

Portfolio Snapshot

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

KBS

Real Estate
Investment
Trust

PRIMARY OFFERING PERIOD
CLOSED

Historical Activity

Total Acquisitions/Originations ¹	\$3,009,175,000
Total Dispositions	\$3,229,382,000
Total Capital Raised in Primary Offering	\$1,703,097,000
Additional Capital Raised from Distribution Reinvestments	\$233,686,000
Total Square Feet (Equity Assets)	664,233
Total Occupancy	90%
Estimated Value per Share (as of September 30, 2017) ²	\$2.42

Acquisitions/Originations

Assets	Number of Assets	Square Feet	Purchase Price/ Origination
Historical Real Estate	64	21,170,906	\$1,861,355,000
Historical Loan and CMBS Investments	23	N/A	\$1,147,820,000
Total	87	21,170,906	\$3,009,175,000

Dispositions

Assets	Number of Assets	Square Feet	Sale Price/ Balance Paid Off
GKK Properties ^{3,4}	866	18,045,732	\$1,771,104,000
Historical Real Estate ⁵	62	20,424,953	\$1,109,939,000
Historical Loan and CMBS Investments ⁶	12	N/A	\$348,339,000
Total	940	38,470,685	\$3,229,382,000

Currently Held

Assets	Number of Assets	Square Feet	Liquidation Value
GKK Properties ³	1	2,858	\$1,148,000
Historical Real Estate	3	661,375	\$133,195,000
Historical Loan and CMBS Investments	0	N/A	N/A
Total	4	664,233	\$134,343,000

¹ This amount includes disposed assets.

² The net assets in liquidation as of September 30, 2017 would result in payment of estimated liquidating distributions of approximately \$2.42 per share of common stock to KBS REIT I stockholders of record as of September 30, 2017. This estimate of liquidating distributions includes projections of costs and expenses to be incurred during the estimated period required to complete the Plan of Liquidation. There is inherent uncertainty with these estimates and projections, and they could change materially based on timing of asset sales, the performance of KBS REIT I remaining assets and any changes on the underlying assumptions of the projected cash flows from such assets.

³ On September 1, 2011, KBS REIT I entered into a Collateral Transfer and Settlement Agreement (the "Settlement Agreement") with the borrowers under the GKK Mezzanine Loan to effect the orderly transfer of the assets (with a fair value of \$1.8 billion) securing the loan to KBS REIT I in satisfaction of the debt obligations owed by the borrowers to KBS REIT I. The Settlement Agreement resulted in the transfer to KBS REIT I of the equity interests in certain subsidiaries of the borrowers under the GKK Mezzanine Loan (the "Equity Interests") that indirectly owned or, with respect to a limited number of properties, held a leasehold interest in, approximately 867 properties (the "GKK Properties"), including 576 bank branch properties and 291 office buildings, operations centers and other properties. In addition, KBS REIT I assumed the debt and other obligations secured by the GKK Properties. See KBS REIT I's Annual Report on Form 10-K for the year ended December 31, 2011 filed with the SEC for more information.

⁴ Includes 175 properties that were disposed of other than by sale, including properties that were transferred to the lenders in satisfaction of certain debt outstanding and other liabilities related to mortgage loans which the properties secured. No sale price was assumed due to the nature of disposition.

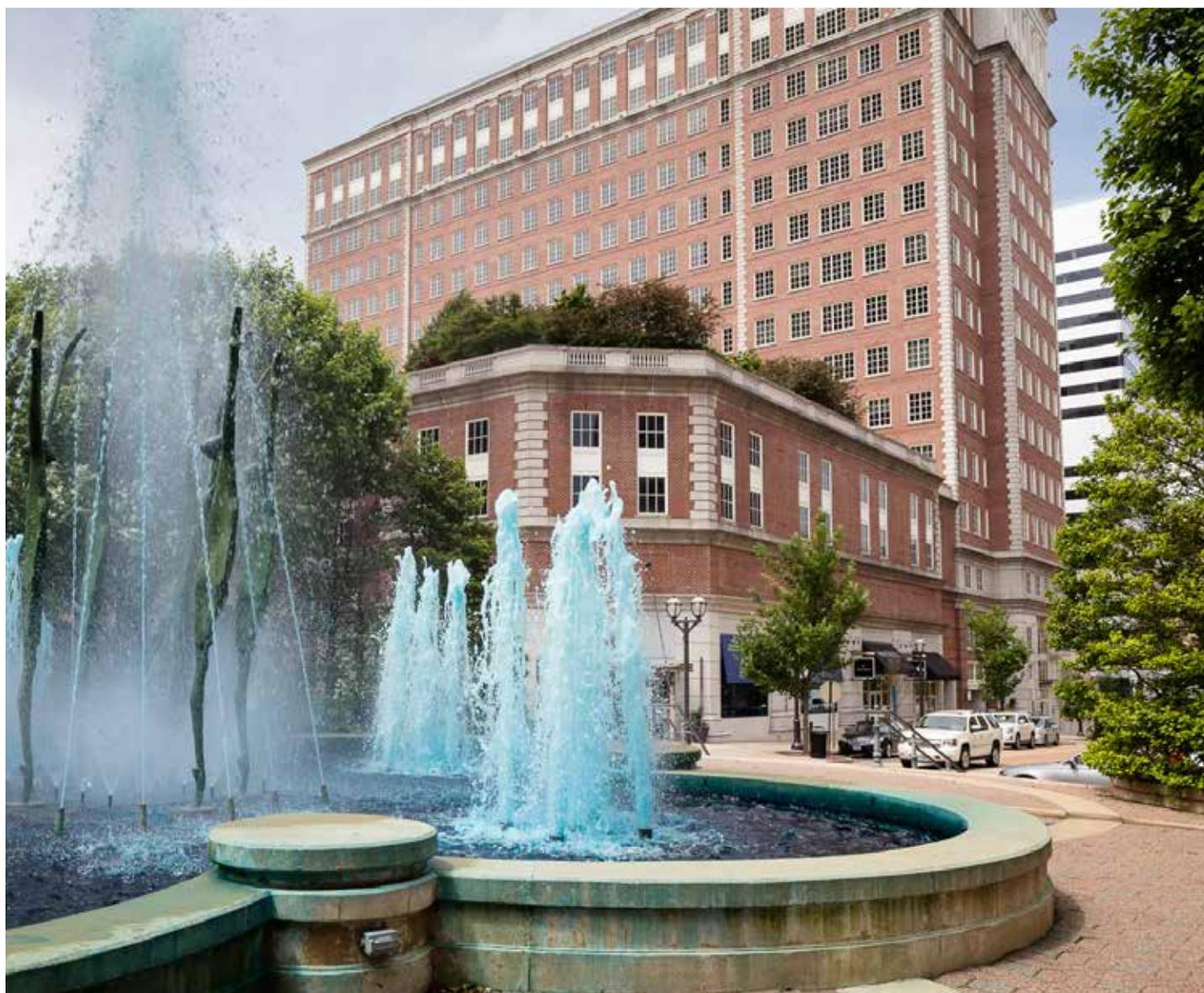
⁵ Includes a portfolio of 23 industrial assets plus one master lease (National Industrial Portfolio), which were transferred to an affiliate of the lender in satisfaction of the debt outstanding and other liabilities related to the mortgage loan secured by these properties. KBS REIT I retained a participation interest in certain future profits with respect to the National Industrial Portfolio. No sale price was assumed due to the nature of disposition.

⁶ Includes historical loan investments that were foreclosed on and subsequently sold.

See back page for risk factors.

Condensed Consolidated Statement of Net Assets

Assets	
Real estate	\$134,343,000
Cash and cash equivalents and restricted cash	\$321,317,000
Other assets, net	\$975,000
Total Assets	\$456,635,000
Liabilities	
Liabilities for estimated costs in excess of estimated receipts during liquidation	\$2,310,000
Liabilities for estimated closing costs and disposition fees	\$4,493,000
Other liabilities	\$4,385,000
Total Liabilities	\$11,188,000
Net Assets in Liquidation	\$445,447,000



Plaza in Clayton, Clayton, MO

Distributions History*

Period	Daily Distribution Per Share	Annualized Distribution Rate
July 18, 2006 - June 30, 2009	\$0.00191781	7.00%
July 1, 2009 - February 28, 2012	\$0.00143836	5.25%

*On March 20, 2012, the board of directors of KBS REIT I approved the suspension of monthly distribution payments. Effective April 10, 2012, KBS REIT I terminated its dividend reinvestment plan. See KBS REIT I's Annual Report on Form 10-K for the year ended December 31, 2011 filed with the SEC for more information. KBS REIT I's organizational documents do not restrict it from paying distributions from any source and do not restrict the amount of distributions it may pay from any source. Distributions paid from sources other than current or accumulated earnings and profits may constitute a return of capital.

Distributions had been paid monthly and were calculated based on stockholders of record each day during the periods and equal a daily amount that, if paid each day for a 365-day period, would have equaled a 7.0% or a 5.25% annualized rate based on a purchase price of \$10.00 per share in KBS REIT I's now-terminated primary initial public offering. There is no assurance that KBS REIT I will declare and pay distributions in the future. Distributions paid during this time period were funded with 77% from operating cash flows and 23% from debt financing and proceeds from sale of assets.

Special Distributions*

Period	Distribution Per Share	Record Date
November 2013	\$0.3950	November 8, 2013
December 2015	\$0.250	December 1, 2015

*The November 2013 special distribution was funded from the proceeds from the sales of real estate and cash flow from operations and the December 2015 special distribution was funded from the proceeds from the sales of real estate.

Quarterly Distributions*

Period	Distribution Per Share	Record Date
September 2014	\$0.0250	September 30, 2014
December 2014	\$0.0250	December 29, 2014
March 2015	\$0.0250	March 20, 2015
June 2015	\$0.0250	June 19, 2015
September 2015	\$0.0250	September 18, 2015
December 2015	\$0.0250	December 21, 2015
March 2016	\$0.0250	March 21, 2016
June 2016	\$0.0250	June 22, 2016
September 2016	\$0.0250	September 22, 2016
December 2016	\$0.0250	December 22, 2016

* Distributions paid from September 2014 through December 2016 have been funded with cash flow from operations and proceeds from the sale of real estate.

Liquidating Distributions*

Period	Distribution Per Share	Record Date
March 2017	\$1.00	March 21, 2017

*Pursuant to the Plan of Liquidation, on March 10, 2017, the board of directors of KBS REIT I authorized an initial liquidating distribution in the amount of \$1.00 per share of common stock to its stockholders of record as of the close of business on March 21, 2017. The initial liquidating distribution was paid on March 24, 2017 and was funded from proceeds from asset sales.

RISK FACTORS:

For informational purposes only. This is neither an offer to sell nor a solicitation of an offer to buy KBS REIT I; the primary offering for KBS REIT I closed effective May 30, 2008 and the offering under KBS REIT I's dividend reinvestment plan was terminated effective March 20, 2012. Offering is only made by prospectus (www.kbsreits.com). This information must be preceded or accompanied by a prospectus in order to understand fully all of the implications and risks of the offering. Neither the Attorney General of the State of New York nor any other state regulators have passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful. Investing in KBS REIT I includes significant risks. These risks include, but are not limited to: the possibility of losing your entire investment; no guarantees regarding future performance; upon sale or distribution of assets you may receive less than your initial investment; fluctuation of value of the assets owned by KBS REIT I; lack of a public market for shares of KBS REIT I; limited liquidity; limited transferability; reliance on KBS Capital Advisors LLC, the REIT's advisor, to manage and sell assets; payment of significant fees; and various economic factors that may include changes in interest rates, laws, operating expenses and insurance costs and tenant turnover. Shares of KBS REIT I are not suitable for all investors.

KBS Capital Advisors and its affiliates, and KBS REIT I's executive officers, some of KBS REIT I's directors and other key professionals face conflicts of interest, including significant conflicts created by the REIT's advisor's compensation arrangements with the REIT and other KBS-sponsored programs and investors.

KBS REIT I's investments in real estate-related loans may be affected by unfavorable real estate market and general economic conditions, which could decrease the value of those assets and reduce the investment return to its stockholders.

KBS REIT I elected to be taxed as a REIT beginning with the taxable year that ended December 31, 2006. Should KBS REIT I not qualify as a REIT, it may be subject to adverse tax consequences. See KBS REIT I's Annual Report on Form 10-K for the year ended December 31, 2016 filed with the SEC for more information.

KBS REIT I's share redemption program provides only for redemptions sought upon a stockholder's death, "qualifying disability" or "determination of incompetence" (each as defined in the share redemption program). Such redemptions are subject to an annual dollar limitation. On January 27, 2017, KBS REIT I's board of directors approved an annual dollar limitation for redemptions of \$10.0 million in the aggregate for the calendar year 2017 (subject to review and adjustment during the year by KBS REIT I's board of directors), and further subject to the limitations described in the share redemption program. However, on August 8, 2017, in connection with the implementation of the Plan of Liquidation, the Company's board of directors approved the termination of its share redemption program effective as of September 4, 2017. As such, the last redemption date under the share redemption program was August 31, 2017.



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