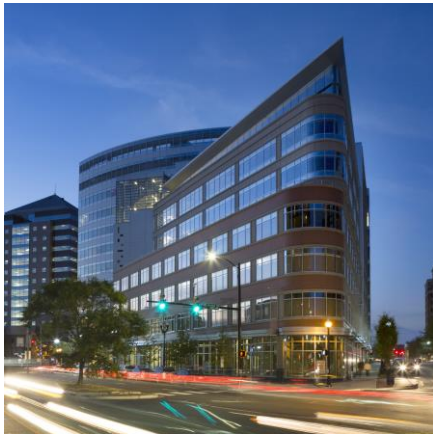




Media Contact:

Janelle Joseph
Prosek Partners for KBS
(212) 279-3115, ext. 119
jjoseph@prosek.com

KBS REIT III Signs 4,255-Square-Foot Lease at 3001 Washington Boulevard in Arlington



ARLINGTON, Va. (June 29, 2016) – [KBS Real Estate Investment Trust III](#) (“KBS REIT III”), a non-traded real estate investment trust based in Newport Beach, California, announced today the signing of a new 4,255-square-foot lease at 3001 Washington Boulevard by [Orangetheory Fitness](#).

Located in the Clarendon submarket of Arlington, 3001 Washington Boulevard is an eight-story, Class A property offering 94,837 rentable square feet. The property is located two blocks from The Market Common at Clarendon, an outdoor, mixed-use development with restaurants and shopping, and one block from the

Clarendon Metrorail Station. Tenants can easily access downtown Washington, D.C., which is located three Metrorail stops or 10 minutes by car from the property.

3001 Washington Boulevard offers various onsite amenities, including a rooftop terrace, an underground parking garage and a bike room. The property is connected to 3003 Washington Boulevard, which is also owned by KBS REIT III and has a variety of dining options.

KBS REIT III acquired 3001 Washington Boulevard in November 2015.

“We are looking forward to welcoming Orangetheory Fitness to 3001 Washington Boulevard and excited to offer our current tenants access to fitness options that work seamlessly with their lifestyles,” said Stephen Close, senior vice president at KBS. “Clarendon provides an environment that takes into account hectic work/life schedules and helps tenants maximize their time in and outside of the office.”

Orangetheory Fitness offers fitness classes that combine heart-rate based treadmill interval training, indoor rowing and weight training. They currently have other regional submarket locations in Rosslyn, Ballston and Pentagon City in Virginia and the Navy Yard in Washington, D.C.

John Asadoorian of Asadoorian Retail Services represented KBS REIT III and Bill Giuliano of GSC Real Estate Services represented Orangetheory Fitness in the transaction.

About KBS

KBS Capital Advisors is the external advisor to KBS Real Estate Investment Trusts (REITs), 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-affiliated companies have completed transactional activity in excess of \$31.9 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and seven 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 3001 Washington Boulevard and of the Arlington 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 3001 Washington Boulevard'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.

#