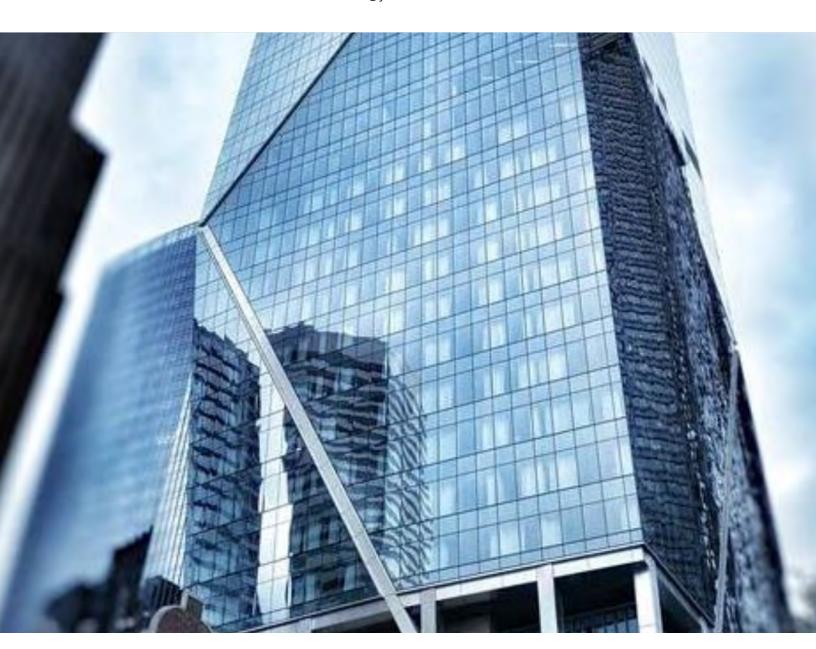
KKR

KKR REAL ESTATE SELECT TRUST ("KREST" or "the Fund")

Seeking to invest in income-producing, high quality private real estate with a differentiated strategy and structure















KREST combines the opportunity for attractive income, low volatility, and defensive nature of traditional fixed income with the potential benefits of real estate – increasing cash flows, growth potential and hard asset backing

Why KREST



- Seeks to generate attractive current income through real estate exposure
- Access to KKR's broad investment experience and powerful global sourcing networks
- Takes advantage of post-COVID launch timing; no legacy portfolio exposures to hotels, casinos, retail or other highly COVID impacted investments
- Designed to enhance alignment of interest with clients
- 66 We're excited to deliver individual investors access to income-producing private real estate in a differentiated strategy and structure."

RALPH ROSENBERG

Partner, Global Head of KKR Real Estate

Investment Strategy

KREST combines the opportunity for attractive income, low volatility, with the defensive nature of fixed income and potential benefits of real estate – increasing cash flows, growth potential and hard asset backing

KEY INVESTMENT PILLARS



STABILIZED REAL ESTATE

- Well-leased properties in high growth markets
- Focus on multi-family and industrial



PRIME SINGLE TENANT

- Single Tenant Assets
- Long-term contractual income with potential for appreciation of real estate value
- Generally Investment grade tenants
- Contractual rent escalators



REAL ESTATE DEBT

- Real estate loans, preferred equity, or mezzanine securities
- Enhanced yield
- Consistent and defensive cash flows
- Structural seniority with potential to reduce drawdowns



CURRENT INVESTMENT THEMES



INDUSTRIAL

• Continued acceleration of e-commerce penetration



MULTIFAMILY

- Supply-demand imbalance
- Household preferences favor renting



LONG LEASED OFFICE

 Long investment grade leases in growth markets benefiting from in-migration and tech growth

There can be no assurance that KREST will achieve its investment objective or avoid losses. The Fund intends, but is not obligated, to conduct quarterly tender offers for up to 5.0% of the aggregate NAV of its outstanding Common Stock at the applicable NAV per share as of the applicable valuation date. Repurchases will be made at such times and on such terms as may be determined by the board of directors of the Fund, in its sole discretion. However, no assurance can be given that repurchases will occur or that any Common Stock properly tendered will be repurchased by the Fund. Due to these restrictions, an investor should consider an investment in the Fund to be of limited liquidity. Investing in the Fund is speculative and involves a high degree of risk, including the risks associated with leverage and the risk of a substantial loss of investment. Mezzanine loans generally carry more risk than other positions that are more senior in the same capital structure. Please see the Prospectus for further information on the Fund's terms, provisions and risk factors.

Source: KKR GB

Note: As of March 2021. Unless indicated, the above reflects the current market views, opinions and expectations of KKR based on its historic experience. Historic market trends are not reliable indicators of actual future market behavior or future performance of any particular investment or any KKR investment fund or account, which may differ materially, and are not to be relied upon as such.

4 of 16 | KKR REAL ESTATE SELECT TRUST (KREST)



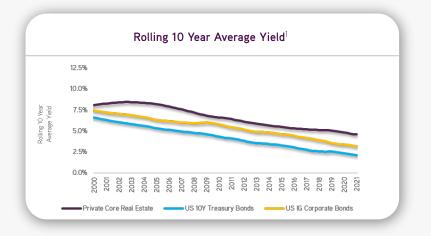
Why Private Real Estate?

Private Real Estate has historically generated attractive cash yield and may provide diversification benefits to the rest of the portfolio

CORE REAL ESTATE VS. BONDS

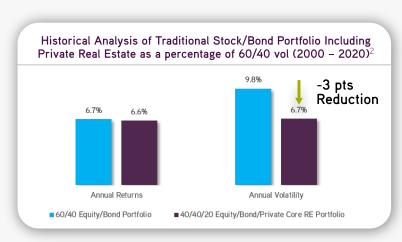
Real Estate has maintained attractive yield relative to investment grade credit over the last 20 years

Real Estate has maintained attractive yields over time compared to corporate bonds and treasury bonds



DIVERSIFICATION WITH POTENTIAL TO IMPROVE RETURNS

Investors may achieve higher returns per unit of volatility with the inclusion of private real estate to a traditional 60/40 portfolio Incorporating Private Core Real Estate Diversifies A Traditional Portfolio Of Stocks And Bonds While Potentially Improving Risk/Return Profile



Note that private real estate valuations are typically estimated through an appraisals process which is subjective, and price volatility may not fully reflect risk of the asset class.

Past performance does not guarantee future results. Actual results may vary. Diversification does not assure a profit or protect against loss in a declining market. An investment in KREST is not a direct investment in real estate, and has material differences from a direct investment in real estate, including those related to fees and expenses, liquidity and tax treatment. KREST's share price is subject to less volatility because its per share NAV is based on the value of the real estate assets it owns and is not subject to market pricing forces as is the price of US equities and bonds. Although KREST's share price is subject to less volatility, the value of real estate may fluctuate and may be worth less than was initially paid for it. KREST shares are significantly less liquid than US equities and bonds, and are not immune to fluctuations. Any graphics provided are for illustrative purposes only.

¹ Data as of Q1 2021. Rolling 10 year average yields calculated using the income returns of the NCREIF Open-End Diversified Core (NFI-ODCE) Index for Private Core Real Estate, the index yield to worst of the Bloomberg Barclays US Corporate Investment Grade Bond Index, and the annual yield on US 10Y treasuries. Source: NCREIF, Bloomberg, KKR GBR.

² Data as of Q1 2021. Efficient frontier calculated using 20 years of quarterly returns from Q2-2000 to Q2-2020 using the NCREIF Open-End Diversified Core (NFI-ODCE) Index for Private Core Real Estate, S&P 500 for Equities, and Bloomberg Barclays US Aggregate for Bonds. Source: NCREIF, Bloomberg, KKR GBR

Why KKR Real Estate

KKR Real Estate is a global solutions provider of equity and debt capital across real estate investment strategies. Our integrated debt and equity team gives us access to differentiated information. Our ability to leverage resources across KKR connects us with a deeper knowledge of industry trends, enhanced credit underwriting, creative financing solutions, and access to macro and demographic insights. We believe in strong alignment with our investors, demonstrated through KREST's fee structure and KKR's balance sheet commitment to seed the strategy.

A DIFFERENTIATED PLATFORM

~\$108 BN in assets¹ scaled across Real Estate equity & debt

~113 investment & asset mgmt professionals globally²

Fully Integrated Real Estate Platform

Opportunistic Equity • Core
Plus Equity • Listed Mortgage
REIT • Real Estate Credit

KKR

540+
investment
professionals
across offices in
11 cities and in 8
countries

~\$24 BN

internal balance sheet that invests alongside third-parties in KKR's funds and deals

\$367 BN

in Assets Under Management Firmwide

Global Real Estate Footprint³



Industrial 58.5 Million SF 426 Properties

Multifamily
11,867 Units
345 Properties

Office in Innovation

Markets
7.9 Million SF | 35 Properties

Student Housing 7,548 Beds 13 Properties

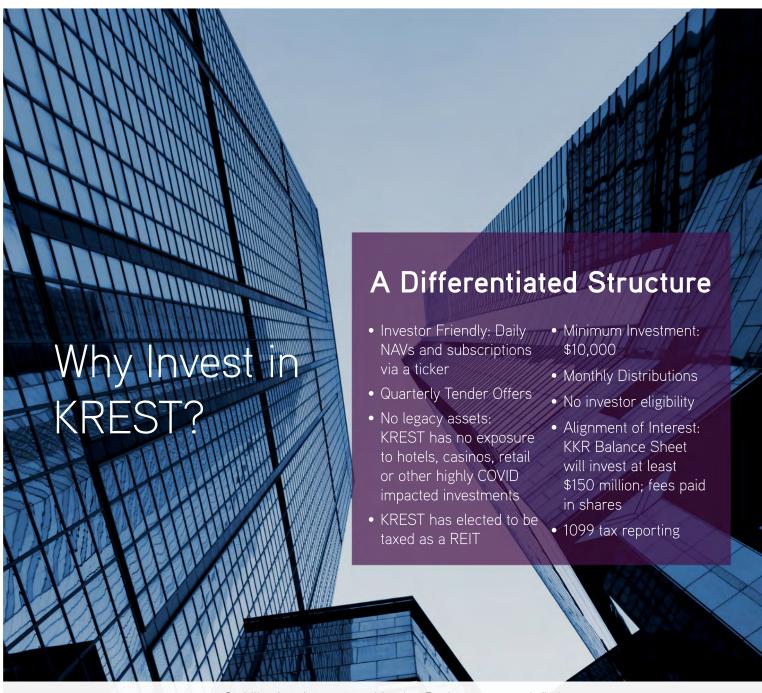


Senior Living 7,131 Units 79 Properties

As of March 31, 2021, unless otherwise noted. For illustrative purposes only, subject to change. There can be no assurance that the committed amounts will be fully deployed. Please see Important Information at the beginning of this presentation for additional information. (1) Represents \$108B of real estate assets that KKR-sponsored funds own or lend on. (2) Represents current Global exposure in KREST and other KKR-sponsored real estate funds as of March 31, 2021. The investments made by KREST may differ from those reflected above by breadth of geography, sector, asset type, and deal type. Any transactions that have not closed are subject to customary closing conditions and there is no guarantee that such transactions will be consummated, and if consummated, will be consummated on the terms and prices currently anticipated by KKR. (3) Innovation Markets are those that are experiencing above trend secular growth trends driven by industry and demographic tailwinds.

Note: AUM, Balance Sheet amount and headcount as of March 31, 2021. Please refer to Important Information for additional detail on the calculation of AUM and for further information on KKR's inside information barrier policies and procedures, which may limit the involvement of personnel in certain investment processes and discussions. Represents gross assets.

8 of 16 | KKR REAL ESTATE SELECT TRUST (KREST) | 9 of 16



Allocating a portion of your portfolio to real estate may provide investors with a steady source of income, portfolio diversification, a hedge against inflation and attractive risk-adjusted returns

Stabilized real estate combined with ability to be diversified in Europe & Asia and invest in real estate debt may create an attractive return profile

Real estate as an inflation protected, yielding asset class is well positioned to benefit in a low interest rate environment

Investor friendly structure with beneficial REIT tax treatment



CASE STUDIES

KREST Industrial Strategy: C&S, Portland, OR



MARKET HIGHLIGHTS

- High-quality tenant in an industry which has benefitted significantly from COVID-19
- Strong supply / demand fundamentals
- Positive long-term demographic trends in Portland

KREST Prime Single Tenant Strategy: Seattle, WA



MARKET HIGHLIGHTS

- Irreplaceable asset in a premier location
- High-quality tenant in an industry which has benefitted significantly from COVID-19
- Highly attractive cash yield
- Potential upside from retail lease-up
- Attractive market poised for long-term growth

Any views noted above are that of KKR as of the date of this presentation and are subject to change. Any transactions that have not closed are subject to customary closing conditions and there is no guarantee that such transactions will be consummated, and if consummated, will be consummated on the terms and prices currently anticipated by KKR. (1) Loan-to-value is the ratio of a loan to the value of an asset purchased. (2) Excludes closing costs. (3) Loan-to-cost is the ratio of a loan to the cost of building the asset.

KKR REAL ESTATE SELECT TRUST (KREST) | 11 of 16



How to Invest

If you are interested in investing in KKR Real Estate Select Trust, please contact your financial advisor.

For more information please visit

www.kkrfunds.com or call (212) 888-8888

SHARE CLASS SPECIFIC FEES	CLASS S	CLASS U	CLASS I	CLASS D
MINIMUM INVESTMENT	\$10,000	\$10,000	\$1,000,000	\$10,000
UPFRONT COMMISSION	Up to 3.0%	None	None	None
DEALER MANAGER FEE	0.50%	None	None	None
DISTRIBUTION FEE	0.60%	0.60%	None	None
SERVICING FEE	0.25%	0.25%	None	0.25%

ADVISOR FEES

MANAGEMENT FEE	1.25% of the average daily value of the Fund's net assets, payable quarterly in arrears
INCENTIVE FEE	12.50% of the Fund's Income (Fee applies only to the income component of total return)

TERMS

SUBSCRIPTIONS/NAV	Daily
LIQUIDITY	Quarterly, via tender offer, generally with a 5% cap on re-purchases for any given period, at the Board's discretion
DISTRIBUTIONS	Monthly income distributionsRealized capital gains paid annually

Note: For illustrative purposes only, may be subject to change. Certain terms of the Fund are highlighted above. This summary is qualified in its entirety by the more detailed information contained in the applicable Fund's registration statement and organizational documents, as applicable, and related documentation, all of which should be reviewed carefully and contain additional terms to those included in this summary. These terms are subject to change. The Fund provides only limited liquidity, and a feature such as the Fund's repurchase program does not guarantee that sharenders will be able to sell shares when and/or in the amount desired. There is no assurance we will pay distributions in any particular amount, if at all. Any distributions we make will be at the discretion of our board of directors. KREST may pay distributions from sources other than cash flow from operations, including without limitations, the sale of assets, borrowings, return of capital, or offering proceeds.

RISK DISCLOSURES AND OTHER INFORMATION

KKR Real Estate Select Trust Inc. ("KREST") is a newly organized, non-diversified, closed-end management investment company that intends, under normal market conditions, to invest at least 80% of its net assets (plus the amount of its borrowings for investment purposes) in a portfolio of real estate, including in the form of direct property investments and debt interests and to a lesser extent in traded real estate-related securities. KREST is a Maryland corporation and intends to elect to be taxed as a real estate investment trust for U.S. federal income tax purposes under the Internal Revenue Code of 1986, as amended.

Summary of Risk Factors. Investing in KREST involves risks, including the risk that a stockholder may receive little or no return on his or her investment or that a stockholder may lose part or all of his or her investment. KREST should be considered a speculative investment that entails substantial risks, and a prospective investor should invest in KREST only if they can sustain a complete loss of their investment. You should read the prospectus carefully for a description of the risks associated with an investment in KREST. These risks include, but are not limited to, the following:

- An investment in KREST is suitable only for investors who can bear the risks associated with private market investments with potential limited liquidity. Shares of KREST's common stock (the "Common Stock") should be viewed as a long-term investment within a multi-asset personal portfolio and should not be viewed individually as a complete investment program.
- KREST expects to ordinarily pay stable distributions at an attractive distribution yield on a monthly basis; however, KREST cannot guarantee that it will make distributions and the amount of distributions that KREST may pay, if any, is uncertain.
- KREST may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital, or offering proceeds.
- Investors will bear offering and organizational expenses and, with respect to certain share classes, may also bear a front-end sales load and/or dealer manager fees. Investors in Class I Shares, Class D Shares and Class U Shares may be charged transaction or other fees directly by financial intermediaries. The Fund will also pay KKR Capital Markets LLC (the "Distributor") servicing and/or distribution fees with respect to certain share classes. Generally, the Distributor will pay all or a portion of the servicing and/or distribution fees to participating selling agents. Please refer to the prospectus for additional information regarding the fees and expenses related to an investment in KREST.
- The Common Stock has no history of public trading, nor is it currently intended that the Common Stock will be listed on a public exchange or any other trading market in the near future. No organized secondary market is expected to develop for KREST's shares.
- Limited liquidity may be provided through periodic tender offers at KREST's net asset value per share of Common Stock. There is no guarantee that repurchases will occur or that an investor will be able to sell all the Common Stock that the investor desires to sell in a tender offer. Due to these restrictions, an investor should consider an investment in KREST to be illiquid.
- Investing in the Common Stock may be speculative and involves a high degree of risk. The Fund employs leverage, which increases the volatility of investment returns and subjects the Fund to magnified losses if investments decline in value.
- The Fund's investments in real estate are subject to the risks typically associated with real estate, including but not limited to: local, state, national or international economic conditions; lack of liquidity inherent in the nature of the asset; reliance on tenants and property managers; financial difficulty or lease default of a major tenant; and interest rate fluctuations and lack of availability of financing.

Many countries have experienced outbreaks of infectious illnesses in recent decades, including swine flu, avian influenza, SARS and COVID-19 (the "Coronavirus"). The ongoing spread of the Coronavirus has had, and will continue to have, a material adverse impact on local economies in the affected jurisdictions and also on the global economy, as cross border commercial activity and market sentiment are increasingly impacted by the outbreak and government and other measures seeking to contain its spread. The operations of KKR (including those relating to KREST) have been, and could continue to be, adversely impacted, including through quarantine measures and travel restrictions imposed on KKR personnel or service providers based or temporarily located in affected countries, or any related health issues of such personnel or service providers. Any of the foregoing events could materially and adversely affect the KREST's ability to source, manage and divest its investments and its ability to fulfill its investment objectives. Similar consequences could arise with respect to other comparable infectious diseases.

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved of these securities or determined if this prospectus is truthful or complete. Any representation to the contrary is a criminal offense.

Past performance is no guarantee of future results. This sales material must be read in conjunction with KREST's prospectus in order to fully understand all the implications and risks of an investment in KREST. Please consult a financial professional for share class availability and appropriateness. This sales material is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus, which must be made available to you in connection with this offering and is available at www.kkrfunds.com/KREST. Prior to making an investment, investors should read the prospectus, including the "Risks" section therein, which contain the risks and uncertainties that we believe are material to our business, operating results, prospects and financial condition. Numerical information is approximate and as of December 31, 2020, unless otherwise noted. The words "we," "us" and "our" refer to KREST and its subsidiaries, unless the context requires otherwise.

KKR or its affiliates own or have invested in the properties depicted in this sales material. By investing in KREST, investors will not have an interest in all of these properties. Please see the "Portfolio" page on our website www.kkrfunds.com/KREST for an overview of the current properties in KREST's portfolio

12 of 16 | KKR REAL ESTATE SELECT TRUST (KREST) | 13 of 16

Other Important Disclosures

The information in this presentation is only as current as the date indicated, and may be superseded by subsequent market events or for other reasons. Nothing contained herein constitutes investment, legal, tax or other advice nor is it to be relied on in making an investment or other decision. This sales material should not be viewed as a current or past recommendation or a solicitation of an offer to buy, sell or market any securities or to adopt any investment strategy.

References to "assets under management" or "AUM" represent the assets as to which KKR Registered Advisor LLC (the "Advisor") or its affiliates (collectively "KKR") is entitled to receive a fee or carried interest. KKR's calculation of AUM may differ from the calculations of other asset managers and, as a result, KKR's measurements of its AUM may not be comparable to similar measures presented by other asset managers. KKR's definition of AUM is not based on the definitions of AUM that may be set forth in agreements governing the investment funds, vehicles or accounts that it manages and is not calculated pursuant to any regulatory definitions.

References to "Portfolio Operating Income" means (1) the Fund's share of Net Operating Income from the Fund's real estate equity investments; plus (2) the Fund's net investment income (or loss) from debt, preferred equity investments and traded real estate-related securities; minus (3) the Fund's expenses (excluding the incentive fee and distribution and servicing fees). "Net Operating Income" means operating revenue net of operating expenses (inclusive of interest on investment level debt) for the Fund's operating entities that invest in real estate and excludes (i) gains or losses from sales of depreciable real property, (ii) impairment write-downs on depreciable real property, (iii) real estate-related depreciation and amortization for each real estate operating venture and (iv) adjustments for rrecognizing straight line rent.

References to "Specified Expenses" means all expenses incurred in the business of KREST, including organizational and offering costs, with the exception of (i) the management fee, (ii) the incentive fee, (iii) the servicing fee, (iv) the distribution fee, (v) property level expenses, (vi) brokerage costs or other investment-related out-of-pocket expenses, including with respect to unconsummated investments, (vii) dividend/interest payments (including any dividend payments, interest expenses, commitment fees, or other expenses related to any leverage incurred by KREST), (viii) taxes, and (ix) extraordinary expenses (as determined in the sole discretion of the Adviser).

Participation of KKR Credit, KKR Capital Markets, and KKR Capstone personnel in the private markets investment process is subject to applicable law and inside information barrier policies and procedures, which may limit the involvement of such personnel in certain circumstances and the Adviser's ability to leverage such integration with KKR. Discussions with senior advisors and employees of the KKR's managed portfolio companies are also subject to the inside information barrier policies and procedures, which may restrict or limit discussions and/or collaborations with. See "Conflicts of Interest" in the prospectus for further information on KKR's information barrier policies and procedures.

The purchase and repurchase price for shares of our common stock will be based on the NAV of each class of common stock and will not be based on any public trading market. Because valuation of properties involves subjective assumptions and projections, our NAV may not accurately reflect the actual price at which our assets could be liquidated on any given day. It also may be difficult to reflect fully and accurately rapidly changing market conditions or material events that may impact the value of our commercial real estate investments between valuations, or to obtain complete information regarding any such events in a timely manner. As a result, our NAV per share may not reflect a material event until such time as sufficient information is available and the impact of such an event on a property's valuation is evaluated in accordance with our valuation policies.

Employees of KKR Capital Markets LLC located in the United States are dual employees of Kohlberg Kravis Roberts & Co. L.P.

In the United States and Canada, this presentation is being distributed by KKR Capital Markets LLC ("KCM"), a broker-dealer registered with the U.S. Securities and Exchange Commission ("SEC") and a member of FINRA and SIPC.

Index Definitions

Any indices referred to in this presentation are used for purposes of comparison to the performance of certain capital markets. The return figures for each index do not reflect the deduction of any taxes, expenses, transaction costs or advisory fees. Broad-based securities indices are unmanaged and are not subject to fees and expenses typically associated with investing in a Fund. It is not possible to invest directly in an unmanaged index. The performance of the indices represents unmanaged, passive buy-and-hold strategies, investment characteristics and risk/return profiles that differ materially from those of KREST, and an investment in KREST is not comparable to an investment in such index or in the securities that comprise the index.

- NCREIF Open-End Diversified Core (NFI-ODCE) Index for Private Core Real Estate measures the investment returns of 38 open-end commingled funds reporting since its inception in 1978 on both a historical and current basis (with 24 funds active in the index today).
- FTSE Nareit All US Equity REIT index for US REITS is a free-float adjusted, market capitalization-weighted index of U.S. equity REITs. Constituents of the index include all tax- qualified REITs with more than 50 percent of total assets in qualifying real estate assets other than mortgages secured by real property.
- S&P 500 is a market-capitalization-weighted index of the 500 largest U.S. publicly traded companies.
- Bloomberg Barclays US Corporate Investment Grade Bond Index measures the investment grade, fixed-rate, taxable corporate bond market.
- Bloomberg Barclays US Aggregate Bond Index represents securities that are SEC-registered, taxable, and dollar denominated. The index covers the U.S. investment grade fixed rate bond market, with index components for government and corporate securities, mortgage pass-through securities, and asset-backed securities. These major sectors are subdivided into more specific indices that are calculated and reported on a regular basis.

An investment in KREST is not a direct investment in real estate, and has material differences from a direct investment in real estate, including those related to fees and expenses, liquidity and tax treatment. KREST's share price is subject to less volatility because its per share NAV is based on the value of the real estate assets it owns and is not subject to market pricing forces as is the price of corporate and treasury bonds. Although KREST's share price is subject to less volatility, the value of real estate may fluctuate and may be worth less than was initially paid for it. KREST shares are significantly less liquid than US REITs, equities and corporate bonds, and are not immune to fluctuations.

Companies used in the NCREIF ODCE have characteristics that differ from KREST. Investors cannot invest in this index. KREST has the ability to utilize higher leverage than is allowed for than the companies in the NCREIF ODCE, which could increase KREST's volatility relative to the index. Additionally, an investment in KREST is subject to certain fees that are not contemplated in the NCREIF ODCE. An investment in direct commercial real estate differs from the (i) FTSE Nareit All US Equity REITs in that direct commercial real estate investments are not publicly traded U.S. Equity REITs, (ii) Bloomberg Barclays US Corporate Investment Grade Bond Index and Bloomberg Barclays US Aggregate Bond Index in that direct commercial real estate investments are not fixed-rate debt instruments and (iii) S&P 500 Index in that direct commercial real estate investments are not large cap stocks.

IMPORTANT DISCLOSURE ABOUT OTHER KKR REAL ESTATE FUNDS

This sales material includes information related to prior investments KKR Real Estate has made, in which KREST will not have any interest. Prospective investors should note that the investment programs, objectives, leverage policies and strategies of KKR's other real estate funds are substantially different from the investment program and objectives of KREST, despite each strategy focusing on making real estate-related investments. Specifically, KKR manages a fund that invests in "core+" real estate in the United States (which are generally substantially stabilized assets generating relatively stable cash flow), with a focus on multifamily, industrial, office in innovation markets, senior housing and student housing in the top fifteen U.S. metropolitan statistical areas (together with future accounts with similar investment strategies, the "Private Core+ Accounts"). KKR believes it is likely that there will be a limited overlap of investment opportunities for KREST and the Private Core+ Accounts because of KREST's primary investment objective of providing current income. KKR also manages KKR Real Estate Finance Trust Inc. and other investment vehicles and accounts, which invest in loans collateralized by commercial real estate (the "RE Credit Accounts"). KKR believes it is also likely that there will be a limited overlap of investment opportunities for the Fund and the RE Credit Accounts because the Fund's focus on private mezzanine and preferred equity debt interests as compared to the RE Credit Accounts' investment focus on stabilized and transitional whole loans. The information provided herein regarding the other KKR Real Estate funds is, therefore, provided solely for background purposes.

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14 of 16 | KKR REAL ESTATE SELECT TRUST (KREST) | 15 of 16

New York Houston Menlo Park San Francisco

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