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KBS Modifies its Capital Markets Group

Newport Beach, CA (Nov. 16, 2018) – KBS, recently modified its dealer-manager, KBS Capital Markets Group LLC. KBS Capital Markets Group will continue to function as an investor relations organization for advisors and investors in KBS Real Estate Investment Trust II, Inc., KBS Real Estate Investment Trust III, Inc., KBS Strategic Opportunity REIT, Inc. and KBS Strategic Opportunity REIT II, Inc., all of which have closed their public offerings, as well as KBS Growth & Income REIT, Inc. (Growth & Income REIT).

KBS Capital Markets Group intends to market unique investment strategies directly to individual investors, as well as by utilizing the advice and expertise of financial advisors moving forward. KBS Capital Markets Group is a registered broker-dealer, member FINRA and SIPC. KBS Capital Markets Group is led by KBS founders, Peter Bren and Charles J. Schreiber Jr.

“Due to diminishing demand for products sold under a commission-based structure, we have restructured the unit of our business that marketed investment strategies with up-front fees to investors,” said KBS CEO Chuck Schreiber. “Our KBS Capital Markets Group team will continue to service investors in five of KBS’ non-traded REITs. The investment management of the REITs has not changed in any manner and will continue to operate as such moving forward. The phone numbers have not changed for KBS Capital Markets Group and we continue to operate these REITs so that we can achieve the best results for our investors.”

KBS is currently only offering shares of Growth & Income REIT, available through KBSDirect.com, as a 506(c) private placement. KBSDirect.com is a portal created to offer investments free of up-front fees or commissions to investors. Growth & Income REIT is available to accredited investors and is currently valued at approximately \$200 million based on its estimated value as of December 31, 2017. The REIT is currently making monthly distributions to shareholders.

Schreiber commented that he is excited about new demand in the market for direct investment products. “KBSDirect.com was formed as a portal where self-directed investors have the opportunity to invest directly into KBS-sponsored real estate without paying up-front fees or commissions” said Schreiber.

KBS created KBSDirect.com to reach not only individual self-directed investors with no-commission products, but also connects with Registered Investment Advisors (RIAs) who are interested in

commercial real estate opportunities to provide investment diversification, income and a potential way to reduce volatility. “Our objective is to work with RIA’s throughout their due diligence process so that they can make our REITs available on their proprietary platforms for their own clients,” said Schreiber.

ABOUT KBS

[KBS](#) is a private equity real estate company and an SEC-registered investment adviser. Founded in 1992 by Peter Bren and Chuck Schreiber, it is recognized as one of the largest commercial office owners globally. Since inception, KBS-affiliated companies have completed transactional activity in excess of \$38 billion via 16 separate accounts and six commingled funds, for government and corporate pension funds. Additionally, KBS has sponsored five sovereign wealth funds and seven SEC-registered, non-traded REITs. KBS, which was ranked by National Real Estate Investor as the 8th largest commercial real estate company in the United States. (**The ranking by National Real Estate Investor is based on volume of office space owned globally, as of December 31, 2017. The results were generated from a survey conducted by National Real Estate Investor based on a combination of advertising and website promotion of the survey, direct solicitation of responses from participants, direct email to National Real Estate Investor subscribers and other identified office owners and daily newsletter promotion of the survey, all supplemented with a review of public company SEC filings.) For information, visit www.kbs.com.

Disclosures

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 REITs’ ability to invest in and manage a diverse portfolio. These statements are subject to known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

This communication should not be regarded as a recommendation, an offer to sell, or a solicitation of an offer to buy any financial product. Information about any securities offering should not be considered complete and is qualified by the full offering documents corresponding to a particular financing.

Growth & Income REIT may fund distributions from any source including, without limitation, from offering proceeds or borrowings. Distributions paid to date have been funded in part with cash flow from operating activities, debt financing, including advances from Growth & Income REIT’s advisor and cash available as a result of the deferral of the asset management fee by Growth & Income REIT’s advisor. There are no guarantees that Growth & Income REIT will continue to pay distributions. With respect to Growth & Income estimated value, as with any valuation methodology, methodologies used for Growth & Income REIT’s estimated value are based upon a number of estimates and assumptions that may not be accurate or complete. Different parties using different assumptions and estimates could derive a different estimated value and these differences could be significant. See Growth & Income REIT’s Annual Report on Form 10-K.

*Growth & Income REIT's securities are offered through North Capital Private Securities,
member FINRA/SIPC.*

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