

# Portfolio Snapshot

All information as of March 31, 2019, unless otherwise noted.

# KBS

Real Estate  
Investment  
Trust II

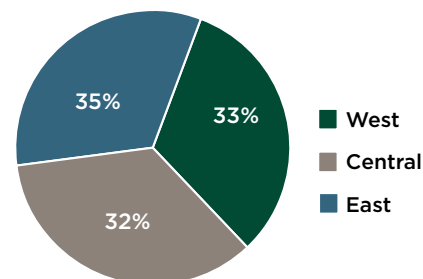
OFFERING  
**CLOSED**

## Portfolio Summary

Total Acquisitions/Originations <sup>1</sup>	\$3,330,210,000
Total Dispositions	\$2,465,322,000
Total Capital Raised in Primary Offering	\$1,820,569,000
Additional Capital Raised from Distribution Reinvestments	\$298,186,000
Total Square Feet <sup>2</sup>	3,832,910
Total Leverage	33%
Total Occupancy <sup>2</sup>	71%
Total Leased <sup>3</sup>	77%
Estimated Value per Share (as of December 3, 2018) <sup>4</sup>	\$4.95

Current Portfolio	Number of Assets	Purchase/Origination Price	% of Total
Equity	7 assets (18 buildings) <sup>2</sup>	\$ 1,134,174,000	100%

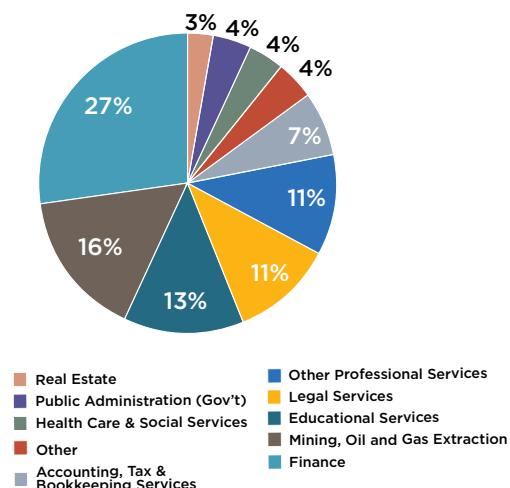
Allocation by Region  
By Dollar Amount Invested



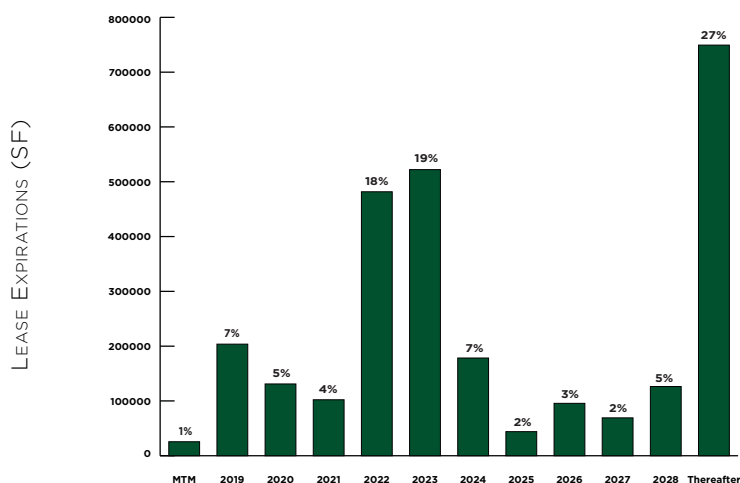
## Top 10 Tenants by Annualized Base Rent<sup>2</sup>

Tenant Name	Industry	Property Name	City, State	Property Type
Union Bank of California	Finance	Union Bank Plaza	Los Angeles, CA	Office
Anadarko Petroleum Corporation	Mining, Oil & Gas Extraction	Granite Tower	Denver, CO	Office
University of Phoenix	Educational Services	Fountainhead Plaza	Tempe, AZ	Office
PricewaterhouseCoopers	Accounting Services	300-600 Campus Drive Buildings	Florham Park, NJ	Office
Conduent, Inc.	Other Professional Services	3 Properties	Various	Office
Fairfax County School Board	Public Administration	Willow Oaks Corporate Center	Fairfax, VA	Office
Shionogi USA, Inc.	Other Professional Services	300-600 Campus Drive Buildings	Florham Park, NJ	Office
Drinker Biddle & Reath LLP	Legal Services	300-600 Campus Drive Buildings	Florham Park, NJ	Office
Merrill Lynch	Finance	100 & 200 Campus Drive Buildings	Florham Park, NJ	Office
Greenburg Traurig, LLP	Legal Services	300-600 Campus Drive Buildings	Florham Park, NJ	Office

Tenant Allocation by Industry<sup>2</sup>  
By Annualized Base Rent



## Lease Expirations (by square feet)<sup>2</sup>










<sup>1</sup> Amount includes disposed assets. As of March 31, 2019, KBS REIT II had sold 17 equity assets, three office buildings that were part of an eight-building office campus and eight debt investments were sold or paid off upon or prior to maturity.

<sup>2</sup> Based on equity assets only and excludes two office properties that were held for sale as of March 31, 2019.

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

<sup>4</sup> On December 3, 2018, the KBS REIT II board of directors approved an estimated value per share of the REIT's common stock of \$4.95 (unaudited) based on the estimated value of its assets less the estimated value of its liabilities divided by the number of shares outstanding, all as of September 30, 2018. For a full description of the assumptions, methodologies and limitations used to value the assets and liabilities in connection with the calculation of the estimated value per share, see Part II, Item 5, "Market for Registrant's Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities - Market Information" in KBS REIT II's Annual Report on Form 10-K for the year ended December 31, 2018.














## Equity Assets<sup>2</sup>

	Property Name City, State	Property Type/ No. of Buildings	Size (SF)	Acquisition Date	Purchase Price	Occupancy % at Acquisition	Leased % as of 3/31/19 <sup>1</sup>
	100 & 200 Campus Drive Buildings Florham Park, N.J.	Office 2 Buildings	590,458	9/9/08	\$180,700,000	99%	76%
	300 - 600 Campus Drive Buildings Florham Park, N.J.	Office 4 Buildings	578,388	10/10/08	\$184,300,000	100%	94%
	Willow Oaks Corporate Center Fairfax, VA	Office 3 Buildings	584,003	8/26/09	\$112,174,000	94%	57%
	Union Bank Plaza Los Angeles, CA	Office 1 Building	627,334	9/15/10	\$208,000,000	96%	80%
	Granite Tower Denver, CO	Office 1 Building	591,070	12/16/10	\$149,000,000	96%	98%
	Fountainhead Plaza Tempe, AZ	Office 2 Buildings	445,957	9/13/11	\$137,000,000	100%	100%
	Corporate Technology Centre San Jose, CA	Office 5 Buildings	415,700	3/28/13	\$163,000,000	100%	18%
		<b>TOTAL</b>	<b>3,832,910</b>		<b>\$1,134,174,000</b>	<b>98%</b>	<b>77%</b>













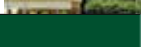
<sup>1</sup> Leased percentage includes future leases that have been executed but have not yet commenced.

<sup>2</sup> Excludes Pierre Laclede Center and Emerald View at Vista Center that were held for sale as of March 31, 2019 and were sold subsequently in May 2019 (see next page).

## Sold Assets and Loan Payoffs



	Property Name City, State	Property Type/ Loan Type or No. of Buildings	Size (SF)	Acquisition/ Origination Date	Purchase Price	Date Sold/ Paid Off	Gross Sale Price/Balance Paid Off
	Northern Trust Building San Diego, CA	Office/Senior A-Note & B-Note	N/A	12/31/08, 6/27/12	\$59,428,000	6/27/12	\$85,805,000
	Hartman II Austell, GA	Industrial 1 Building	261,799	4/7/10	\$10,800,000	6/28/12	\$12,650,000
	One Liberty Plaza New York, NY	Office/First Mortgage	N/A	2/11/09	\$66,700,000	10/11/13	\$114,294,000
	One Kendall Square Cambridge <sup>1</sup>	Mixed-Use Facility/ Mortgage Participation	N/A	11/22/10	\$87,500,000	12/4/13	\$87,500,000
	Tuscan Inn San Francisco, CA	Hotel/ First Mortgage	N/A	1/21/10	\$20,200,000	2/7/14	\$20,200,000
	Chase Tower Austin, TX	Office/ First Mortgage	N/A	1/25/10	\$59,200,000	2/14/14	\$58,815,000
	Mountain View Corporate Center Basking Ridge, NJ	Office 1 Building	137,731	7/30/08	\$30,000,000	5/15/14	\$27,000,000
	601 Tower at Carlson Center Minnetonka, MN	Office 1 Building	288,458	2/3/11	\$54,403,000	6/11/14	\$75,000,000
	Dallas Cowboys Distribution Center Irving, TX	Industrial 1 Building	400,000	7/8/10	\$19,000,000	6/11/14	\$22,250,000
	Pappas Commerce Boston, MA	Industrial Park/ First Mortgage	N/A	4/5/10	\$32,673,000	6/9/14	\$32,673,000
	Plano Business Park Plano, TX	Industrial 3 Buildings	283,559	3/15/10	\$16,750,000	6/16/14	\$23,350,000
	Metropolitan Center East Rutherford, NJ	Office 1 Building	421,719	12/16/11	\$104,900,000	6/27/14	\$108,650,000
	300 North LaSalle Chicago, IL	Office 1 Building	1,302,901	7/29/10	\$655,000,000	7/7/14	\$850,000,000

## Sold Assets and Loan Payoffs continued

	Property Name City, State	Property Type/ Loan Type or No. of Buildings	Size (SF)	Acquisition/ Origination Date	Purchase Price	Date Sold/ Paid Off	Gross Sale Price/Balance Paid Off
	Torrey Reserve West San Diego, CA	Office 3 Buildings	118,030	9/9/10	\$27,300,000	7/10/14	\$39,150,000
	Two Westlake Houston, TX	Office 2 Buildings	454,843	2/25/11	\$80,500,000	7/25/14	\$120,000,000
	CityPlace Tower West Palm Beach, FL	Office 1 Building	295,933	4/6/11	\$126,500,000	8/21/14	\$150,000,000
	I-81 Industrial Portfolio Various Cities, PA	Industrial 4 Buildings	1,644,480	2/16/11	\$90,000,000	11/18/14	\$105,650,000
	Crescent VIII Greenwood Village, CO	Office 1 Building	82,265	5/26/10	\$12,500,000	11/20/14	\$17,250,000
	One Main Place, Portland, OR	Office 1 Building	315,133	2/5/10	\$57,000,000	12/24/14	\$87,250,000
	National City Tower Louisville, KY	Office 1 Building	723,300	12/17/10	\$115,000,000	2/13/15	\$127,250,000
	Summit I & II Reston, VA	Office/ First Mortgage	N/A	1/7/12	\$58,750,000	8/4/15	\$58,272,000
	350 E. Plumeria Building San Jose, CA	Office/Flex 1 Building	142,700	12/18/08	\$35,775,000	5/17/16	\$44,000,000
	Gateway Corporate Center I & II Sacramento, CA	Office 2 Buildings	234,907	1/26/11	\$47,407,000	6/14/17	\$47,500,000
	Horizon Tech Center San Diego, CA	Office 3 Buildings	157,884	6/17/10	\$40,500,000	11/21/17	\$39,515,000
	Corporate Technology Centre San Jose, CA	Office (3 of 8 buildings sold)	194,383	3/28/13	\$76,000,000	4/4/18, 4/13/18 and 6/13/18	\$97,446,000
	Sheraton Charlotte Airport Hotel Charlotte, N.C.	Hotel/ First Mortgage	N/A	7/11/11	\$14,500,000	6/1/18	\$13,852,000
<b>TOTAL</b>			<b>7,460,025</b>		<b>\$1,998,286,000</b>		<b>\$2,465,322,000</b>

<sup>1</sup> On November 22, 2010, KBS REIT II originated the One Kendall Square First Mortgage in the amount of \$175.0 million. On November 30, 2010, KBS REIT II sold a pari passu participation interest with respect to 50% of the outstanding principal balance at par to an unaffiliated buyer. On April 5, 2011, KBS REIT II restructured the note into Note A and Note B. KBS REIT II sold Note A, at par, to an unaffiliated buyer and retained a \$42.5 million investment in Note B. Upon maturity in December 2013, the borrower under the One Kendall First Mortgage paid off the entire principal balance outstanding due to KBS REIT II in the amount of \$87.5 million.

## Sales Subsequent to March 31, 2019

	Property Name City, State	Property Type/ No. of Buildings	Size (SF)	Acquisition Date	Purchase Price	Date Sold	Gross Sale Price
	Pierre Laclede Ctr. Clayton, MO	Office 2 Buildings	579,846	2/4/10	\$74,250,000	5/23/19	\$95,000,000
	Emerald View at Vista Center West Palm Beach, FL	Office 2 Buildings	139,471	12/9/10	\$36,000,000	5/23/19	\$40,000,000

## Special Distributions<sup>1</sup>

Period	Distribution Per Share	Record Date
February 2013	\$0.05416667	February 4, 2013
September 2014	\$4.50000000	September 15, 2014

<sup>1</sup> The February 2013 special distribution was funded from the REIT's modified funds from operations in excess of distributions declared for the 2012 calendar year. The September 2014 special distribution was funded with proceeds from the dispositions of nine real estate properties between May 2014 and August 2014, as well as cash on hand resulting primarily from the repayment or sale of five real estate loans receivable during 2013 and 2014.

## Distributions History<sup>1,2</sup>

Period	Distribution Per Share	Record Date	Annualized Distribution Rate
July 16, 2008 - December 2012	\$0.00178082	Daily	6.5%
January 2013 - December 2013	\$0.00178082	Daily	6.5%
January 2014 - August 2014	\$0.00178082	Daily	6.5%
September 2014 - December 2014	\$0.13328082 <sup>3</sup>	Monthly	N/A
January 2015 - December 2015	\$0.29299998 <sup>3</sup>	Monthly	5.0%
January 2016 - December 2016	\$0.28100004 <sup>3</sup>	Monthly	5.0%
January 2017 - December 2017	\$0.27449999 <sup>3</sup>	Monthly	5.0%
January 2018 - December 2018	\$0.24449997 <sup>3</sup>	Monthly	5.0%
January 2019 - June 2019 <sup>4</sup>	\$0.12375000 <sup>3</sup>	Monthly	5.0%

<sup>1</sup> Since July 2008, KBS REIT II has paid distributions on a monthly basis. For the periods from July 2008 through August 2014, distributions were calculated based on stockholders of record each day during the period at a daily rate of \$0.00178082 per share per day and equaled a daily amount that, if paid each day for a 365-day period, equaled a 6.5% annualized rate based on the primary offering purchase price of \$10.00 per share in the REIT's now-terminated primary initial public offering. Subsequent to monthly distribution payments in September, October, November and December 2014, for the periods from January 2015 through December 2015, distributions have been calculated based on stockholders of record on monthly record dates and equaled a monthly amount that, if paid each month for a 12-month period, would equal a 5.0% annualized rate based on KBS REIT II's estimated value per share of \$5.86. For the periods from January 2016 through December 2016, distributions have been calculated based on stockholders of record on monthly record dates and equaled a monthly amount that, if paid each month for a 12-month period, would equal a 5.0% annualized rate based on KBS REIT II's estimated value per share of \$5.62. For the periods from January 2017 through December 2017, distributions have been calculated based on stockholders of record on monthly record dates and equaled a monthly amount that, if paid each month for a 12-month period, would equal a 5.0% annualized rate based on KBS REIT II's estimated value per share of \$5.49. For the periods from January 2018 through December 2018, distributions have been calculated based on stockholders of record on monthly record dates and equaled a monthly amount that, if paid each month for a 12-month period, would equal a 5.0% annualized rate based on KBS REIT II's estimated value per share of \$4.95. For the periods from January 2019 through June 2019, distributions have been calculated based on stockholders of record on monthly record dates and equaled a monthly amount that, if paid each month for a 12-month period, would equal a 5.0% annualized rate based on KBS REIT II's current estimated value per share of \$4.95. There is no assurance that KBS REIT II will continue to declare and pay distributions at this rate and KBS REIT II may modify the rate at its discretion. KBS REIT II's cash flow from operations has decreased and will continue to decrease as a result of its disposition activity, and the REIT has adjusted its distribution policy with respect to the amount of monthly distribution payments to take into account its disposition activity and current real estate investments.

<sup>2</sup> Distributions paid through March 31, 2019, consisting of 64% paid in cash and 36% reinvested through the dividend reinvestment plan, have been funded with 90% from operating cash flows, 4% from debt financing, 4% from the proceeds from the sales of real estate properties and the repayment or sale of real estate loans receivables and 2% from cash on hand.

<sup>3</sup> Represents the total distribution per share for the period.

<sup>4</sup> As of May 14, 2019, distributions for May and June 2019 had been declared and the REIT expects to pay them on or about the first business day of the following month.



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For informational purposes only. This is neither an offer to sell nor a solicitation of an offer to buy KBS REIT II; KBS REIT II ceased offering shares of common stock in its primary offering on December 31, 2010 and terminated its dividend reinvestment plan effective May 29, 2014. Offering is only made by prospectus ([www.kbsreits.com](http://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 II 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 II; lack of a public market for shares of KBS REIT II; limited liquidity; limited transferability; reliance on KBS Capital Advisors LLC, KBS REIT II's advisor, to manage and dispose of 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 II are not suitable for all investors.

KBS Capital Advisors and its affiliates, KBS REIT II's executive officers, some of KBS REIT II's 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.

KBS REIT II has used 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 on, or the value of, the property securing the debt declines.

KBS REIT II elected to be taxed as a REIT beginning with the taxable year that ended December 31, 2008. Should KBS REIT II not qualify as a REIT, it may be subject to adverse tax consequences. Please refer to KBS REIT II's public filings for more detailed information regarding these consequences.