KBS | REIT III

Legacy Town Center I-III
Plano, TX

Portfolio Snapshot

Q2 2026

Message from the Chairman

Dear Stockholders,

We are providing an updated portfolio snapshot for KBS Real Estate Investment Trust III, Inc.

Since our last annual communication, conditions within the office sector have shown signs of stabilization. However, challenges remain, due to the combination of elevated interest rates and persistent inflation, as well as a low levels of lending activity in the debt markets. These factors continue to contribute to uncertainty in the commercial real estate markets.

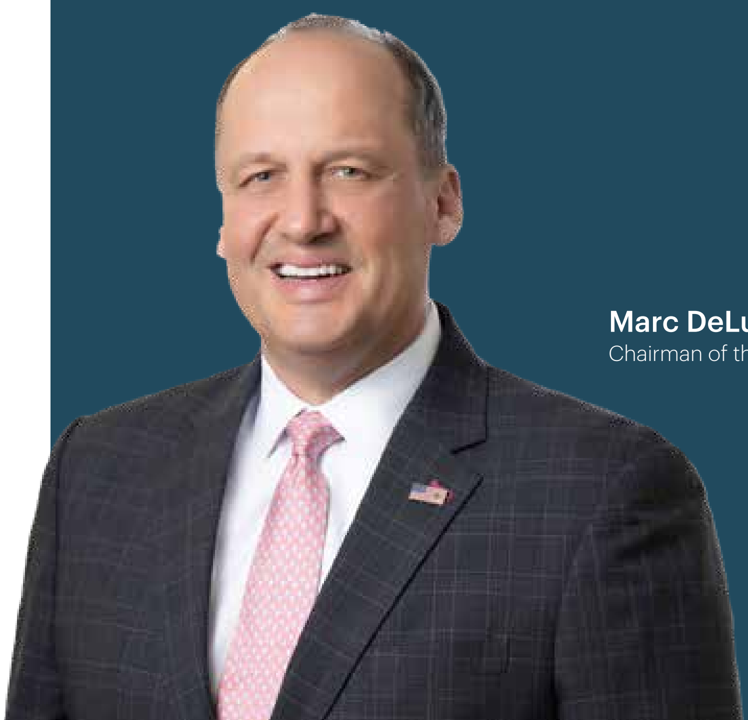
As we continue to navigate through this difficult environment, we remain focused on stabilizing assets and pursuing strategic dispositions as we have done so far with Preston Commons, Sterling Plaza and Salt Lake Hardware.

We sincerely appreciate your patience, confidence and continued support. Should you have any questions regarding the portfolio, please contact our Investor Relations department at 866-527-4264.

Sincerely,

Marc

> “We remain focused on stabilizing assets and pursuing strategic dispositions as conditions permit.”

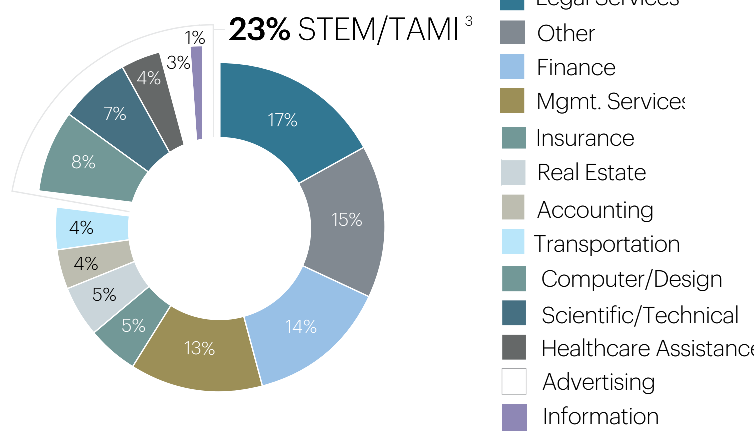


Marc DeLuca
Chairman of the Board

Current Portfolio of Properties

	Property	Metro City	Sq. Ft.	Bldg. Class	Classification	Lease %[1] as of 6/30/26
	WEST					
1	Ten Almaden	San Jose	309,255	A	CBD	59%
2	The Almaden	San Jose	416,126	A	CBD	66%
3	Towers at Emeryville	Emeryville	593,484	A	Urban	54%
	CENTRAL					
4	Accenture Tower	Chicago	1,457,817	A	CBD	90%
5	Legacy Town Center I-III	Plano	522,043	A	Urban	93%
6	60 South Sixth	Minneapolis	710,332	A	CBD	74%
7	515 Congress	Austin	267,956	A	CBD	85%
	EAST					
8	Carillon	Charlotte	488,277	A	CBD	84%
9	201 17th Street	Atlanta	355,870	A	Urban	85%
10	3001 Washington	Arlington	94,836	A	Urban	100%
11	3003 Washington	Arlington	211,054	A	Urban	86%
		Total Square Feet	**5,427,050**			**79%**

Breakdown of Portfolio by Tenant Diversification



Investment in Prime US REIT[2]

Units Owned	Percentage Interest Owned	Current Value
237,426,088	16.5%	$38.2 Million

[1] Reflects actual lease percentages by property.
[2] As of June 30, 2026.
[3] STEM stands for science, technology, engineering, and math and TAMI stands for technology, advertising, media, and information.

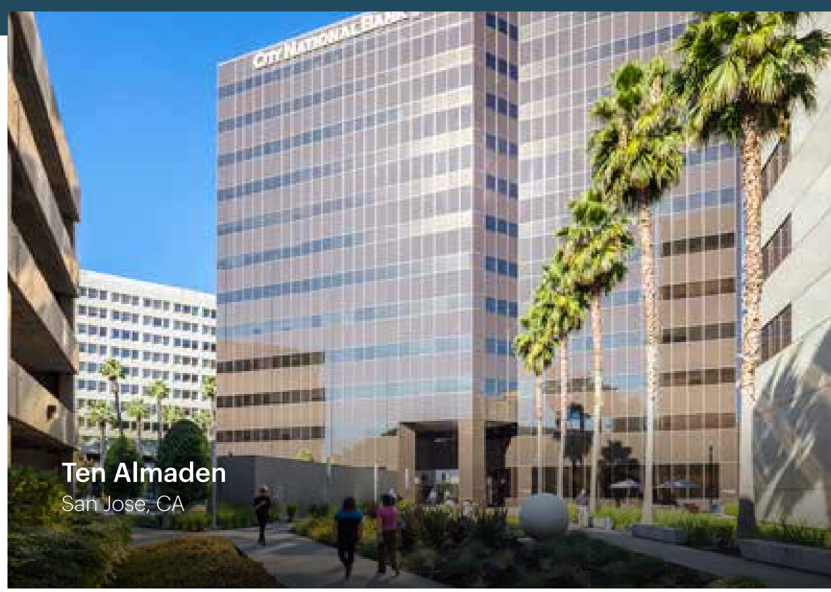
Market Leasing Challenges

San Francisco Bay Area

The East Bay Oakland office market continues to face headwinds from hybrid work and limited tech-driven demand, driving vacancy to 27.4% market-wide and Emeryville's submarket even higher at 34.1%. Leasing activity in some areas improved, supported by renewals and growing tenant interest, while asking rents soften.

While the broader Silicon Valley's vacancy fell to 18.2% and positive absorption accelerated, downtown San Jose's submarket has yet to see improvement with a stubbornly high 34.1% vacancy rate. Record first-half 2026 venture capital funding supports long-term optimism, while rising transaction volume and modest rent growth reflect improving leasing momentum today.

Property	Metro City	Leased % as of 3/31/23	Leased % as of 3/31/24	Leased % as of 3/31/25	Leased % as of 6/30/26
Towers at Emeryville	Emeryville	70%	60%	55%	54%
Ten Almaden	San Jose	58%	55%	52%	59%
The Almaden	San Jose	86%	85%	78%	66%



Ten Almaden
San Jose, CA

The Almaden
San Jose, CA

Market Leasing Challenges (Continue)

Minneapolis, MN

The Minneapolis office market has seen some minor improvements, supported by declining vacancy and positive absorption. Vacancy decreased during the second quarter of 2026, driven in part by the continued removal of obsolete office properties from the market. Leasing demand remained consistent, resulting in the strongest quarterly absorption since 2019, while tenant activity continued to concentrate in high-quality, amenity-rich properties. These trends have contributed to the market seeing tighter competitive inventory and improved conditions for well-positioned office assets throughout Minneapolis.

60 South Sixth Street

There are several new lease opportunities currently be negotiated potentially benefiting the overall occupancy of the building which has held nearly constant year-over-year since 2023.

Property	Metro City	Leased % as of 3/31/23	Leased % as of 3/31/24	Leased % as of 3/31/25	Leased % as of 6/30/26
60 South Sixth	Minneapolis	74%	75%	75%	74%

60 South Sixth
Minneapolis, MN

Market Leasing Successes

Legacy Town Center I-III, Plano, TX

From 2022 to 2023, the asset underwent a multimillion-dollar renovation which included all three lobbies of Legacy Town Center (LTC) I-III, the conference center and lounge in LTC II, and the Fitness center in LTC III. Additionally, in 2026 the property completed a $275,000 renovation of the conference center in LTC I.

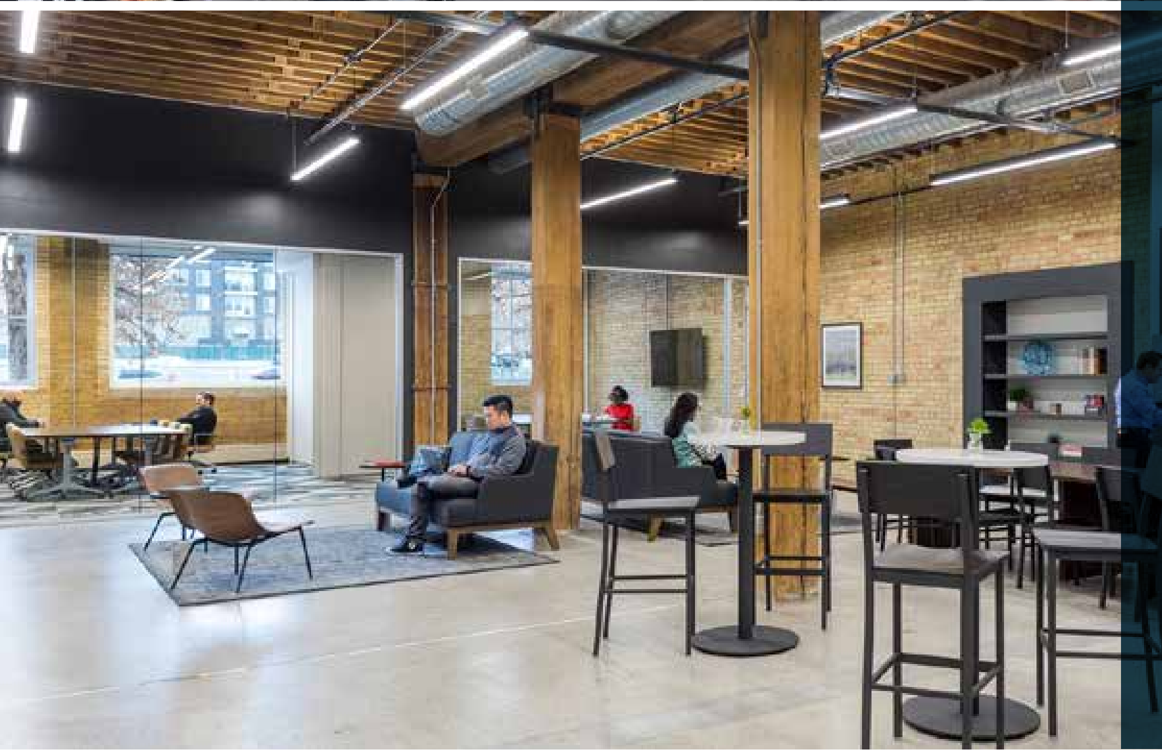
- The asset's leased occupancy increased from 81% in August 2025 to 93% a year later, driven in part by Brown & Brown's 26,888-square-foot lease executed in August, bringing its total occupancy to more than 68,000 square feet and making it one of the building's largest tenants.

- Since January 2026, we have completed 42,405 SF of new leasing, 33,090 SF of renewals, and 32,670 SF of expansions.

- Legacy Town Center's rental rates have also experienced a substantial increase, with the average asking rate now reaching over $37.00 per square foot per year NNN[1], compared to approximately $32.00 per SF per year NNN from a year ago.


Legacy Town Center I-III
Plano, TX

[1] NNN most commonly refers to a Triple Net Lease in commercial real estate, where the tenant pays base rent plus three additional "nets": property taxes, building insurance, and maintenance/operating expenses (CAM).



Recently Sold

Salt Lake Hardware

Location: Salt Lake City, UT

Property Type: Class A Office

Acquisition Date: May 9, 2012

Acquisition Price: $30,262,000

No. of Buildings: 1

No. of Stories: 5

Square Footage: 210,938

Year Built/Renovated: 1909/1996/2021

Leased Percentage (at the time of Acquisition): 92%

Sale Date: March 31, 2026

Sale Price: $50,000,000

Leased Percentage (at the time of Sale): 86%

KBS REIT III
2026 Goals & Objectives

- Stabilize Assets
- Sell Assets
- Paydown Debt

Accenture Tower
Chicago, IL

IMPORTANT DISCLOSURES

The information contained herein should be read in conjunction with, and is qualified by, the information in KBS Real Estate Investment Trust III's (the "Company") Annual Report on Form 10-K for the year ended December 31, 2025 (the "Annual Report"), the Company's Quarterly Report on Form 10-Q for the period ended June 30, 2026 (the "Quarterly Report"), including the "Risk Factors" contained therein, and the NAV 8-K filed with the SEC on December 19, 2025.

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 harbor created by 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 "could", "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.

TO VIEW KBS REIT III'S FORWARD-LOOKING STATEMENTS AND RISK FACTORS IN THEIR ENTIRETY PLEASE CLICK THIS LINK

KBS | REIT III

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(866) KBS-4CMG (527-4264)
www.KBSREITIII.com

KBS Real Estate Investment Trust III

Q2 Portfolio Snapshot

Appendix

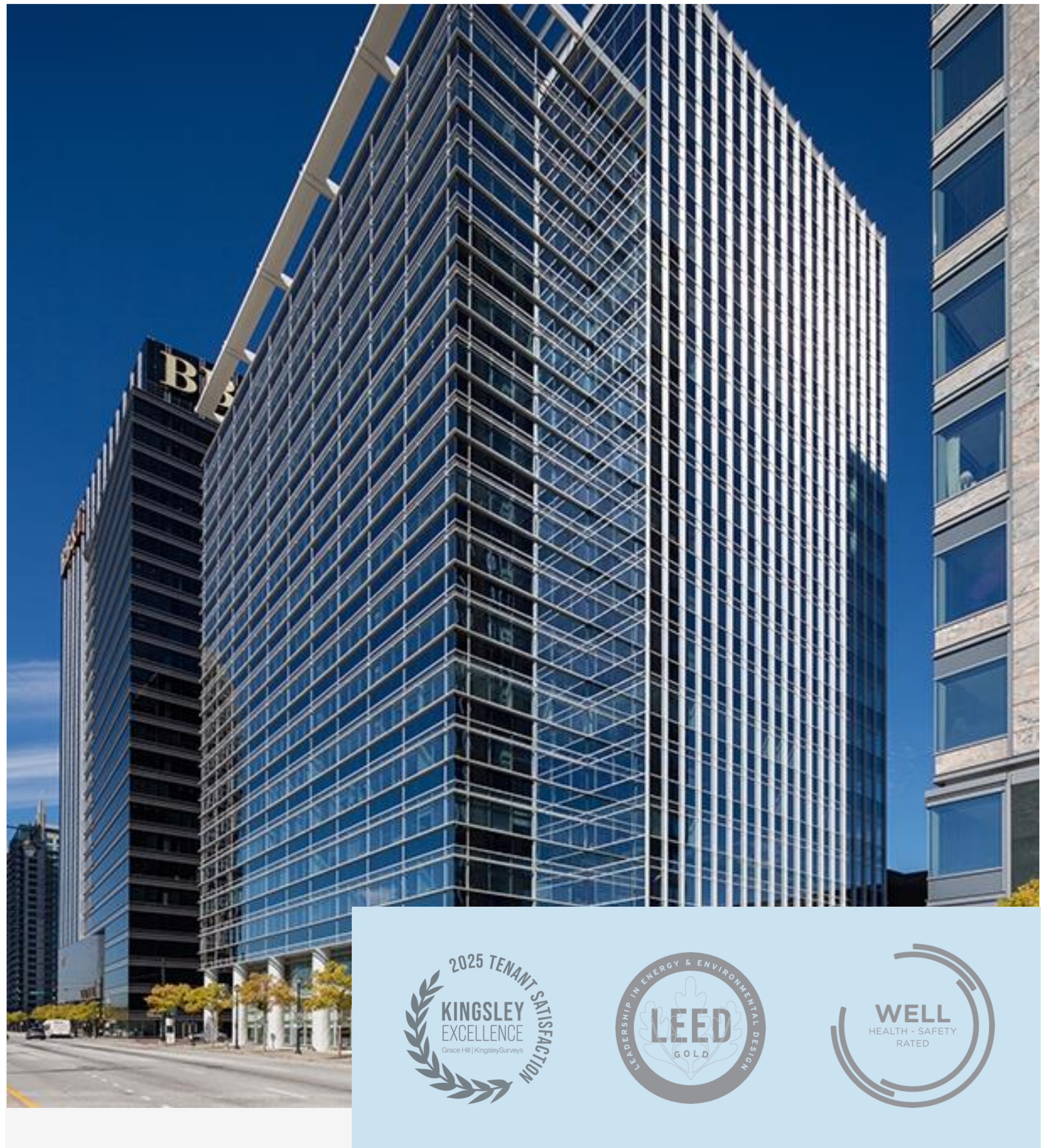
KBS | REIT III

Property Awards & Certifications

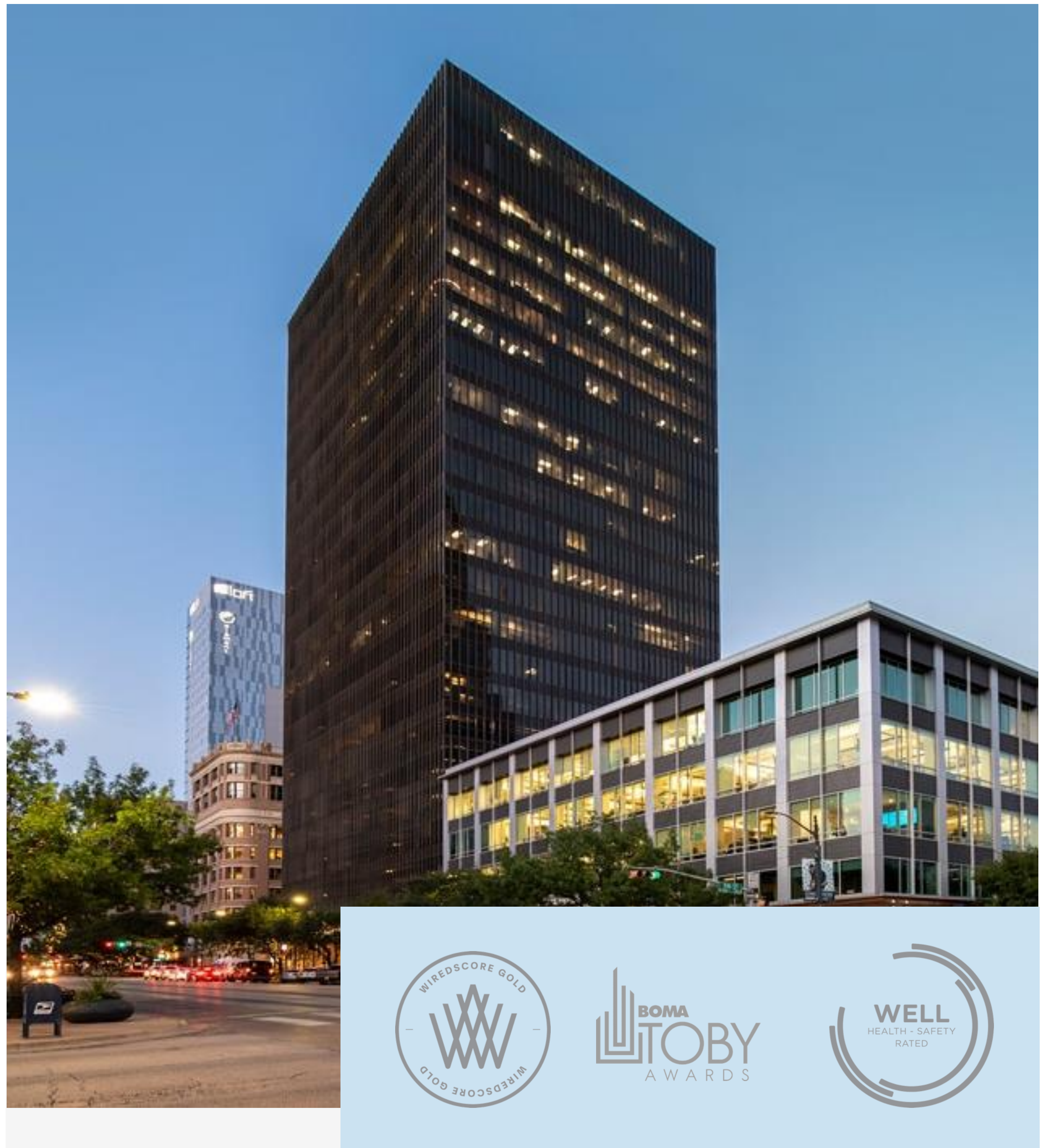
KBS | REIT III

Property Awards & Certifications

60 South Sixth Minneapolis, MN



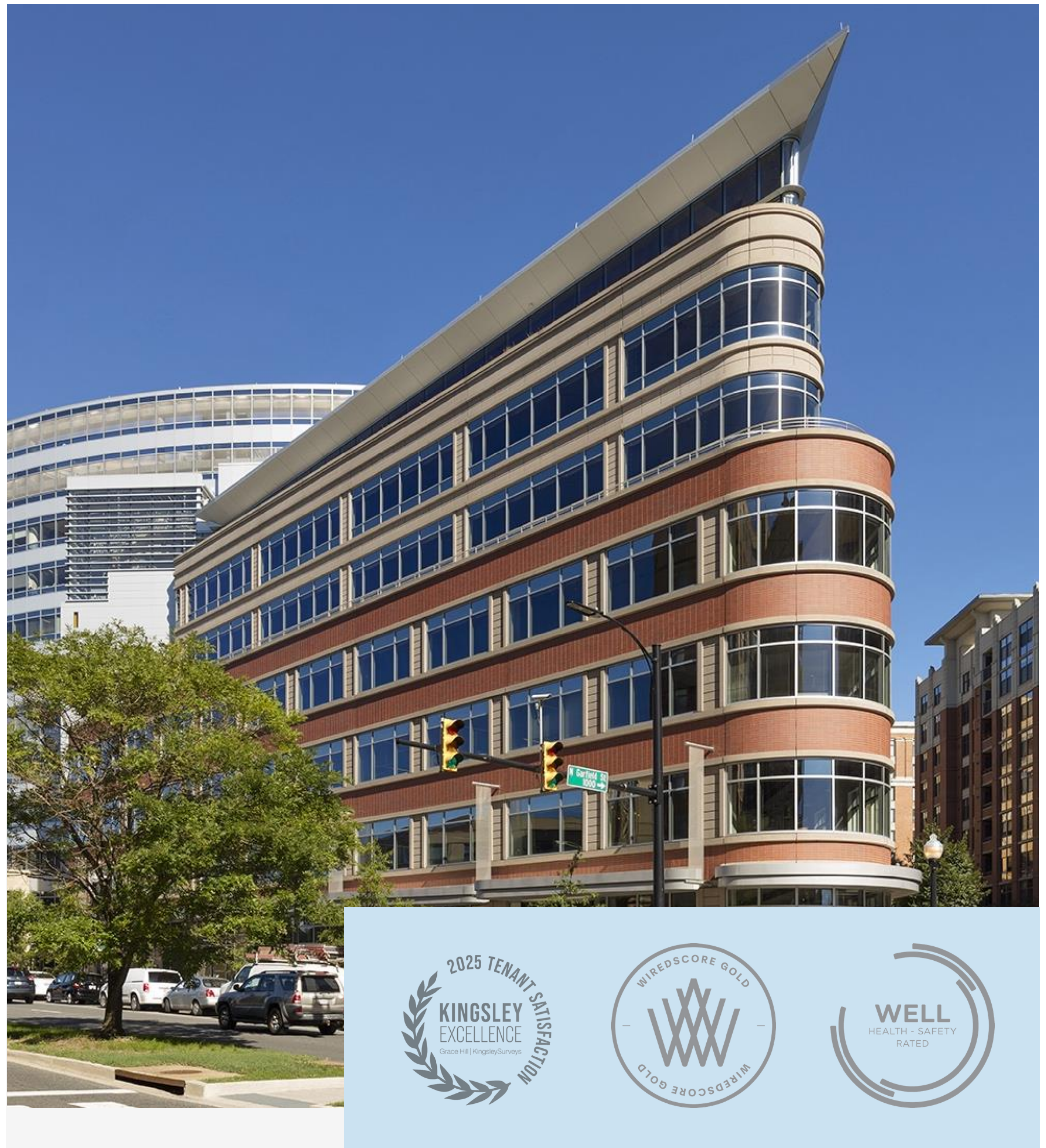
201 17th Street Atlanta, GA



515 Congress Austin, TX

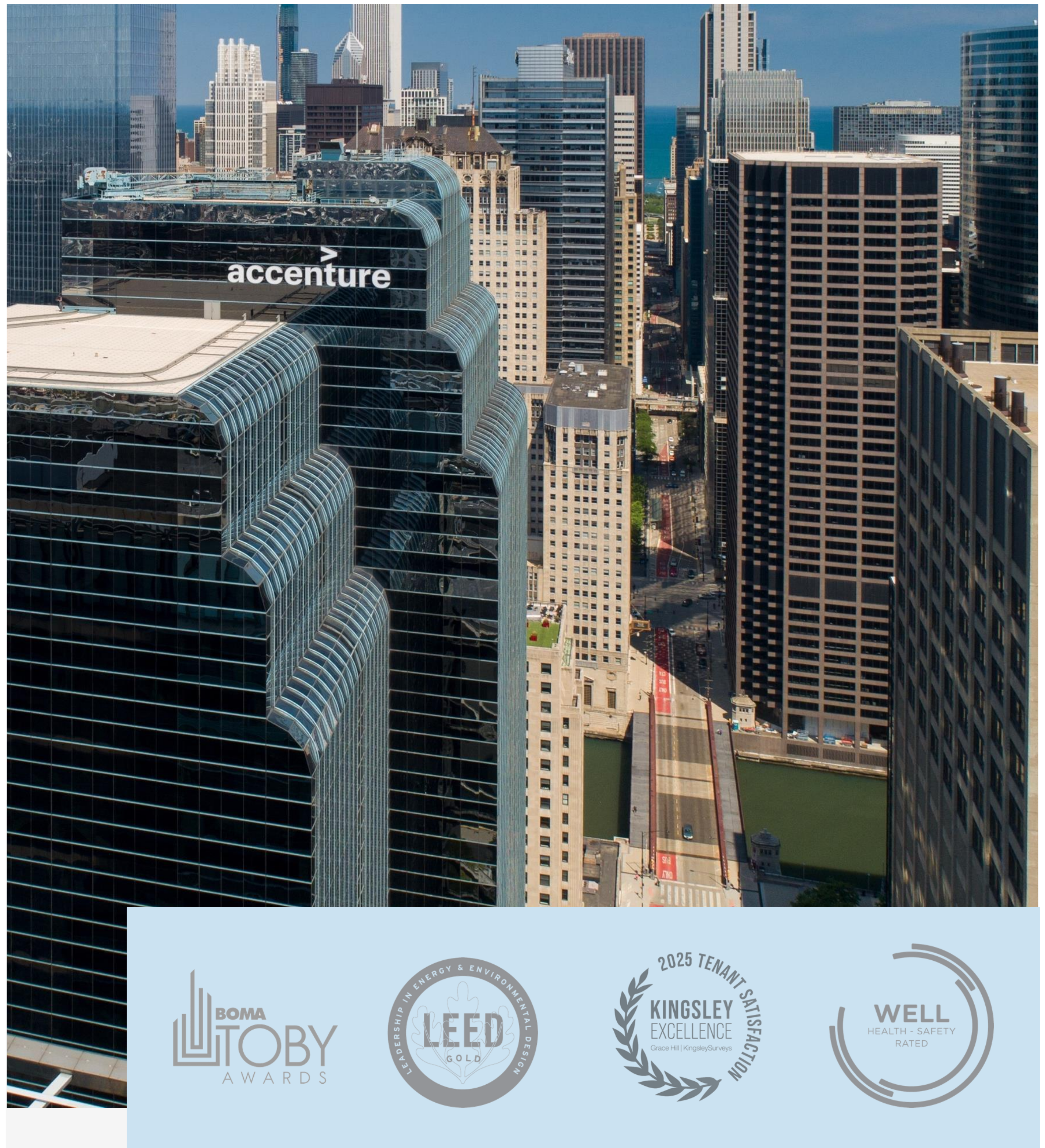
KBS | REIT III

Property Awards & Certifications



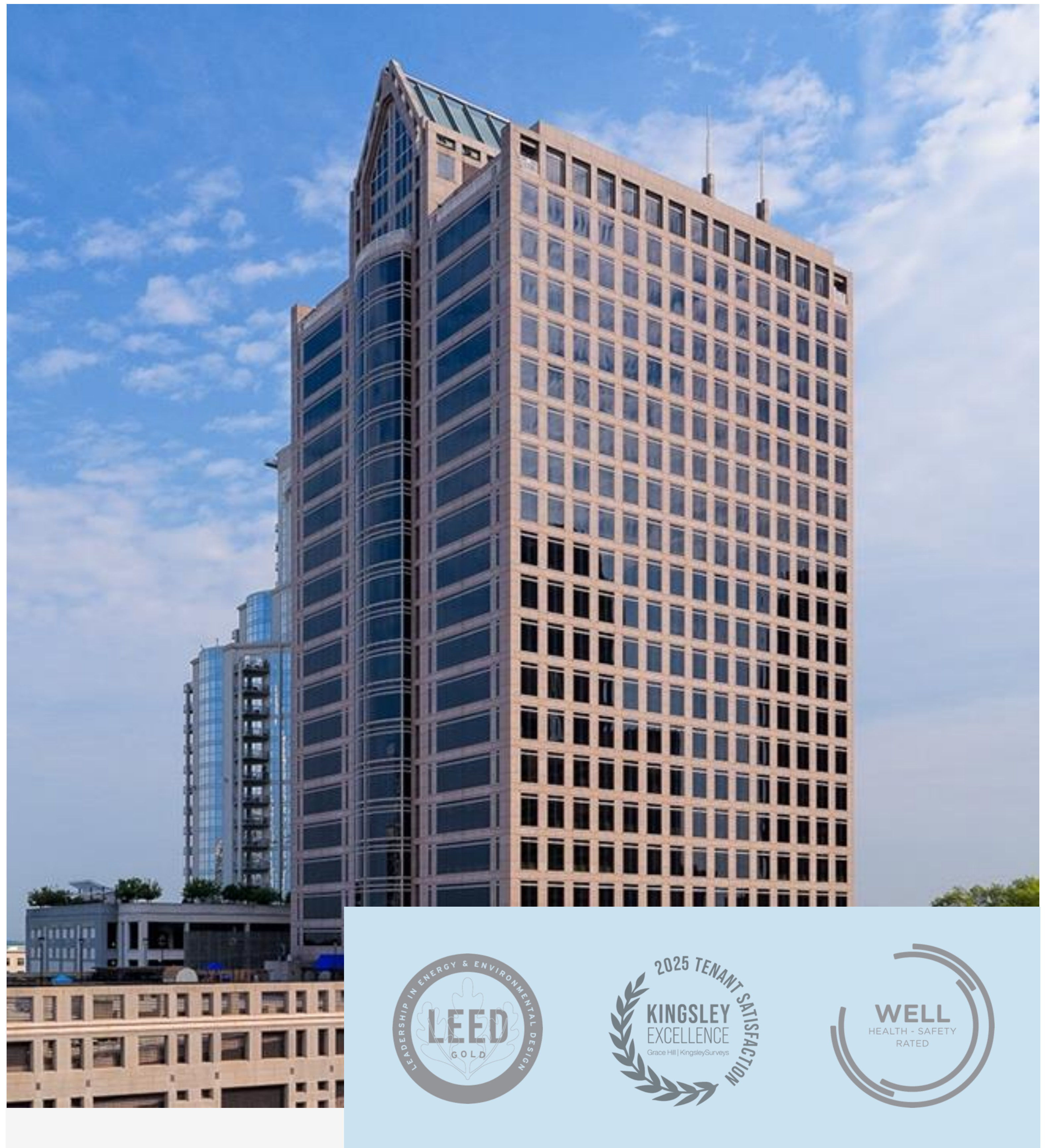
3001 Washington Arlington, VA

3003 Washington Arlington, VA



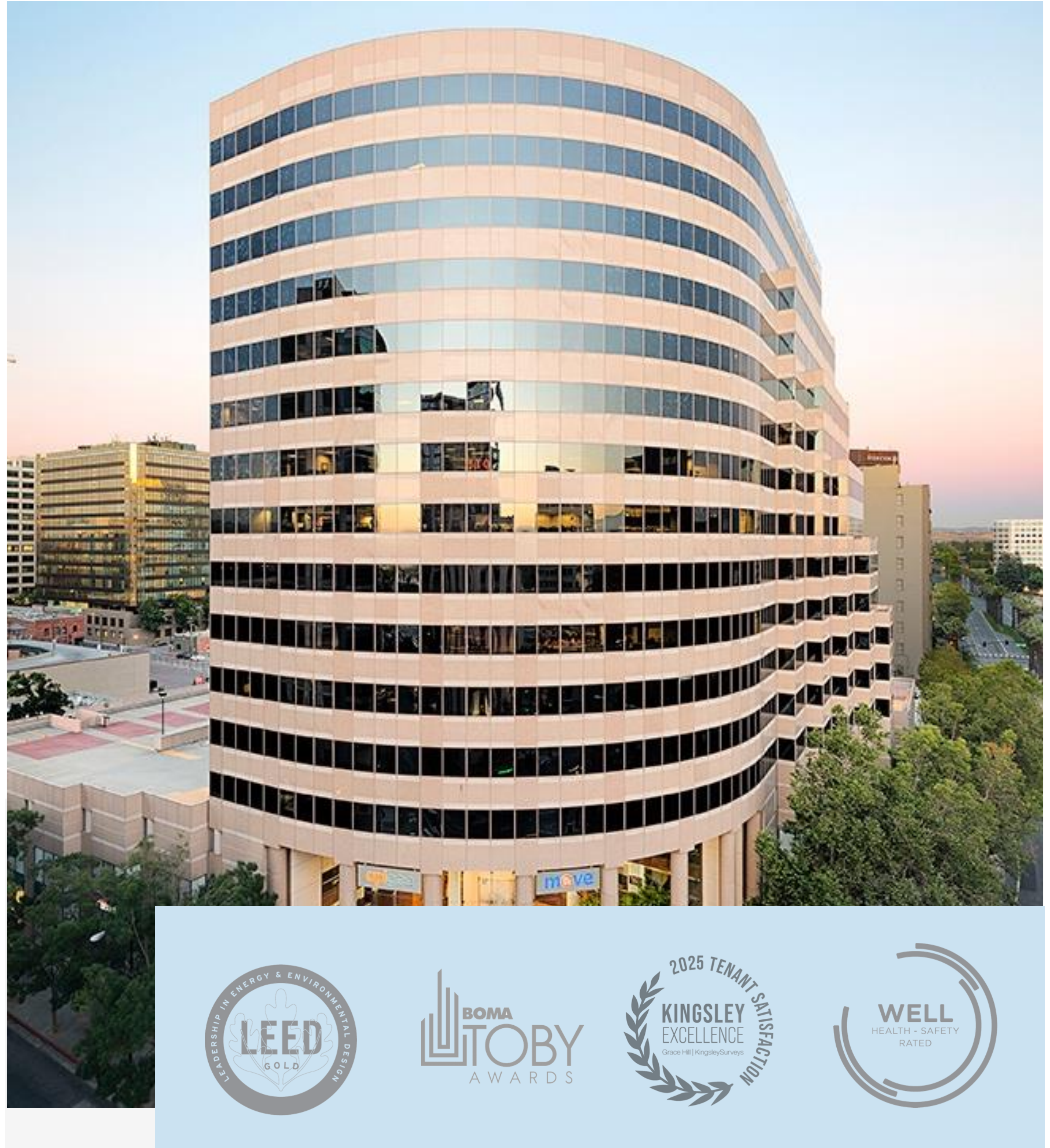
Accenture Tower Chicago, IL

Property Awards & Certifications



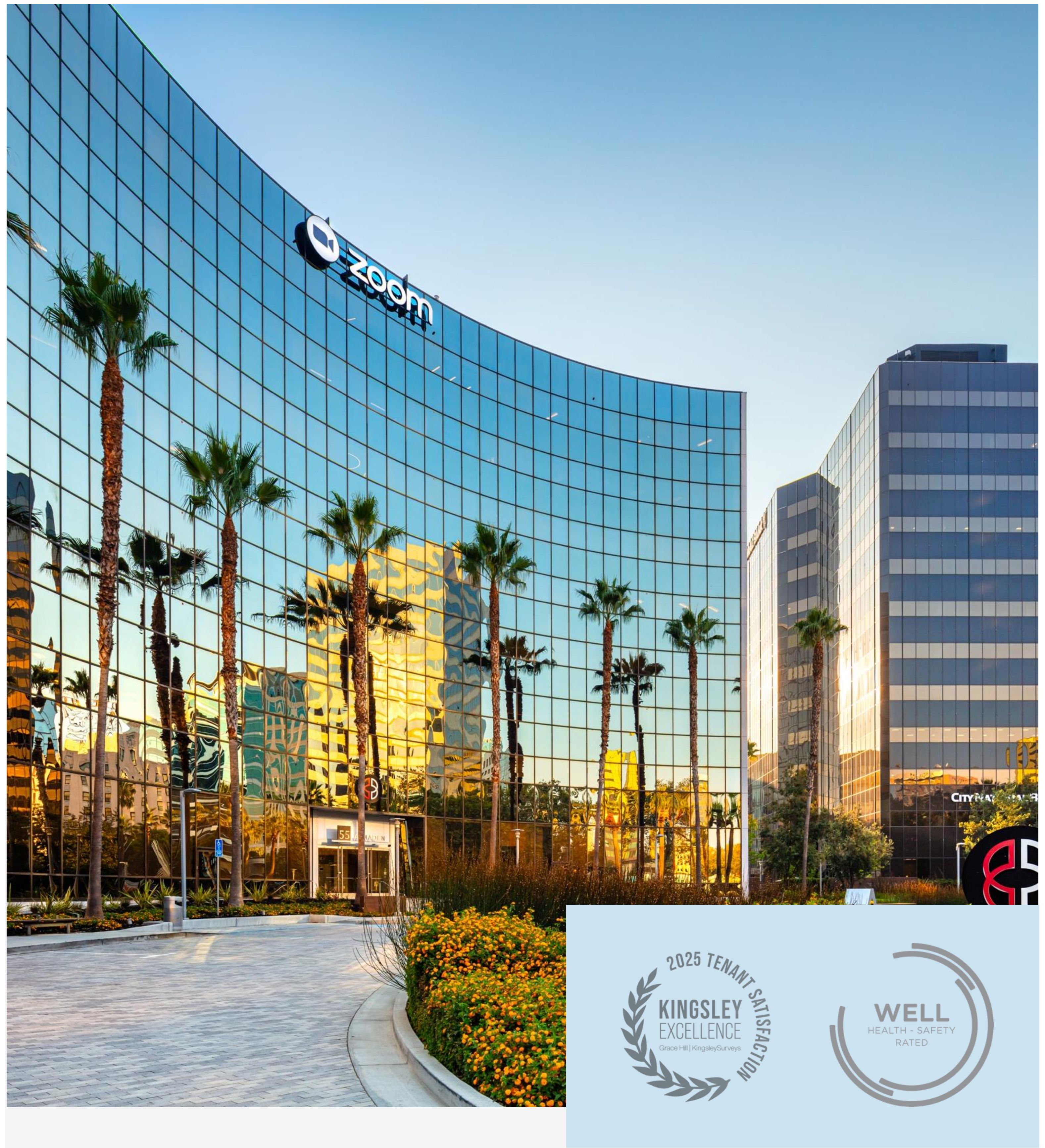
Carillon Charlotte, NC

Legacy Town Center Plano, TX



Ten Almaden San Jose, CA

Property Awards & Certifications



The Almaden

San Jose, CA

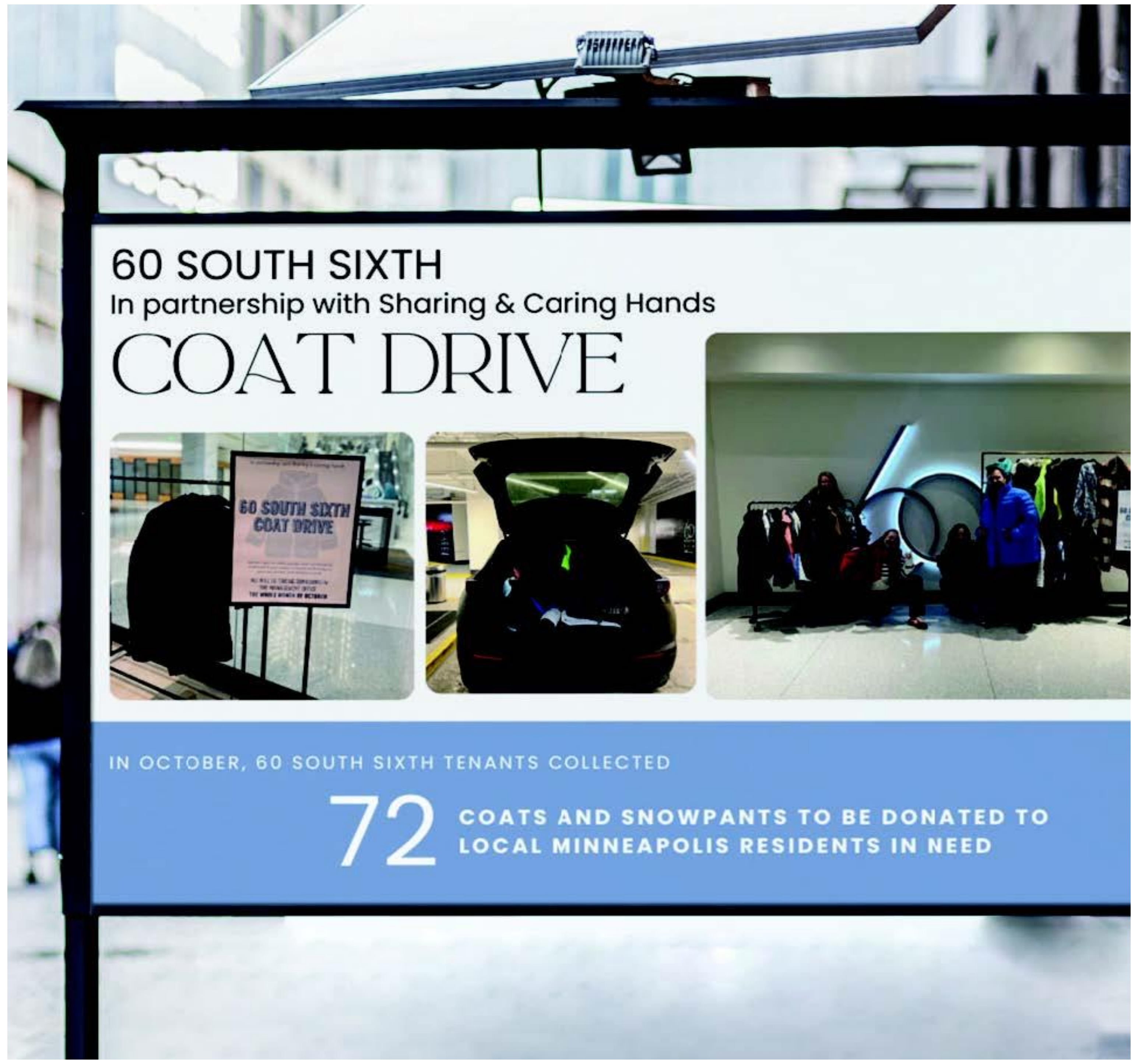
Towers at Emeryville

Emeryville, CA

KBS | REIT III

Outreach in Action

Outreach in Action



Coat Drive

60 S. Sixth Minneapolis, MN

Angel Tree

Accenture Tower Chicago, IL

Toys for Tots

Ten Almaden San Jose, CA

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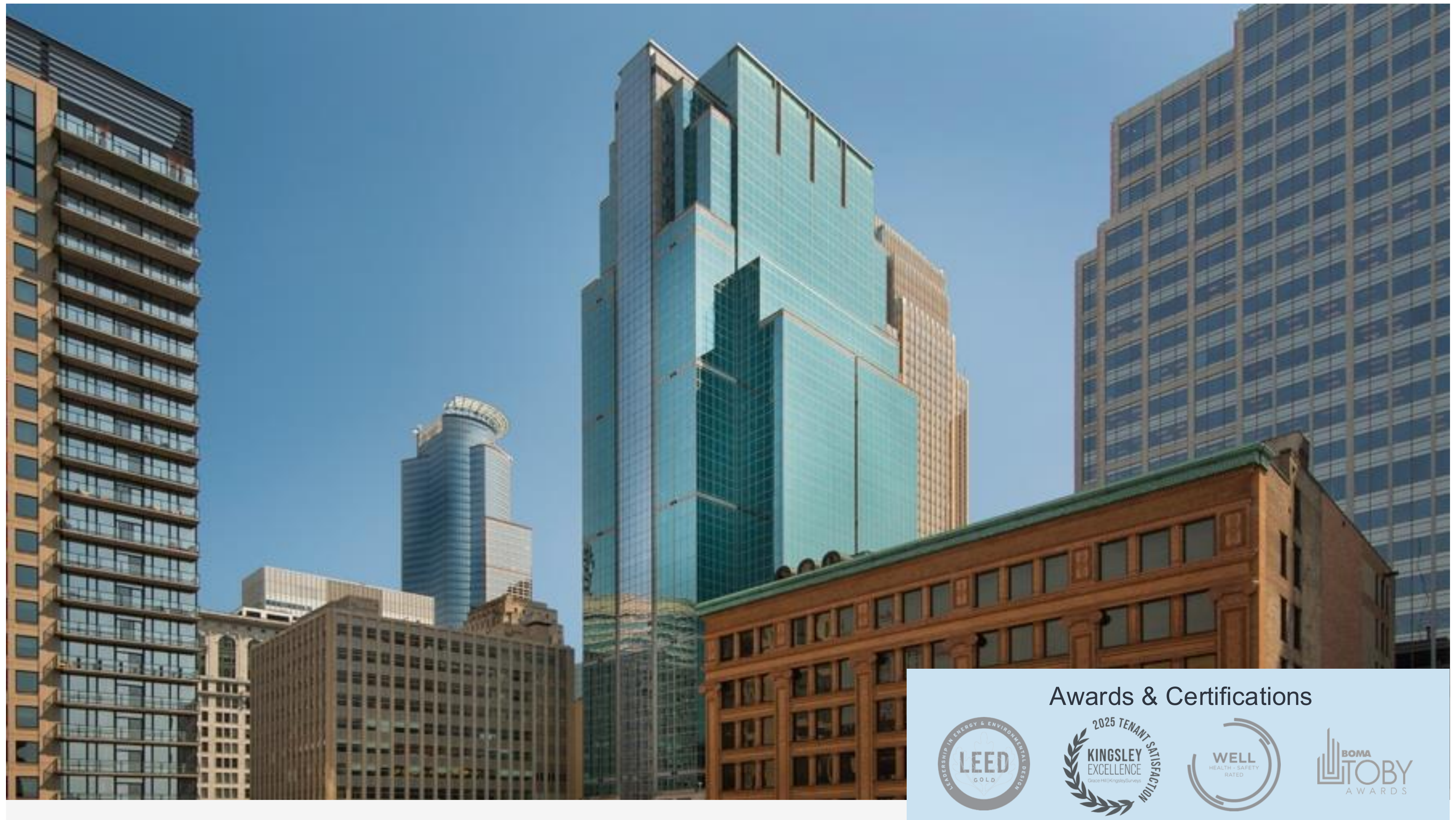
Property Highlights

60 S. Sixth
Minneapolis, MN

Property Highlights



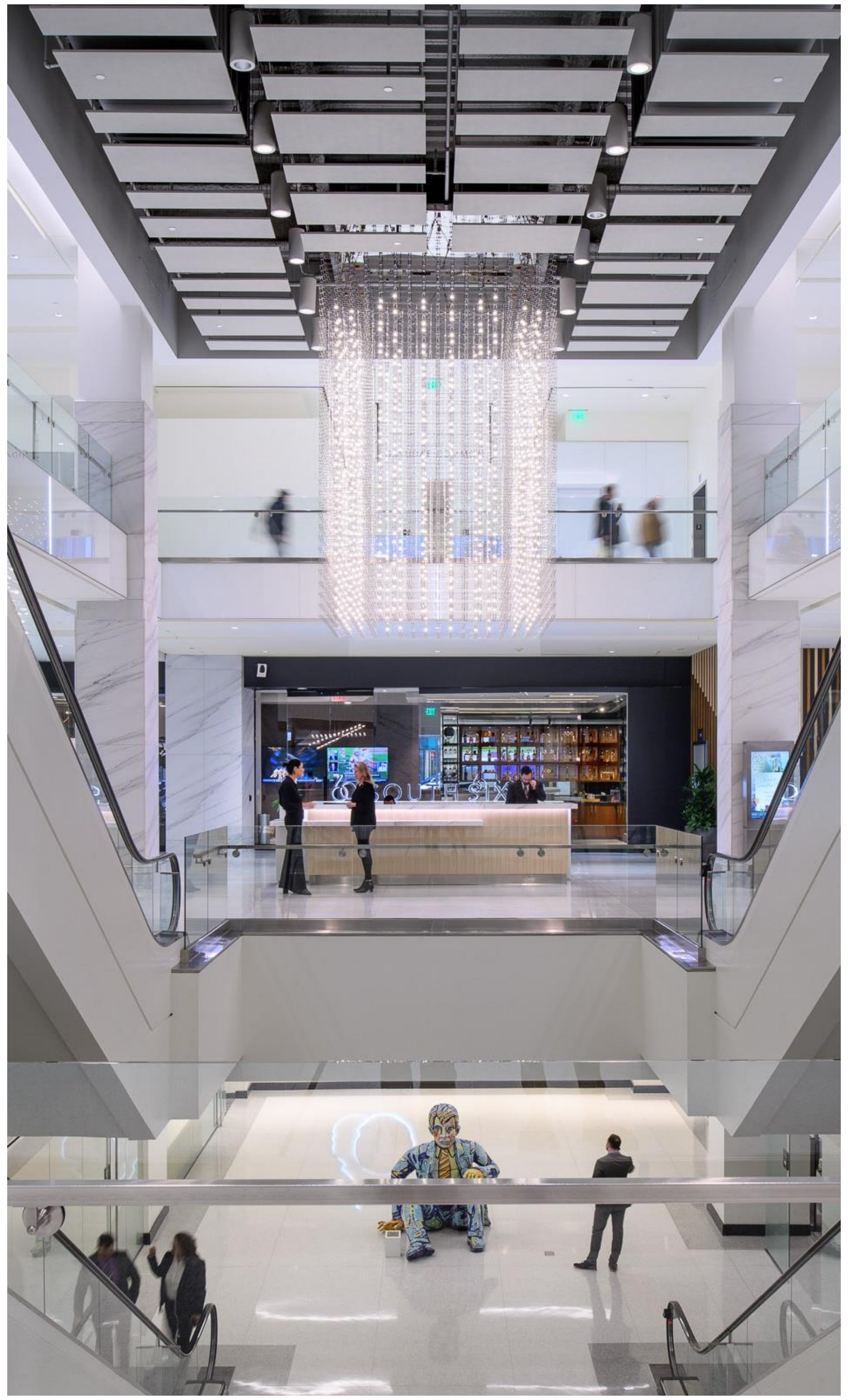
Awards & Certifications

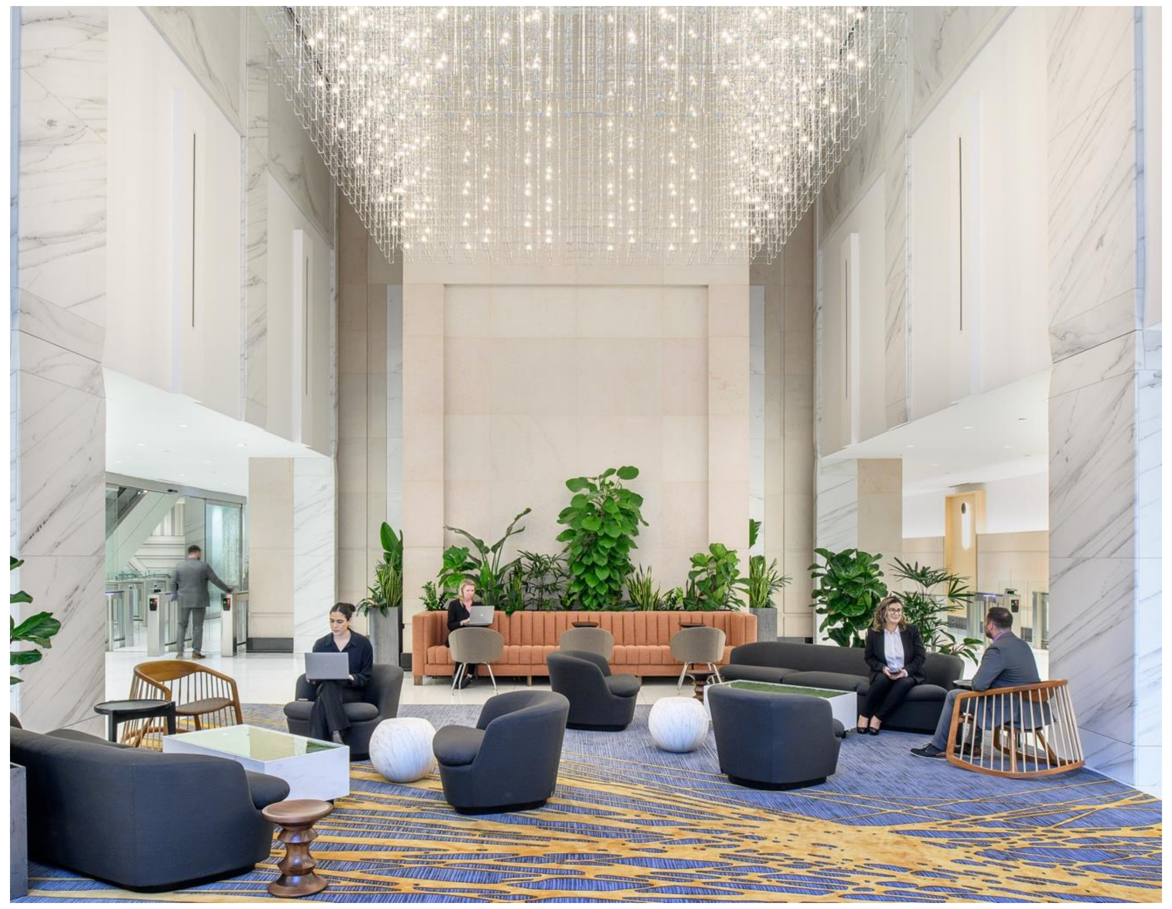
60 S. Sixth

Minneapolis, MN

74.0%
Leased Occupancy

710,332
Square Feet





Property Highlights

Awards & Certifications

201 17th Street

Atlanta, GA

85.4%
Leased Occupancy

355,870
Square Feet

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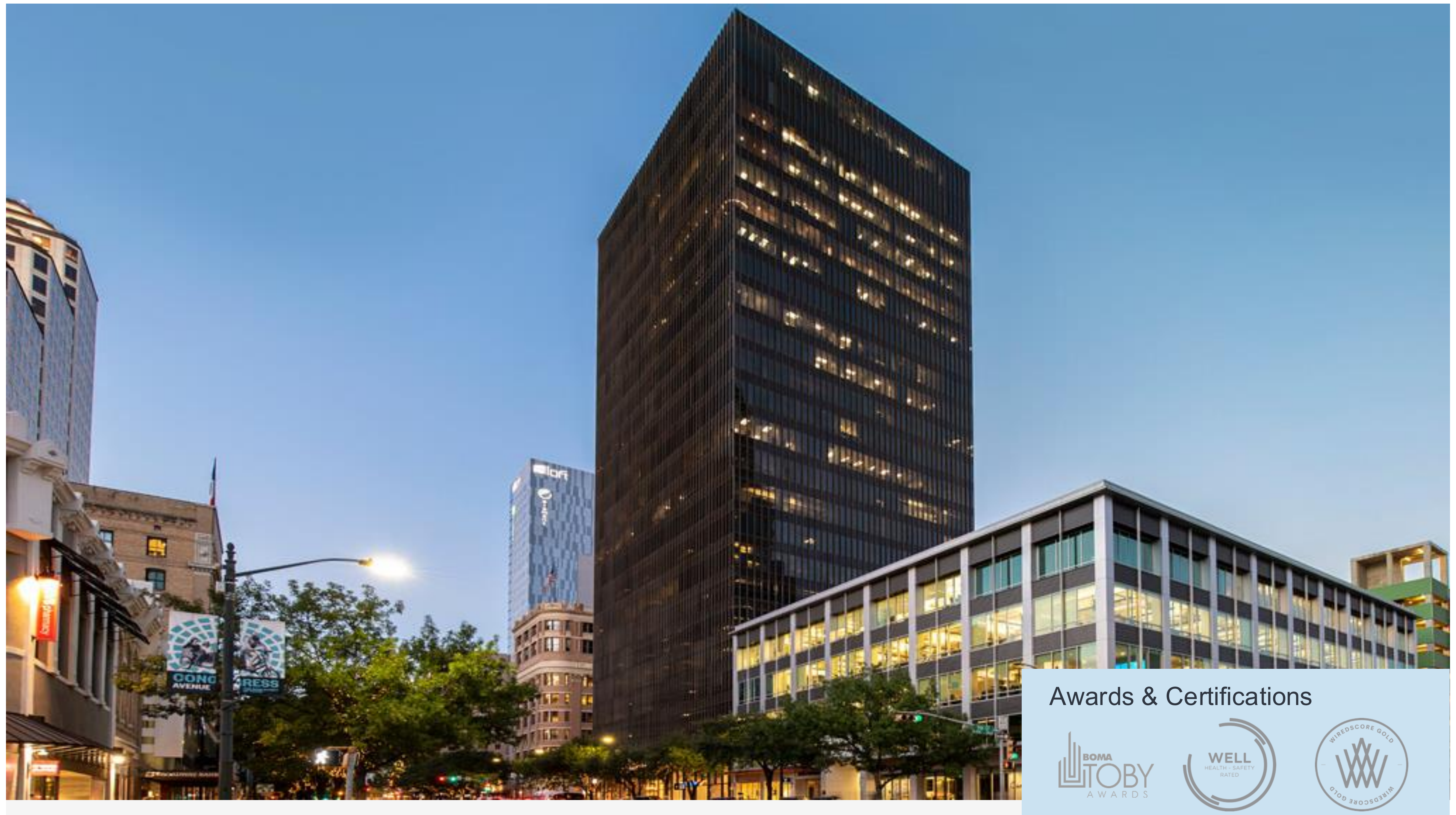
Property Highlights

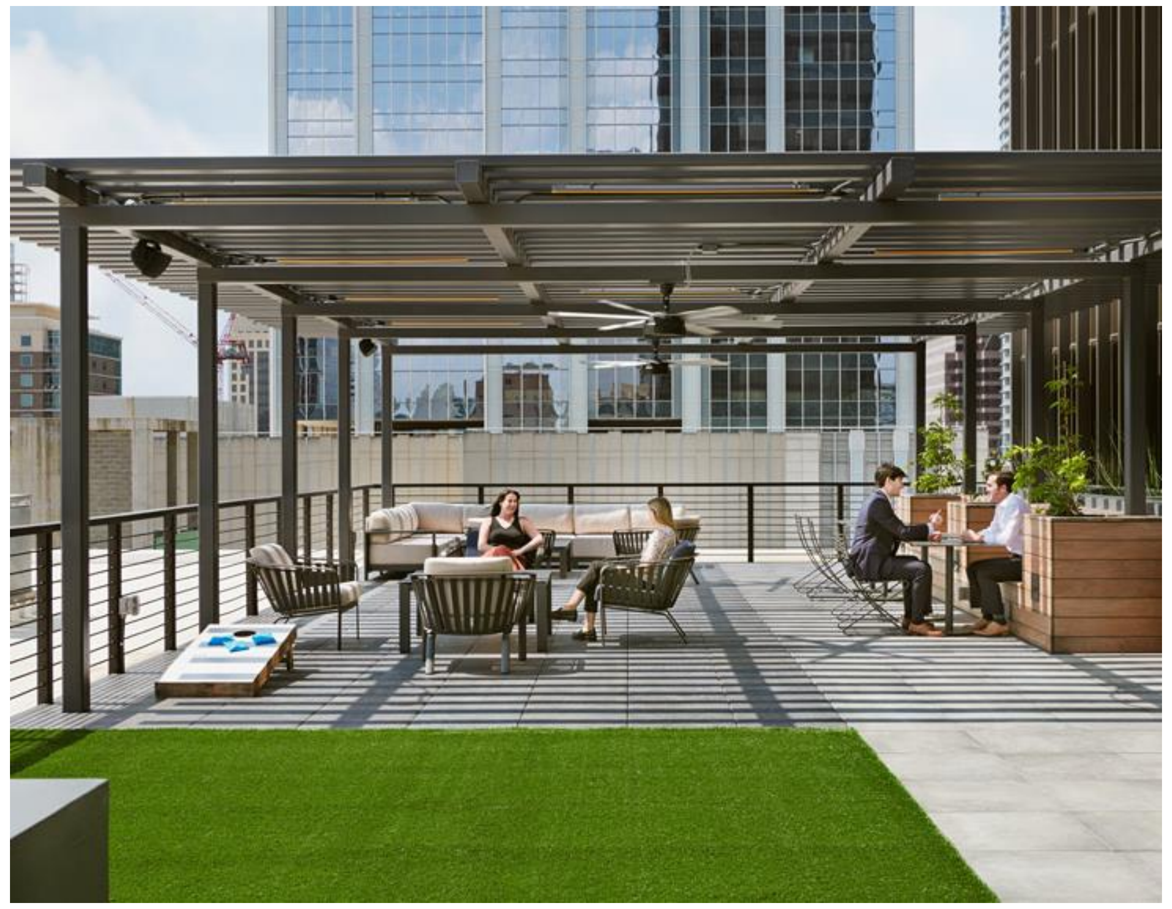


Awards & Certifications

515 Congress

Austin, TX

84.7%	267,956
Leased Occupancy	Square Feet



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Property Highlights

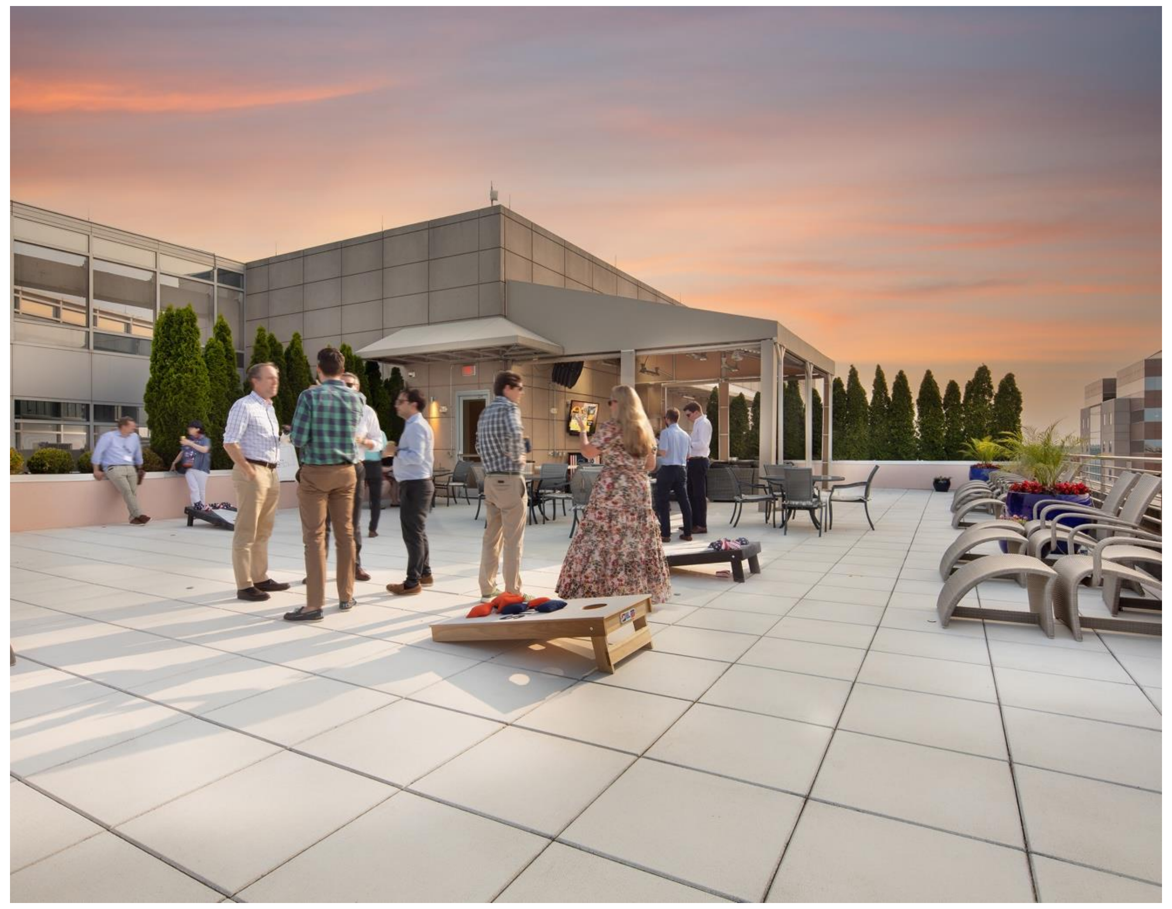
Awards & Certifications

3001 Washington

Arlington, VA

100%
Leased Occupancy

94,836
Square Feet



KBS | REIT III

Property Highlights

Awards & Certifications

2025 TENANT SATISFACTION KINGSLEY EXCELLENCE

WELL

3003 Washington

Arlington, VA

86.0%
Leased Occupancy

211,054
Square Feet

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Property Highlights

Awards & Certifications

Accenture Tower

Chicago, IL

89.9%	1,457,817
Leased Occupancy	Square Feet

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Property Highlights

Awards & Certifications

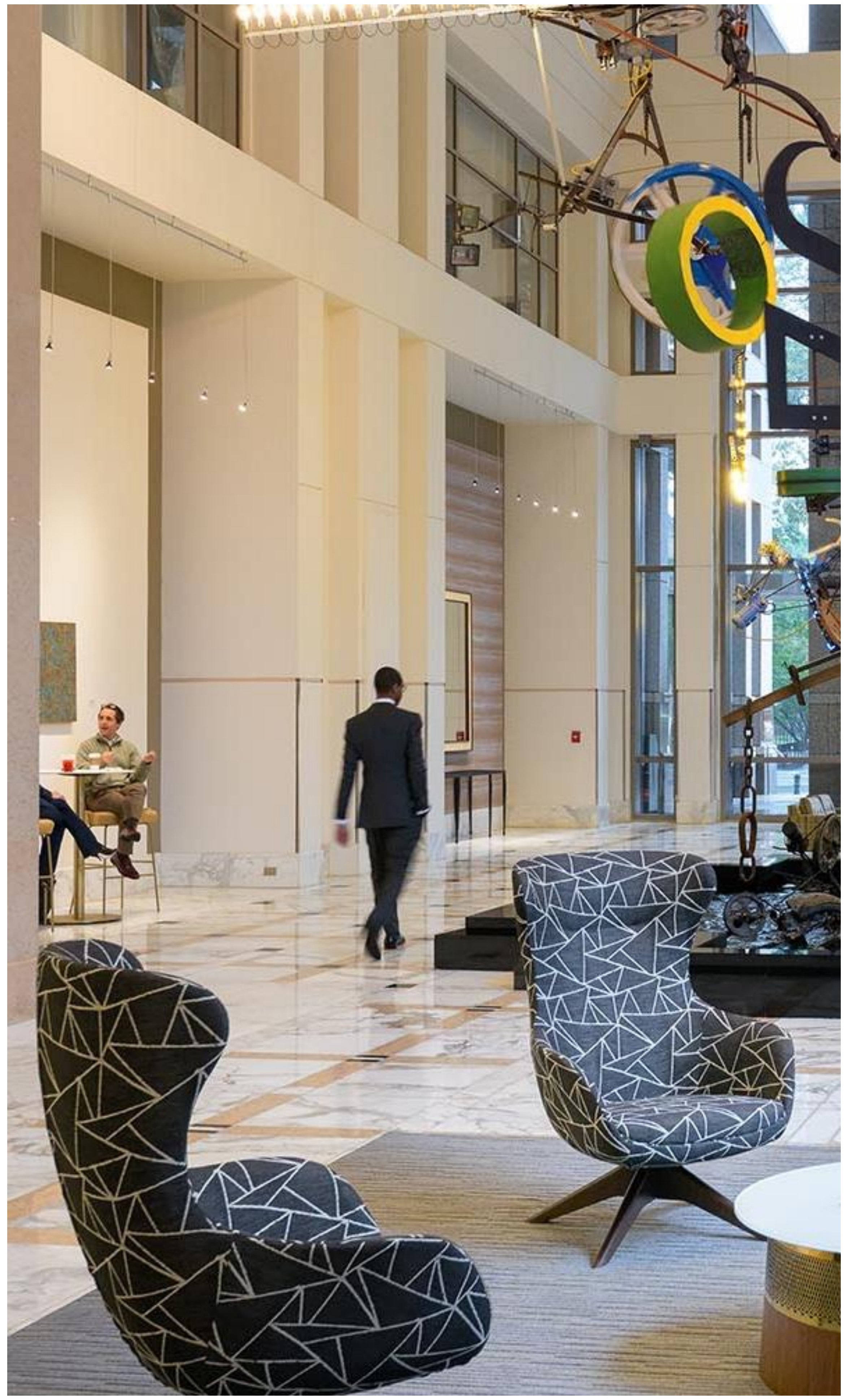
LEED GOLD · WELL · 2025 TENANT SATISFACTION KINGSLEY EXCELLENCE

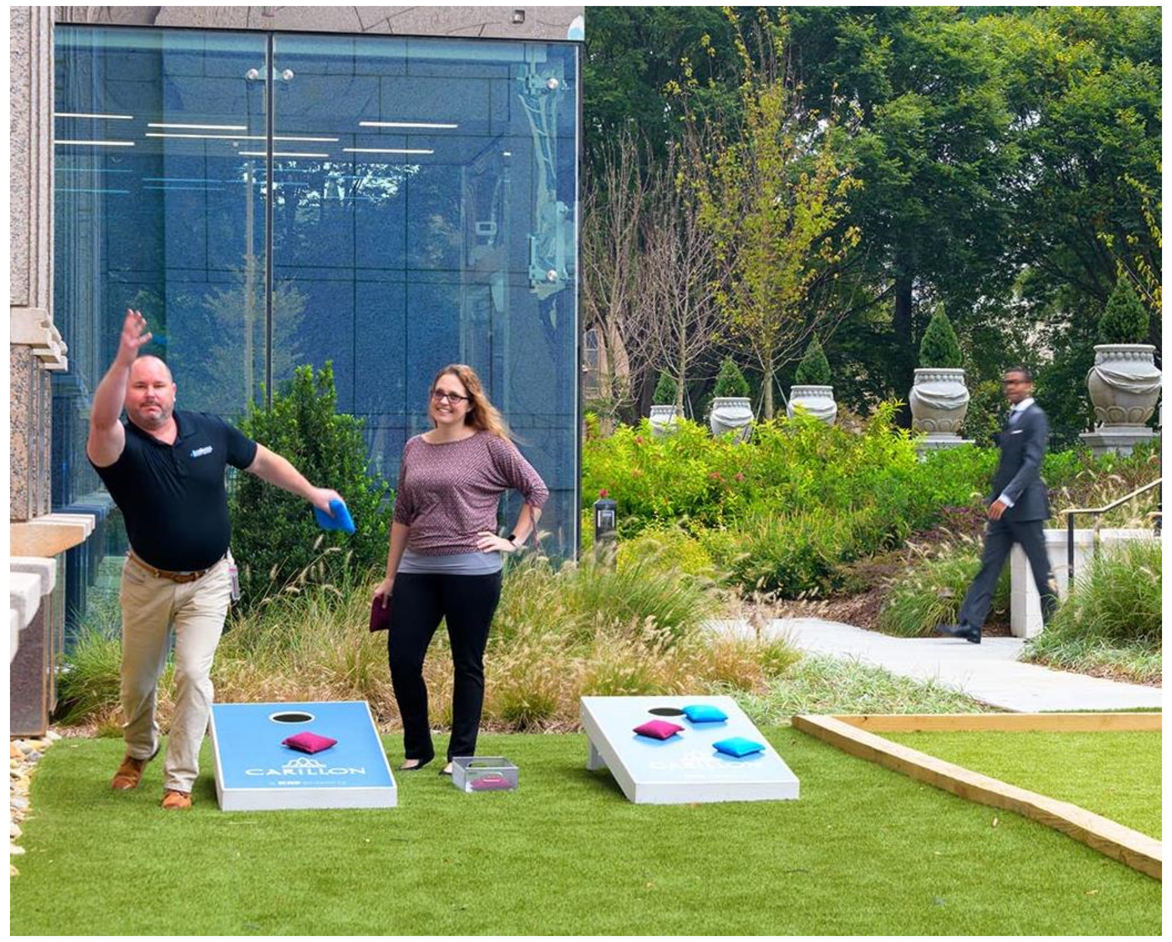
Carillon

Charlotte, NC

83.9%
Leased Occupancy

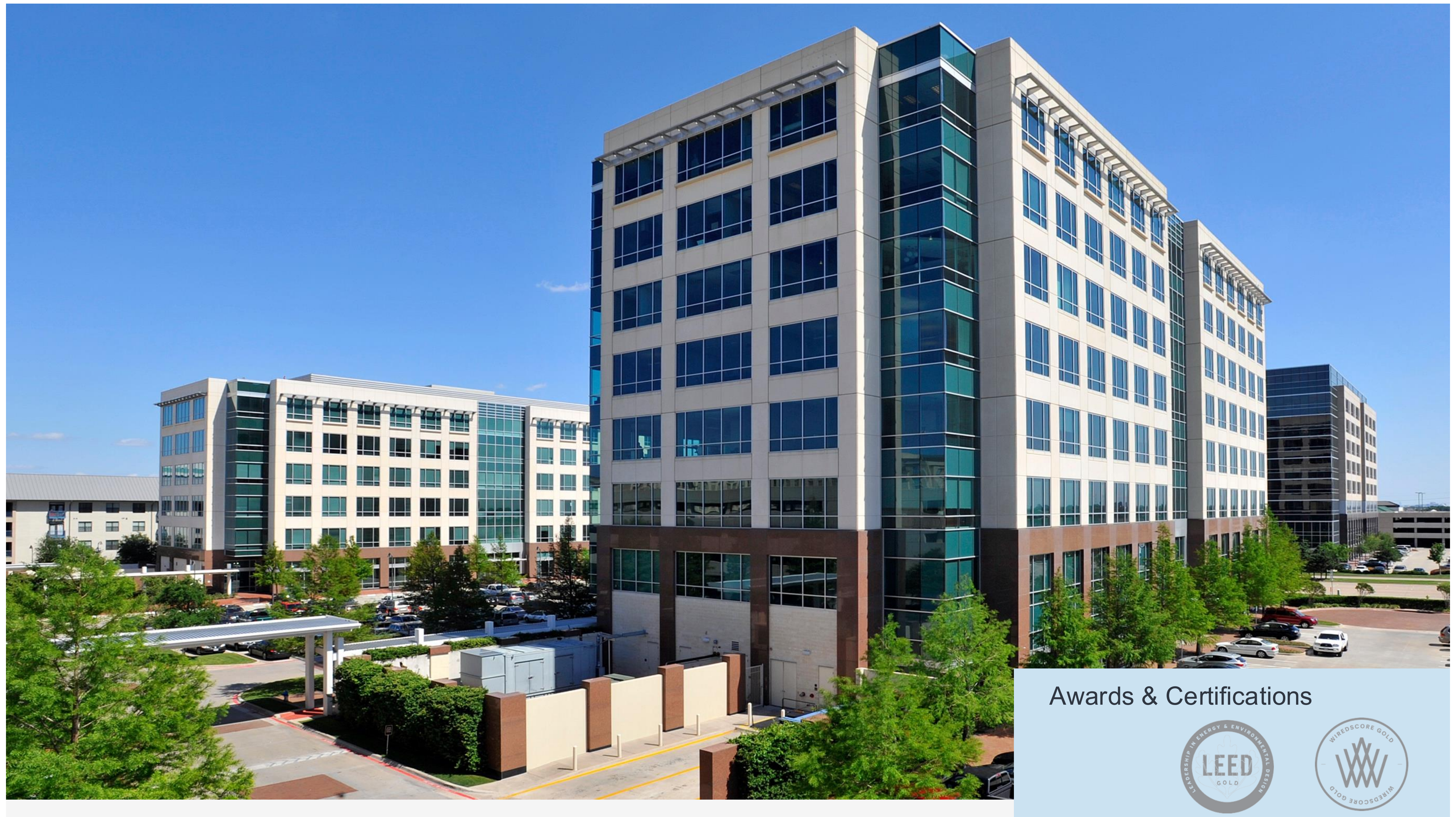
488,277
Square Feet





KBS | REIT III

Property Highlights



Awards & Certifications

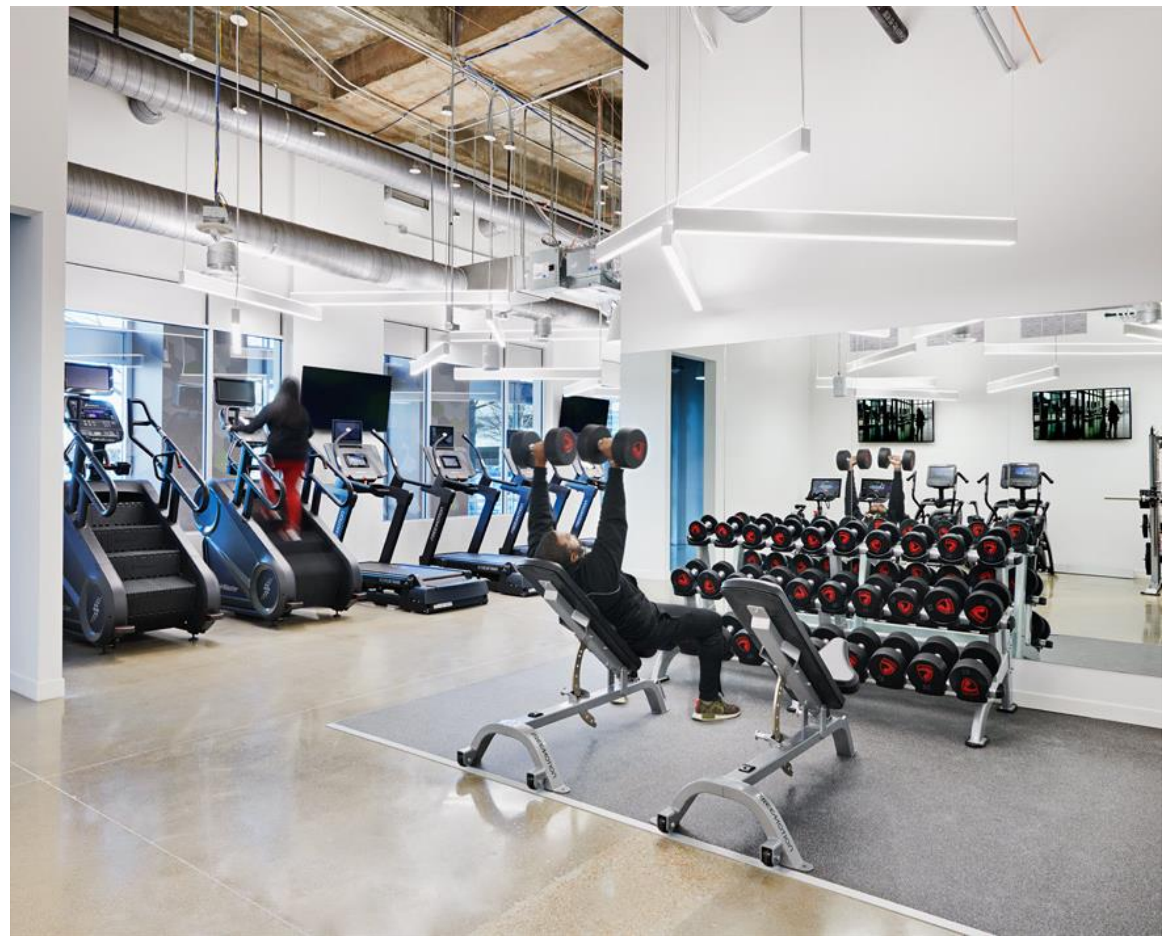
LEED GOLD

Legacy Town Center

Plano, TX

92.8%
Leased Occupancy

522,043
Square Feet



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Property Highlights

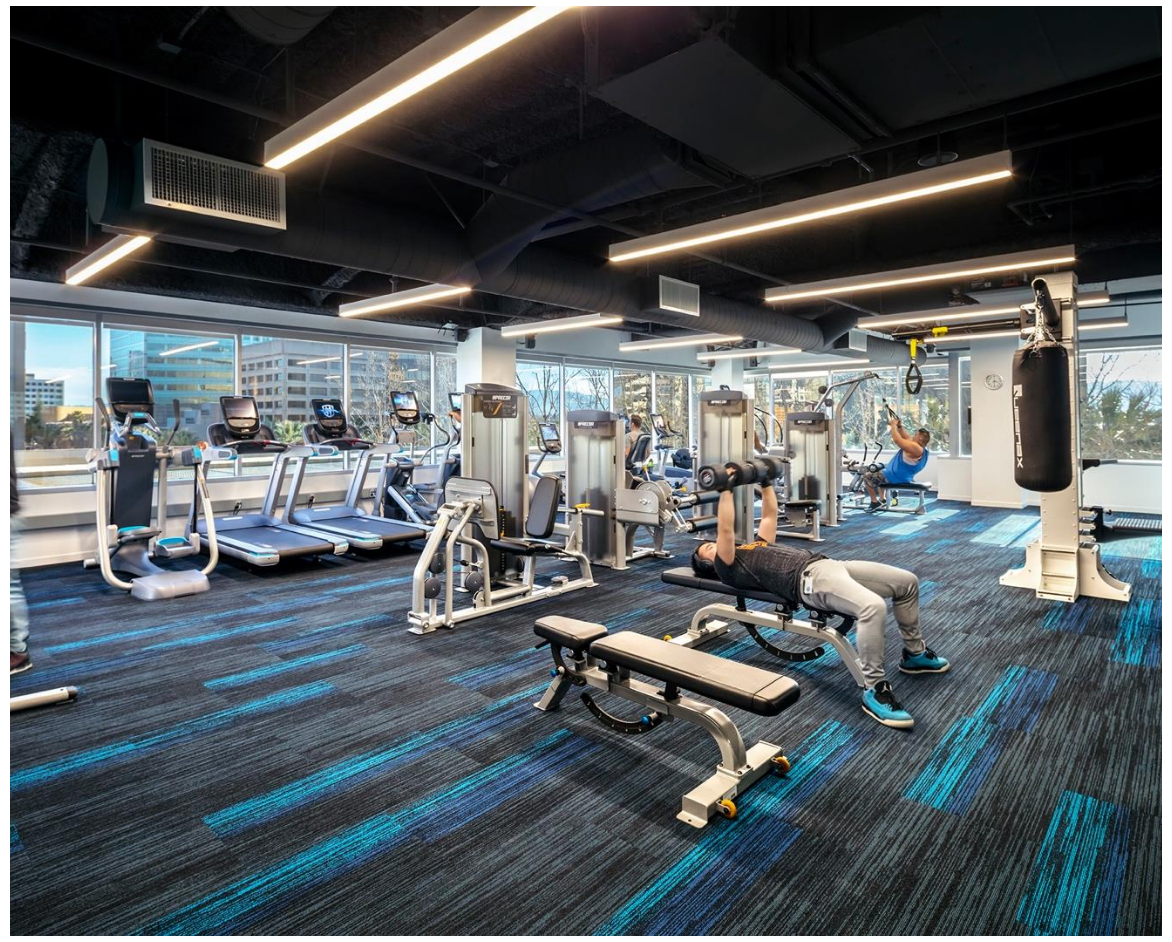
Awards & Certifications

BOMA TOBY AWARDS · LEED GOLD · WELL · 2025 TENANT SATISFACTION KINGSLEY EXCELLENCE

Ten Almaden

San Jose, CA

58.7%	309,255
Leased Occupancy	Square Feet



KBS | REIT III

Property Highlights

Awards & Certifications

WELL

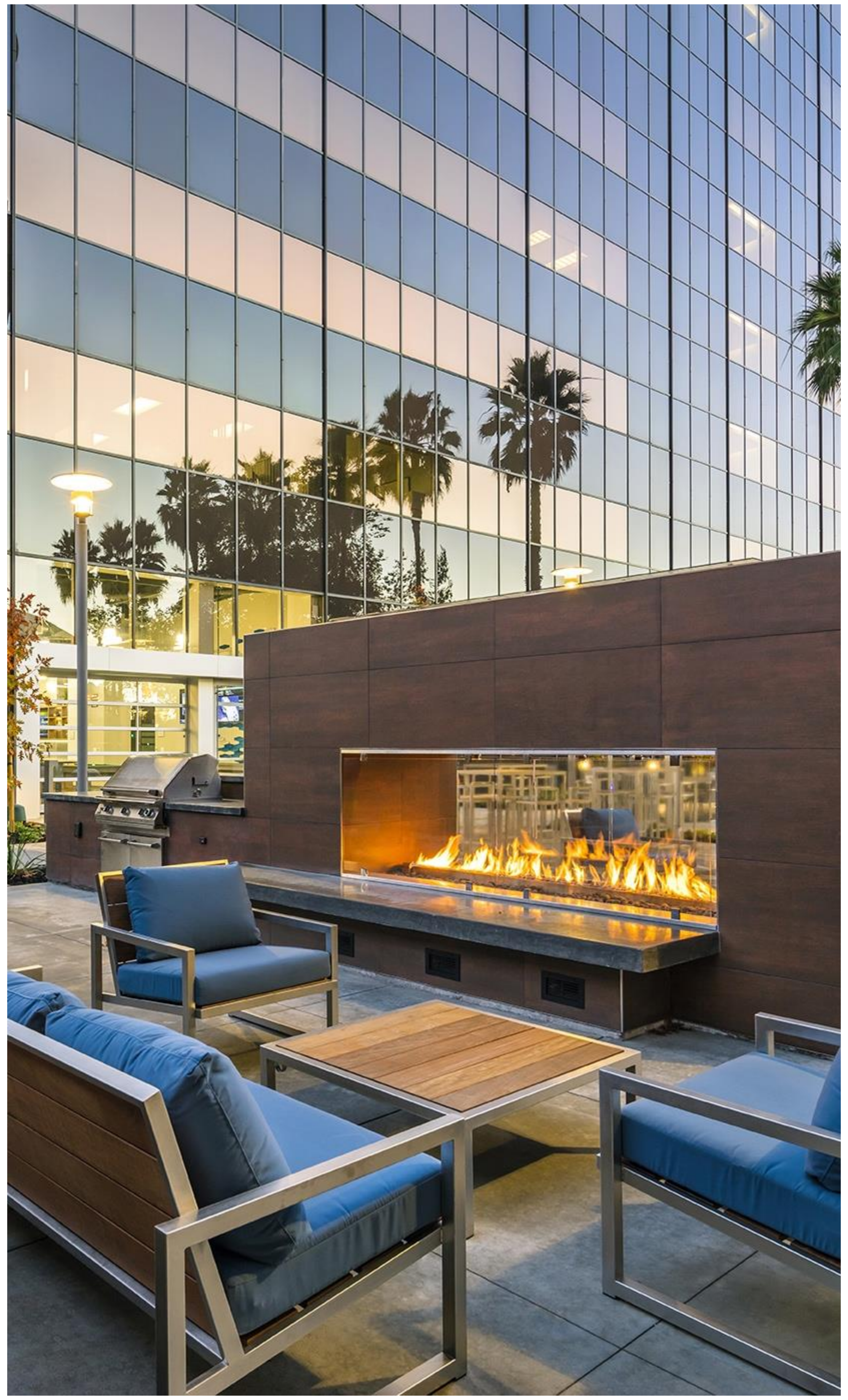
2025 TENANT SATISFACTION KINGSLEY EXCELLENCE

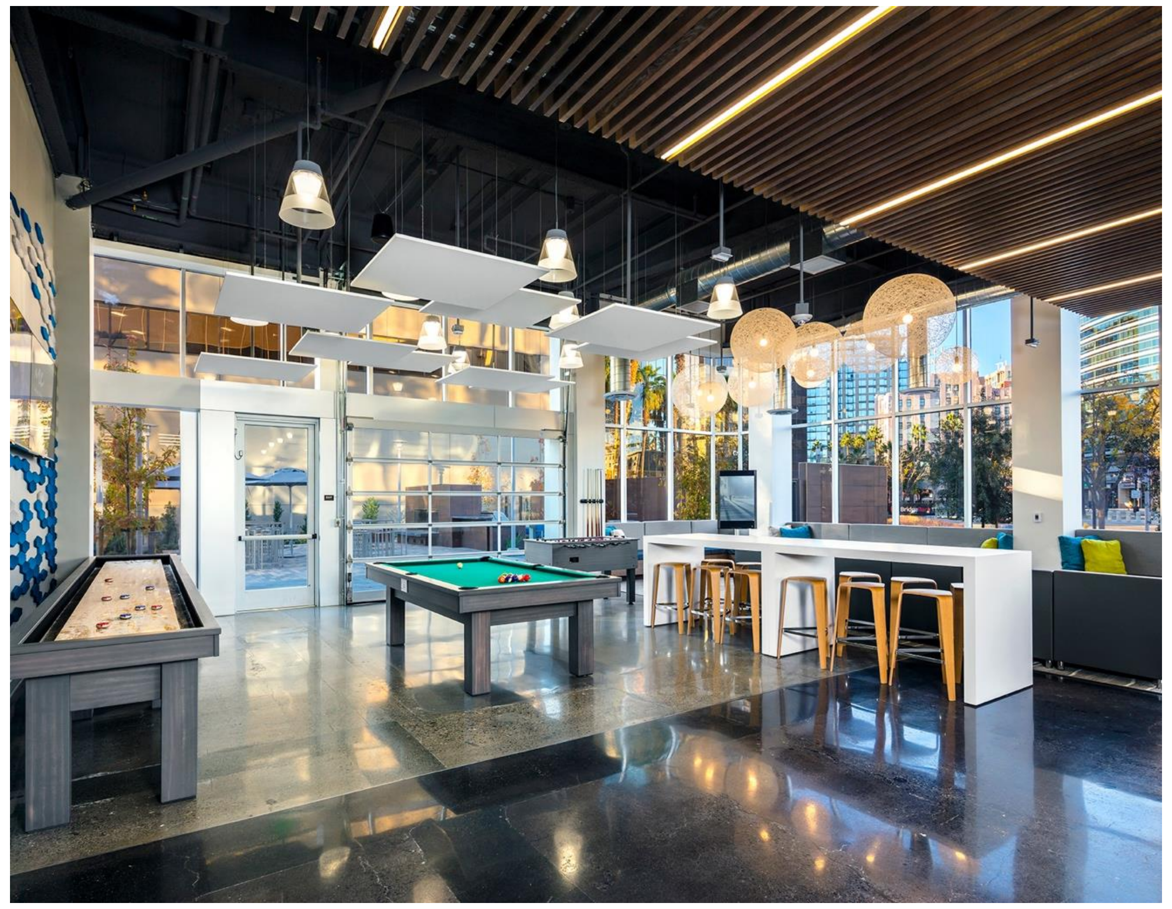
The Almaden

San Jose, CA

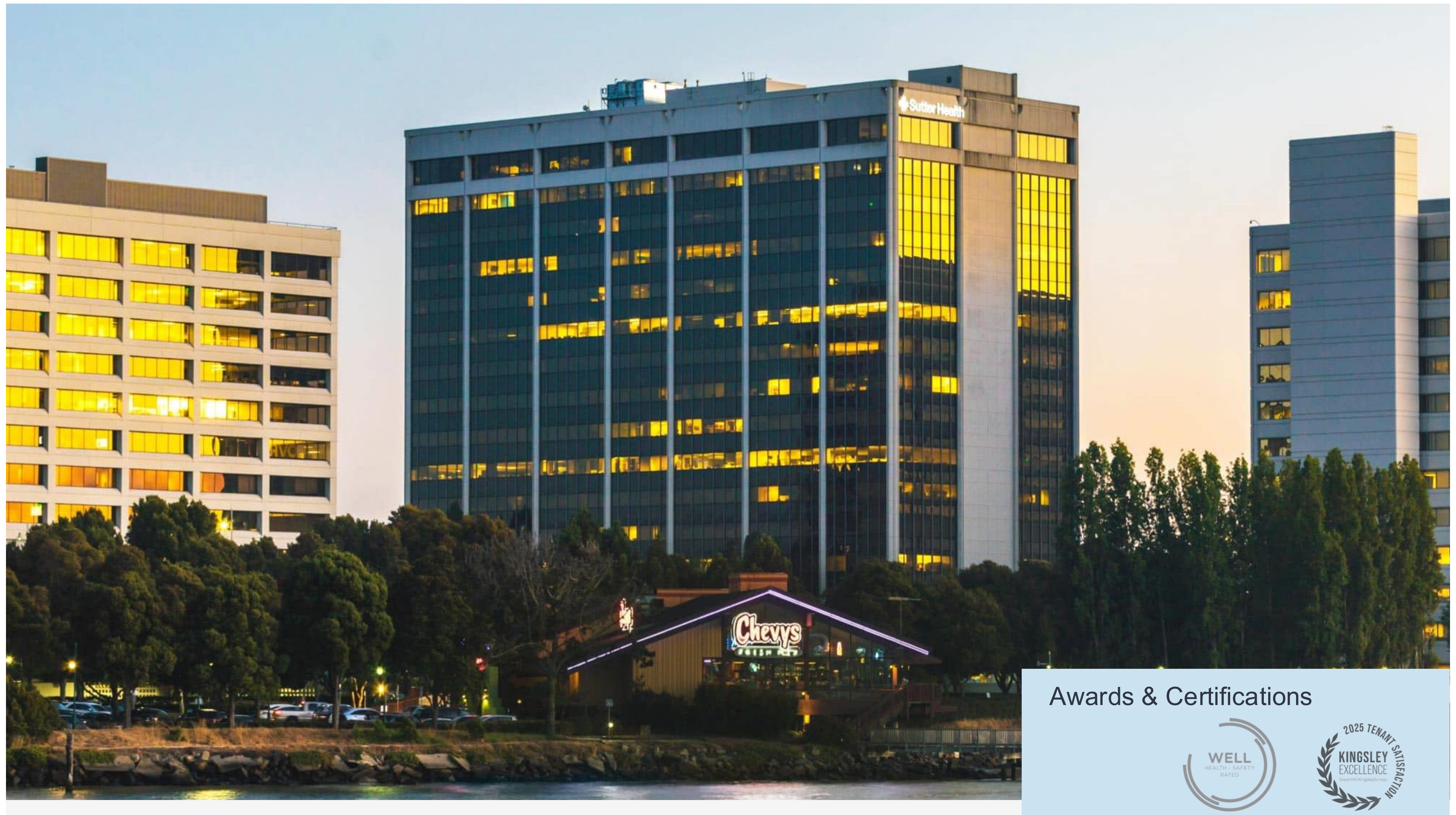
65.6%
Leased Occupancy

416,126
Square Feet





Property Highlights

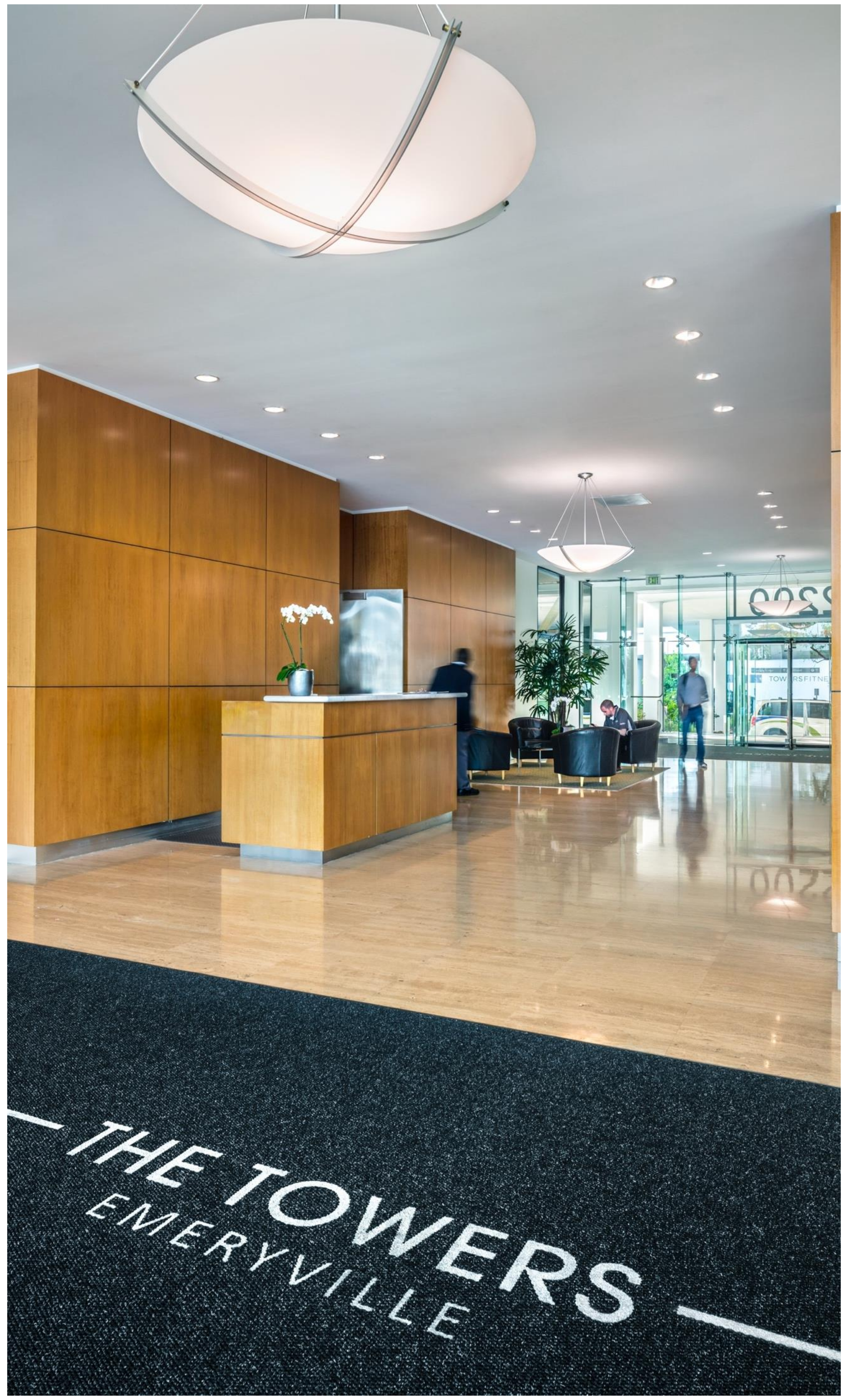


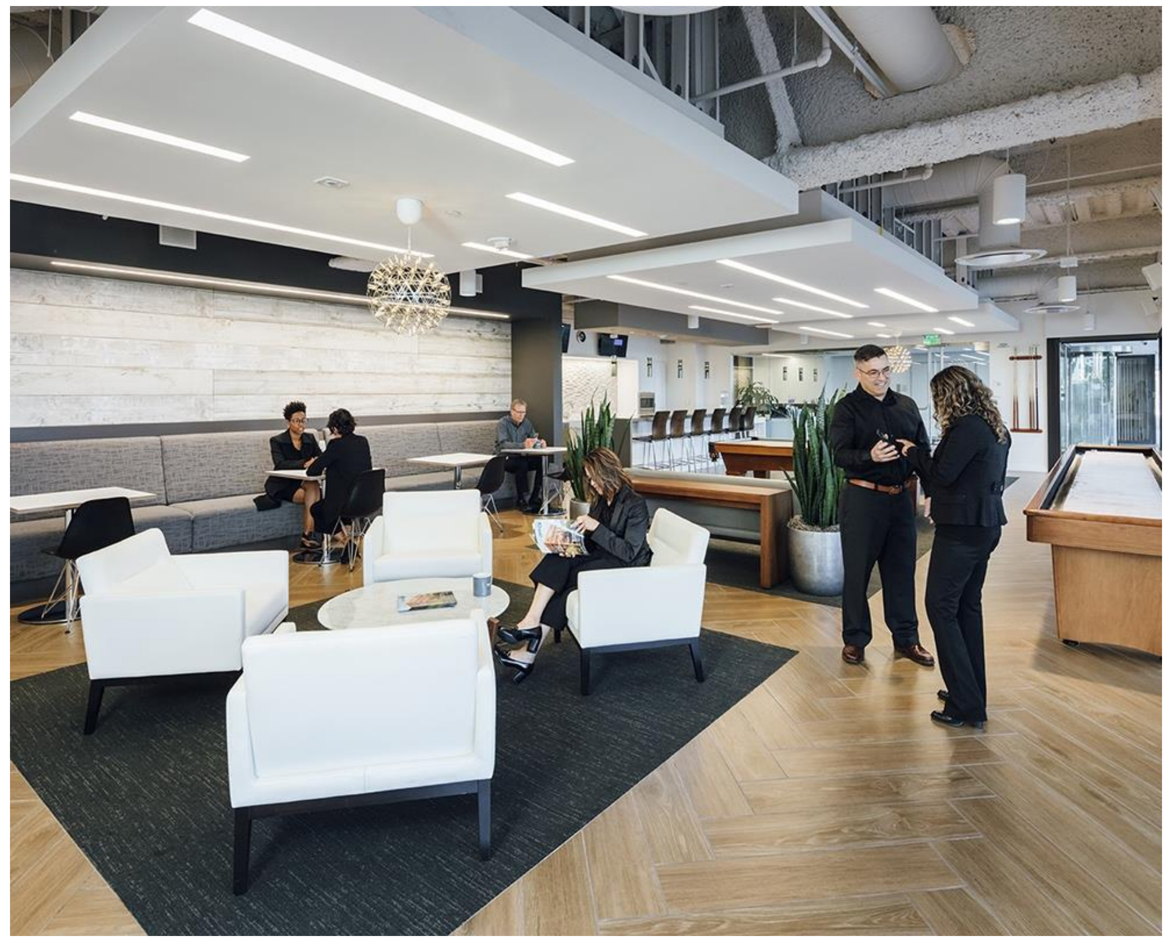
Awards & Certifications

Towers at Emeryville

San Jose, CA

53.8%	593,484
Leased Occupancy	Square Feet





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For questions, please contact
Investor/Advisor Relations toll free at:

(866) 527-4264