

# Portfolio Snapshot

All information as of June 30, 2017, unless otherwise noted.

# KBS

Growth &  
Income REIT

## Portfolio Summary

Total Equity Acquisitions <sup>1</sup>	\$136,311,000
Total Capital Raised <sup>2</sup>	\$83,079,000
Total Square Feet (equity assets)	528,504
Total Leverage	53%
Total Occupancy	95%
Total Leased <sup>3</sup>	97%

<sup>1</sup>Amount based on original purchase price, plus closing costs, net of purchase discounts.

<sup>2</sup>Total capital raised includes \$6.3 million from the Company's public offering, the primary component of which terminated in June 2017, and \$76.8 million from the Company's private placement offering that terminated in April 2016. This includes proceeds from the Company's Distribution Reinvestment Program.

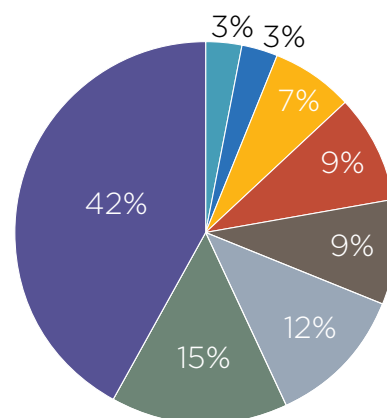
<sup>3</sup>Total leased percentage includes future leases that have been executed but have not yet commenced.

Current Portfolio	Number of Assets	Purchase Price	% of Total
Equity	3 assets	\$136,311,000	100%

## Top 10 Tenants by Annualized Base Rent

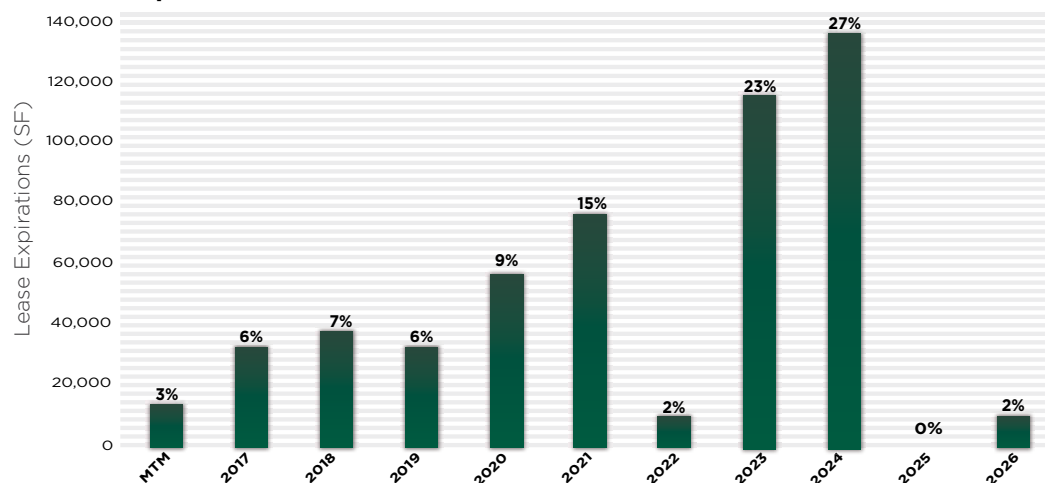
Tenant Name	Industry	Property Name	City, State	Property Type
AECOM	Professional, Scientific, and Legal	Offices at Greenhouse	Houston, TX	Office
LNH, Inc.	Information	Von Karman Tech Center	Irvine, CA	Office
Quantum Spatial	Professional, Scientific, and Legal	Commonwealth Building	Portland, OR	Office
City of Portland	Admin & Support Services	Commonwealth Building	Portland, OR	Office
J. Connor Consulting, Inc.	Management Consulting	Offices at Greenhouse	Houston, TX	Office
Galois, Inc	Computer Sys. Design & Programming	Commonwealth Building	Portland, OR	Office
Kennedy Jenks Consulting, Inc	Professional, Scientific, and Legal	Commonwealth Building	Portland, OR	Office
Xplane Corporation	Management Consulting	Commonwealth Building	Portland, OR	Office
Infogroup, Inc.	Information	Commonwealth Building	Portland, OR	Office
NEEA	Educational Services	Commonwealth Building	Portland, OR	Office

## Tenant Allocation by Industry By Annualized Base Rent



- Professional, Scientific and Legal
- Other
- Information
- Computer Sys. Design & Progr.
- Management Consulting
- Admin & Support Services
- Advertising (media)
- Educational Services




## Lease Expirations (by square feet)



The offering of shares of KBS Growth & Income REIT is made to "accredited investors" (as defined in Rule 501 of Regulation D of the Securities Exchange Act of 1934, as amended) only in reliance upon the availability of an exemption from registration provisions of the Securities Act of 1933, as amended, and Rule 506(c) of Regulation D. Neither the Securities and Exchange Commission (the "SEC") nor any state securities authority, has approved or disapproved of these securities or passed the adequacy or accuracy of the KBS Growth & Income REIT's Private Placement Memorandum (the "PPM"). Any representation to the contrary is a criminal offense.

See back page for risk factors related to an investment in KBS Growth & Income REIT.

## Equity Assets

	Property Name City, State	Property Type/ No. of Buildings	Acquisition Date	Size (SF)	Purchase Price	Occupancy % at Acquisition	Leased % as of 6/30/17 <sup>4</sup>
	Von Karman Tech Center Irvine, CA	Office 1 Building	8/12/2015	101,161	\$21,277,000	100%	100%
	Commonwealth Portland, OR	Office 1 Building	6/30/2016	224,122	\$68,545,000	96%	92%
	The Offices at Greenhouse Houston, TX	Office 1 Building	11/14/2016	203,221	\$46,489,000	95%	100%
<b>Total</b>				<b>528,504</b>	<b>\$136,311,000<sup>5</sup></b>	<b>97%</b>	<b>97%</b>

<sup>4</sup> Total leased percentage includes future leases that have been executed but have not yet commenced.

<sup>5</sup> Amount based on original purchase price, plus closing costs, net of purchase discounts.

## Cash Distribution History for Class A Shares<sup>6</sup>

Record Date	Payment Date	Amount Per Share
September 2015	October 1, 2015	0.04109589
October 2015 - June 2016	November 2, 2015 - July 1, 2016	0.00136986 per day
July 2016 - December 2016	August 2, 2016 - January 4, 2017	0.00136986 per day
January 2017 - August 2017	February 1, 2017 - September 2017	0.00136986 per day
September 2017 - October 2017 <sup>7</sup>	October 2017 - November 2017	0.00131849 per day

<sup>6</sup> There is no assurance that KBS Growth & Income REIT will declare and pay cash distributions at this rate and KBS Growth & Income REIT may modify the rate at its discretion. Cash distributions paid on all share classes through June 30, 2017, consisting of 47% paid in cash and 53% reinvested through the distribution reinvestment plan, have been funded with 22% coming from cash flow from operations, 16% from advances from the REIT's advisor and 62% from debt financing. For more information, please refer to KBS Growth & Income REIT's public filings.

<sup>7</sup> As of August 9, 2017, distributions for August, September and October 2017 have been declared and the REIT expects to pay them on or about the first business day of the following month.



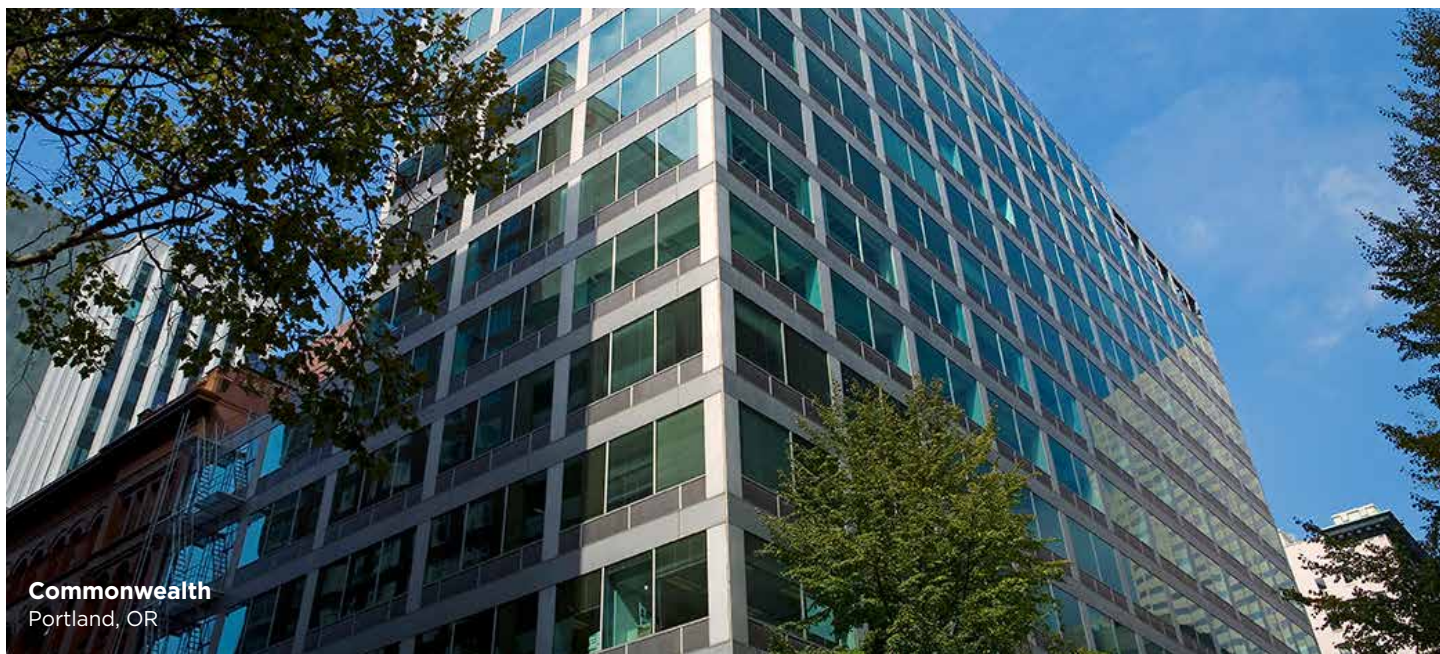
Von Karman Tech Center  
Irvine, CA





**The Offices at Greenhouse**  
Houston, TX





**KBS** | Direct

For additional information about this offering, go to [kbsdirect.com](http://kbsdirect.com), call 855-434-4527 or send us an email at [ir@kbsdirect.com](mailto:ir@kbsdirect.com)

#### Disclosures and Risks Related to an Investment in KBS Growth & Income REIT

The offering of shares of KBS Growth & Income REIT is made to “accredited investors” (as defined in Rule 501 of Regulation D of the Securities Exchange Act of 1934, as amended) only in reliance upon the availability of an exemption from registration provisions of the Securities Act of 1933, as amended, and Rule 506(c) of Regulation D. Neither the Securities and Exchange Commission (the “SEC”) nor any state securities authority, has approved or disapproved of these securities or passed on the adequacy or accuracy of the KBS Growth & Income REIT’s Private Placement Memorandum (the “PPM”). Any representation to the contrary is a criminal offense.

Investing in KBS Growth & Income REIT includes substantial risks. These risks include, but are not limited to: the possibility of losing your entire investment; no guarantees regarding performance; upon sale or distribution of assets you may receive less than your initial investment; fluctuation of the value of the assets owned by KBS Growth & Income REIT; lack of a public market for shares of KBS Growth & Income REIT; limited liquidity; limited transferability; reliance on KBS Capital Advisors LLC, the REIT’s advisor, to select, manage and dispose of assets; and various economic factors that may include changes in interest rates, laws, operating expenses, insurance costs and tenant turnover. Shares of KBS Growth & Income REIT are not suitable for all investors. Investors should read and consider the PPM carefully before investing.

KBS Growth & Income REIT may fund distributions from any source including, without limitation, from offering proceeds or borrowings. Distributions paid through June 30, 2017 have been funded in part with cash flow from operating activities and part with debt financing, including advances from the REIT’s advisor. Distributions funded from sources other than the REIT’s cash flow from operations will result in dilution to subsequent investors, reduce funds available to make real estate investments and may reduce the overall return to the REIT’s stockholders. There are no guarantees that KBS Growth & Income REIT will pay distributions.

KBS Growth & Income REIT pays fees to KBS Capital Advisors in connection with the management of the REIT’s investments that are based on the cost of the investment, not on the quality of the investment or the services rendered to the REIT. These fees reduce the amount of cash available for distribution to stockholders. The REIT may also pay fees during its liquidation stage. KBS Capital Advisors and its affiliates, and KBS Growth & Income REIT’s executive officers, its affiliated directors and other key professionals face conflicts of interest, including significant conflicts created by the advisor’s compensation arrangements with the REIT and other KBS-sponsored programs and KBS-advised investors. Although the REIT has adopted corporate governance measures to ameliorate some of the risks posed by these conflicts, these conflicts could result in action or inaction that is not in the best interest of stockholders.

KBS Growth & Income REIT may make adjustments to its target portfolio at any time without the consent of its stockholders, which could result in the REIT making investments that are different from, and possibly riskier than, the investments described in the PPM.

KBS Growth & Income REIT uses debt in connection with its investments, which increases the risk of loss associated with these investments and could hinder its ability to pay distributions to its stockholders or could decrease the value of its stockholders’ investments if income generated by, or the value of, the property securing the debt declines.

If KBS Growth & Income REIT does not raise significant proceeds in this offering it will be limited in the number and type of investments it makes; the value of an investment in the REIT will fluctuate with the performance of the specific assets the REIT acquires; and the REIT’s general and administrative expenses will constitute a greater percentage of its revenue.

KBS Growth & Income REIT elected to be taxed as a REIT beginning with the taxable year ended December 31, 2015. Should KBS Growth & Income REIT not qualify as a REIT, it may be subject to adverse tax consequences. Please refer to the PPM for more detailed information regarding these consequences.

KBS Growth & Income REIT has a limited operating history and as of September 15, 2017 owns three office buildings with an aggregate cost basis of approximately \$137 million.

KBS Growth & Income REIT’s current primary offering price of \$8.75 per share in this private offering may not be indicative of the price at which its shares would trade if they were listed on a national securities exchange or actively traded. This offering price is equal to the estimated net asset value per share of the REIT’s common stock established by its board of directors as of August 9, 2017 and was determined by dividing the REIT’s estimated net asset value by the number of shares outstanding, all as of June 30, 2017.