



Real Estate
Investment
Trust II

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KBS REIT II Sells 601 Tower at Carlson Center Outside Minneapolis

MINNETONKA, Minn. (June 16, 2014) – [KBS Real Estate Investment Trust II](#) (“KBS REIT II”), a public non-traded real estate investment trust based in Newport Beach, Calif., has sold its 601 Tower at Carlson Center in Minnetonka, Minn., to Artis Real Estate Investment Trust for \$75 million. KBS REIT II acquired the asset for \$54.4 million in February of 2011.

601 Tower at Carlson Center is a 288,458-square-foot Energy Star-rated office property located 8 miles west of Minneapolis. The 15-floor, TOBY International Award-winning tower is strategically located at the intersection of Interstates 394 and 494 in the suburban community of Minnetonka. The property features a flame-cut, polished burgundy granite exterior that is complemented by reflective glass and a steeped, lighted rooftop.

“We feel there is a lot of positive momentum in the I-394 submarket that 601 Tower at Carlson Center has benefited from,” said KBS Senior VP/Market Leader Gio Cordoves. “This is an area that offers tenants a rich amenity experience ranging from recreational activities to great lakefront views.”

About KBS

KBS Capital Advisors is KBS REIT II’s external advisor and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded in 1992. Since its inception, KBS and its affiliated companies have completed transactional activity of approximately \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.

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 601 Tower at Carlson Center office property and the performance of the Minnetonka, Minnesota, real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II’s or 601 Tower at Carlson Center’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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