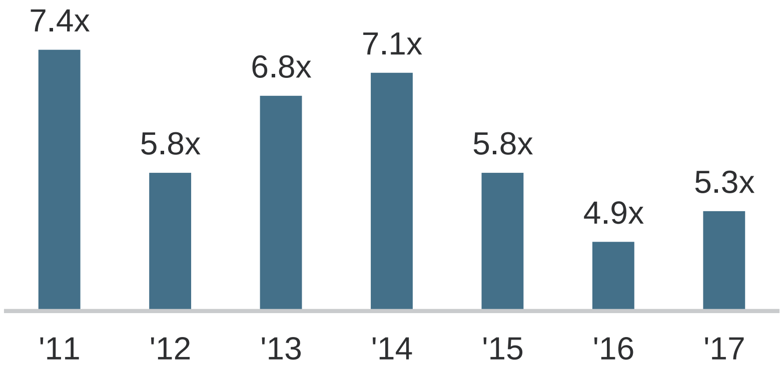
ENTERPRISE VALUE ($BN)



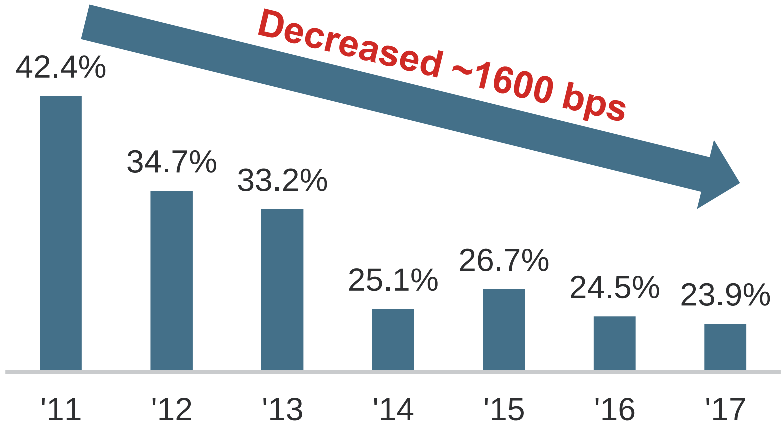
EBITDA ($MM)(1)



NET DEBT / EBITDA(1)



DEBT / ENTERPRISE VALUE



(1) EBITDA excludes transaction costs, gain on sale of land and preferred stock redemption charges. 2Q18 excludes $7M of bad debt provision charge. Pro rata for our 56% ownership interest in the Norges strategic venture.

WEST COAST MARKET FUNDAMENTALS

MARKET CATALYSTS

Big Tech & Life Science Lead the Way

SAN FRANCISCO

Leased **1.2 million square feet** of office space in San Francisco **over eight months**

Unveiled grand plan in October 2017: **9 million square feet** of lab space and **30,000 employees** in South San Francisco

LOS ANGELES

$10BN Investment Commitment

Apple & Google leased ~600K SF in Q1 2018

SEATTLE

Amazon expected to grow footprint by ~60% by 2020

Microsoft announced multi-billion dollar campus renovation across 500 acres

SAN DIEGO

Amazon announced they will be adding 500 engineers in the region

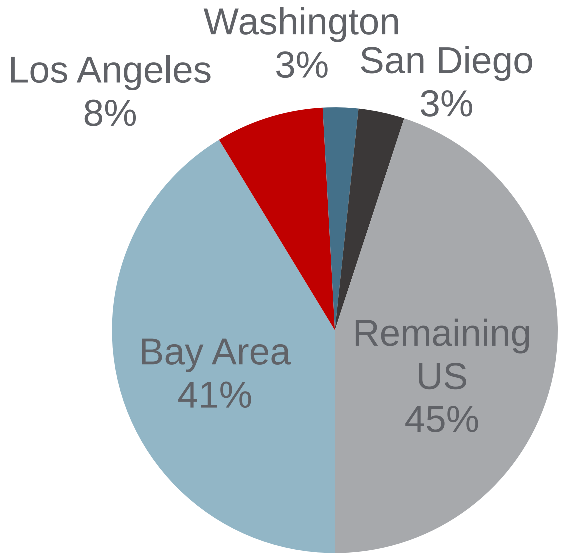
GLOBAL TECH M&A ACCELERATES WITH ~$500BN OF TRANSACTIONS IN 2017 ***(CB Insights)***

Source: Various journal publications and brokerage firms.

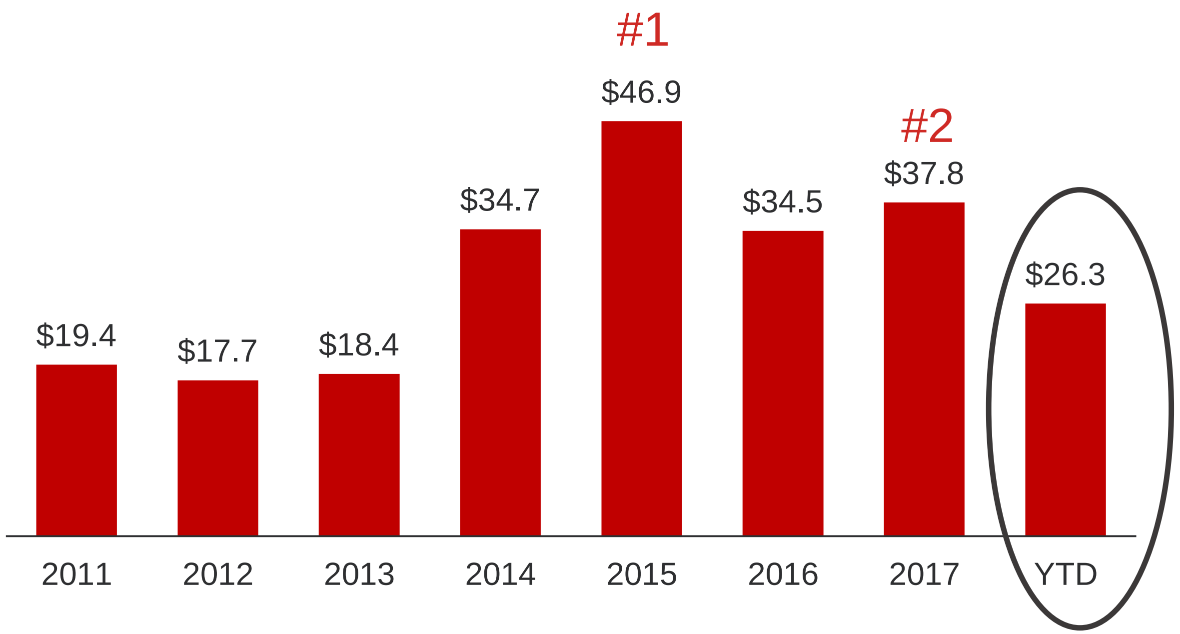
WEST COAST VC FUNDING

Continues to be Strong

Q2 2018 U.S. VC Funding ($23BN Total)



KRC West Coast Markets VC Funding ($BN)



YTD annualized, on track to be highest VC funding year

- 2Q18 VC funding on West Coast was 2nd highest quarter this cycle
- KRC's west coast markets account for more than 50% of total VC funding

Source: PwC, CB Insights and National Venture Capital Association.

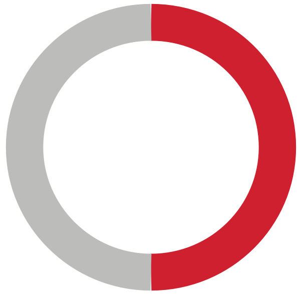
KILROY

Where Innovation Works

APPENDIX

SUSTAINABILITY LEADER

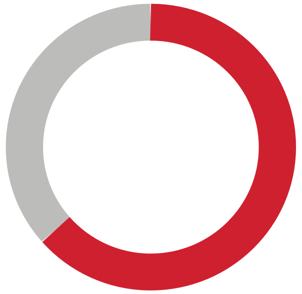
Commitment to Our Environment – #1 In North America



59%

LEED CERTIFIED

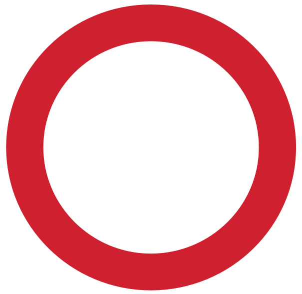
Stabilized Portfolio



73%

ENERGY STAR

Stabilized Portfolio



100%

GOLD OR PLATINUM

All developments are designed to be LEED Gold or Platinum

ENERGY STAR
Sustained Excellence – 2016 - 2018
Partner of the Year – 2014 - 2018

GRESB
Green Star – 2013 - 2017
Sector Leader & #1 Ranking in North America – 2014 - 2018

NAREIT
Leader in the Light Award, Office Sector – 2014 - 2017

SUCCESSFUL DEVELOPMENT TRACK RECORD

Significant Value Creation

Track Record Spanning Decades

- $2.8BN completed since IPO across 59 projects
- 80% / 90% leased upon completion / stabilization

Track Record of De-Risking Development

- Phasing and pre-leasing
- Product and geographical diversification
- Strong balance sheet with low leverage

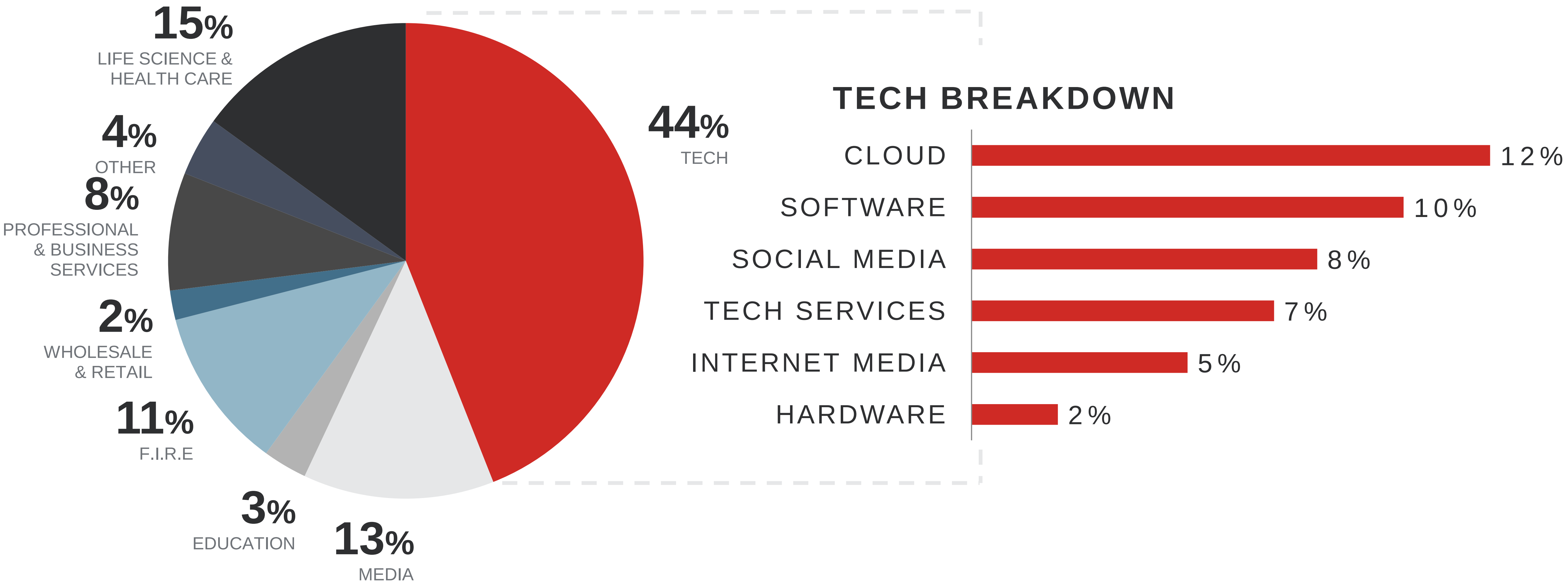
Achievements This Cycle[1]

- 10 projects completed totaling $1.6BN
- 2.6MM SF office space, 99% leased
- 200 residential units, 85% occupied
- ~7.7% cash / 8.6% GAAP stabilized ROC on office projects

knowles LinkedIn SYNOPSYS box
salesforce Dropbox VIACOM NeueHouse

Note: Data as of 06.30.18. Projects in this cycle exclude what is currently under construction.

DIVERSIFIED TENANT MIX

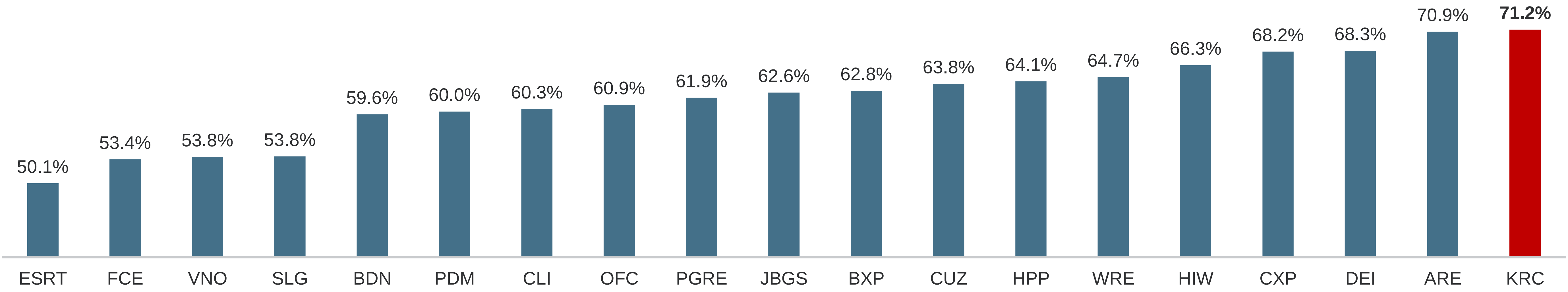


Note: Based on revenues as of 06.30.18. F.I.R.E. represents Finance, Insurance and Real Estate.

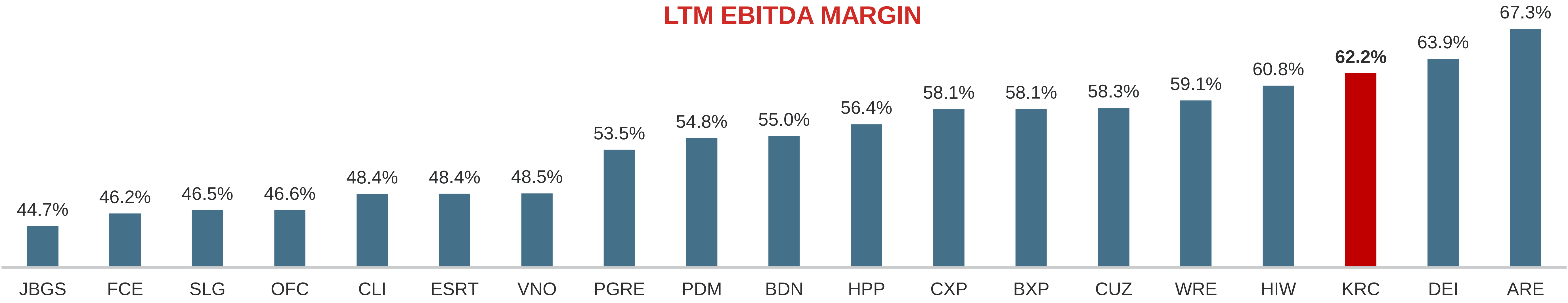
KRC OPERATIONAL ADVANTAGE

Highest Operating Margins Among Peers

LTM NOI MARGIN



LTM EBITDA MARGIN

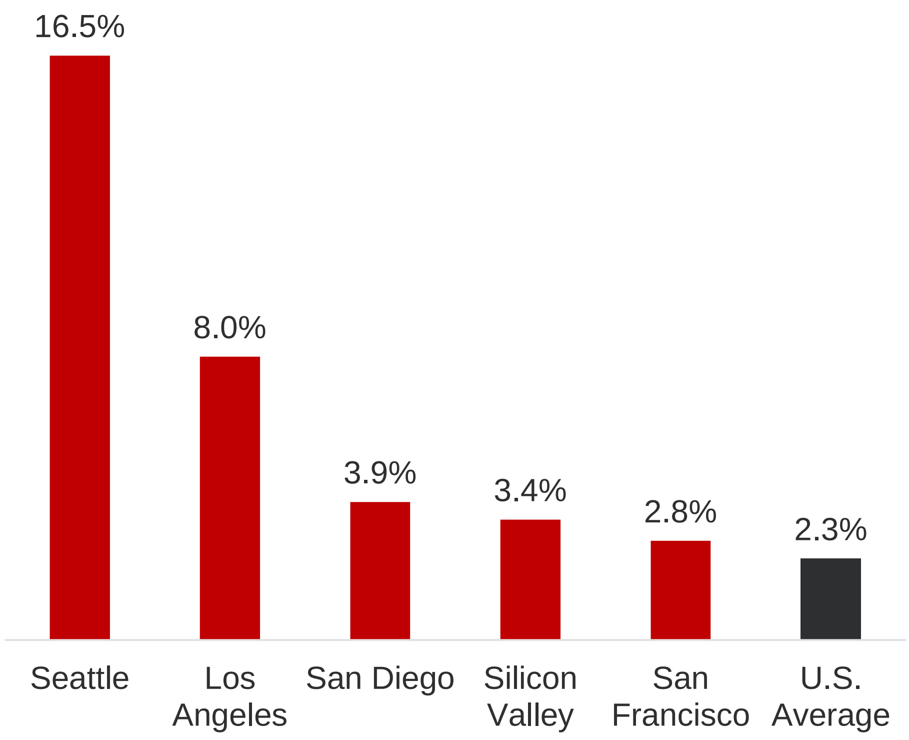


Source: SNL Market Intelligence as of 2Q18.

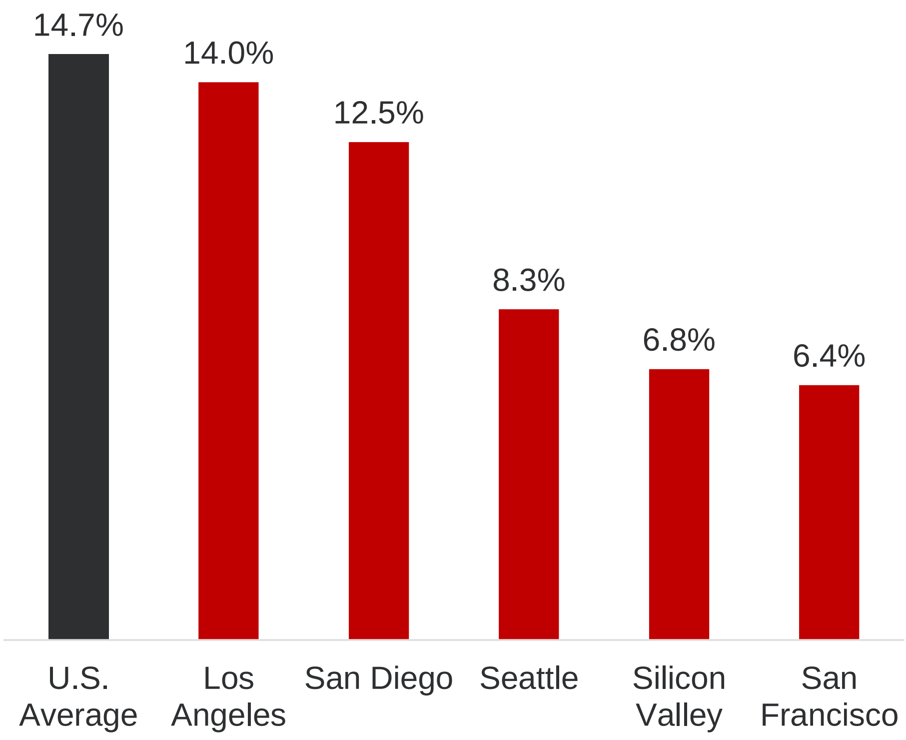
WEST COAST MARKETS

KRC Markets Outperform

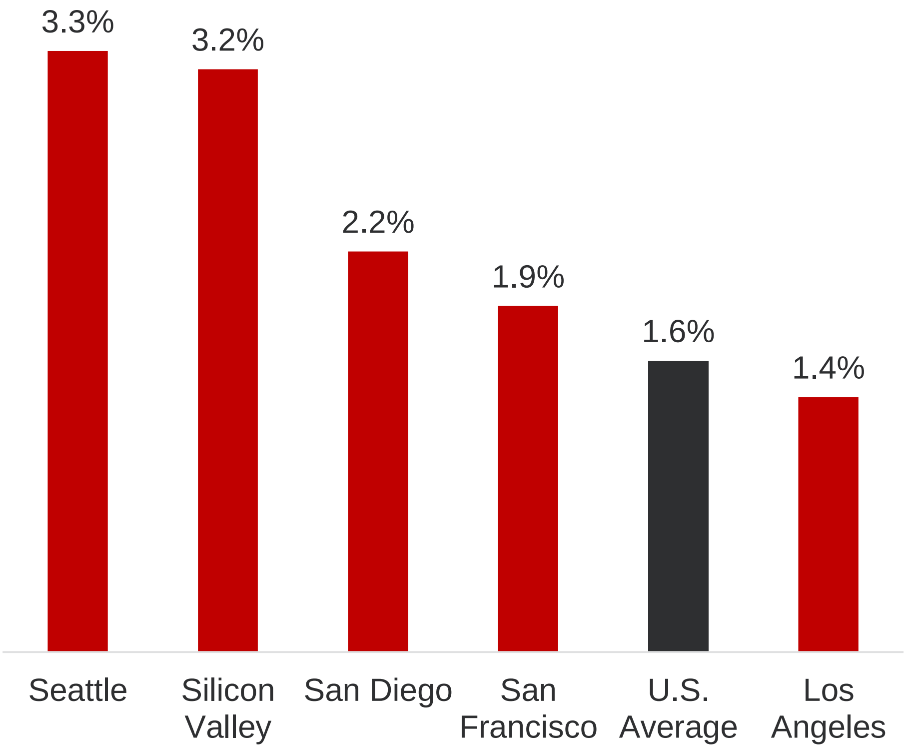
Rent Growth (2Q18 vs 2Q17)



Direct Vacancy (Class A)



Job Growth YoY



- Seattle continues to lead job growth
- West Coast markets continue to see stronger job growth vs. the nation

Note: Data as of 06.30.18.
Source: JLL & Bereau of Labor Statistics.

SAN FRANCISCO SUPPLY UPDATE

The Flower Mart Project is Well Positioned

Projects	Size	2015	2016	2017	2018
The Exchange	~750K SF	0%	0%	100%	100%
Salesforce Tower	~1,400K SF	52%	62%	97%	98%
Third Street, Mission Bay	~430K SF	100%	100%	100%	100%
181 Fremont	~440K SF	0%	0%	0%	100%
510 Townsend	~300K SF	100%	100%	100%	100%
100 Hooper	~400K SF	N/A	66%	100%	100%
350 Bush	~360K SF	0%	51%	100%	100%
Warriors, Mission Bay	~580K SF	N/A	100%	100%	100%
250 Howard	~760K SF	0%	0%	0%	100%
Total	**~5,420K SF**	**33%**	**48%**	**77%**	**99%**
Oceanwide	~1,100K SF	Expected delivery in 2023			

Source: Various brokerage firms and regional publications.

SUB-MARKET AERIALS

MISSION BAY MARKET, SAN FRANCISCO

KILROY
OYSTER POINT

SOUTH SAN FRANCISCO

THE FLOWER MART, SAN FRANCISCO

SOUTH LAKE UNION, SEATTLE

ACADEMY ON VINE, HOLLYWOOD

2100 KETTNER,
LITTLE ITALY, SAN DIEGO