Financials & Real Estate Stock Pitch

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- Photo Credit: Rhododendrites.

KKR Business Model: Three Scaled Engines

Asset Management

-$740B AUM
-FRE: ~$3.9B

Insurance (Global Atlantic)

- $220B+ AUM
- Earnings: ~$1.3B

Strategic Holdings

-Investments + GP (General Partners) stakes
-Earnings: ~$270M

Current Share Price: $100 (4/28/2026)

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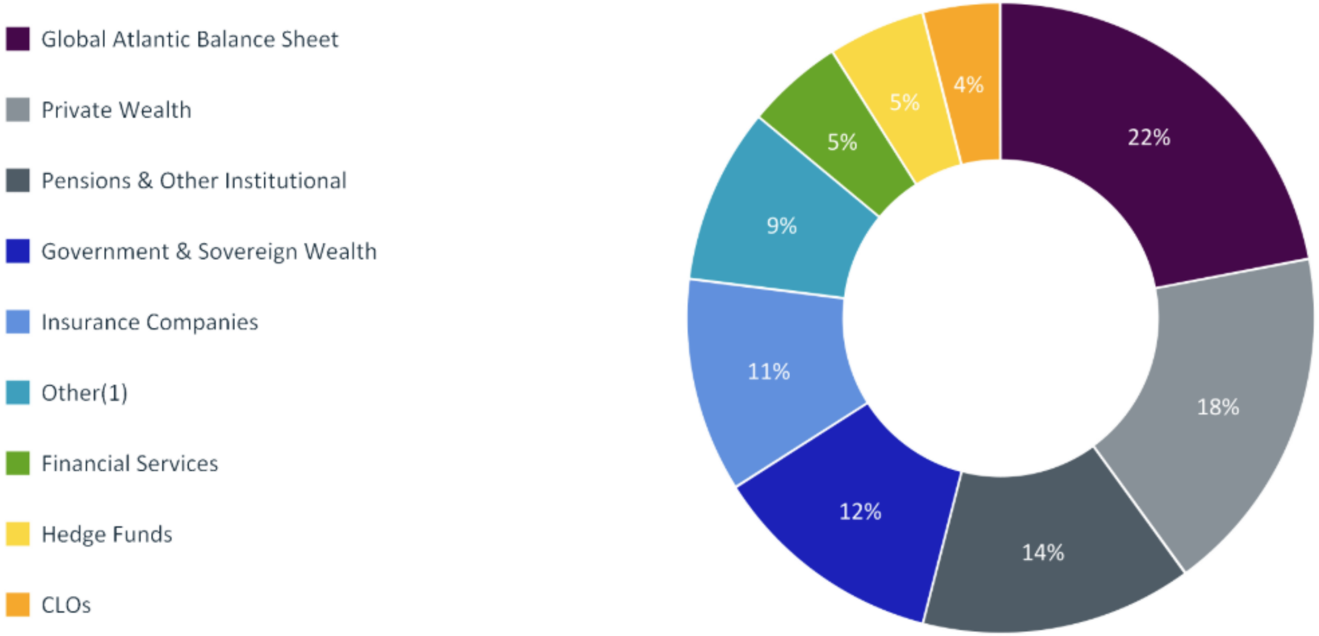
Investment Thesis



- Structural AUM-Driven Growth
- Higher-Quality, Recurring Earnings
- Insurance Platform as a Structural Advantage
- Valuation Discount vs Peers

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Platform Expansion Strategy

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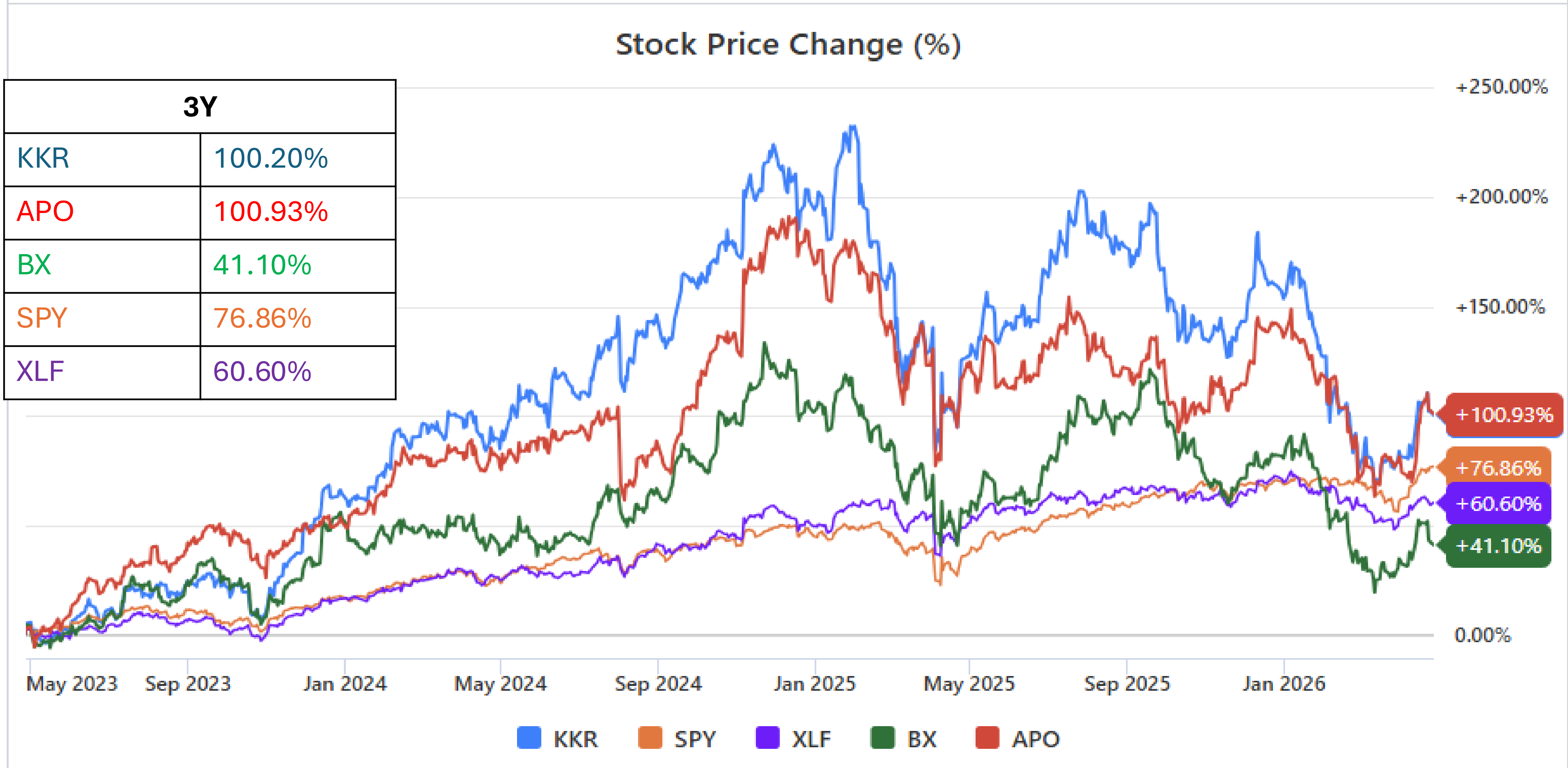
Integrated Global Investment Platform
($740B AUM)

AUM

AUM Growth Drivers
• $740B diversified across PE, Credit, Real Assets
• Scaled global platform
• Growth driven by institutional inflows

Earnings

Earnings Model Expansion
• $4B+ recurring fee-related earnings
• Insurance adds $1.3B stable income
• Carry provides upside (performance-driven)



3Y	
KKR	100.20%
APO	100.93%
BX	41.10%
SPY	76.86%
XLF	60.60%

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Competition Overview

KKR	BAM	APO	BX
AUM: $740B	AUM: $1.0T+	AUM: $940B	AUM: $1.3T
TTM Growth: 15%	TTM Growth: 18%	TTM Growth: 14%	TTM Growth: 22%
P/DE: 17x	P/DE: 18x	P/DE: 15x	P/DE: 20x
Mkt. Cap: $90B	Mkt Cap: $77B	Mkt Cap: $71B	Mkt Cap: $148B

Fee Related Earnings + Insurance Operating Earnings + Strategic Holdings Operating Earnings = Total Operating Earnings

Net of Compensation and Operating Expenses

Expected to be More Stable & Recurring

Net Realized Performance Income + Net Realized Investment Income = Total Investing Earnings

Net of Compensation | *Net of Compensation*

Driven by Monetizations & Performance

Total Operating Earnings + Total Investing Earnings − Interest Expense, Net & Other Income Taxes on Adj. Earnings = Adjusted Net Income

KKR Earnings Composition (TTM)
FRE ($3.9B)
+ Insurance ($1.35B)
+ Strategic ($0.25B)
= Operating Earnings ($5B)
+ Realized Carry / Investment Income
= Total Earnings ($5B+)

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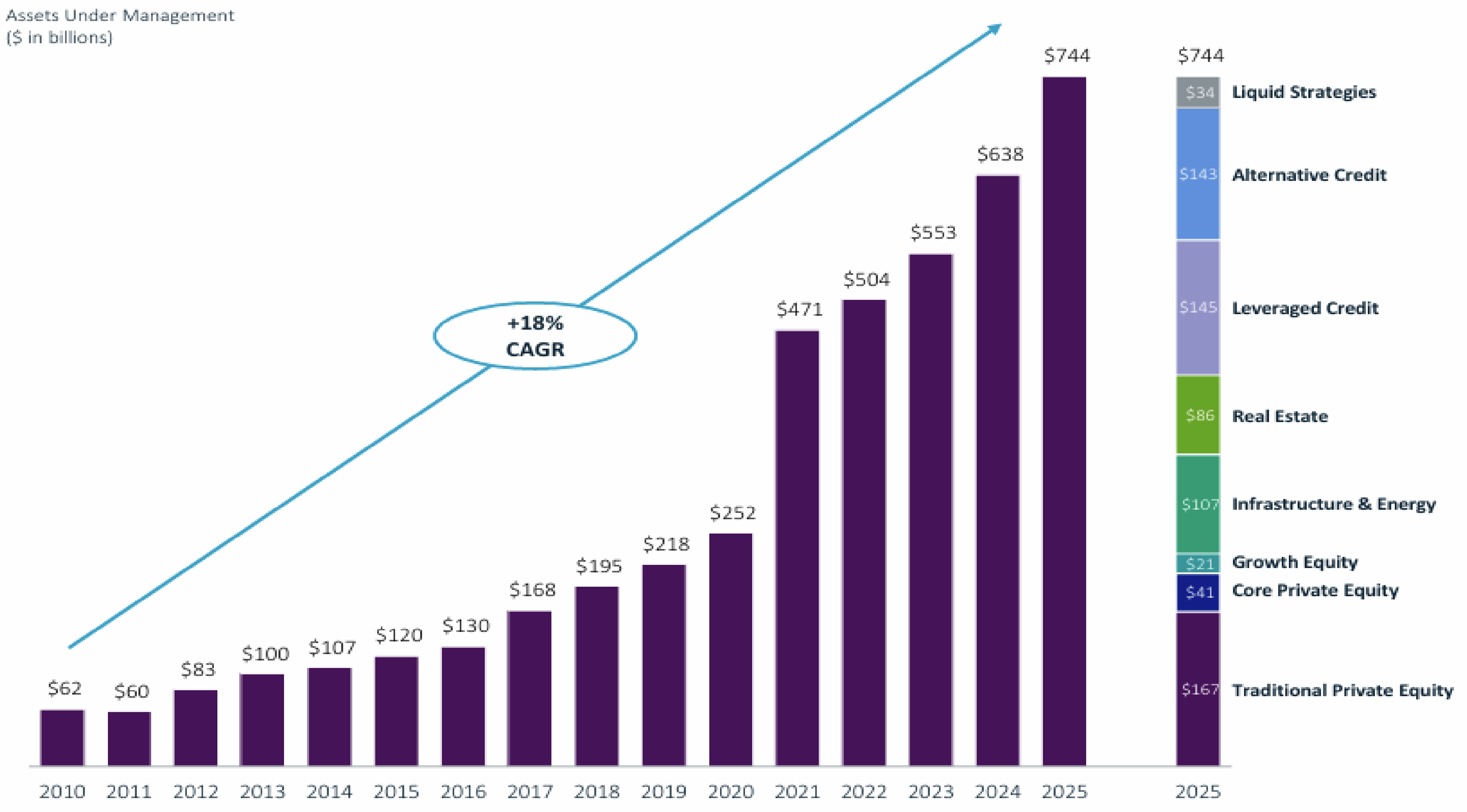
Earnings Drivers

Scaled And Diversified Assets Under Management



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Total Operating Earnings DCF

TOE = FRE + Insurance + Strategic

INPUTS	
Total Operating Earnings	5000
Growth Year 1	15.0%
WACC	9.9%
Terminal Growth	3.00%
Shares	891

Market Cap = $95B
Debt = $55B
EV = 95 bn + 55 bn
= 150 bn
Equity % = 97 / 150 = 63.3%
Debt % = 55 / 150 = 36.7%
Cost of Equity = 13.3%
Cost of Debt (after tax) ≈ 4.1%
WACC =
=(0.633 × 13.3%) + (0.367 × 4.1%)
=8.4% + 1.5%
=9.9%

	Year 1	Year 2	Year 3	Year 4	Year 5
	15%	13%	11%	9%	7%
FRE	$5,750	$6,498	$7,212	$7,861	$8,412
Discount Factor	91%	83%	75%	69%	62%
PV	$5,232	$5,380	$5,433	$5,389	$5,247

Terminal Value	$125,565
Discounted TV	$78,321
Total Value	$105,002
Price to Share	$117.85
Upside %	17.03%

Bull	
WACC: 8.9%	
Terminal: 3.5%	
Growth: slightly higher	
$	142

Base	
WACC: 9.9%	
Terminal: 3%	
Growth: aligned to estimates	
$	117

Bear	
WACC: 10.9%	
Terminal: 2.5%	
Growth: slightly lower	
$	92

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Total Operating SOTP break down

Segment	Earnings (TTM)	Multiple	Value
FRE	$ 3,900	19	$ 74,100
Insurance	$ 1,350	12	$ 16,200
Strategic	$ 275	9	$ 2,475
		Total SOTP	$ 92,775
		Price per Share	$ 103

Bull			
Segment	Earnings (TTM	Multiple	Value
FRE	$ 3,900	21	$ 81,900
Insurance	$ 1,350	13	$ 17,550
Strategic	$ 275	11	$ 3,025
		Total SOTP	$ 102,475
		Price per Share	$ 114
Base			
Segment	Earnings (TTM	Multiple	Value
FRE	$ 3,900	19	$ 74,100
Insurance	$ 1,350	12	$ 16,200
Strategic	$ 275	9	$ 2,475
		Total SOTP	$ 92,775
		Price per Share	$ 103
Bear			
Segment	Earnings (TTM	Multiple	Value
FRE	$ 3,900	16	$ 62,400
Insurance	$ 1,350	10	$ 13,500
Strategic	$ 275	7	$ 1,925
		Total SOTP	$ 77,825
		Price per Share	$ 86

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Valuation Summary

Method	Value
SOTP	~$100
DCF	~$115-120

Price Target: $115-120

Upside: ~$140
Downside: ~$85-90

"DCF reflects forward earnings growth with asymmetric risk-reward, while SOTP provides a downside valuation floor"

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Catalysts

1. Continuous AUM Growth

2. Insurance Earnings Scaling

3. Transition from Capital-Heavy to Capital-Light investments

Risks

1. **Regulatory Pressure**

2. **High-Interest Rate Environment and Exit Hurdles**

3. **Liquidity Risk in K-Series Funds**

Recommendation

- TRIM REXR
- Rebalance REIT Exposure

Allocate 5–10% of sector to KKR

Buy KKR | 12-24 Month Horizon

Price Target: $ 115-120

(~15-20% upside)

Current Share Price:
$100 (4/28/2026)

“The market is pricing KKR on current earnings, while our analysis captures upside from future growth.”

“KKR should be positioned as a growth allocation within a yield-heavy REIT portfolio.”

KKR News

KKR Investor Summary (Q1 2026):

- **$1T AUM Goal:** On track for 2030 target following record **$129B** raised in 2025.
- **AI & Infra:** Leading 5G and AI via **$50B ECP partnership** and Vertical Bridge stake.
- **Permanent Capital:** Global Atlantic now drives nearly **25% of total AUM**.
- **Risk Mitigation:** Cutting office real estate exposure to **<10%** by year-end.
- **Margin Boost:** Scaling "Capital-Light" model to maximize **fee-related earnings**.

Events:
Earnings: May 5th, 2026
Expected EPS: ~$1.20-$1.24
Target Price from Analysts ~$126.26

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Technicals

KKR & Co. Inc. · 1D · NYSE
O101.44 H102.25 L100.05 C100.73 0.00 (0.00%)
100.69 SELL
0.09
100.78 BUY
Vol 1.18M
MACD 12 26 close 0.2475 2.41 2.16
TradingView
KKR 100.73 03:19:50
Jul 2022 Jul 2023 Jul 2024 Jul 2025 Jul 2026 Jul 2027 Jul 2028
1D 5D 1M 3M 6M YTD 1Y 5Y All
16:40:09 UTC ADJ

THANK YOU