



Real Estate
Investment
Trust II

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KBS-owned City Place Tower in West Palm Beach, Fla., Receives LEED Silver Certification

WEST PALM BEACH, Fla. (Dec. 15, 2011) – KBS Real Estate Investment Trust II (KBS REIT II), a non-traded real estate investment trust, has announce that its City Place Tower office building in West Palm Beach, Fla., has been awarded Leadership in Energy and Environment Design (LEED) Silver certification by the US Green Building Council (USGBC). KBS has undertaken LEED certification efforts since acquiring the high-profile, 18-story property earlier this year.

The USGBC LEED rating system is a national benchmark for the design and operation of sustainable buildings. LEED buildings are evaluated based on a variety of green initiatives, including energy savings and water efficiency. KBS completed a number of upgrades at City Place Tower to receive the certification including the installation of a condenser water recovery system. Since June 1, 2011 the water system has allowed City Place Tower to save 320,000 gallons of water and 288,000 tons of cooling. Total water savings is projected to be 800,000 gallons per year.

“We are very pleased with City Place Tower’s LEED Silver rating,” said Allen Aldridge, KBS SVP and asset manager. “This distinction is not only important to KBS, but essential to our tenants because it lowers their cost of doing business.”

City Place Tower, offering 295,933 square feet of space, is the newest office tower in downtown West Palm Beach. Constructed in 2008, it is the only building built to current ‘hurricane-resistant’ code with full back-up power capabilities. The property is part of the of the 1.9 million-square-foot City Place mixed-used project.

About KBS

KBS Realty Advisors is a private equity real estate company and SEC-registered investment advisor founded in 1992 by Peter Bren and Chuck Schreiber. Since 1992, KBS-affiliated companies have completed transactional activity of approximately \$20.55 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com.

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