



Real Estate
Investment
Trust II

FOR IMMEDIATE RELEASE

Media Contact:

Mike Besack
DGWB for KBS Realty Advisors
(714) 881-2317
MBesack@dgwb.com

**KBS Signs 76,410 sq. ft. Lease
with AT&T at Corporate Technology Centre**

KBS REIT II renews tenant AT&T at the seven-building, 610,083 square-foot office campus in San Jose's Golden Triangle

SAN JOSE, Calif. (Nov. 6, 2013) – [KBS Real Estate Investment Trust II](#) (KBS REIT II), a Newport Beach, Calif.-based public, non-traded real estate investment trust, announces the renewal of a 76,410-square-foot lease by [AT&T](#) at its [Corporate Technology Centre](#), a 610,083-square-foot office complex covering 32 acres in Silicon Valley in North San Jose, Calif.

Corporate Technology Centre is a Class-A, complex with more than one-half mile of freeway frontage along Highway 237 – the major east/west corridor serving Silicon Valley. Originally constructed in 1999 and 2001, the property consists of seven office buildings and one Tier 3 data center. It is currently 100 percent leased to five tenants, including AT&T, Ericsson, Microchip and Dell. The complex includes nearby amenities such as restaurants, shopping, new housing and easy access to the highway. KBS REIT II acquired the complex earlier in 2013.

“This particular location has changed dramatically over the past two years with the addition of significant retail, lodging and residential,” said Brent Carroll, KBS senior VP and asset manager. “We believe Corporate Technology Centre’s location provides the types of amenities that most properties in the Valley cannot offer.”

Along with the Corporate Technology Centre, KBS REIT II also owns the two-story, 142,700 square-foot building located at 350 E. Plumeria Drive in San Jose. KBS affiliated companies, other than KBS REIT II, own [San Aleso](#), a 53,150-square-foot building in Sunnyvale; the [Palo Alto Technology Center](#), a 259,157 square-foot business park in Palo Alto; and the 85,000 square-foot [3200 North First Street](#) building.

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 activity 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.

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This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended and Section 21E of the Securities Exchange Act of 1934, as amended, including KBS REIT II's ability to invest in and manage a diverse portfolio, the performance of the Corporate Technology Centre and the performance of the San Jose, Calif., real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or Corporate Technology Centre'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.