KILROY REALTY

NAREIT

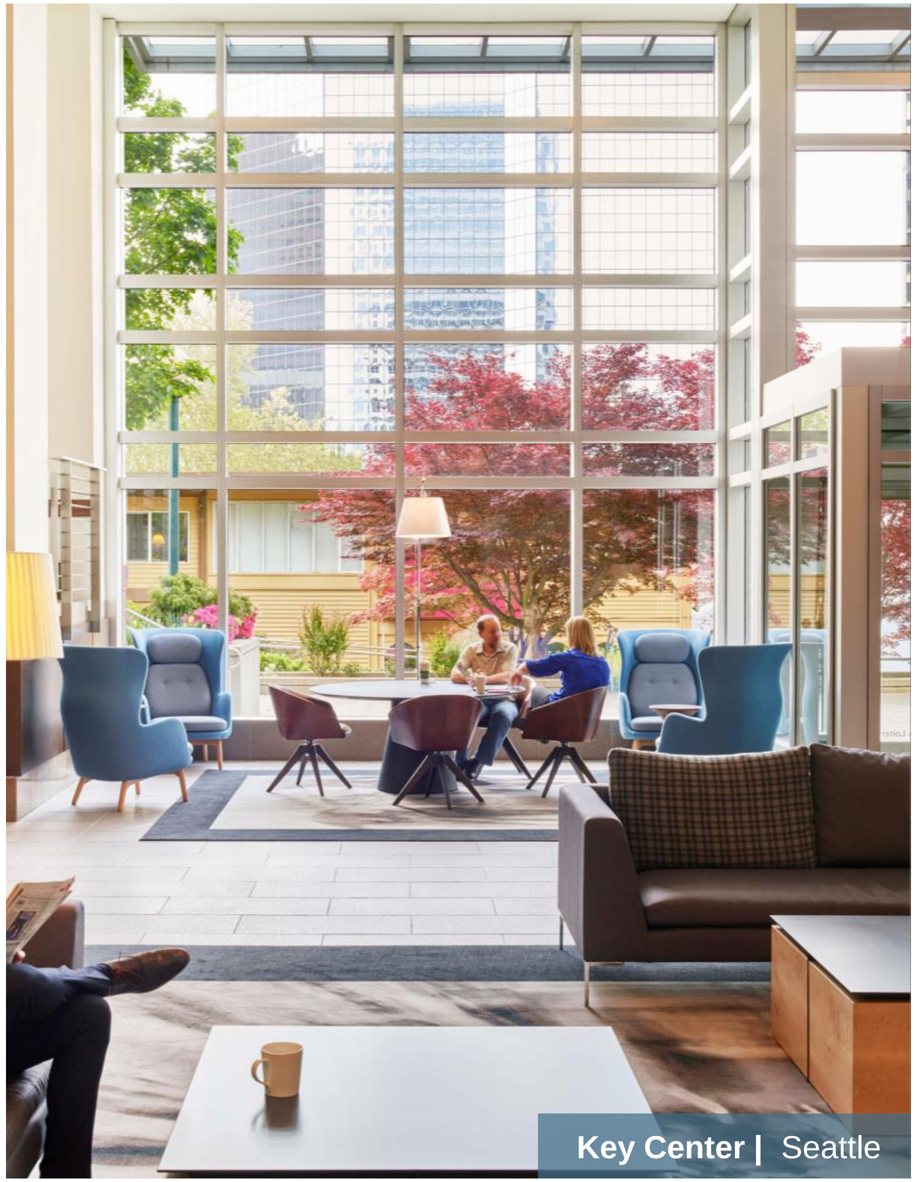
June 2023

Carmel Valley Corporate Center | San Diego

KILROY AT A GLANCE

A Premier, Publicly Traded Developer, Owner, and Manager of Class A Properties on the West Coast and Austin

16.2M RSF Owned **1,000+** Residential Units	**$700M** LTM EBITDA	**$1.6B** Total Current Liquidity
$4.30-$4.50 2023E Funds From Operations (1)	**7.9%** Dividend Yield (2)	**Baa2 / BBB** Investment Grade



(1) Based on Current Guidance.
(2) Market Pricing as of 5/31/23.

KEY TOPICS

Columbia Square | Los Angeles

1. Improving Return to Office Trends
2. A Strategy Built for All Environments
3. Outperformance of Quality Assets
4. Fortress Balance Sheet

IMPROVING RETURN TO OFFICE TRENDS

1 IMPROVING RETURN TO OFFICE TRENDS

Recent Return to Office Announcements From Major Companies Will Drive Momentum

Meta	3 days a week starting September 2023
amazon	3 days a week as of May 2023
Capital One	3 days a week as of May 2023
J.P.Morgan	Managing directors 5 days a week as of April 2023
Disney	4 days a week as of March 2023
Snapchat	4 days per week as of February 2023
Starbucks	At least 3 days a week as of February 2023
Apple	At least 3 days a week as of August 2022

1 IMPROVING RETURN TO OFFICE TRENDS

Executive Commentary Defends the Importance of Bringing Employees Together in Physical Workspaces

Meta

CHIEF EXECUTIVE OFFICER, MARK ZUCKERBERG

"Our early analysis of performance data suggests that engineers who either joined Meta in-person and then transferred to remote or remained in-person performed better on average than people who joined remotely."

March 14, 2023

salesforce

CHIEF OPERATING OFFICER, BRIAN MILLHAM

"During the pandemic, we saw productivity drop among our account executives who were working exclusively from home. I believe when our people are together, they're better learners, collaborators, and networkers. It also reinforces our performance culture."

March 1, 2023

amazon

CHIEF EXECUTIVE OFFICER, ANDY JASSY

"It's easier to learn, model, practice, and strengthen our culture when we're in the office together… When you're in-person, people tend to be more engaged, observant, and attuned to what's happening in the meetings and the cultural clues being communicated."

February 17, 2023

1 IMPROVING RETURN TO OFFICE TRENDS

Return to Office Policies Are Being Enforced and it is Showing Up in the Data

-800 bps

DECLINE IN THE SHARE OF REMOTE JOB POSTINGS

Since February 2021

+20%

BAY AREA RAPID TRANSIT (BART) RIDERSHIP INCREASE

YoY in April

+120%

INCREASE IN DOWNTOWN SEATTLE FOOT TRAFFIC

Since early 2021

+780 bps

PHYSICAL OCCUPANCY INCREASE

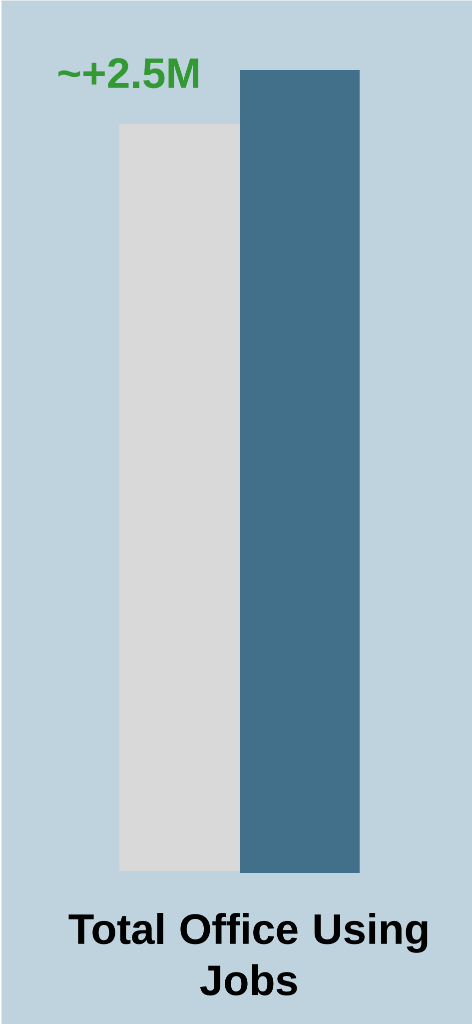
Year-to-date in Kilroy buildings

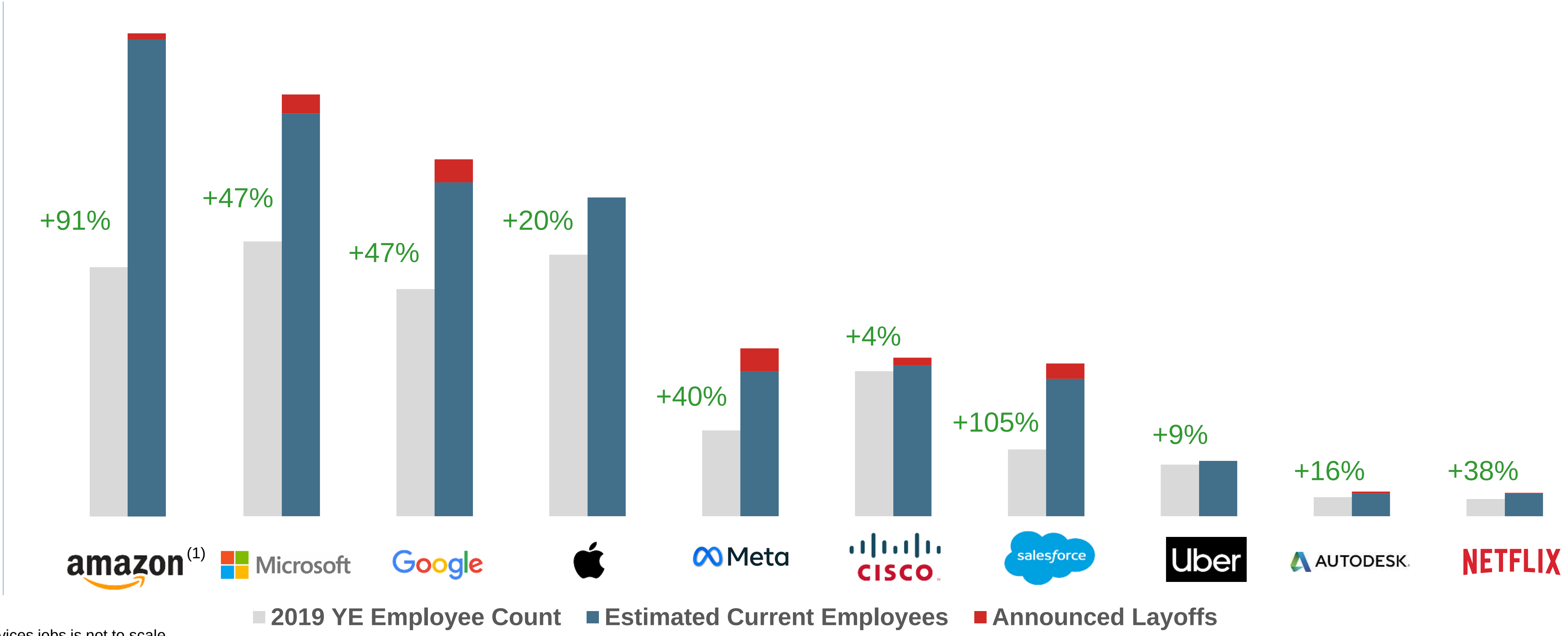
The Brannans | San Francisco

Sources: LinkedIn, BART.gov, Puget Sound Business Journal.

1 IMPROVING RETURN TO OFFICE TRENDS

Job Growth Continues to be Positive and Should Lead to Improved Demand as Employees Return





Note: Total US Business and Professional Services jobs is not to scale.
Source: Bureau of Labor Statistics and Company Annual 10-K's.
(1) Amazon not shown to scale.

A STRATEGY BUILT FOR ALL ENVIRONMENTS

2 A STRATEGY BUILT FOR ALL ENVIRONMENTS

KRC’s Strategy is Guided by Three Principles

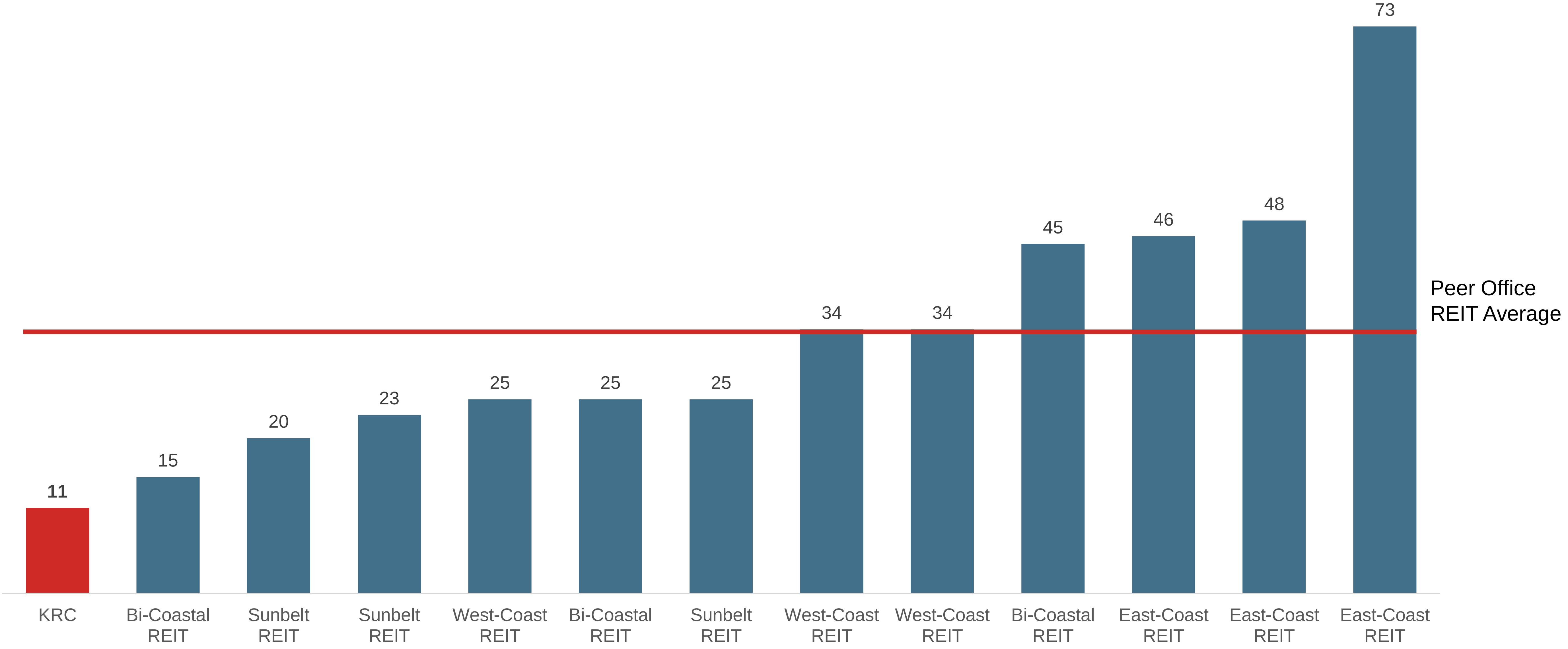
Best-in-Class Real Estate in the Most Dynamic Markets

Disciplined and Experienced Approach to Capital Allocation

Fortress Balance Sheet

2 A STRATEGY BUILT FOR ALL ENVIRONMENTS

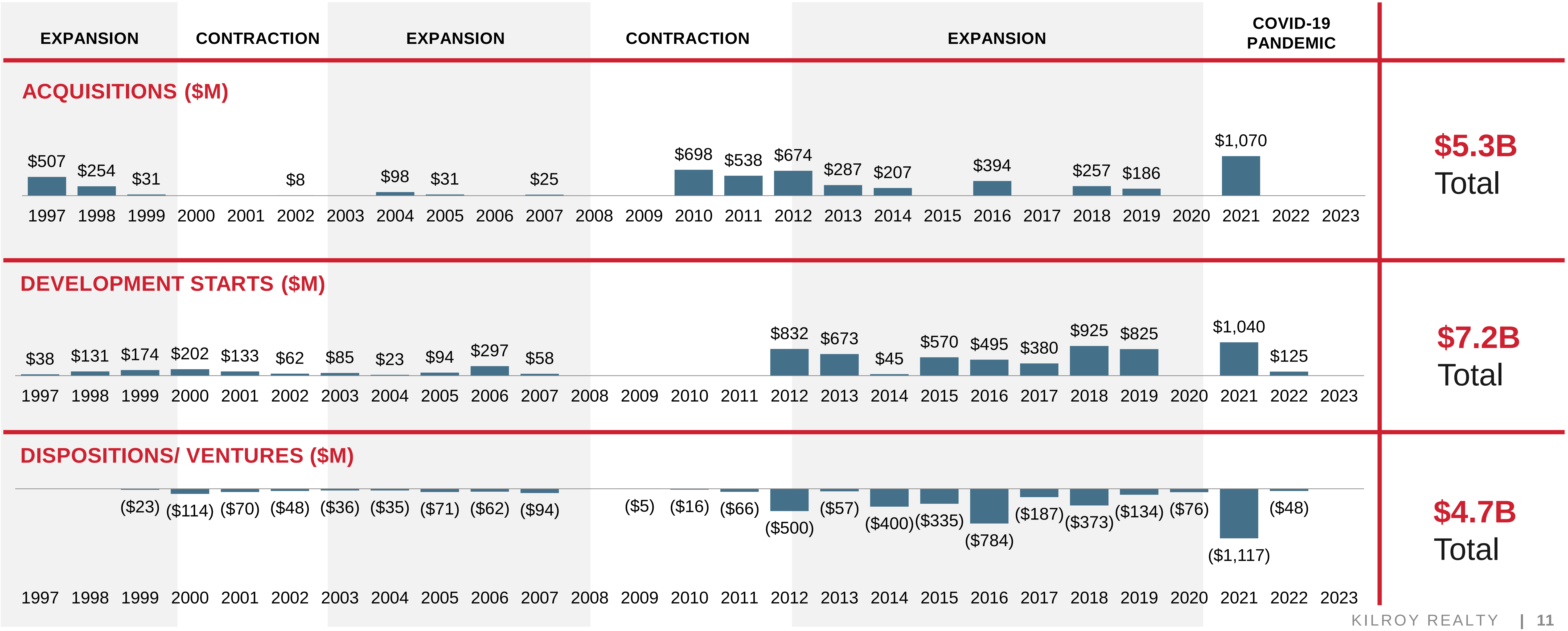
Kilroy Has the Youngest and Most Modern Portfolio Among Office REITs…



Note: KRC's 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.
Source: Green Street

2 A STRATEGY BUILT FOR ALL ENVIRONMENTS

… With a Proven Track Record of Thoughtful Capital Allocation Throughout Different Points in the Cycle…



Note: Does not include land. 2016 includes Norges joint venture (gross value of $1.2B and $453M on pro rata basis).

2 A STRATEGY BUILT FOR ALL ENVIRONMENTS

… and Anchored by a Fortress Balance Sheet That Uniquely Positions Us to Play Both Offense & Defense

OFFENSIVE ⟷ **DEFENSIVE**

Development Pipeline

- *$1.8B under development (1)*
- *~55% comprised of life science*

Best in Class Portfolio & Team

- *~92% leased*
- *Leader in quality and pioneer in sustainability*

Strong Balance Sheet

- *5.7x net debt to EBITDA (2)*
- *~6-year average duration with no maturities until 2024*

Strategic Capital Allocator

- *Proven capital recycling track record*
- *Differentiated sourcing capabilities*

Substantial Liquidity

- *$1.6B of liquidity including ~$330M in cash*

Excellent Cash Flow Visibility

- *~6-year WALT and ~48% of rent from top 15 tenants*
- *Dividend security (FAD payout ratio of 48% in 1Q23)*

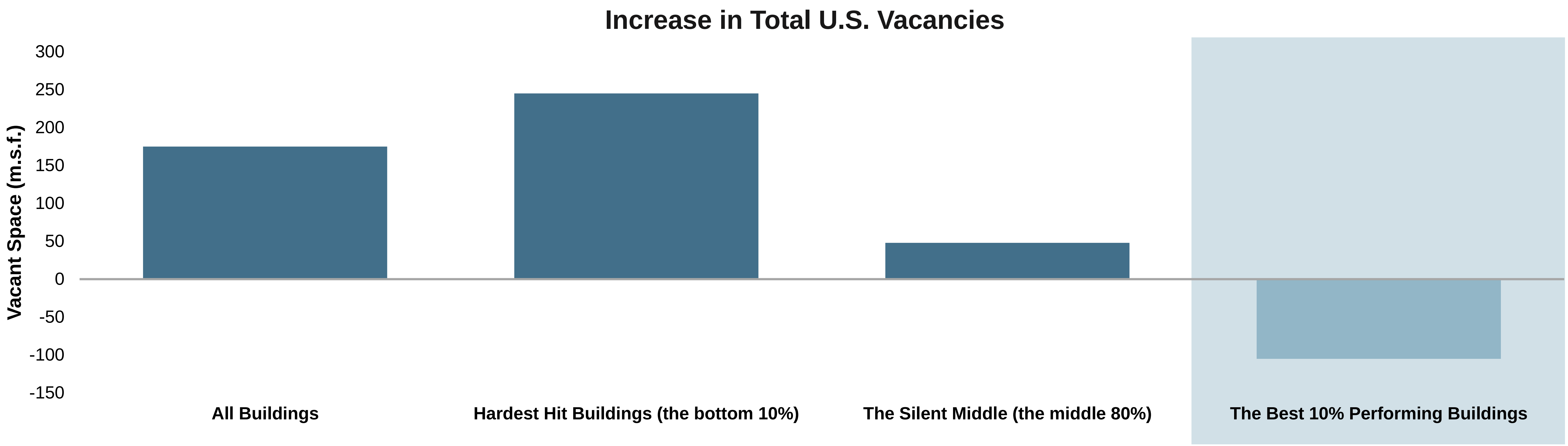
(1) Development projects in tenant improvement phase and under construction.
(2) Based on annualized 1Q23 EBITDA and pro rata for our strategic ventures.

OUTPERFORMANCE OF QUALITY ASSETS

3 OUTPERFORMANCE OF QUALITY ASSETS

In The Current Office Environment, Quality is Prevailing

- The top 10% of buildings **reduced** their vacancy by 100M SF, while the bottom 10% of buildings **increased** their vacancy by 250M SF

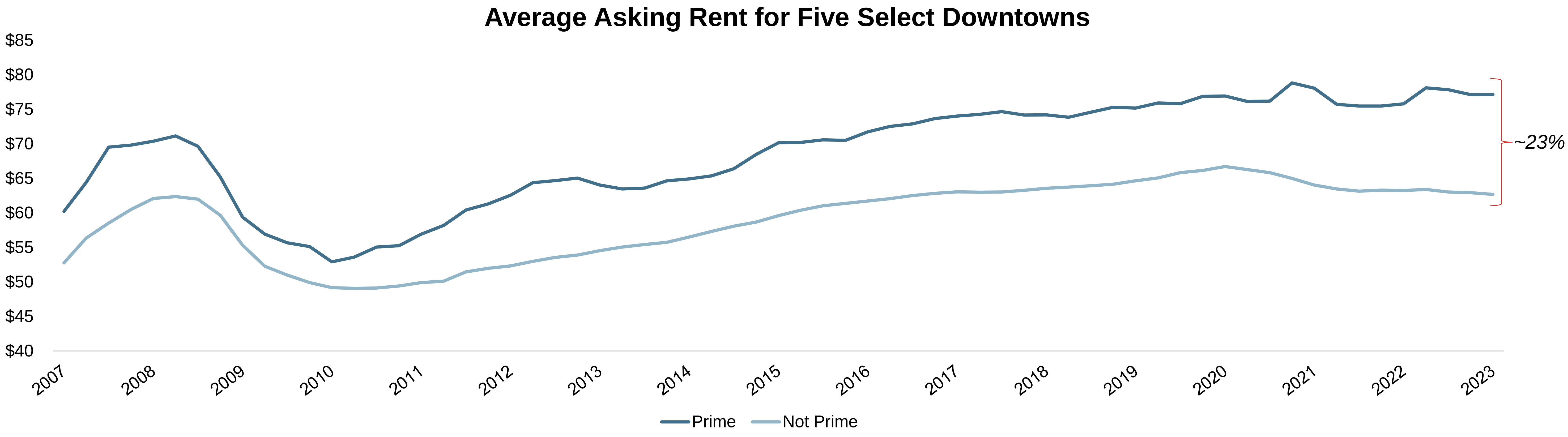


Data: 2Q 2022 relative to 1Q 2020
Source: CBRE EA.

3 OUTPERFORMANCE OF QUALITY ASSETS

Asking Rents for Prime Assets Continue to Outpace the Broader Market

- The spread between prime and non-prime rents is ~23%, the widest it has been in over 15 years

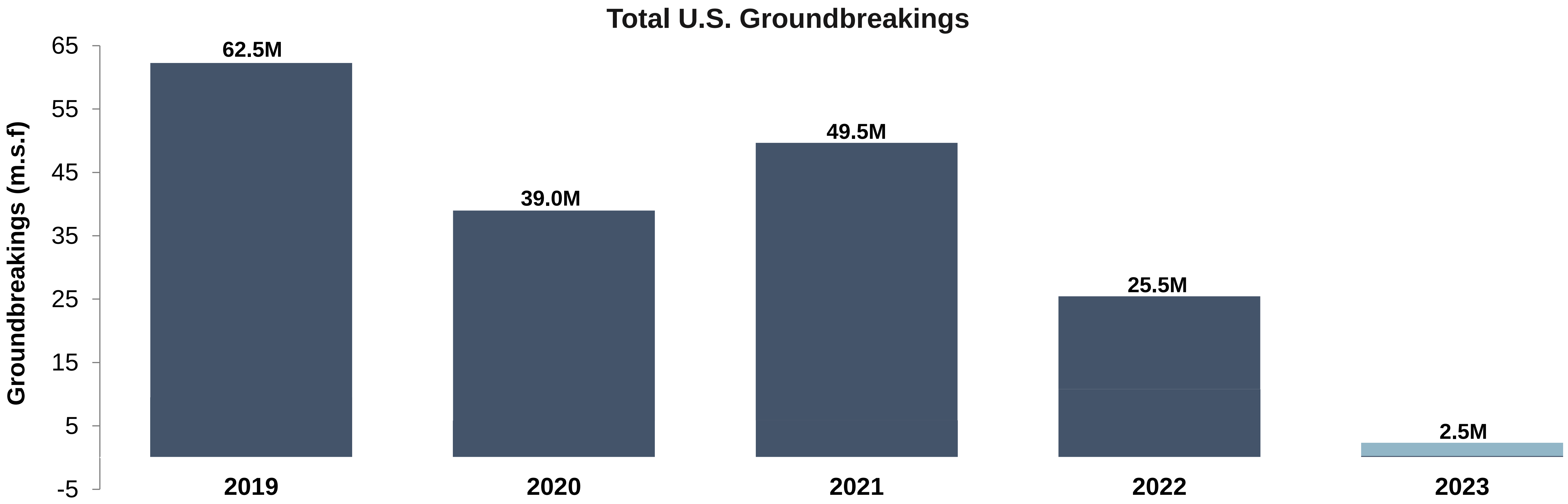


Data as of 1Q23
Source: CBRE EA. Downtowns include: Manhattan, Washington, D.C., San Francisco, Boston, and Seattle.

3 OUTPERFORMANCE OF QUALITY ASSETS

While New Starts Have Come to a Halt

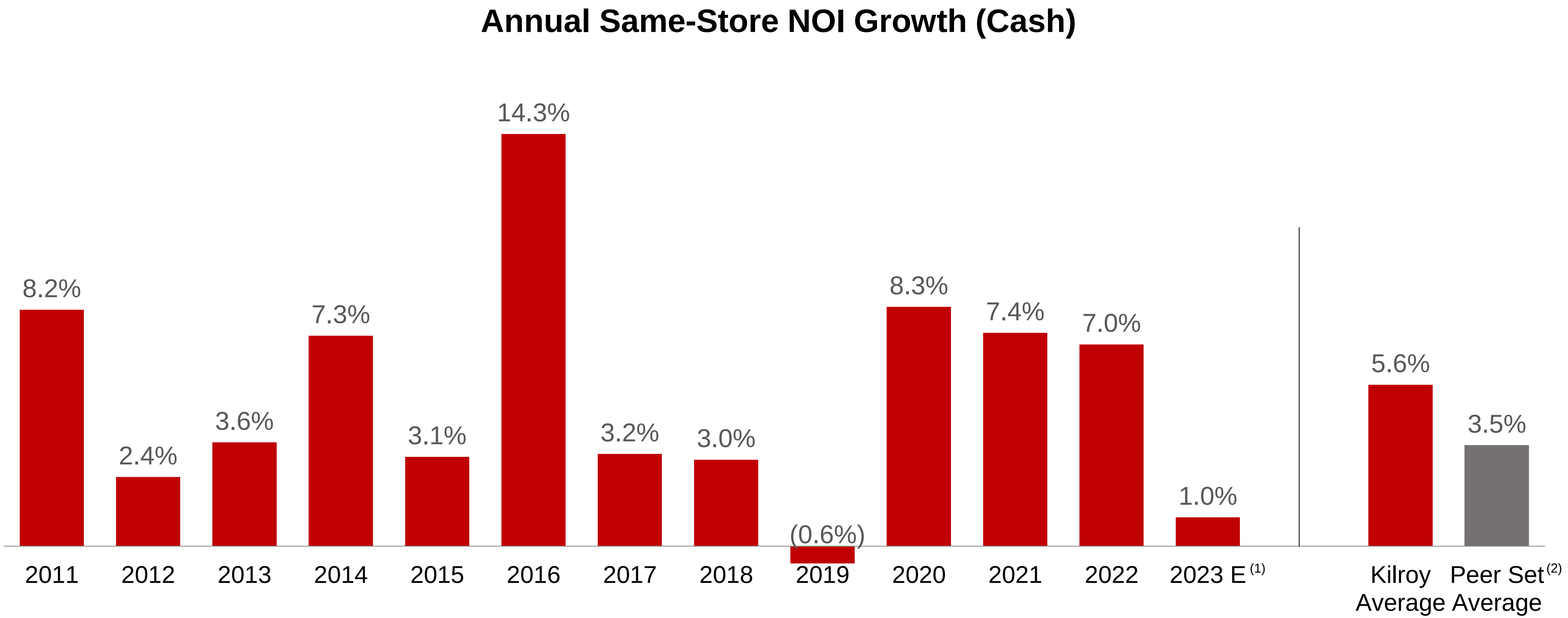
- Supply continues to moderate with national groundbreakings of ~2.5M SF in 1Q23 a ~70% reduction to the two-year trailing average



Sources: JLL and CBRE.

3 OUTPERFORMANCE OF QUALITY ASSETS

Quality Office Has Always Outperform But the Gap Should Widen in the Coming Years With Flight to Quality Tailwinds



Note: As reported per supplemental filings and does not reflect any one-time item adjustments.
(1) Based on current midpoint of guidance.
(2) Peer Group comprised of Gateway Peers based on Companies' public filings from 2011-2022.

FORTRESS BALANCE SHEET

4 FORTRESS BALANCE SHEET

Premier Access to a Multitude of Liquidity Enhancing Avenues in Both Public and Private Markets

Fortress Balance Sheet

No Significant Debt Maturities

Until December 2024

Low Leverage Profile

5.7x (1)

Fixed or Capped Rate Debt

~95%

>95%

Portfolio is Unencumbered (2)

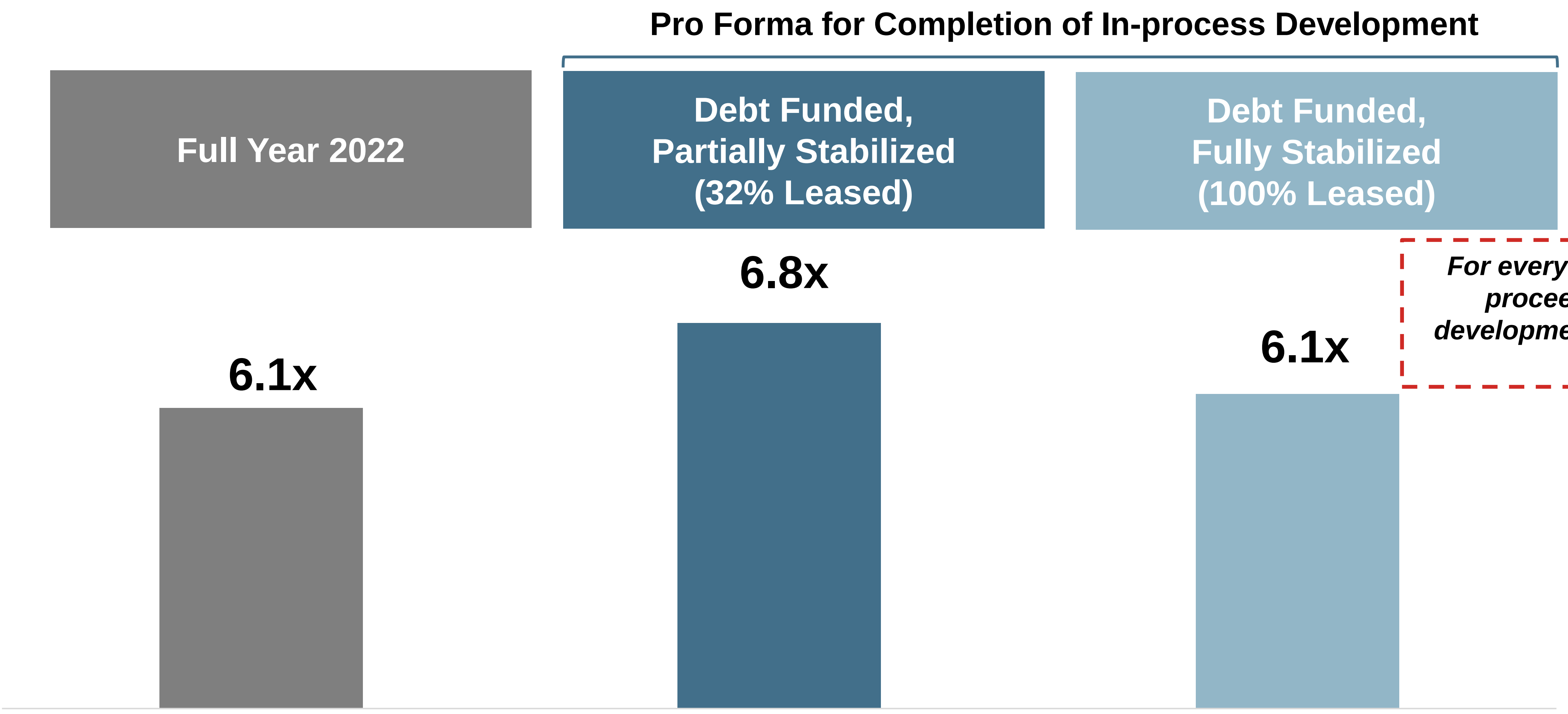
Strong Liquidity

Sources	Total
Cash on Hand	$330M
Term Loan Availability	$170M
Revolver Availability	$1,100M
TOTAL	**$1,600M**

Note: Data as of 1Q23. Cash balance as of 4/27/23.
(1) Based on 1Q23 annualized results.
(2) As defined per the Company's credit agreement.

4 FORTRESS BALANCE SHEET

Even Assuming No Additional Leasing and All Debt Funding, Leverage Remains Manageable



For every $100M of disposition proceeds utilized to fund development, lowers leverage by ~0.1x.

Note: Includes $1.7BN of the tenant improvement phase and under construction buildings (Indeed Tower, KOP Ph. 2, 9514 TCD and 2 life science redevelopments). Above scenarios assume no dispositions.


KILROY
Where Innovation Works
EXIT
Jardine | Los Angeles

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