



KILROY REALTY

March 15, 2023

INVESTOR UPDATE

KILROY

OVERVIEW

1

**NO EXPOSURE TO SILICON VALLEY BANK OR SIGNATURE BANK.
LIMITED EXPOSURE TO OTHER REGIONAL BANKS.**

2

HIGH QUALITY, WELL CAPITALIZED TENANT ROSTER

3

FORTRESS BALANCE SHEET WITH STRONG LIQUIDITY

1

NO EXPOSURE TO SILICON VALLEY BANK OR SIGNATURE BANK; LIMITED EXPOSURE TO OTHER REGIONAL BANKS

Silicon Valley Bank (SVB) & Signature Bank

- Kilroy has no direct or indirect leases with SVB or Signature Bank
- Kilroy has zero deposits held or outstanding borrowings from SVB or Signature Bank
- Tenant letter of credit exposure to SVB comprises only ~\$17 million
 - *KRC is actively working with these tenants to move the letters of credit to other institutions*

Other Regional Banks

- Regional Banks make up ~2% of KRC ABR
 - Over 80% contributed by Capital One (Market Cap ~\$36B; BBB Rating)
- Diversified bank syndicate with ~40% of total commitments held by regionals

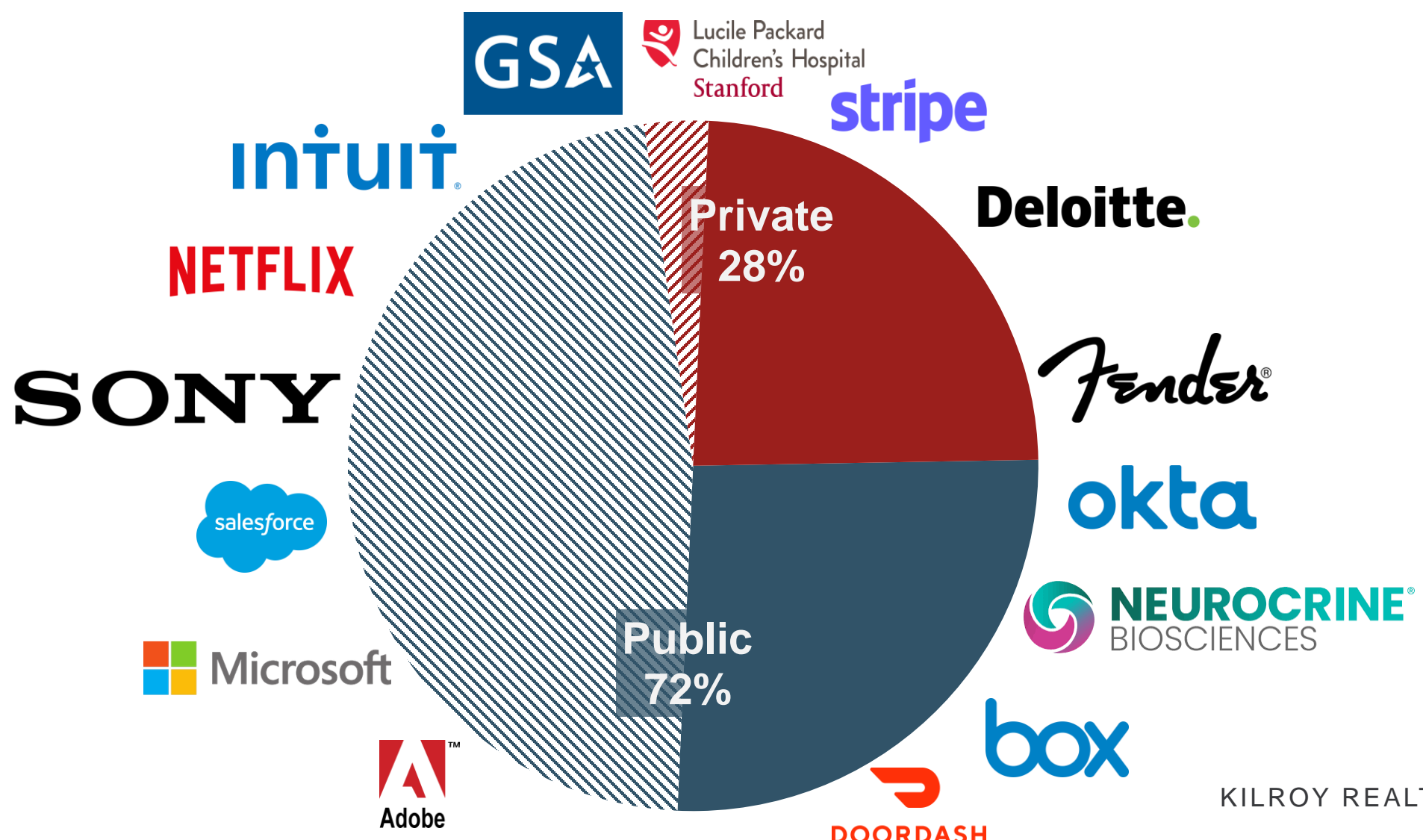
2 HIGH QUALITY, WELL CAPITALIZED TENANT ROSTER

Platform Tenant Roster is Over 50% Investment Grade Rated With 98% of Tenant Rent Collected⁽¹⁾

Legend

-  Public Company
-  Public Company; Investment Grade
-  Private Company; Investment Grade
-  Private Company

Tenant Diversification



Note: Tenant diversification based on ABR.
(1) Total Office rent collected as of March 10, 2023.

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FORTRESS BALANCE SHEET WITH STRONG LIQUIDITY

Fortress Balance Sheet

No Significant Debt Maturities Until December 2024	Low Leverage Profile 6.0x ⁽¹⁾
Fixed or Capped Rate Debt ~100%	>95% Portfolio is Unencumbered ⁽²⁾

Strong Liquidity

Sources	Total
Cash on Hand	\$300M
Term Loan Availability	\$320M
Revolver Availability	\$1,100M
TOTAL	\$1,720M

**Premier access to a multitude of liquidity enhancing avenues in both public and private markets*

Note: Data as of 4Q22. Cash balance as of 2/28/23.
(1) Based on 4Q 2022 annualized results.
(2) As defined per the Company's credit agreement.

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FORTRESS BALANCE SHEET WITH STRONG LIQUIDITY (CONT'D)

Diversified Exposure Across Debt Capital Stack with Ample Covenant Flexibility

Unsecured Bank Facilities and Private Placement Notes

Covenants	Covenant Levels	Actual Performance as of 12/31/2022
Total Debt to Total Asset Value	Less than 60%	29%
Fixed Charge Coverage Ratio	Greater than 1.5x	3.8x
Unsecured Debt Ratio	Greater than 1.67x	3.4x
Unencumbered Asset Pool Debt Service Coverage	Greater than 1.75x	4.5x

Unsecured Senior Notes

Covenants	Covenant Levels	Actual Performance as of 12/31/2022
Total Debt to Total Asset Value	Less than 60%	37%
Interest Coverage	Greater than 1.5x	8.4x
Secured Debt to Total Asset Value	Less than 40%	2%
Unencumbered Asset Pool Value to Unsecured Debt	Greater than 150%	294%

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, 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 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, 2022 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.

K I L R O Y

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Kilroy Oyster Point / South San Francisco