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Tyson's Dulles Plaza Welcomes Epix Restaurant with Cigar Lounge to Property



City in 2012.

MCLEAN, Va. (Oct. 21, 2016) – [KBS Real Estate Investment Trust](#) (KBS REIT), a non-traded real estate investment trust based in Newport Beach, California, announced today that Tyson's Dulles Plaza in McLean will welcome Epix Restaurant & Lounge to the property in early 2017. A concept created by general manager Joon Yang and executive chef Wayne Halleran, this will be their second location. The first, Epic Smokehouse, opened in Pentagon

The new Epix Restaurant and Lounge will boast a variety of delicious menu offerings, including quality smoked and grilled meats and seafood paired with innovative cocktails and fine wines at affordable prices in an atmosphere that combines the best aspects of a fine dining steakhouse and a more casual restaurant.

Epix Restaurant and Lounge's Tyson Dulles Plaza location will feature a cigar lounge, further adding to the office property's onsite amenities. KBS has invested heavily in property renovations since 2014, adding a new fitness center, conference facility and putting green.

"We are thrilled to be welcoming Epix Restaurant and Lounge to Tyson's Dulles Plaza, providing a unique dining option for our tenants as well as the surrounding community," said Stephen Close, senior vice president at KBS and asset manager for the property. "The restaurant's location within the office property will truly contribute to the 24/7 live, work, play environment that KBS strives to offer its tenants."

"We believe that the addition of Epix Restaurant and a cigar lounge to the property will only improve the tenant experience at Tyson's Dulles Plaza," said KBS Regional President Marc DeLuca. "Tenants will now be able to relax and enjoy a great meal with their colleagues and clients onsite, and the cigar lounge will allow them to bond in a more casual environment."

Yang and Halleran are 25-year veterans of the restaurant business and met while working together in Georgetown. While working together at The Palm, the pair decided that they had the talent and energy to own and operate their own restaurant. They bring great synergy with Yang's experience as a level-1 sommelier and Halleran's chef of smoke artistry. They view with great pleasure their partnership with KBS Real Estate Investment Trust, which will allow their Epix vision to come to fruition.

"We knew that our craft was meant for the happiness of others," said Yang and Halleran. "We look forward to opening our second location, providing our unique meal offerings to diners in Tysons Dulles Plaza."

The restaurant will be 9,664 square feet and seat 248 indoors and 78 on its outdoor patio. Tysons Dulles Plaza is a Class A, three-building office complex located in Tysons Corner, just outside of Washington, D.C. and Arlington. KBS REIT acquired the property in 2008.



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 \$32.5 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and seven non-traded REITs. For information, visit www.kbs.com.

About Epic Smokehouse

Epic Smokehouse combines the best aspects of a fine dining steakhouse and a barbecue joint. It features smoked meat and seafood entrees. Located in Arlington near the Pentagon City Mall, Epic is designed to be the ideal neighborhood gathering place with an open kitchen eat bar, patio seating, extensive bar selection and unparalleled wine list. Epic will be open for lunch and dinner: Monday-Thursday 11:00 am – 10:00 pm; Friday and Saturday 11:00 am – 10:30 pm; and Sunday 11:00 am – 9:00 pm. Happy Hour specials will be offered Monday – Friday at the bar 4:30 pm – 6:30 pm.

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 Real Estate Investment Trust's ability to invest in and manage a diverse portfolio, the performance of Tysons Dulles Plaza and the performance of the McLean real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Real Estate Investment Trust'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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