



Real Estate
Investment
Trust II

FOR IMMEDIATE RELEASE

Media Contact:

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

**KBS REIT II Signs 41,431 Sq. Ft. in Leases
at Pierre Laclede Center in St. Louis**

***KBS REIT II signs leases at office complex including a new,
30,380-square-foot lease with Morgan Stanley Smith Barney***

ST. LOUIS (May 12, 2014) – [KBS Real Estate Investment Trust II](#) (“KBS REIT II”), a public non-traded real estate investment trust based in Newport Beach, Calif., announces 41,431 square-foot in leases signed at its [Pierre Laclede Center](#), a two-building office complex in the St. Louis submarket of Clayton, Mo.

Among the leases is a new, 30,380-square-foot lease signed by Morgan Stanley Smith Barney. Mark Palmer and Art Kerckhoff of CBRE represented KBS REIT II in the transaction. Palmer and Kerckhoff also represented KBS REIT II in leases signed there by Capes Sokol Goodman & Sarachan PC (a 1,940-square-foot expansion); Desai Eggman Mason, LLC (a 5,848-square-foot expansion/relocation); and Unum Life Insurance Company of America (a new, 5,241-square-foot lease).

Pierre Laclede Center is a 579,846-square-foot complex located at 7701 and 7733 Forsyth in St. Louis. The property’s amenities include a cafeteria, a fitness center, a conference center, garage parking, car wash, two full-service banks and the St. Louis Club, a premiere business club in the St. Louis metro area.

“We believe that Pierre Laclede Center features the right mix of amenities and a great location in a highly desirable St. Louis submarket,” said KBS Capital Advisors Senior VP Brett Merz. “The complex also benefits from its location at the prominent intersection of Hanley Road and Forsyth Boulevard, as well as near the heart of the St. Louis government center, several major hotels and more than 50 restaurants.”

KBS-affiliated companies own two other St. Louis assets: [Plaza in Clayton](#), a 325,172-square-foot office tower and the [Lofts at the Highlands](#), a 200-unit mid-rise apartment community. KBS REIT II does not own an interest in these properties.

(more)

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 Pierre LaClede Center office property and the performance of the St. Louis real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT II's or Pierre LaClede 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.

#