



Real Estate
Investment
Trust III

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Media Contacts:

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

KBS REIT III Announces Renovations at its Tower 909 in Dallas

***Improvements including an ‘amenity row’ highlight a new tenant experience
at the 364,336-square-foot office building in Irving, Texas***

IRVING, Texas, (Jan. 29, 2014) – [KBS Real Estate Investment Trust III](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces a series of completed renovations at its [Tower 909](#), also known as Tower on Lake Carolyn, a Class-A office building located in the heart of the Urban Center of Las Colinas in Irving, Texas.

Highlighting the improvements made at Tower 909 is the asset’s new “amenity row” concept, which features an entire ground floor of tenant comforts that include a new conference facility with a kitchen, a café, a tenant wine lounge with WiFi and a fitness center offering an on-demand video program. A more centrally located management office and improved parking garage also are among the improvements.

The overall amenities on Tower 909’s first floor were consolidated while also taking advantage of the view of Lake Carolyn. The building’s elevators were modernized as part of the process of combining Tower 909’s two separate lobbies. The improvements help bring together a complete package that incorporates other exterior amenities such as the improved walkway around Lake Carolyn, as well as the walkway attaching the DART light rail system to the building.

“At Tower 909, it’s all about crafting a unique tenant experience,” said KBS Central Region President Ken Robertson. “From revamping the lobby and adding state-of-the-art amenities and finishes all the way down to the newly modernized parking lot, Tower 909 has been improved with the tenant solely in mind. We believe it’s an amenity rich, high-quality property.”

Tower 909, a 19-story, 364,336-square-foot building with an attached seven-level parking garage overlooking Lake Carolyn, has a prominent position within the Las Colinas Urban Center. The asset benefits from 360-degree views, an exterior featuring granite and reflective glass and a grand, two-story lobby.

“When it purchased the property in late 2012, KBS came in and really strived to make Tower 909 stand out in this marketplace,” said Kim Brooks, principal of Transwestern, which manages and leases the property. “We believe these renovations go a long way toward repositioning Tower 909 as one of the top office buildings in this submarket.”

(more)

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity of approximately \$26 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 statements relating to KBS REIT III's ability to invest in, lease and manage a diverse portfolio, the performance of Tower 909 and of the Dallas-Fort Worth 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 Tower 909'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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