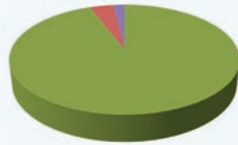


Nontraded REIT Industry Review: First Quarter 2011



KBS Real Estate Investment Trust II, Inc.

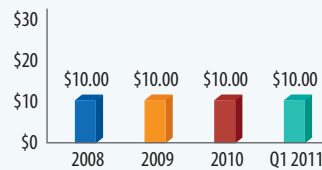
Total Assets.....	\$2,667.0 Million
Real Estate Assets ...	\$2,510.7 Million
Cash.....	\$104.7 Million
Securities	\$0.0 Million
Other.....	\$51.6 Million



Initial Offering Date:April 22, 2008
 Offering Close Date: December 31, 2010
 Current Price per Share:\$10.00
 Reinvestment Price per Share:\$9.50

Cash to Total Assets Ratio: 3.9%
 Asset Type: Diversified
 Number of Properties: 24 properties, 7 real-estate related assets
 Square Feet / Units / Rooms / Acres: 10.1 million sq. ft
 Percent Leased: 96%

Historical Price



Redemptions

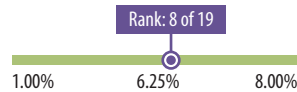
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 0.38%

Program Open

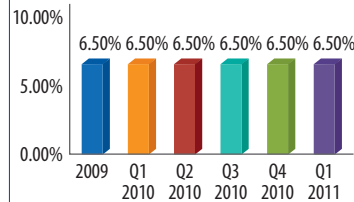
Redemptions Year to Date: ..482,826
 Wtd. Avg. Shares Outstanding as of 12/31/10: 125,894,756

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

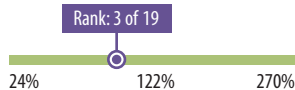


Contact Information

www.KBS-CMG.com
KBS Real Estate Investment Trust II
 P.O. Box 219015
 Kansas City, MO 64121-9015
 866-584-1381

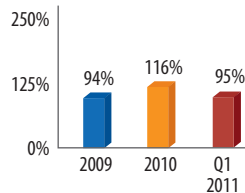
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 95%



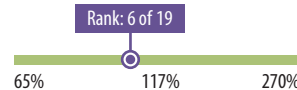
YTD Distributions Paid:..\$28,716,000
 YTD FFO:\$30,365,000

Historical FFO Payout Ratio



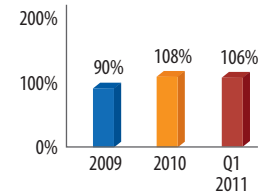
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...106%

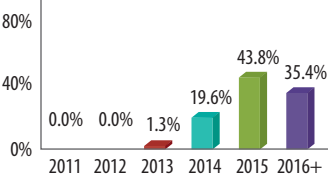


YTD Distributions Paid:..\$28,716,000
 YTD MFFO:.....\$27,034,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

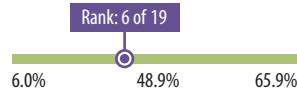


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 39.0%

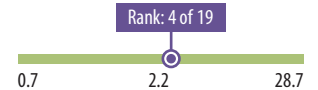


Debt Breakdown

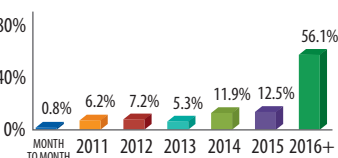
Total:\$1,040.0 Million
 Fixed:\$443.9 Million
 Variable:\$596.1 Million
 Rate: 3.4 – 5.9%
 Term: 2 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.1



Lease Expirations*



*As of 12/31/10.

Notes

The Company computes MFFO in accordance with the definition issued by the Investment Program Association ("IPA") in November 2010. The Company funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with \$9.4 million of current period operating cash flows and \$19.3 million of debt financing. The interest rates on \$561.2 million of the variable rate notes payable are effectively fixed through interest rate swap agreements.