



Media Contact:

Cristina Martinez
Prosek Partners for KBS
(212) 279-3115, ext. 215
cmartinez@prosek.com

KBS REIT III Acquires Reston Square in Virginia

RESTON, Va., (Dec. 4, 2014) – [KBS Real Estate Investment Trust III](#) (KBS REIT III), a public, non-traded real estate investment trust based in Newport Beach, Calif., announced the acquisition of Reston Square today. This Class-A¹, multi-tenant office property is located on approximately 2.0 acres of land in the Reston-Herndon submarket of Northern Virginia, within the Washington, D.C. metropolitan area. The property was built in 2007, is LEED² Silver certified and contains 139,071 rentable square-feet. The seven-story building is approximately 91% leased to seven tenants.

“We believe KBS REIT III will benefit from the acquisition of this institutionally-maintained office property in a market that is benefiting greatly from continued mixed-use development and the arrival of the Silver Line Metrorail Station,” commented KBS¹ Eastern Regional President, Marc DeLuca. “We are pleased to acquire a great building that stands to benefit from a lot of positive activity in the market.”

Further, mixed-use development is planned at Reston Heights, including a new Metrorail station, estimated to be completed in 2018.

“This is a high-quality property offering a strong set of amenities,” said Stephen Close, Senior Vice President, KBS. “It is located within a vibrant town center in a contemporary neighborhood atmosphere, which we believe will continue to attract quality tenants.”

¹ According to Building Owners and Managers Association International, Class A office buildings are the most prestigious buildings, and having high quality finishes, state of the art systems, exceptional accessibility and a definite market presence.

² Leadership in Energy & Environmental Design (LEED) is a green building certification program that recognizes best-in-class building strategies and practices. There are four LEED certification levels (Certified, Silver, Gold and Platinum) that correspond to the number of credits which a building owner can accrue in five green design categories.

About KBS

KBS Capital Advisors is KBS REIT III's external advisor and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded by Peter Bren and Charles J. Schreiber in 1992. Since its inception, KBS affiliated companies have completed transactional activity in excess of \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and six non-traded REITs. For information, visit www.kbs.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 statements relating to KBS REIT III's ability to invest in and manage a diverse portfolio, and the performance of Reston Square and of the Reston real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS REIT III's and/or Reston 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.

#