



KBS Growth & Income REIT

Portfolio Update Meeting
August 23, 2019

Important Disclosures

The information contained herein should be read in conjunction with, and is qualified by, the information in KBS Growth & Income Real Estate Investment Trust's (the "Company or KBS Growth & Income REIT or KBS G&I REIT") Annual Report on Form 10-K for the year ended December 31, 2018 (the "Annual Report"), and in the Company's Quarterly Report on Form 10-Q for the period ended June 30, 2019 (the "Quarterly Report"), including the "Risk Factors" contained therein.

For a full description of the limitations, methodologies and assumptions used to value KBS G&I REIT's assets and liabilities in connection with the calculation of KBS G&I REIT's estimated value per share, see KBS G&I REIT's Current Report on Form 8-K dated December 7, 2018.

Forward-Looking Statements

Certain statements contained herein may be deemed to be forward-looking statements within the meaning of the Federal Private Securities Litigation Reform Act of 1995. The Company intends that such forward-looking statements be subject to the safe harbors created by Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These statements include statements regarding the intent, belief or current expectations of the Company and members of its management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as "may," "will," "seeks," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date they are made. The Company undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law. Such statements are subject to known and unknown risks and uncertainties which could cause actual results to differ materially from those contemplated by such forward-looking statements. The Company makes no representation or warranty (express or implied) about the accuracy of any such forward-looking statements. These statements are based on a number of assumptions involving the judgment of management.

The Company may fund distributions from any source including, without limitation, from offering proceeds or borrowings. Distributions paid through June 30, 2019 have been funded in part with cash flow from operating activities and in part with debt financing, including advances from the Company's advisor. In addition, distributions have been funded with cash resulting from the advisor's waiver and deferral of its asset management fee. There are no guarantees that the Company will continue to pay distributions or that distributions at the current rate are sustainable. Actual events may cause the value and returns on the Company's investments to be less than that used for purposes of the Company's estimated NAV per share. With respect to the NAV per share, the appraisal methodology used for the appraised properties assumes the properties realize the projected net operating income and expected exit cap rates and that investors would be willing to invest in such properties at yields equal to the expected discount rates. Though the appraisals of the appraised properties, with respect to Duff & Phelps, and the valuation estimates used in calculating the estimated value per share, with respect to Duff & Phelps, the Company's advisor and the Company, are the respective party's best estimates as of September 30, 2018, the Company can give no assurance in this regard. Even small changes to these assumptions could result in significant differences in the appraised values of the appraised properties and the estimated value per share. These statements herein also depend on factors such as: future economic, competitive and market conditions; the Company's ability to maintain occupancy levels and rental rates at its real estate properties; and other risks identified in Part I, Item IA of the Company's Annual Report.

About KBS

Formed by Peter Bren and Chuck Schreiber in 1992.

Over 26 years of investment and management experience with extensive long-term investor relationships.

¹ As of June 30, 2019.

² The ranking by National Real Estate Investor is based on volume of office space owned globally, as of December 31, 2017. The results were generated from a survey conducted by National Real Estate Investor based on a combination of advertising and website promotion of the survey, direct solicitation of responses from participants, direct email to National Real Estate Investor subscribers and other identified office owners and daily newsletter promotion of the survey, all supplemented with a review of public company SEC filings.

³ Ranked by total worldwide real estate assets, in millions, as of June 30, 2017. Real estate assets were reported net of leverage, including contributions committed or received, but not yet invested.



Transactional volume in excess of \$39.3 billion¹, AUM of \$11.4 billion¹ and 36.1 million square feet under management¹



8th Largest Office Owner Globally, National Real Estate Investor².



Ranked among Top 53 Global Real Estate Investment Managers, Pensions & Investments³.



Buyer and seller of well-located, yield-generating office and industrial properties.



Advisor to public and private pension plans, endowments, foundations, sovereign wealth funds and publicly-registered non-traded REITs.



A trusted landlord to thousands of office and industrial tenants nationwide.



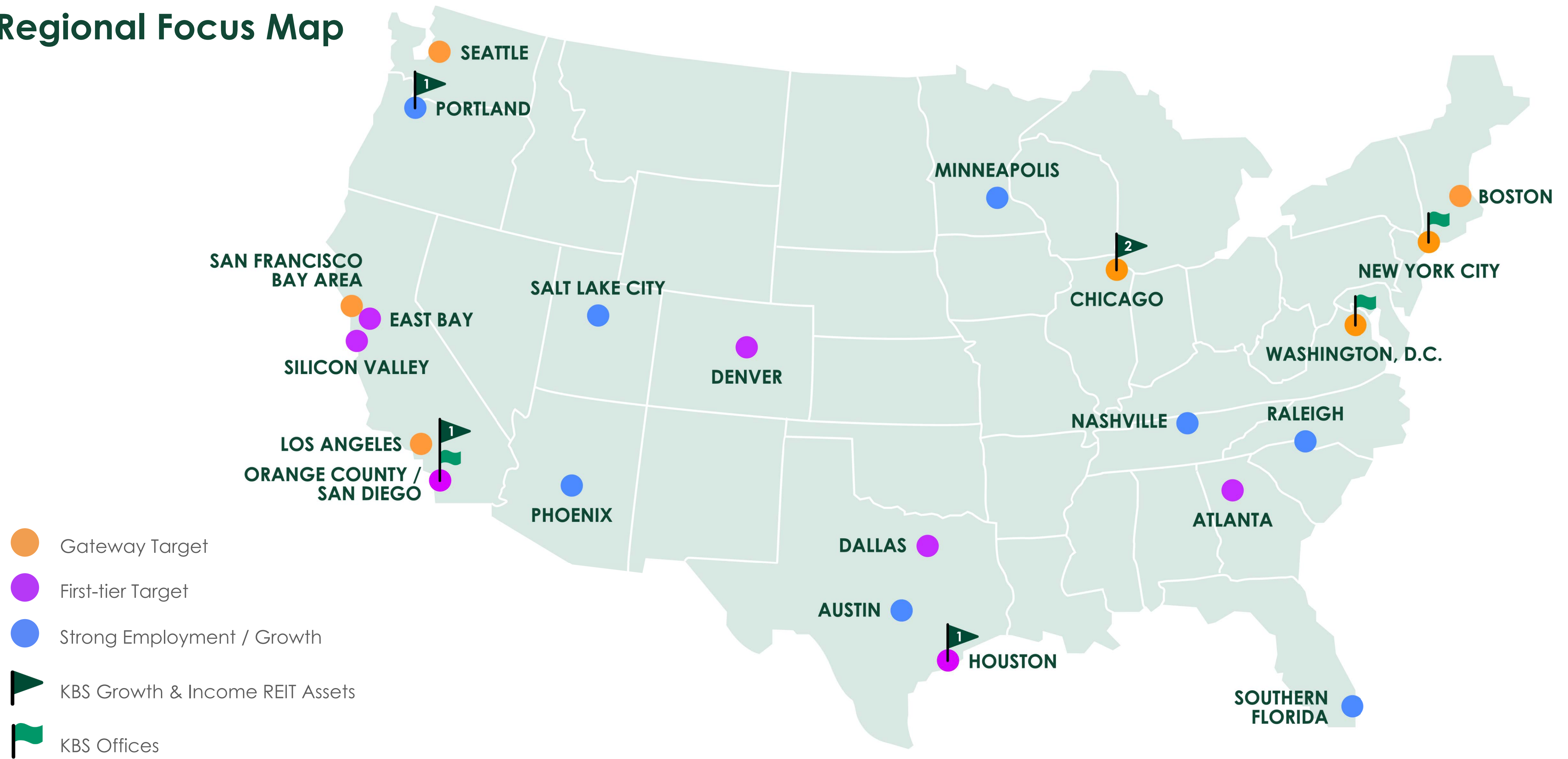
A preferred partner with the nation's largest lenders.



A development partner for office, mixed-use and multi-family developments.



Regional Focus Map



Investment Objectives

- ✓ Achieve long-term growth in the value of the portfolio
- ✓ Build a diverse portfolio of core real estate properties
- ✓ Preserve and return stockholders' capital contributions
- ✓ Provide investors with attractive and stable cash distributions



Office Market Update

The economy and the national real estate market continue to do well. The national real estate market is not behaving like a late cycle market. We have a strong economy, robust tenant demand and slowing new construction.

With construction cost rising rapidly because of a lack of labor, rising labor cost, and rising material cost, many new projects are being postponed or cancelled. CBRE had projected new deliveries of 65 million square feet in 2018, but only 51 million square feet were delivered. Such deliveries were well below past peaks of 76.5 million square feet in 2008 and 110 million square feet in 2001.

| Strong GDP Growth | |
|-------------------|-------------|
| 2016 | 1.6% |
| 2017 | 2.3% |
| 2018 | 3.0% |

| New Jobs / Month | |
|------------------|------------------------|
| 2016 | 195,000 / month |
| 2017 | 182,000 / month |
| 2018 | 220,000 / month |

| New Office Absorption (increase in occupied office space) | |
|---|-------------------------------|
| 2016 | 39 million square feet |
| 2017 | 49 million square feet |
| 2018 | 60 million square feet |



KBS | Growth & Income
Real Estate
Investment Trust

KBS Growth & Income REIT 2nd Quarter Portfolio Highlights*

* Portfolio highlights exclude investment in an unconsolidated Joint Venture

Fund and Portfolio Overview

As of June 30, 2019

1 Represents aggregate acquisition price (excluding closing costs) of the real estate portfolio and excluding any subsequent capital expenditures.

2 Represents cost basis, which is acquisition price (excluding closing costs) plus subsequent capital expenditures for the real estate properties in portfolio.

3 Equals the estimated fair value of the real estate properties as of September 30, 2018.

4 Data as of September 30, 2018. See the Current Report on Form 8-K dated December 7, 2018.

5 Includes proceeds from distribution reinvestment plan. Total equity raised as of December 31, 2018 was \$90.0 million.

6 Includes future leases that had been executed but had not yet commenced as of June 30, 2019.

7 Distributions are not guaranteed.

8 Calculated as total debt on real estate properties of \$118.5 million divided by December 2018 estimated value.

FUND OVERVIEW

Initial Private Offering

June 2015 – April 2016

Public Offering

April 2016 – June 2017

Second Private Offering

October 2017 – Current

Current Offering Price (Dec. 2018 NAV)⁴

\$9.20 per share

Total Equity Raised⁵

\$93.1 million

Current Distribution Rate⁷

6.00% based on NAV

PORTFOLIO OVERVIEW

Total Acquisitions¹

\$179.5 million

Cost Basis²

\$189.8 million

Dec. 2018 Estimated Value of Portfolio³

\$206.2 million

Rentable Sq. Ft.

683,952

Total Leased⁶

95.0%

Total Leverage⁸

57.5%

Portfolio Highlights

As of June 30, 2019

| Property Name, City, State | Property Type / No. of Buildings | Acquisition Date | Size (SF) | Purchase Price | Occupancy % at Acquisition | Leased % as of 06/30/19 ¹ |
|--|----------------------------------|------------------|----------------|-----------------------------------|----------------------------|--------------------------------------|
| Von Karman Tech Center Irvine, CA | Office 1 Building | 8/12/2015 | 101,161 | \$ 21,277,000 | 100% | 92% |
| Commonwealth Building Portland, OR | Office 1 Building | 6/30/2016 | 224,122 | 68,545,000 | 96% | 96% |
| The Offices at Greenhouse Houston, TX | Office 1 Building | 11/14/2016 | 203,284 | 46,489,000 | 95% | 100% |
| 213 West Institute Place Chicago, IL | Office 1 Building | 11/9/2017 | 155,385 | 43,155,000 | 92% | 89% |
| TOTAL | | | 683,952 | \$ 179,466,000² | 96% | 95% |

¹ Total leased percentage includes future leases that have been executed but have not yet commenced as of June 30, 2019.

² Purchase price reflects contractual purchase price, net of closing credits, and excludes acquisition fees and expenses.

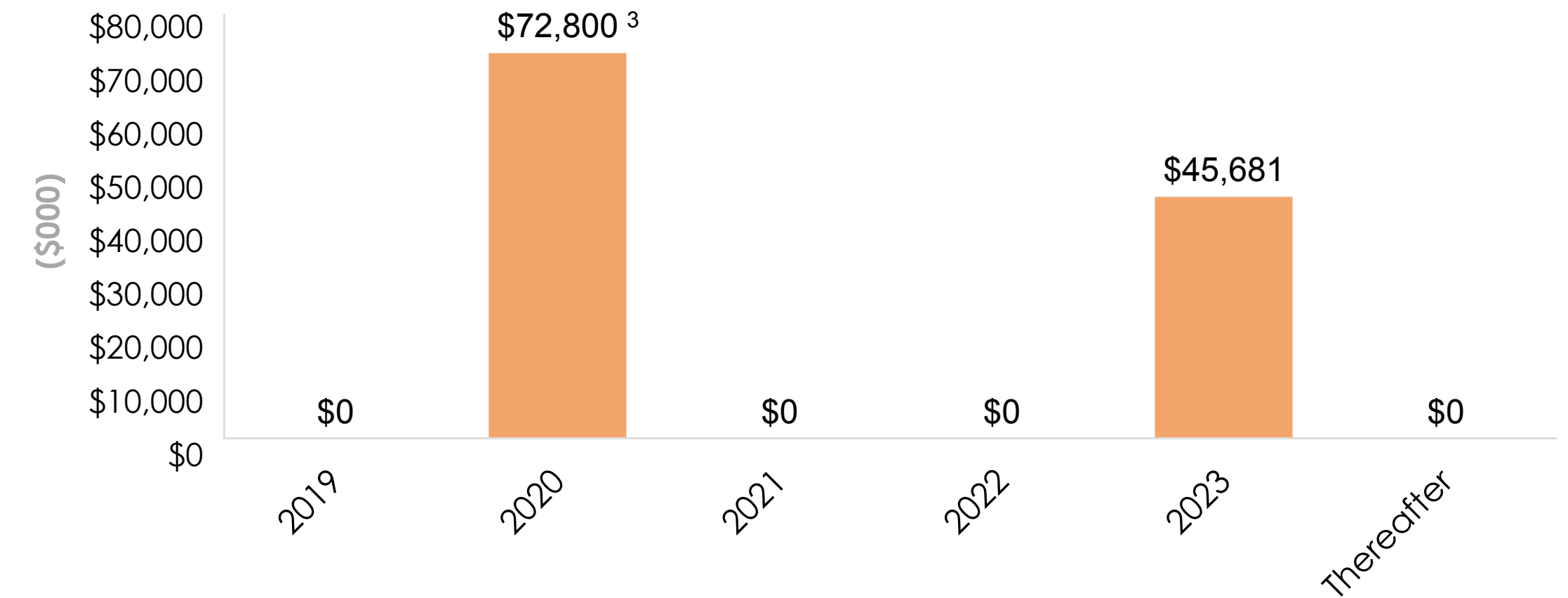
Capital Management

As of June 30, 2019

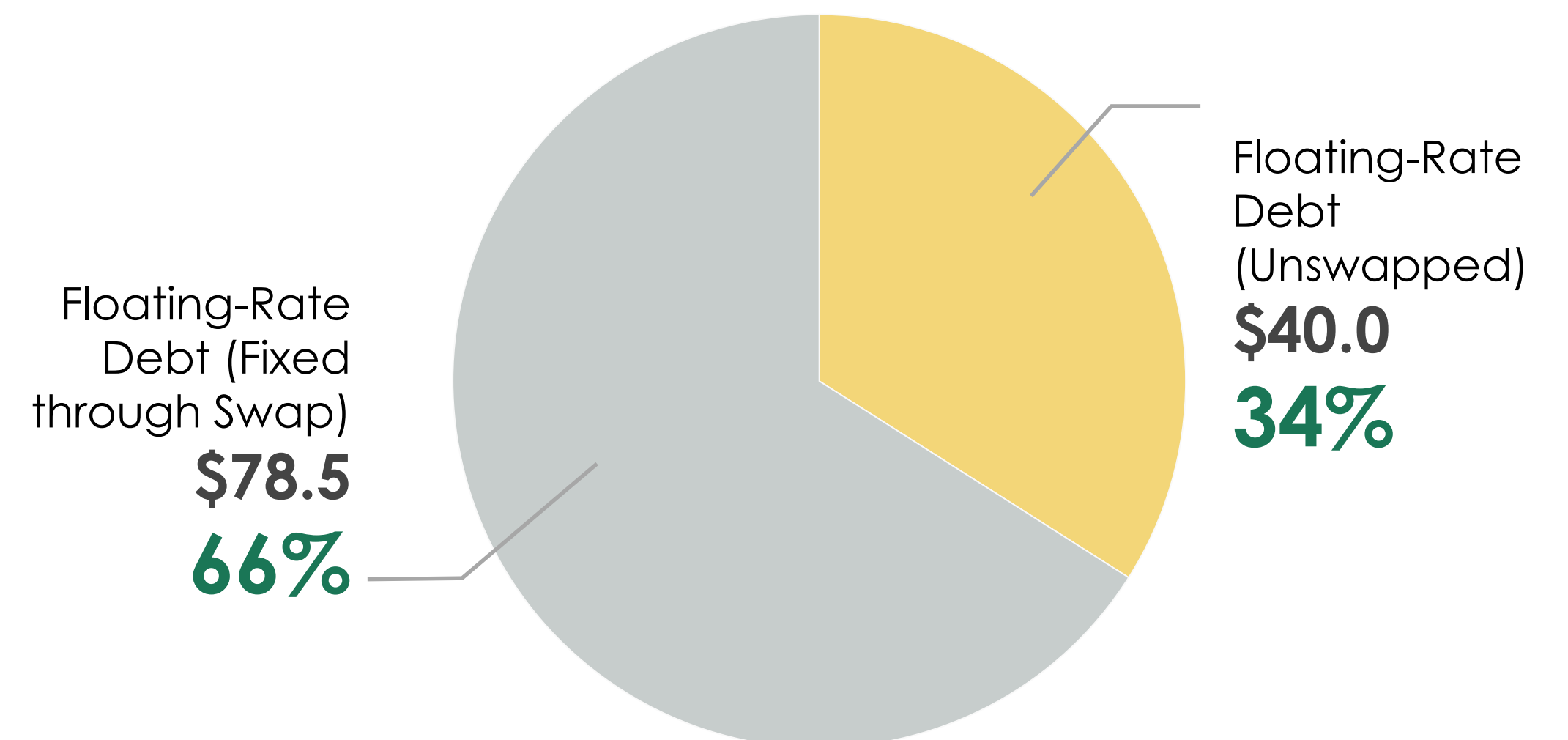
| | |
|---|------------------------|
| Total Debt | \$118.5 million |
| Loan-to-Value ¹ | 57.5% |
| Average cost of debt ² | 4.3% per annum |
| Average term to initial maturity | 2.23 years |
| Average term to fully extended maturity | 4.23 years |

¹ Calculated as total debt on properties of \$118.5 million divided by December 2018 estimated value of portfolio.
² Average cost of debt as of June 30, 2019.
³ As of June 30, 2019, \$72.8 million of debt maturing in 2020 has the option to extend to 2022.

Initial Debt Maturities



Interest Rate Exposure (\$ in millions)

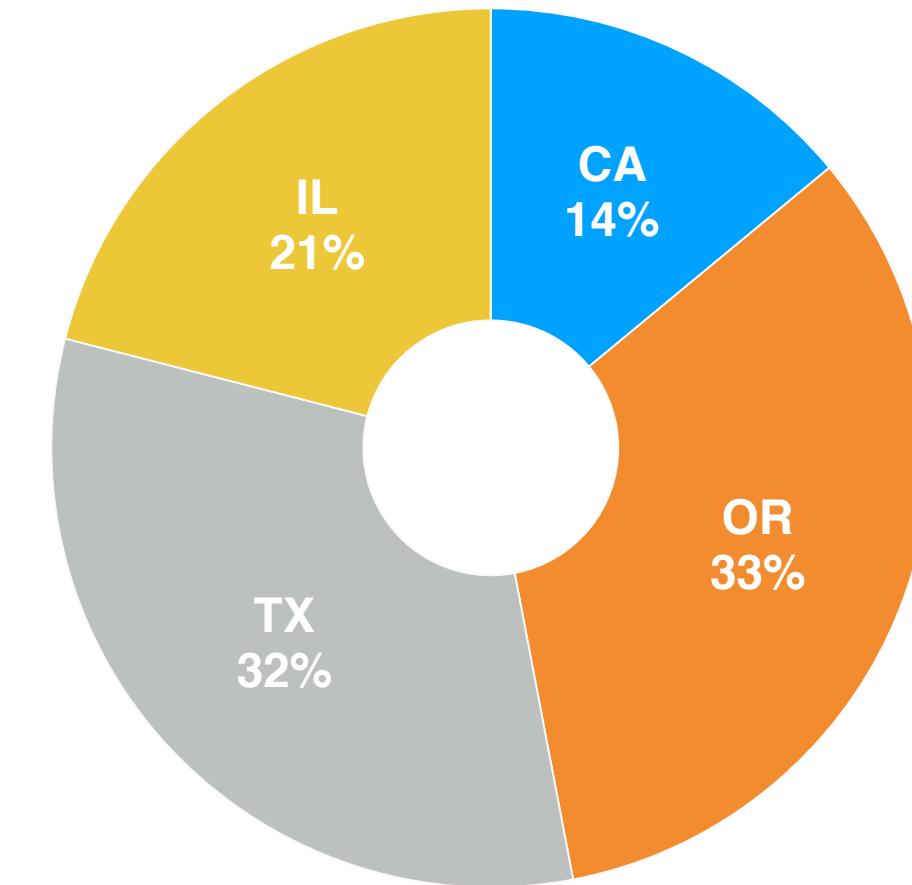


Property Overview

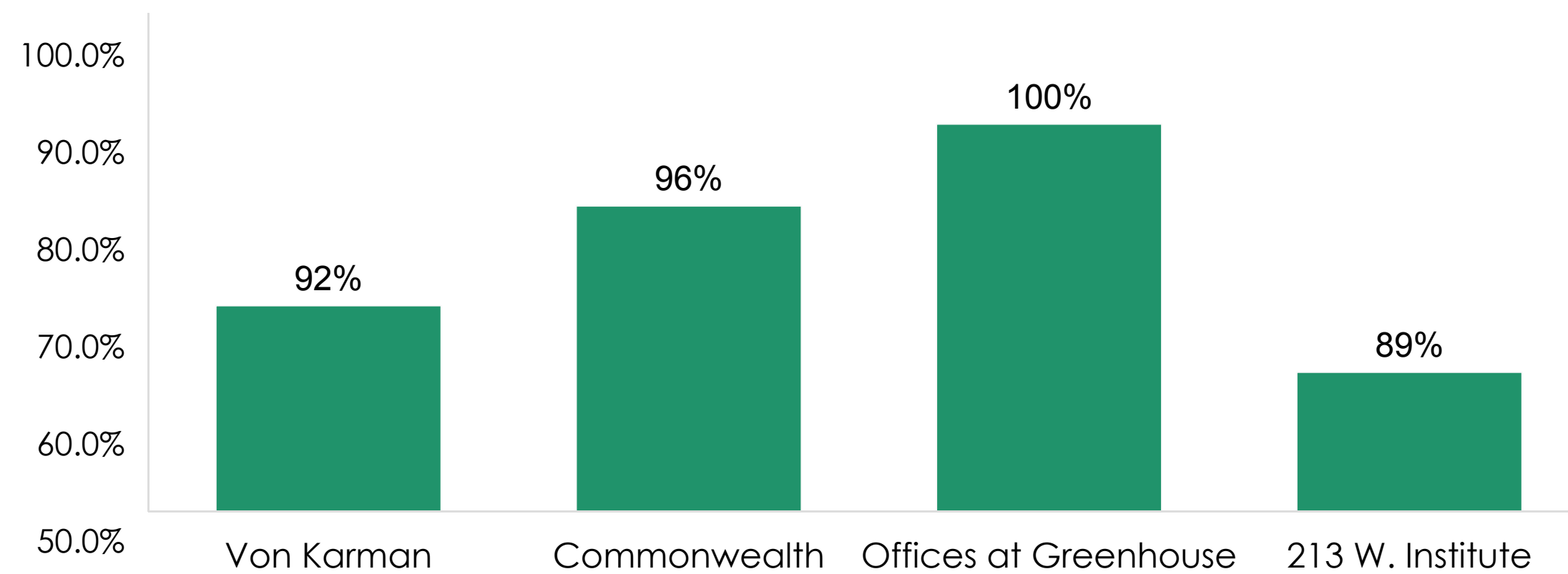
As of June 30, 2019

| Key Statistics | |
|-------------------------------|------------------|
| No. of Assets | 4 |
| Total Rentable Sq. Ft. | 683,952 |
| Wtd. Avg. Lease Term | 3.8 years |
| Economic Occupancy | 91.9% |
| Leased Occupancy ¹ | 95.0% |
| No. of Tenants | 72 |

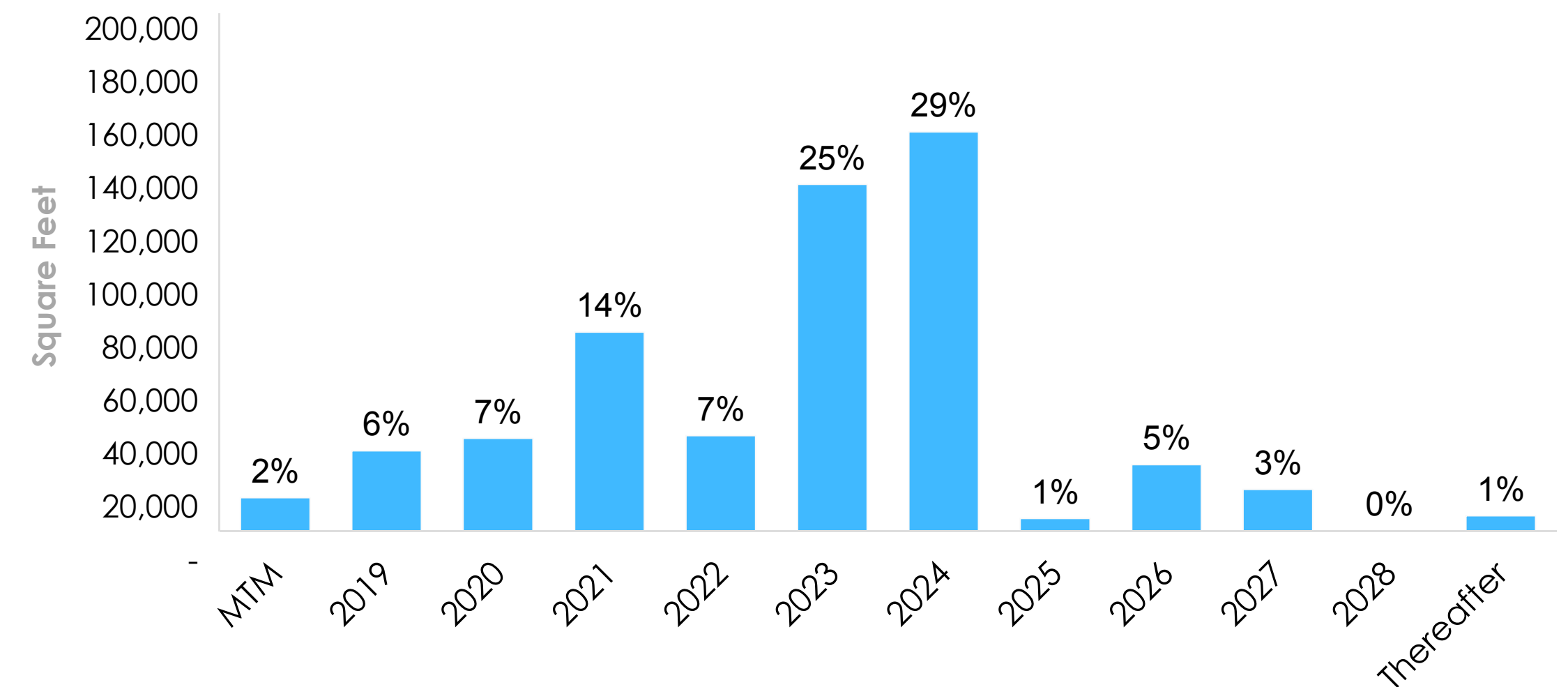
Geographic Diversification²



Leased Occupancy¹



Lease Expirations²



¹ Leased % includes future leases that had been executed but had not yet commenced as of June 30, 2019.

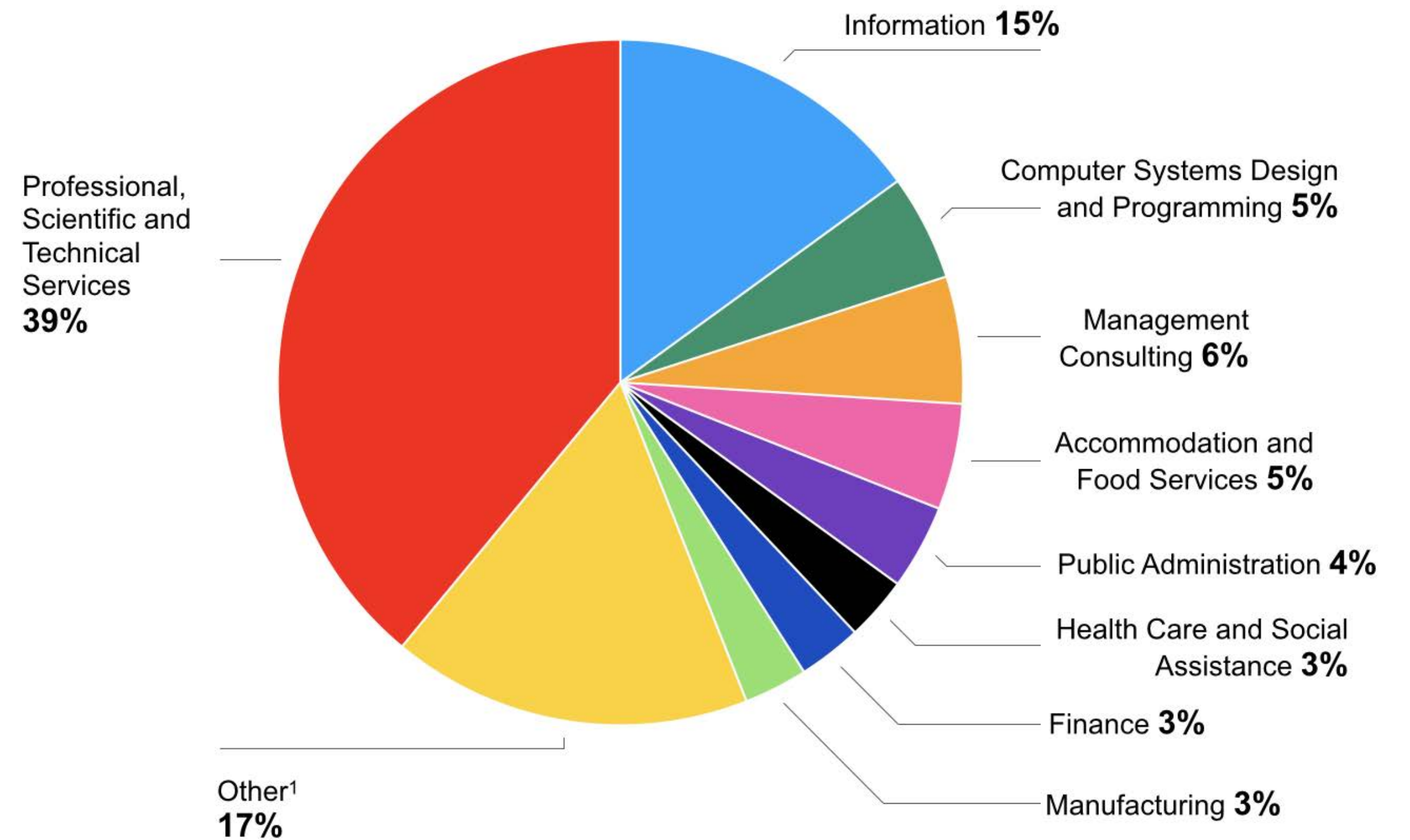
² Based on occupied square feet as of June 30, 2019.

Tenancy Overview

As of June 30, 2019

| Top 10 Tenants | Industry | Property | % of Portfolio* |
|---|--|-----------------------|-------------------|
| AECOM | Professional, Scientific and Technical | Offices at Greenhouse | 22.4% |
| LNH, Inc. | Information | Von Karman | 7.1% |
| J. Connor Consulting, Inc. | Management Consulting | Offices at Greenhouse | 5.1% |
| Quantum Spatial | Professional, Scientific and Technical | Commonwealth | 3.8% |
| Galois, Inc | Computer Systems Design & Programming | Commonwealth | 3.3% |
| City of Portland | Public Administration (Government) | Commonwealth | 3.3% |
| Otoharmonics Corporation | Professional, Scientific and Technical | Commonwealth | 3.2% |
| Cushing and Company | Other | 213 W. Institute | 3.0% |
| Infogroup, Inc | Information | Commonwealth | 2.2% |
| Kennedy Jenks Consulting, Inc | Professional, Scientific and Technical | Commonwealth | 2.1% |
| TOTAL | | | 55.5% |
| Weighted Average Lease Term (Top 10 Tenants) | | | 4.53 years |

Industry Diversification*



¹ Other consists of various other industries that individually represent less than 3% of the portfolio.

* Based on occupied square feet as of June 30, 2019.

Von Karman Tech Center



¹ Includes future leases that have been executed but have not yet commenced as of June 30, 2019
² 2018 NOI yield is calculated by taking the 2018 total NOI divided by the property's average cost basis

Investment at a Glance

| | |
|---|---------------------|
| Location | Irvine, CA |
| Property Type | Class B Office |
| Acquisition Date | August 12, 2015 |
| Purchase Price | \$21,277,000 |
| No. of Buildings | 1 |
| Stories | 2 |
| Total Rentable Square Feet | 101,161 SF |
| Site Size | 4.61 Acres |
| Year Built / Renovated | 1980 / 2013 - 2014 |
| Leased % at Acquisition | 100% |
| Current Leased Occupancy 6/30/19¹ | 91.8% |
| Avg. Rental Rate at Acquisition | \$20.16 / SF |
| Avg. 2018 In-Place Rental Rate | \$23.11 / SF |
| Current Market Rental Rate | \$34.00 / SF |
| 2018 NOI Yield² | 5.69% |
| Submarket | Irvine Airport Area |
| Key Tenants | <u>% of Bldg.</u> |
| • LNH, Inc. | 44.4% |
| • Tadamerry Corp | 9.2% |
| • Lee & Sakahara Architects | 7.8% |

Commonwealth Building



¹ Includes future leases that have been executed but have not yet commenced as of June 30, 2019
² 2018 NOI yield is calculated by taking the 2018 total NOI divided by the property's average cost basis

Investment at a Glance

| | |
|---|-------------------------|
| Location | Portland, OR |
| Property Type | Class A Office |
| Acquisition Date | June 30, 2016 |
| Purchase Price | \$68,545,000 |
| No. of Buildings | 1 |
| Stories | 14 |
| Total Rentable Square Feet | 224,122 SF |
| Site Size | 0.46 Acres |
| Year Built / Renovated | 1948 / 2013-2015 / 2017 |
| Leased % at Acquisition | 96.2% |
| Current Leased Occupancy 6/30/19¹ | 96.3% |
| Avg. Rental Rate at Acquisition | \$23.14 / SF |
| Avg. 2018 In-Place Rental Rate | \$25.38 / SF |
| Current Market Rental Rate | \$38.00 / SF |
| 2018 NOI Yield² | 5.26% |
| Submarket | CBD |
| Key Tenants | <u>% of Bldg.</u> |
| • Quantum Spatial | 10.7% |
| • Galois, Inc. | 9.3% |
| • City of Portland | 9.2% |

The Offices at Greenhouse

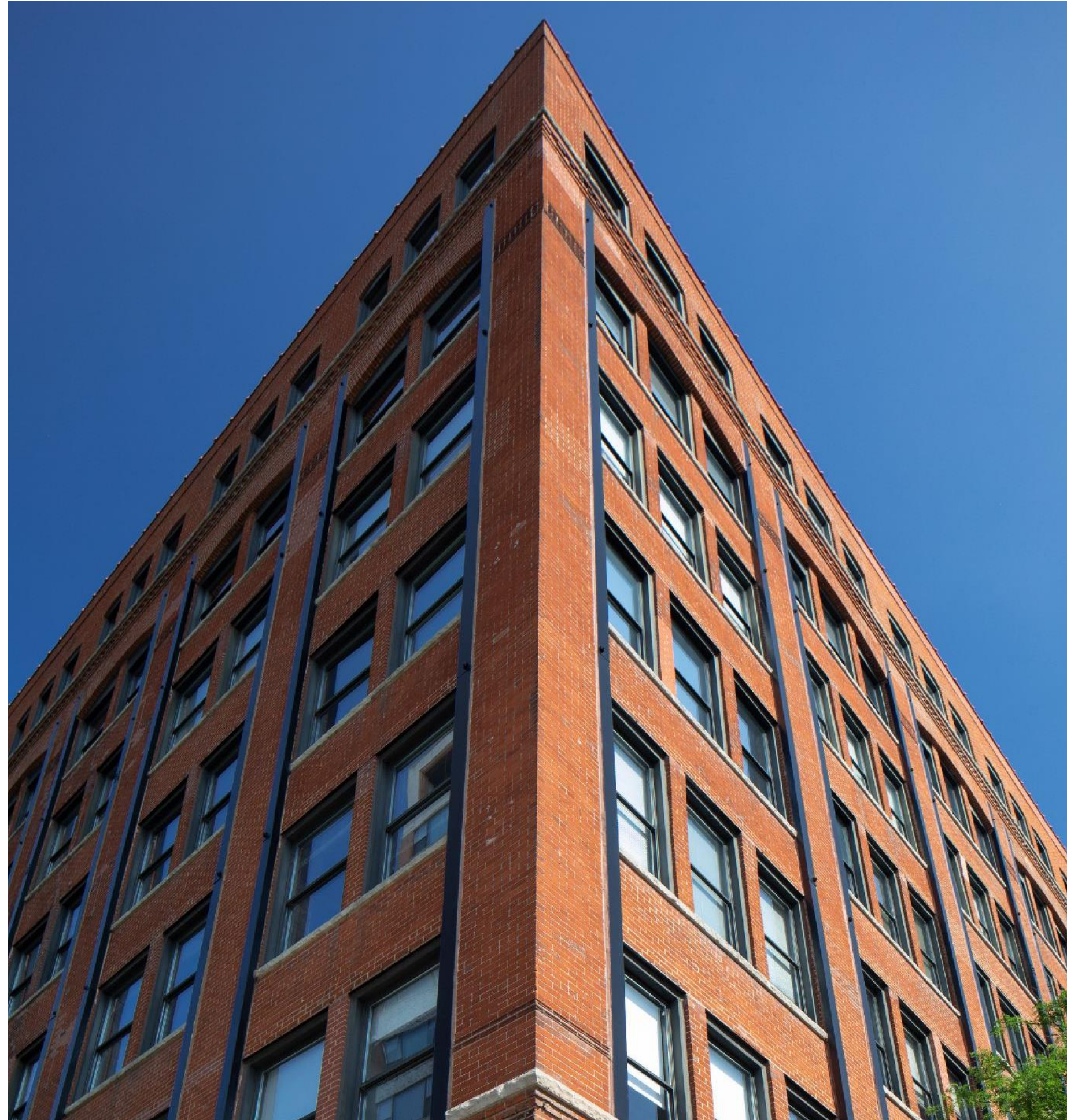


¹ Includes future leases that have been executed but have not yet commenced as of June 30, 2019
² 2018 NOI yield is calculated by taking the 2018 total NOI divided by the property's average cost basis

Investment at a Glance

| | |
|---|-------------------|
| Location | Houston, TX |
| Property Type | Class A Office |
| Acquisition Date | November 14, 2016 |
| Purchase Price | \$46,489,000 |
| No. of Buildings | 1 |
| Stories | 5 |
| Total Rentable Square Feet | 203,284 SF |
| Site Size | 4.6 Acres |
| Year Built / Renovated | 2014 |
| Leased % at Acquisition | 95.2% |
| Current Leased Occupancy 6/30/19¹ | 100% |
| Avg. Rental Rate at Acquisition | \$19.40 / SF |
| Avg. 2018 In-Place Rental Rate | \$20.18 / SF |
| Current Market Rental Rate | \$23.00 / SF |
| 2018 NOI Yield² | 8.14% |
| Submarket | Energy Corridor |
| Key Tenants | <u>% of Bldg.</u> |
| • Aecom | 69.3% |
| • J. Connor Consulting | 15.8% |
| • World Fuel Services | 4.5% |

213 West Institute



¹ Includes future leases that have been executed but have not yet commenced as of June 30, 2019
² 2018 NOI yield is calculated by taking the 2018 total NOI divided by the property's average cost basis

Investment at a Glance

| | |
|---|-------------------|
| Location | Chicago, IL |
| Property Type | Class B Office |
| Acquisition Date | November 9, 2017 |
| Purchase Price | \$43,155,000 |
| No. of Buildings | 1 |
| Stories | 7 |
| Total Rentable Square Feet | 155,385 SF |
| Site Size | 0.67 Acres |
| Year Built / Renovated | 1908 / 2017 |
| Leased % at Acquisition | 92.4% |
| Current Leased Occupancy 6/30/19¹ | 88.8% |
| Avg. Rental Rate at Acquisition | \$24.16 / SF |
| Avg. 2018 In-Place Rental Rate | \$24.97 / SF |
| Current Market Rental Rate | \$33.50 / SF |
| 2018 NOI Yield² | 5.20% |
| Submarket | River North |
| Key Tenants | <u>% of Bldg.</u> |
| • Cushing and Company | 12.2% |
| • Downtown Entertainment | 11.2% |
| • Codingdojo | 5.6% |

210 West Chicago (Unconsolidated Joint Venture)



¹ Includes future leases that have been executed but have not yet commenced as of June 30, 2019
² Cap Rate is calculated by taking the projected first year's NOI divided by purchase price.

Investment at a Glance

| | |
|---|------------------------------------|
| Location | Chicago, IL |
| Building Description | Two-story Office / Retail Building |
| Acquisition Date | June 28, 2019 |
| Deal Structure | JV with FGPH 210 W. Chicago LLC |
| Purchase Price (KBS 50% Ownership) | \$2,688,000 |
| No. of Buildings | 1 |
| Total Rentable Square Feet | 16,239 SF |
| Site Size | 0.19 Acres |
| Year Built / Renovated | 1913 / 2000 |
| Leased % at Acquisition | 100% |
| Current Leased Occupancy 6/30/19 ¹ | 100% |
| Avg. Rental Rate at Acquisition | \$33.05 / SF |
| Current Market Rental Rate | \$34.58 / SF |
| Cap Rate ² | 8.32% |
| Submarket | River North |
| Key Tenants | <u>% of Bldg.</u> |
| • Blake | 45.1% |
| • Life Spice | 31.6% |
| • JNL Graphics Design | 11.9% |

AM Fee Deferral

In an effort to provide better dividend coverage to shareholders, the advisor has waived \$0.5 million of total asset management fees since inception and has deferred payment of \$3.2 million in asset management fees from inception through June 30, 2019.



Distribution History¹

| Period | Annualized Distribution Rate ² |
|-----------------------------|---|
| October 2015 - August 2017 | 5.0% |
| September 2017 - April 2018 | 5.5% |
| May 2018 - July 2019 | 6.0% |

¹ Total distributions paid through June 30, 2019, consisted of 54.6% paid in cash and 45.4% reinvested through the distribution reinvestment plan. The Company has funded some of its total distributions paid with debt financing, including an advance from its advisor, and cash resulting from a waiver and a deferral of asset management fees by its advisor. To the extent the Company pays distributions from sources other than cash flows from operations, it will have less funds available for the acquisition of real estate investments, the overall return to stockholders may be reduced and subsequent investors will experience dilution. In addition, because distributions have been funded with cash resulting from the waiver or deferral certain fees to its advisor, distributions may not be sustainable. For more information, please refer to the Company's public filings.

² Going forward the board of directors will continue to authorize and declare cash distributions based on daily record dates but will pay these distributions on a monthly basis, which would equal the annualized distribution rate based on the purchase price of the REIT's shares in its offerings in effect as of the declaration date. Beginning September 2017, the purchase price of the Company's shares was equal to its estimated net asset value per share based on its assets and liabilities s determined by its board of directors.

2019 Goals

- ✓ Continue to raise capital and grow the size and diversity of the portfolio
- ✓ Continue value enhancing capital projects to maintain the high level of occupancy
- ✓ Improve property cash flow through strategic leasing renewals with existing tenants and new leases for current vacant space
- ✓ Invest in strategic real estate acquisitions
- ✓ Continue to provide a strong dividend yield



KBS | Growth & Income
Real Estate
Investment Trust

Q&A

For additional questions, contact
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Investor Relations
(866) 527-4264

