



Real Estate
Investment
Trust III

FOR IMMEDIATE RELEASE

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KBS REIT III Announces Town Center Office Park Now 97% Leased

Marks a significant increase under the REIT's management

PLANO, Texas, (June 25, 2013) – [KBS Real Estate Investment Trust III](#), a public non-traded real estate investment trust based in Newport Beach, Calif., has announced that [Town Center Office Park](#), a three-building, 522,043-square-foot office park in Plano, Texas, has signed leases for an additional 19,548 square-feet, bringing the total percent leased to 97%¹.

Town Center Office Park was 78.8% leased when KBS REIT III opened escrow on the property in November 2011. At acquisition on March 27, 2012, the three office buildings were collectively 88% leased to 51 tenants.

Since opening escrow on Town Center Office Park, KBS REIT III has undertaken a series of improvements, such as lobby renovations, upgraded landscaping, improved signage and the addition of tenant amenities that include a conference facility, a tenant wi-fi lounge, locker rooms with showers, building ambassadors and courtesy shuttle service.

“The goal has been to elevate the tenant experience and enhance the quality of this unique asset,” said KBS Capital Advisors Senior Vice President Ken Robertson, asset manager for Town Center Office Park. “Our active asset management, coupled with key renovations, led to an increase in inquiries and signed lease agreements.”

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS and its affiliated companies have completed transactional of approximately \$26 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.

¹ Leased percentage includes future leases that have been executed but have not yet commenced.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), including KBS REIT III’s ability to invest in and manage a diverse portfolio, the performance of Town Center Office Park and the performance of the Dallas-Fort Worth real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT III’s actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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