



Real Estate
Investment
Trust II

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KBS REIT II Sells Dallas Cowboys Distribution Center

IRVING, Texas (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 Dallas Cowboys Distribution Center in Irving, Texas, to Invesco for \$22.3 million. The transaction was brokered by CBRE. KBS REIT II originally acquired the asset in July 2010 for \$19 million.

Dallas Cowboys Distribution center is a 400,123-square-foot facility located at 2500 Regent Blvd., situated within DFW International Commerce Park, a 500-acre master planned business park. The cross-dock industrial facility features 32-foot ceiling clear heights, 135 foot truck courts, ESFR sprinkler systems and 41,193 square-feet of office on two floors. Another 2,774 square-feet in retail space also is included.

"The Dallas Cowboys Distribution Center allowed us to take advantage of a brand new state-of-the-art facility with the latest efficiencies, not to mention an outstanding tenant that is growing its business," said KBS Vice President/Asset Manager, Ryan McManigal. "We were able to buy the property in 2010 when there were not as many buyers chasing a deal like this. We believe the property is a highly desirable asset and continues to represent outstanding value for the new buyer given the great condition of the property, the outstanding tenant and the inherent value of owning real estate in the foreign trade zone in and around DFW."

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 Dallas Cowboys Distribution Center property and the performance of the Dallas real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or the Dallas Cowboys Distribution 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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