

KILROY REALTY

NAREIT

November 9-10, 2021

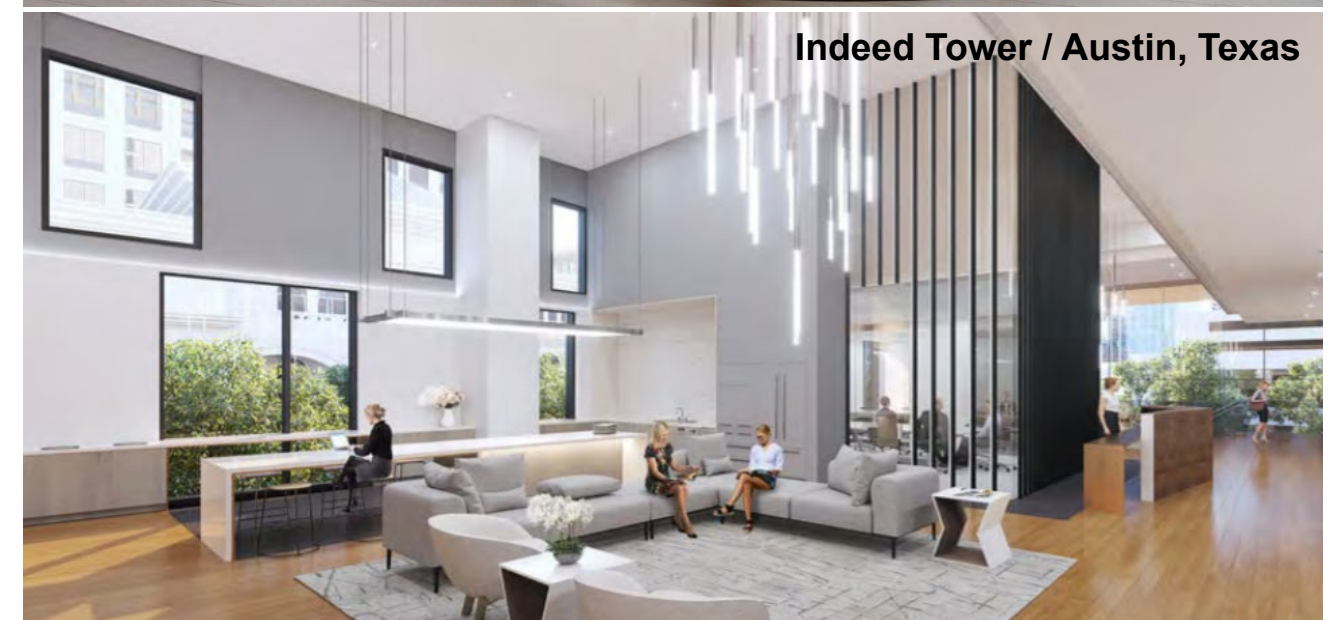
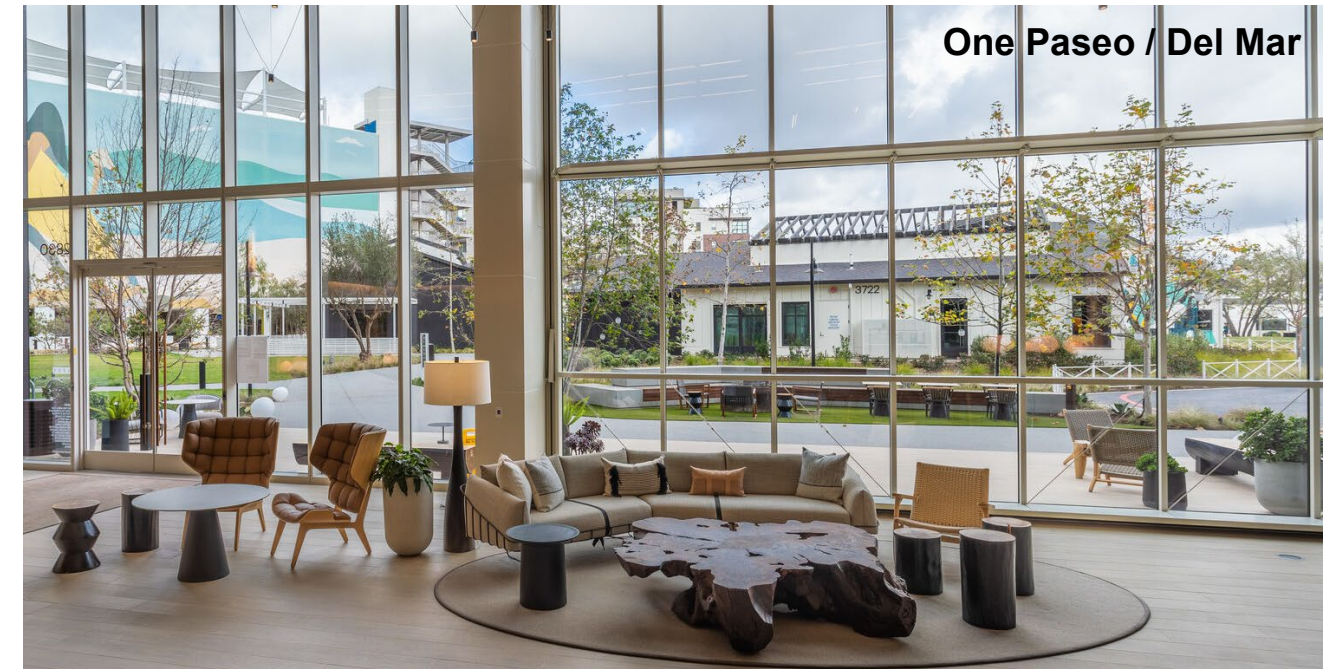
DISCLAIMER

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 or implied 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, Washington and Texas; 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 enactment or implementations of, tax laws or other 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; our ability to maintain our status as a REIT; and uncertainties regarding the impact of the COVID-19 pandemic, and restrictions intended to prevent its spread, on our business and the economy generally. 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 quarterly report on Form 10-Q for the period ending September 30, 2021 and in our annual report on Form 10-K for the year ended December 31, 2020 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 dates on which they are made. We assume no obligation to update any forward-looking statement made in this press release 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.

THE VALUE OF THE OFFICE ENVIRONMENT

WALL STREET JOURNAL ON OFFICE SPACE

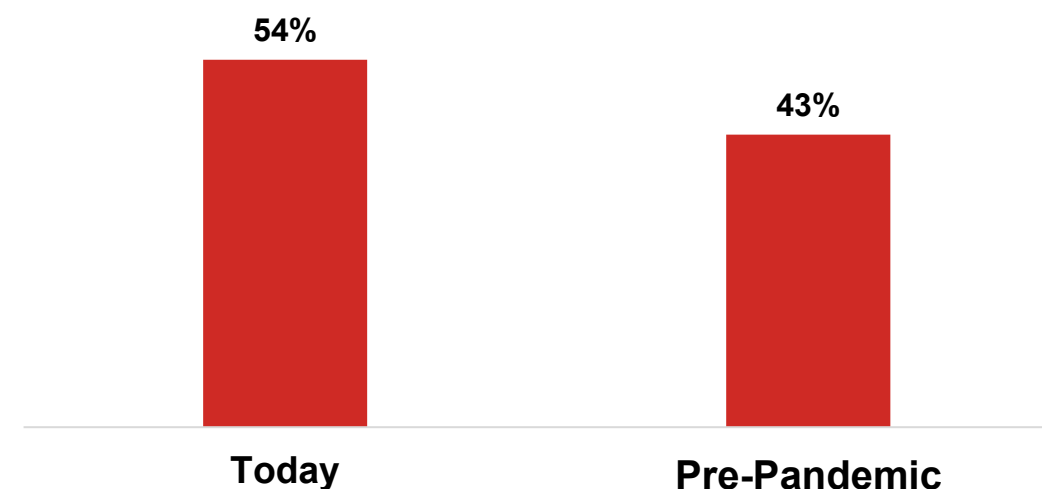
- “Tenants reaching deep into their pockets to pay high rents for modern, amenity-rich buildings”
- Companies recognize their most important asset is their people
- Office environments help recruit and retain talent in a tight labor market
- Technology accelerated the way we all operate and think
 - 1.6M tech jobs created since 2010 ⁽¹⁾
(1 of every 4 office-using jobs)
- **Kilroy’s portfolio offers exactly the kind of work environment users want**



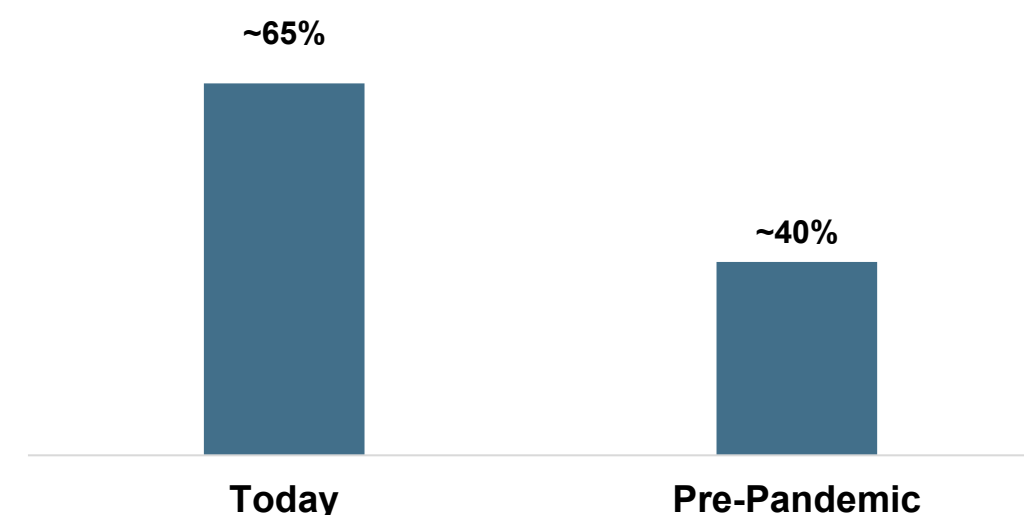
MODERN CREATIVE OFFICE COMMANDS PREMIUM RENT AND VALUE

- Tenants and investors attributing premium rents and values to high quality assets
- Kilroy has decades of experience allocating capital
 - Now owns one of the most modern, young (**~11 years**), vibrant and sustainable
 - Avg age of office REIT peers = **~30 years**⁽¹⁾

Rent Premium Over Commodity



Valuation Premium

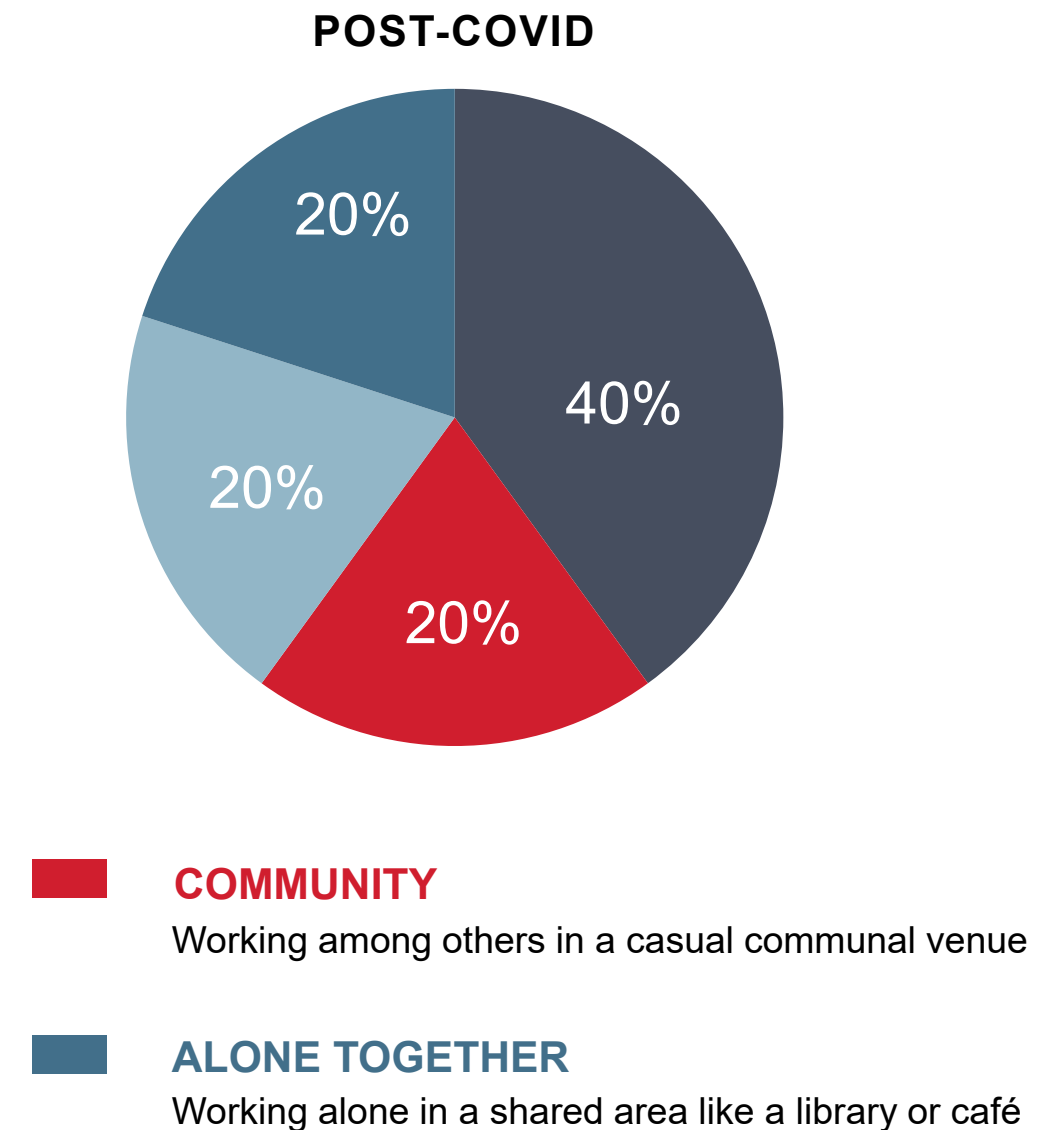
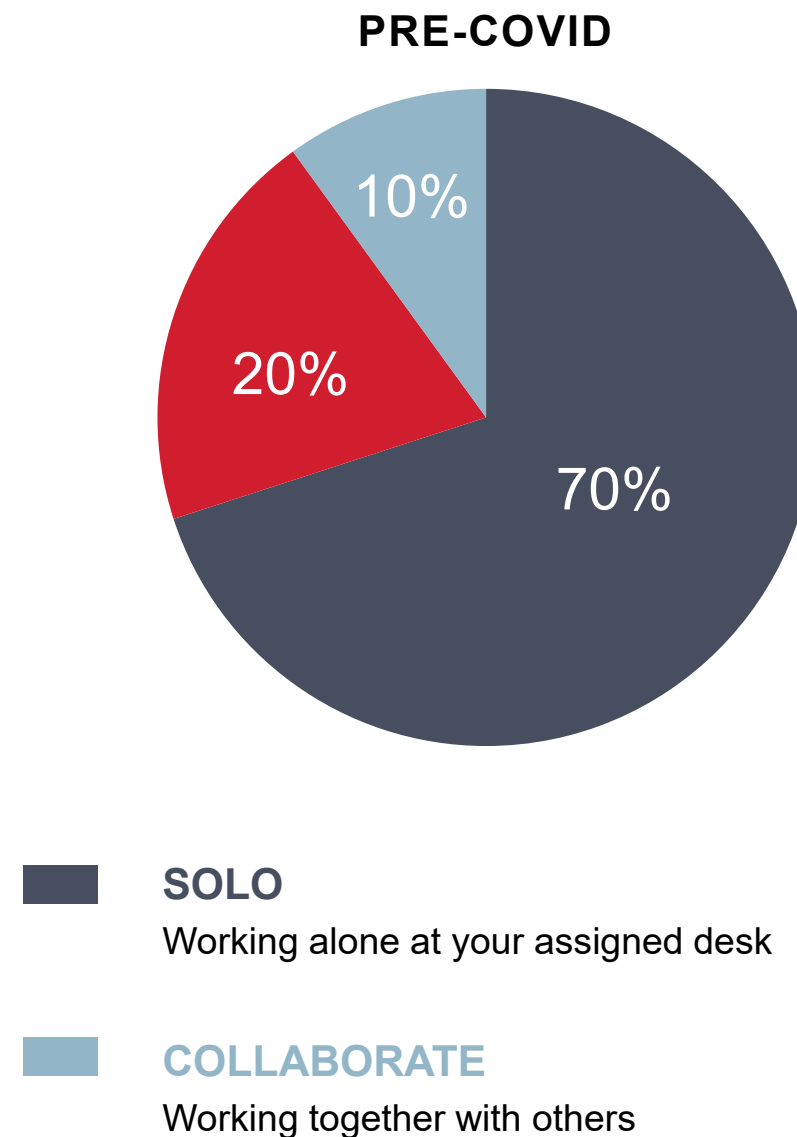


Source: Rent data from WSJ and VTS . Valuation data from Eastdil.

(1) Green Street report, "Office REIT Cap-ex Refreshment"

EVOLUTION OF MODERN CREATIVE WORK ENVIRONMENT

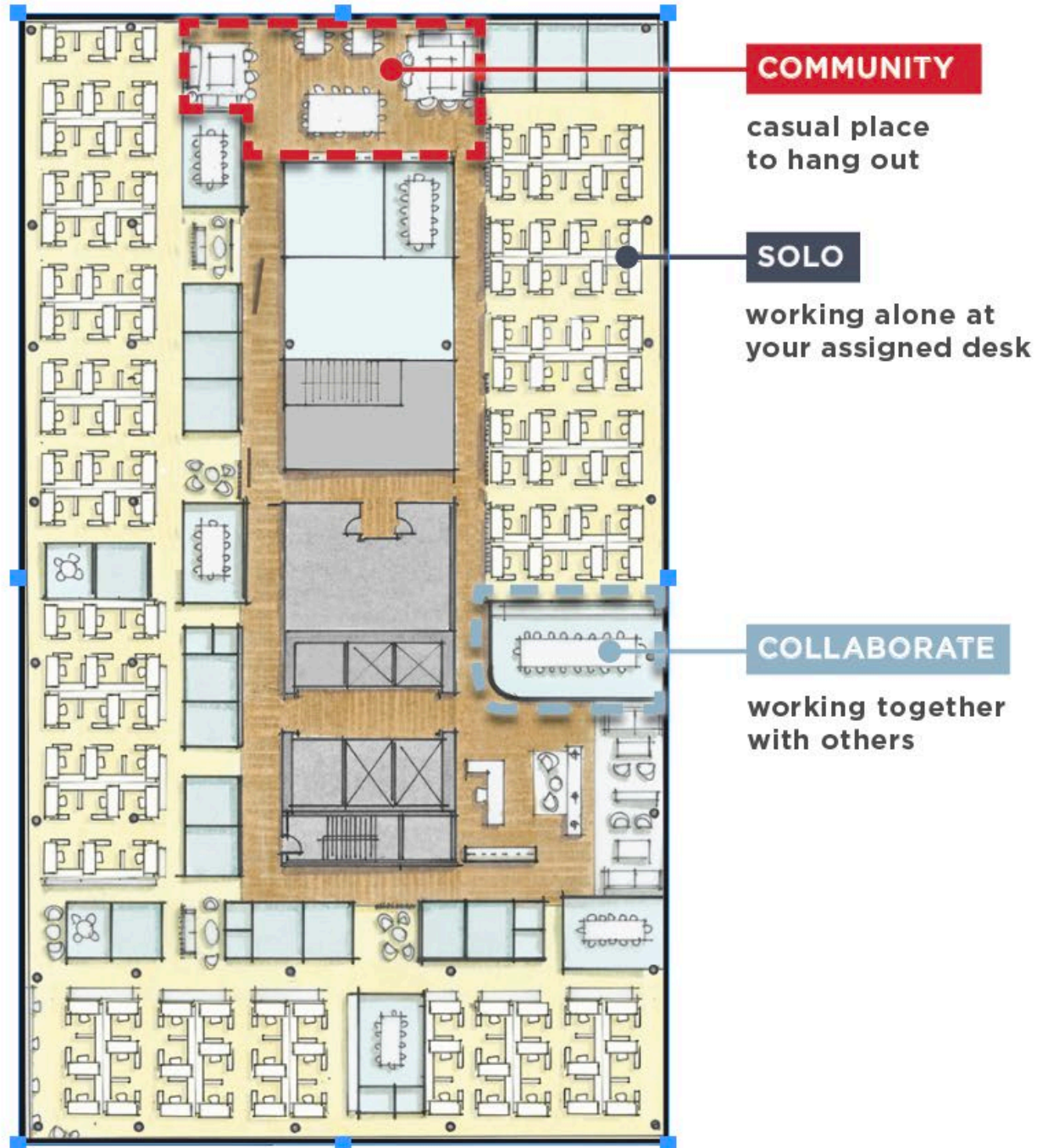
- Industry experts expect changes in office design post-covid
 - Larger requirement for personal work areas
 - More collaborative space
 - More community space
- What does this mean for future demand?
 - Estimating 20%-30% increase, on average, of office space requirements



PRE-COVID

160 sq. ft./person

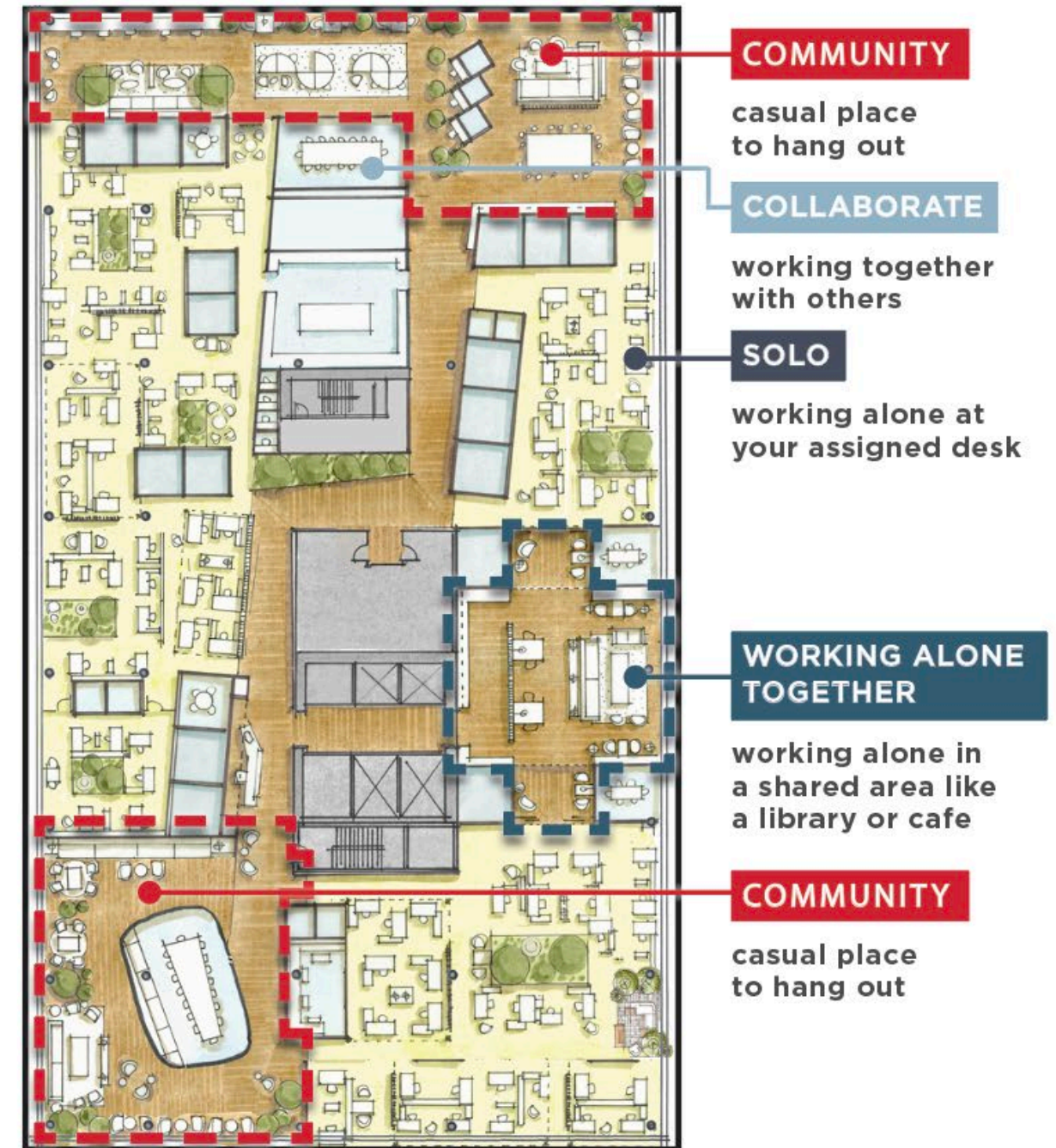
40K SF
Requirement (1)



POST-COVID

205 sq. ft./person

51K SF
Requirement (1)



(1) Requirement based on company with 250 employees.

SUSTAINABILITY AND WELLNESS

KEY CORNERSTONES OF OUR PORTFOLIO



GRESB

- #1 Ranking in the Americas across all asset types
- 8x winner



INDEED TOWER - LEED v4 PLATINUM

- 2nd Largest LEED v4 core & shell project in the United States and 5th in the World



FITWEL

- Most certified projects of any non-government owner



Dow Jones

- Sustainability World Index
- 4x inclusion



NAREIT

- Leader in the Light Award, Office Sector
- 8x winner



GREEN LEASE LEADERS

- 7x winner



ENERGY STAR

- Partner of the Year Award
- 6x winner in Sustained Excellence
 - 8x winner overall



THE CLIMATE GROUP

- Climate Leadership Award, Organization Category
- 2020

RETURN TO OFFICE OBSERVATIONS



CITIES SPRINGING BACK WITH DYNAMISM AND ENERGY

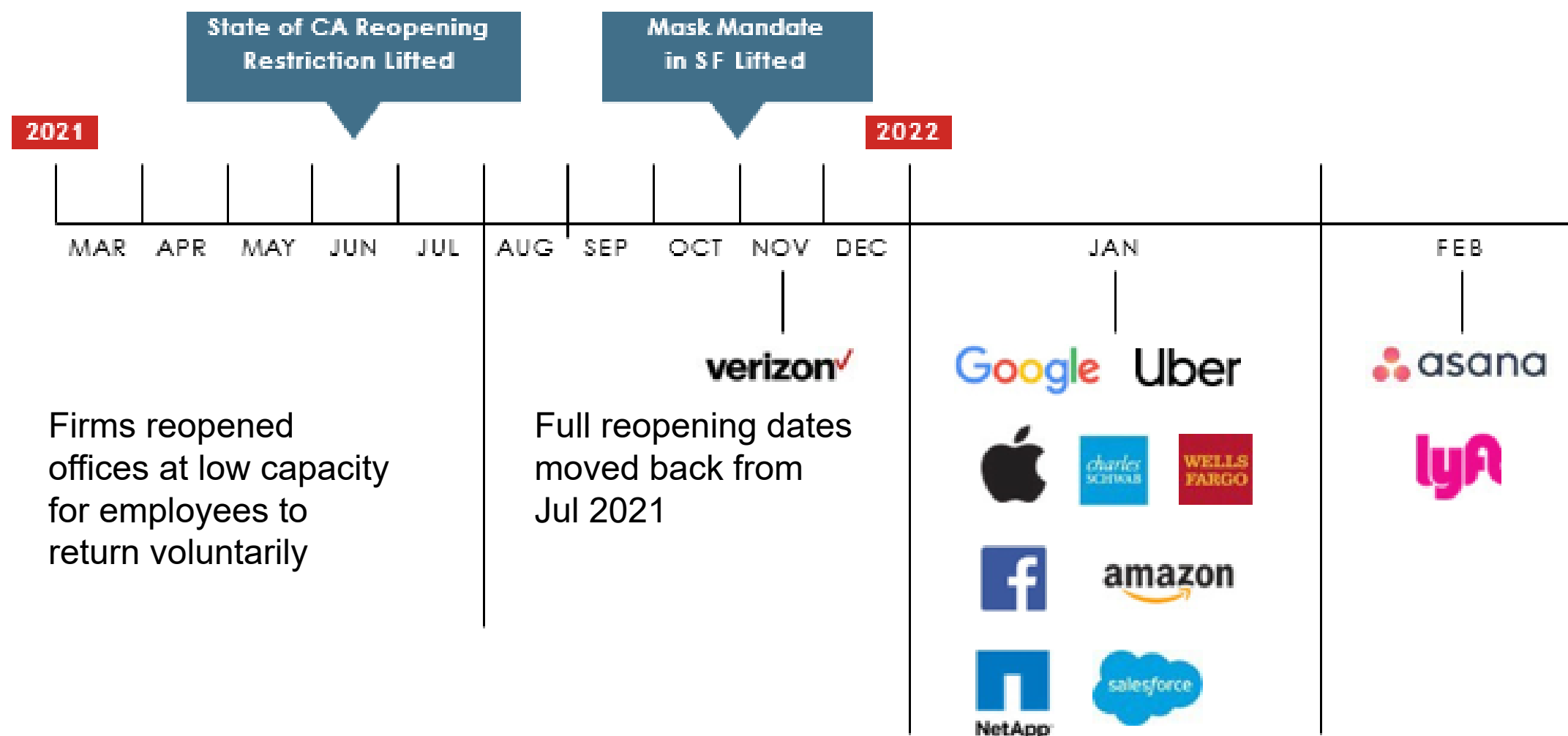
Tangible Improvements at Accelerating Rate

- **Residential rents and absorption** are up, significantly
 - Net absorption ~100K units YTD in our five markets (or roughly 10K per month)
- **California OpenTable reservations** are 90% of 2019 level;
Austin has surpassed 2019 by ~7%
- **BART ridership** up over 100% year-over-year



RETURN TO OFFICE PLAN / MAJOR TENANTS

Many companies have already welcomed back employees – some by edict, some on a voluntary basis

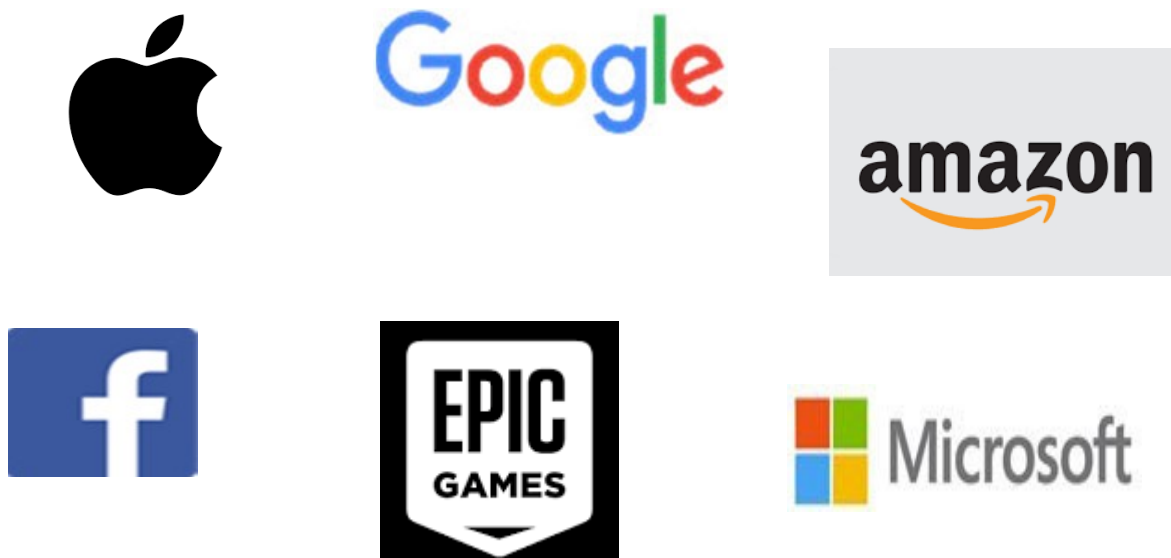


KRC MARKET OBSERVATIONS

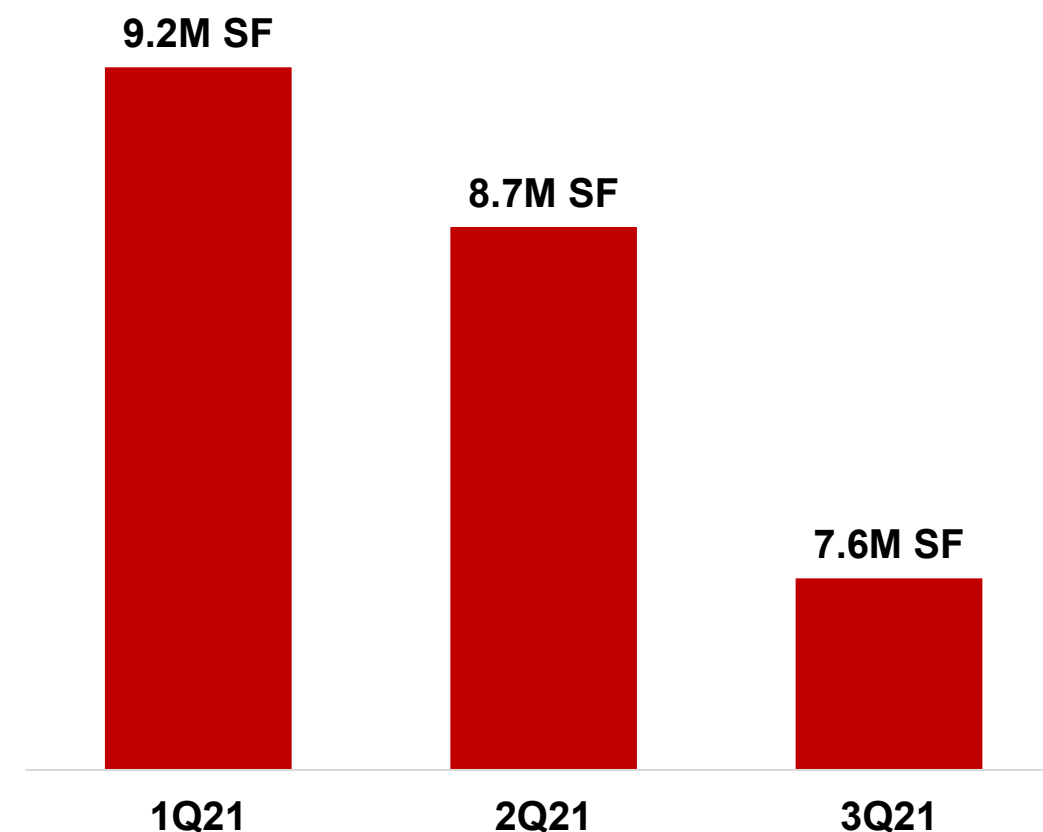
Big tech continues to take up significant real estate – even in midst of pandemic

Tech leasing up 122% YTD⁽¹⁾

Tech job postings up more than 100% YoY in our markets⁽²⁾



San Francisco Sublease Space



LIFE SCIENCE OBSERVATIONS



GROWING KILROY'S LIFE SCIENCE PORTFOLIO WITH DISCIPLINE

On Existing Properties and Entitled Land We Already Own

Values continue to increase:

- Land: FAR/SF in South San Francisco \$250-\$300+
- Operating properties: Cap rates in high 3% to 4% range

Kilroy approach:

- Leverage our multi-decade development expertise with deeply experienced team/ platform in-house
- Develop our significant entitled land pipeline
- Redevelop our modern, highly convertible assets
- ~3.2 M SF of existing, redevelopment and under construction⁽¹⁾
- ~2.3 M SF of future entitled land pipeline⁽²⁾



(1) Includes the following: (i) stabilized portfolio – Kilroy Centre Del Mar, The Heights at Del Mar, 401 Terry Ave North, 1701 Page Mill Road, OPTC, and 350 Oyster Point Blvd, (ii) under construction and redevelopment – 352 and 354 Oyster Point Blvd, KOP Ph. 2, DMCC II and III, and 4690 Executive Dr.

(2) Includes KOP Ph. 3-5 and SFS Ph. 2&3.

KILROY OYSTER POINT PHASES 1-5

Phase 1
Complete

Phase 5
Future

Phases 3-4
Future

Phase 2
Underway

SANTA FE SUMMIT – PH 2 AND 3 (600K SF) – TARGET PH 3 for 1H22 START



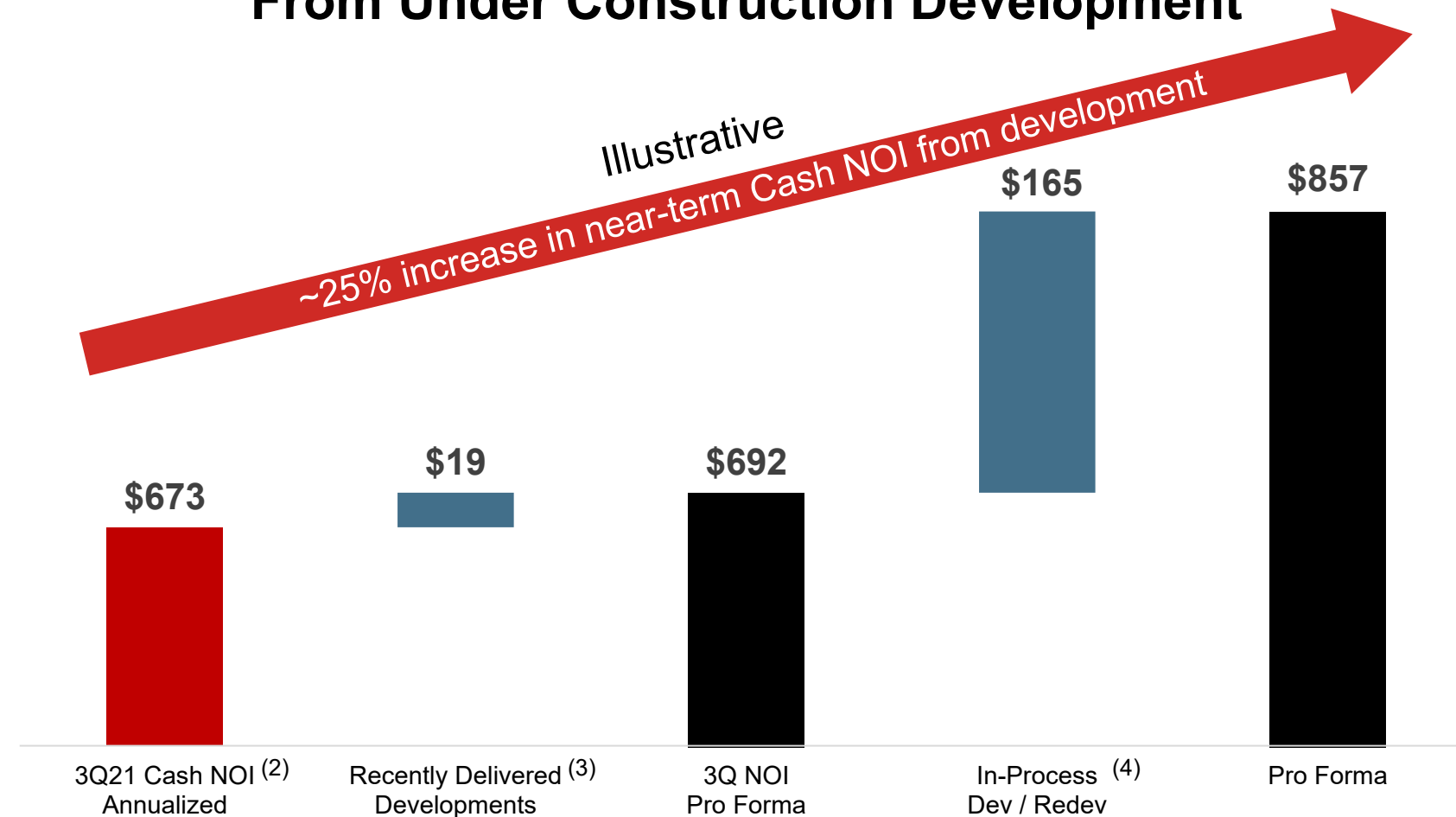
STRONG FINANCIAL POSITION



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- Balance sheet strength
 - ~\$1.5B of liquidity; ~\$490M cash⁽¹⁾
- Development under construction is 74% leased (excluding just commenced KOP2)
- Cash on hand plus modest borrowings on bank line largely fund development spending through year end 2022
- Full availability under \$1.1B revolver and access to capital markets
- Raised dividend 4.0% this year
 - Raised for sixth year in a row
 - 48.6% cumulative increase since 1Q 2016

Substantial Near-Term Cash NOI Growth From Under Construction Development



(1) Includes cash on hand or investments in short-term securities and bank line availability as of 11/8/21.

(2) Cash NOI reflects GAAP NOI less straight-line rents, deferred revenues related to tenant-funded TIs, below market rents and above and below market lease intangibles for ground leases.

(3) Reflects incremental stabilized cash NOI expected from recently delivered projects (350 Oyster Point Blvd (KOP1) and One Paseo Office Building 2).

(4) Reflects incremental stabilized cash NOI expected from in-process development currently in tenant improvement and under construction and committed redevelopments.



K I L R O Y

Where Innovation Works

Indeed Tower / Austin, Texas