



KBS

Real Estate
Investment
Trust II

Portfolio Update

Fourth Quarter, 2019

Important Disclosures

The information contained herein should be read in conjunction with, and is qualified by, the information in KBS Real Estate Investment Trust II's (the "Company" or "KBS REIT II") Annual Report on Form 10-K for the year ended December 31, 2019 (the "Annual Report"), including the "Risk Factors" contained therein.

For a full description of the limitations, methodologies and assumptions used to value KBS REIT II's assets and liabilities in connection with the calculation of KBS REIT II's November 2019 estimated value per share and the calculation of estimated net proceeds from liquidation, see Current Report on Form 8-K, filed with the SEC on November 15, 2019 (the "Valuation 8-K"). For information regarding the March 2020 updated estimated value per share, see the Annual Report.

Forward-Looking Statements

Certain statements contained herein may be deemed to be forward-looking statements within the meaning of the Federal Private Securities Litigation Reform Act of 1995. The Company intends that such forward-looking statements be subject to the safe harbors created by Section 21E of the Securities Exchange Act of 1934, as amended. These statements include statements regarding the intent, belief or current expectations of the Company and members of its management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as "may," "will," "seeks," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date they are made. The Company undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law. Such statements are subject to known and unknown risks and uncertainties which could cause actual results to differ materially from those contemplated by such forward-looking statements. The Company makes no representation or warranty (express or implied) about the accuracy of any such forward-looking statements. These statements are based on a number of assumptions involving the judgment of management.

On November 13, 2019, in connection with a review of potential strategic alternatives available to KBS REIT II, the Special Committee and board of directors of KBS REIT II unanimously approved the sale of all of KBS REIT II's assets and its dissolution pursuant to the terms of KBS REIT II's plan of complete liquidation and dissolution (the "Plan of Liquidation"). The principal purpose of the Plan of Liquidation is to provide liquidity to stockholders by selling KBS REIT II's assets, paying its debts and distributing the net proceeds from liquidation to stockholders. On March 5, 2020, KBS REIT II's stockholders approved the Plan of Liquidation. For more information, see the Plan of Liquidation, which is included as an exhibit to the Annual Report. There are many factors that may affect the amount of liquidating distributions ultimately paid to KBS REIT II's stockholders, including, among other things, the ultimate sale price of each asset, changes in market demand for office properties during the sales process, the amount of taxes, transaction fees and expenses relating to the liquidation and dissolution, and unanticipated or contingent liabilities that could arise. No assurance can be given as to the amount or timing of liquidating distributions KBS REIT II will ultimately pay to its stockholders. If KBS REIT II underestimated its existing obligations and liabilities or if unanticipated or contingent liabilities arise, the amount of liquidating distributions ultimately paid to KBS REIT II's stockholders could be less than estimated.

Actual events may cause the value and returns on the Company's investments to be less than that used for purposes of the Company's estimated NAV per share and estimated net proceeds from liquidation. With respect to the estimated NAV per share, the appraisal methodology used for the appraised properties assumes the properties realize the projected net operating income and expected exit cap rates and that investors would be willing to invest in such properties at yields equal to the expected discount rates. Though the appraisals of the appraised properties, with respect to CBRE, and the valuation estimates used in calculating the estimated value per share, with respect to the Company's advisor and the Company, are the respective party's best estimates as of September 30, 2019 and November 13, 2019, as applicable, the Company can give no assurance in this regard. Even small changes to these assumptions could result in significant differences in the appraised values of the appraised properties, the estimated value per share and the estimated net proceeds from liquidation. The statements herein also depend on factors such as: future economic, competitive and market conditions; the Company's ability to maintain and/or improve occupancy levels and rental rates at its real estate properties during the liquidation; the Company's ability to sell its real estate properties at the times and at the prices it expects; the Company's ability to successfully negotiate modifications, extensions or any needed refinancing of its debt obligations; the Company's ability to successfully implement the Plan of Liquidation; and other risks identified in Part I, Item 1A of the Company's Annual Report.

Liquidation Approval & Liquidating Distribution

On March 5, 2020, the Plan of Liquidation was approved by our stockholders. Our range of estimated net proceeds from liquidation is based on the range in estimated value per share of the Company’s common stock of \$3.55 to \$3.99 approved by the Company’s board of directors on November 13, 2019, and reduced for (i) expected disposition costs and fees related to future dispositions of real estate, and (ii) estimated corporate and other liquidation and dissolution costs not covered from the Company’s cash flow from operations. Based on the range in estimated value per share as of November 13, 2019 and the estimated costs and expenses of liquidating and dissolving the Company, if we are able to successfully implement the plan, we currently estimate that our net proceeds from liquidation and, therefore, the amount of cash that you would receive for each share of our common stock that you then hold, could range between approximately \$3.40 and \$3.83 per share.

Pursuant to the Plan of Liquidation, the Board of Directors approved an initial liquidating distribution of \$0.75/share to stockholders of record at the close of business on March 5, 2020 to be paid on or about March 10, 2020. We anticipate making liquidating distributions to stockholders periodically as we complete asset sales and pay out the net proceeds of such sales. We expect to pay multiple liquidating distribution payments to our stockholders during the liquidation process and to pay the final liquidating distribution after we sell all of our assets, pay all of our known liabilities and provide for unknown liabilities.

Additionally, on March 5, 2020, the Board of Directors approved an updated estimated value per share of \$2.87 based on the mid-point of the estimated range in liquidating distributions and reduced for the impact of the payment of the initial liquidating distribution of \$0.75/share to stockholders of record at the close of business on March 5, 2020 as follows:

December 2019 estimated value per share	\$3.79
Less: Estimated disposition/liquidation costs and other adjustments	(0.17)
Mid-point of estimated liquidation proceeds per share (before initial liquidating distribution)	3.62
Initial liquidating distribution	(0.75)
March 2020 estimated value per share	\$2.87

Liquidation Timeline

- ✓ Obtain Shareholder vote on liquidation - completed on March 5, 2020.
- ✓ Make 1st liquidating distribution in March 2020
- ✓ Continue to execute liquidation during 2020 and 2021, making periodic liquidating distributions
- ✓ Complete liquidation within 24 months from March 5, 2020, the day our stockholders approved the Plan of Liquidation.



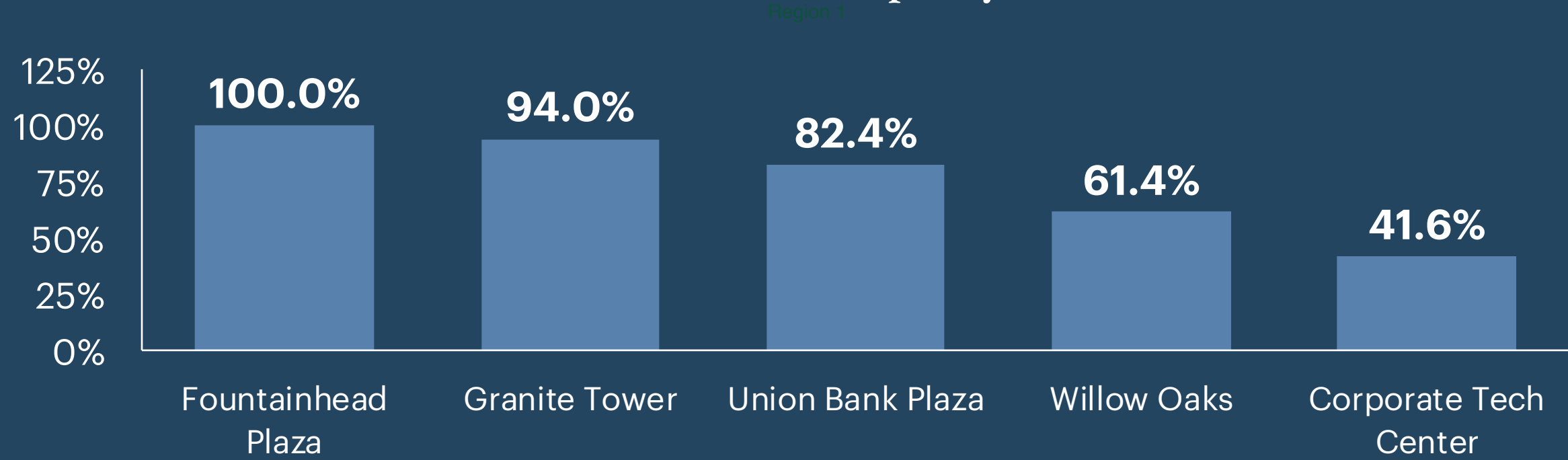
Portfolio Overview¹

As of December 31, 2019

Key Statistics

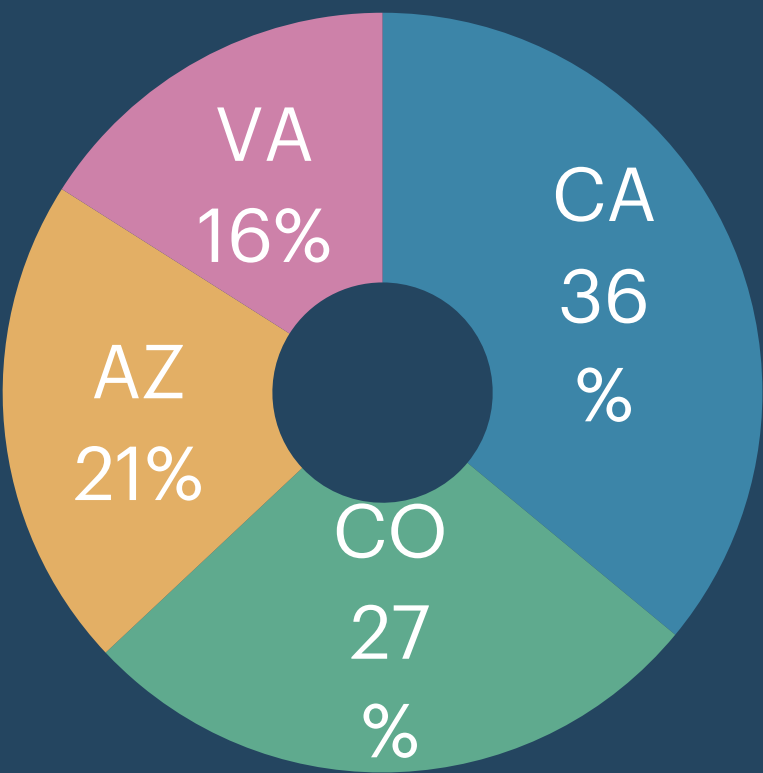
No. of Assets	5
Total Rentable Sq. Ft.	2,738,410
Cost Basis	\$912.2 Million
Wtd Avg Lease Term	6.4 years
Economic Occupancy	75.6%
Leased Occupancy ²	77.1%
No. of Tenants	88
Leverage (including HFS)	38%

Leased Occupancy²

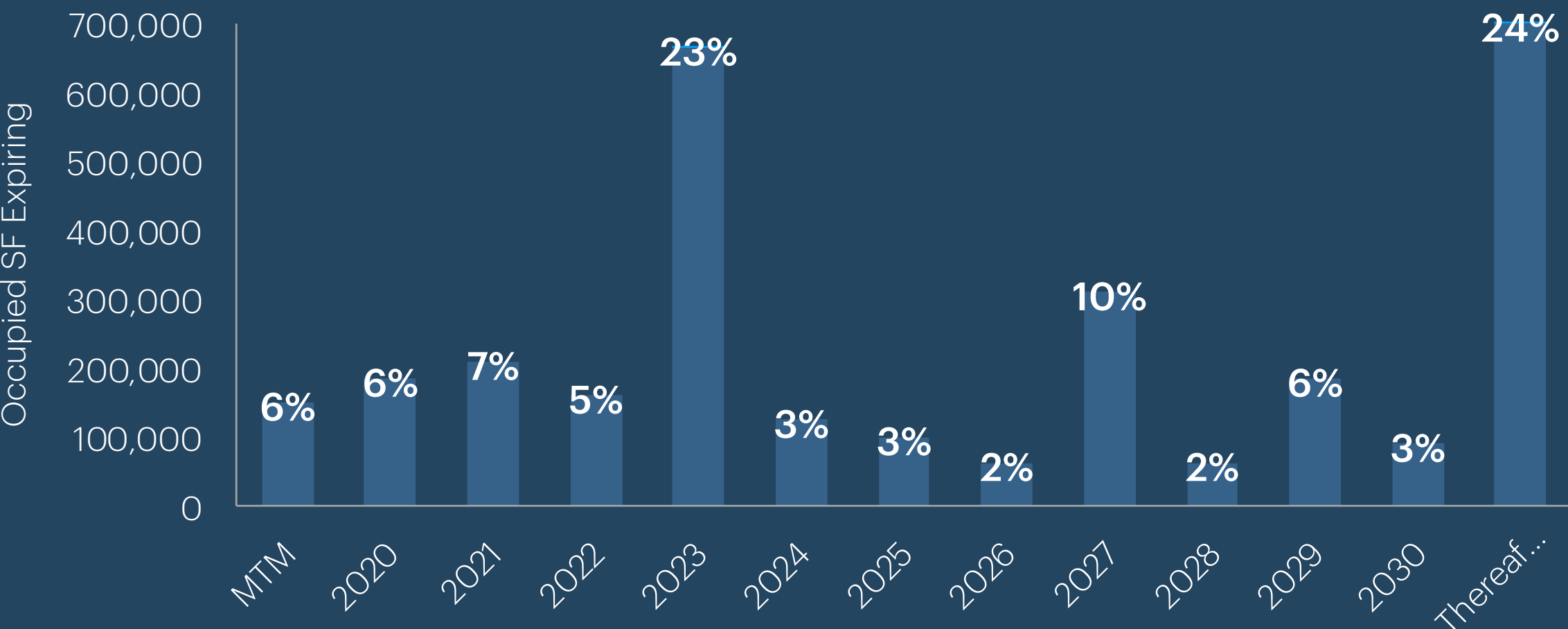


1 Unless otherwise noted, data excludes 100 & 200 Campus Drive & 300-600 Campus Drive as those properties were classified as held for sale as of December 31, 2019.
2 Leased occupancy includes future leases that had been executed but had not yet commenced as of December 31, 2019.
3 Based on occupied square feet as of December 31, 2019.

Geographic Diversification³



Occupied SF Expirations as of December 31, 2019



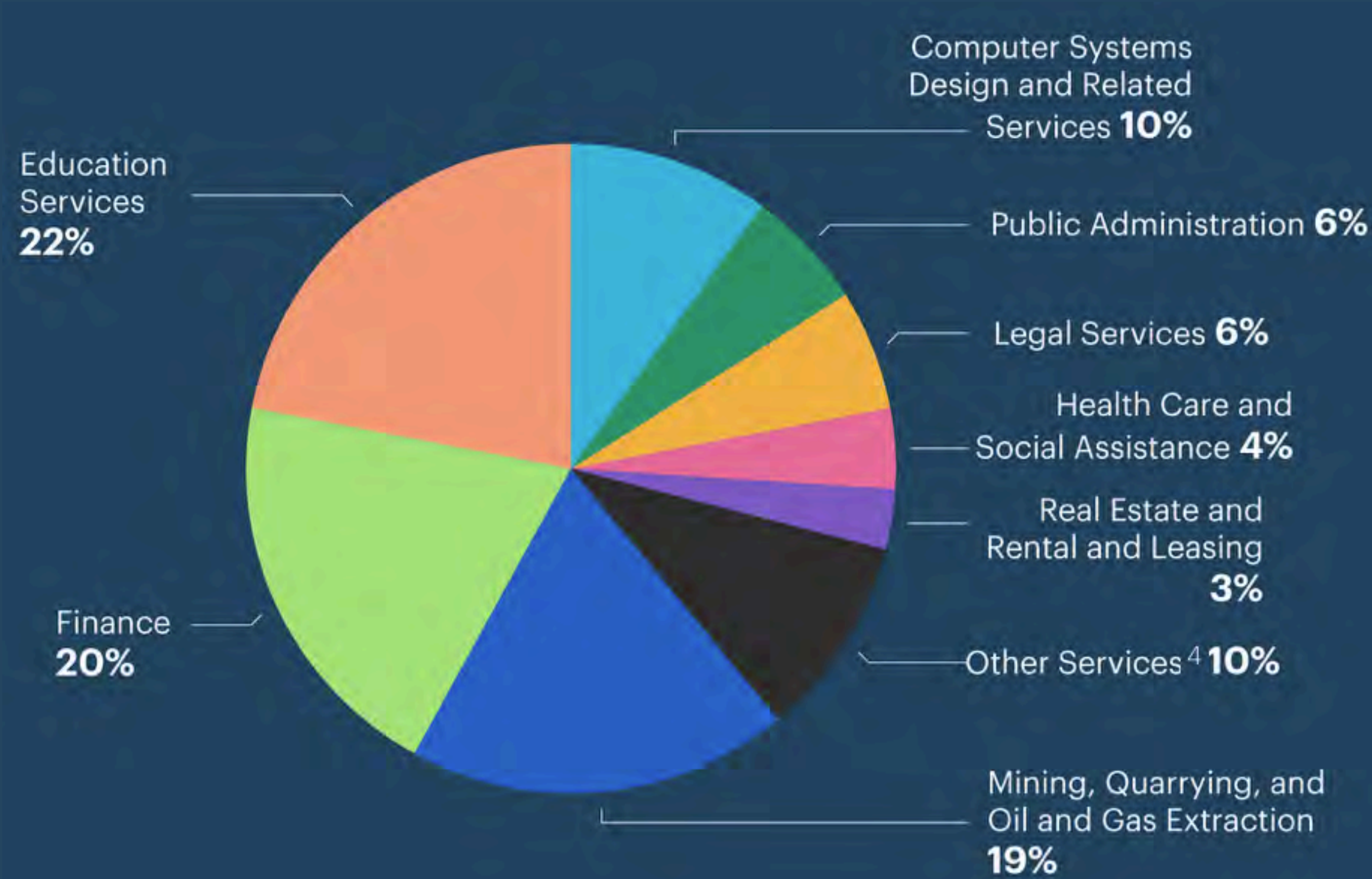
Tenancy Overview¹

As of December 31, 2019

Top 10 Tenants	Industry	Property	Leased ² SF % of Portfolio
The University of Phoenix	Educational Services	Fountainhead Plaza	21.5%
Anadarko Petroleum Corporation	Mining, Oil & Gas Extraction	Granite Tower	17.4%
Union Bank	Finance	Union Bank	14.9%
Fairfax County School Board	Public Administration	Willow Oaks	5.9%
NXP USA, Inc	Computer Systems Design	Corporate Tech Centre	4.7%
CDK Global, Inc	Computer Systems Design	Corporate Tech Centre	3.7%
Personal Capital Advisors Corp.	Finance	Granite Tower	1.5%
Everwest Real Estate Investors	Real Estate	Granite Tower	1.1%
Robinson, Waters & O'Drisio	Legal Services	Granite Tower	1.0%
Yoka & Smith, LLP	Legal Services	Union Bank	0.9%
TOTAL (based on total occupied square feet)			72.7%
Weighted Average Lease Term (Top 10 Tenants)			7.5 years

1 Unless otherwise noted, data excludes 100 & 200 Campus Drive & 300-600 Campus Drive as those properties were classified as held for sale as of December 31, 2019.
2 Leased occupancy includes future leases that had been executed but had not yet commenced as of December 31, 2019.
3 Based on occupied square feet as of December 31, 2019.
4 Includes various other industries that individually represent less than 3%.

Industry Diversification³



Stockholder Performance

Hypothetical Performance of Early and Late Investor

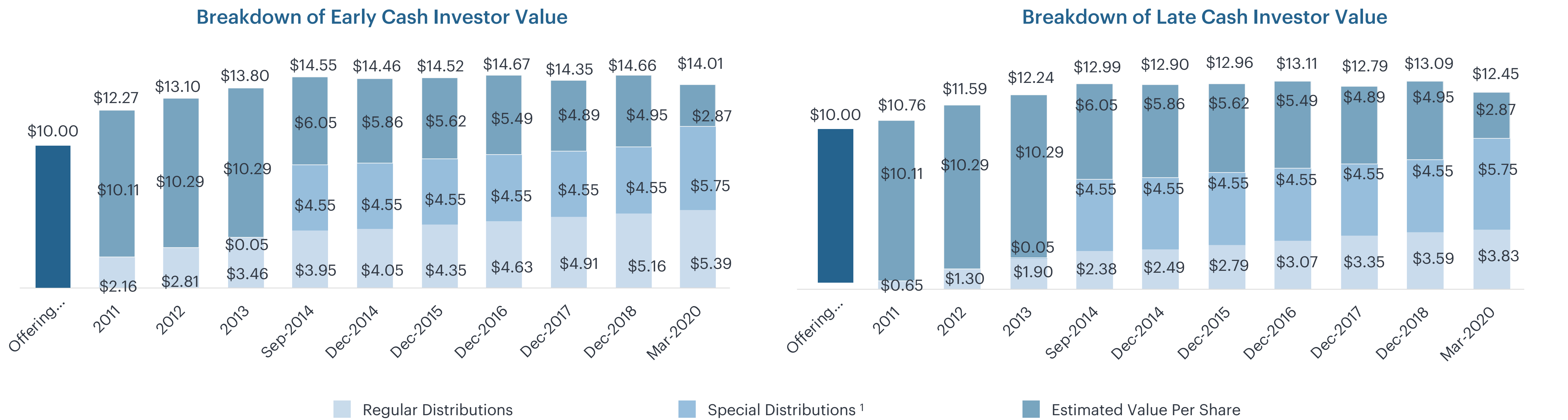
\$14.01

total value for early cash investors

\$12.45

total value for late cash investors

Assumes all distributions received in cash through March 2020



1 Special distribution includes a \$0.75 liquidating distribution declared on March 5, 2020.

“Cumulative distributions” for an early cash investor and a late cash investor assumes all distributions received in cash and no share redemptions, and reflect the cash payment amounts (all distributions paid since investment) per share for a hypothetical investor who invested on June 24, 2008 and December 31, 2010, respectively. The “offering price” of \$10.00 reflects the price most investors paid to purchase shares in the primary initial public offering. For estimated value per share information, see KBS REIT II’s Current Reports on Form 8-K filed with the SEC on December 21, 2011, December 19, 2012, December 19, 2013, December 4, 2014, December 9, 2015, December 15, 2016, December 11, 2017, December 7, 2018, November 15, 2019 and the Annual Report.

REIT II Goals & Objectives



Execute Plan of Liquidation



Negotiate lease renewals or new leases that facilitate the sales process and enhance property stability for prospective buyers



Complete capital projects, such as renovations or amenity enhancements, to attract quality buyers



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Thank You

KBS Capital Markets
Group Investor Relations

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