



Real Estate
Investment
Trust II

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KBS REIT II Sells Debt Investment Secured by Building in San Diego Submarket

***Non-traded KBS REIT closes on sale of A-Note and B-Note
collateralized by The Northern Trust Building in La Jolla, Calif.***

LA JOLLA, Calif. (July 3, 2012) – **KBS Real Estate Investment Trust II** (KBS REIT II), a non-traded real estate investment trust based in Newport Beach, Calif., has announced the sale of an A-Note and B-Note collateralized by The Northern Trust Building in La Jolla, Calif., 13 miles northwest of downtown San Diego.

KBS REIT II purchased the A-Note for \$58.1 million in December 2008, and acquired the B-Note for \$2 million on June 26, 2012. On June 27, 2012, KBS REIT II sold the Northern Trust notes for approximately \$85.8 million, resulting in an economic gain of \$24.8 million after closing costs.

“This was a pivotal transaction for KBS REIT II,” said Keith Hall, executive vice president of KBS REIT II. “The deal required KBS to acquire the other participating debt prior to closing in less than two weeks.”

The Northern Trust Building was constructed in 1987 as a 10-story office tower offering 188,918 square feet of Class-A space. Located within the Plaza at La Jolla Village, a master-planned office complex within the University Town Center/Golden Triangle submarket of San Diego, the building includes a restaurant on the ground floor and a 124-stall underground parking garage.

About KBS

KBS is 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 in excess of \$22.23 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.