



Capital
Advisors

FOR IMMEDIATE RELEASE

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Leases Bring KBS-owned Building near Philadelphia to 100 Percent Occupancy

***Non-Traded REIT finalizes agreements for 64,983 square feet
at Five Tower Bridge in West Conshohocken, Pa***

WEST CONSHOHOCKEN, Pa. (Aug. 15, 2011) – [KBS Capital Advisors](#), an affiliate of KBS Realty Advisors of Newport Beach, Calif., has signed three long-term leases totaling 64,983 square feet at its [Five Tower Bridge](#) office building in West Conshohocken, Pa., 15 miles northeast of Philadelphia. The leases bring the KBS Real Estate Investment Trust (KBS REIT)-owned property to 100 percent occupancy.

Wells Fargo Bank, N.A. based in San Francisco, will move from its Plymouth Meeting, Pa., location to a new, 10,849-square-foot office at Five Tower Bridge. The tenant was represented by Scott Miller of CB Richard Ellis in Wayne, Pa.

Keystone Foods, LLC, a global food service supplier of protein products, finalized a lease expansion from 44,144 to 50,144 square feet and signed a long-term renewal. Paul Carabasi of Stockton Real Estate Advisors in Philadelphia represented Keystone Foods.

West Conshohocken-based financial advisor, Beach Investment Counsel, Inc., signed a lease renewal for 3,990 square feet on the second floor of Five Tower Bridge. James Dugan of Grubb & Ellis negotiated the lease on behalf of Beach Investment Counsel, which has been a building tenant since 2006

Stephen Kriz and Steve Cousart of CB Richard Ellis in Wayne represented KBS in all transactions.

Located in the Conshohocken submarket, Five Tower Bridge boasts one the region's most desirable office locations due to its access to the Schuylkill Expressway and I-476. The 223,736-square-foot building is part of the 45-acre Tower Bridge complex that contains 1.2 million square feet of office, hotel and retail space.

(more)

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors, which is a private equity real estate company and SEC-registered investment advisor founded by Peter Bren and Charles Schreiber, Jr. Since 1992, KBS Realty Advisors and its affiliated companies have completed transactional activity of approximately \$20 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, including discussions regarding KBS REIT's ability to pay distribution, acquire a diverse portfolio and certain other factors that may affect future earnings or financial results. Such statements involve risks and uncertainties which could cause actual results to vary materially from those expressed in or indicated by the forward-looking statements. Factors that may cause actual results to differ materially include changes in general economic conditions, changes in real estate conditions, changes in interest rates, lease-up risks, lack of financing availability and lack of capital proceeds.

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