

# Portfolio Snapshot

All information as of June 30, 2019, unless otherwise noted.

# KBS

Strategic Opportunity REIT II

PRIMARY OFFERING PERIOD  
**CLOSED**

## Portfolio Summary

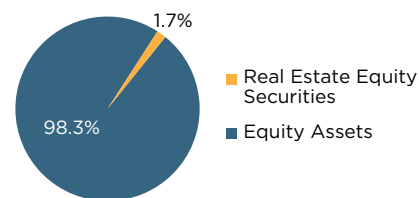
Total Acquisitions/Originations <sup>1</sup>	\$529,465,000
Total Capital Raised in Terminated Offerings <sup>2</sup>	\$260,772,000
Additional Capital Raised from Distribution Reinvestments	\$8,971,000
Total Leverage	59%

<sup>1</sup> Includes investments that were subsequently repaid.

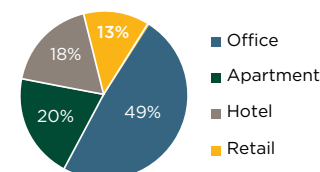
<sup>2</sup> Total capital raised in terminated offerings includes \$228.6 million from the REIT's primary offering and \$32.2 million from the REIT's private placement offering.

Current Portfolio	Number of Assets	Purchase/Origination Price	% of Total
<b>Equity</b>	8 assets	\$514,492,000	98.3%
<b>Real Estate Equity Securities</b>	1 asset	\$9,155,000	1.7%

Allocation by Investment Type  
By dollar amount invested











Allocation by Property Type\*  
By dollar amount invested



\* Based on equity assets only.

## Equity Assets

Property Name City, State	Property Type/ No. of Buildings at Acquisition	Acquisition Date	Size (SF)	Purchase Price <sup>3</sup>	Occupancy % at Acquisition	Leased % as of 6/30/19
 Springmaid Beach Resort Myrtle Beach, SC <sup>4</sup>	Resort/Hospitality 2 Buildings	12/30/2014	N/A	\$40,067,000	N/A <sup>5</sup>	N/A <sup>5</sup>
 Q&C Hotel New Orleans, LA <sup>6</sup>	Hospitality 2 Buildings	12/17/2015	N/A	\$50,684,000	N/A <sup>5</sup>	N/A <sup>5</sup>
 2200 Paseo Verde Henderson, NV	Office 1 Building	12/23/2015	59,818	\$13,311,000	78%	97%*
 Lincoln Court Campbell, CA	Office 1 Building	5/20/2016	123,529	\$51,341,000	98%	81%*
 Lofts at NoHo Commons N. Hollywood, CA <sup>7</sup>	Apartment 1 Building (292 units)	11/16/2016	N/A	\$102,500,000	93%	95%*
 210 West 31st Street New York, NY <sup>8</sup>	Retail 1 Building (under construction)	12/1/2016	N/A <sup>9</sup>	\$69,968,000 <sup>8</sup>	N/A <sup>9</sup>	N/A <sup>9</sup>
 Oakland City Center Oakland, CA	Office 2 Buildings	8/18/2017	368,032	\$153,322,000	92%	89%*
 Madison Square Phoenix, AZ <sup>10</sup>	Office 3 Buildings 1 Schoolhouse	10/3/2017	313,561	\$33,299,000	41%	47%*
<b>Total</b>				<b>\$514,492,000</b>		

\* Total leased percentage includes future leases that have been executed but have not yet commenced.

<sup>3</sup> The purchase price is the contractual purchase price, net of closing credits, and excludes acquisition fees and expenses.

<sup>4</sup> The REIT entered into a joint venture on November 14, 2014 and the joint venture acquired the Springmaid Beach Resort on December 30, 2014. The REIT holds a 90% controlling ownership.

<sup>5</sup> The occupancy and leased percentages for the Springmaid Beach Resort and Q&C Hotel asset are not included because they are not a useful measurement for this type of asset, as occupancy changes daily and can vary greatly from month to month given the seasonal nature of hospitality properties.

<sup>6</sup> The REIT entered into a joint venture on October 12, 2015 and the joint venture acquired the Q&C Hotel on December 17, 2015. The REIT holds a 90% controlling ownership.

<sup>7</sup> The REIT entered into a joint venture on September 29, 2016 and the joint venture acquired the Lofts at NoHo Commons on November 16, 2016. The REIT holds a 90% controlling ownership.

<sup>8</sup> The REIT entered into a joint venture on October 28, 2016 and the joint venture acquired 210 West 31st Street on December 1, 2016. The REIT holds an 80% controlling ownership. The purchase price consists of the original purchase price including acquisition fees and expenses of \$50.1 million, plus \$19.9 million in construction and redevelopment expenses as of June 30, 2019.


<sup>9</sup> The REIT was in the process of redeveloping the property into a 2-story retail building with a lower level and a rooftop deck.

<sup>10</sup> The REIT entered into a joint venture on August 31, 2017 and the joint venture acquired Madison Square on October 3, 2017. The REIT holds a 90% controlling ownership. The property was formerly known as Grace Court and was re-named Madison Square in connection with the REIT's re-branding strategy for this property.

## Real Estate Equity Securities

Investment Name	Number of Common Stock Shares Acquired	Purchase Price
Franklin Street Property Corp. (NYSE Ticker: FSP)	1,160,591	\$9,155,000
<b>Total</b>	<b>1,160,591</b>	<b>\$9,155,000</b>

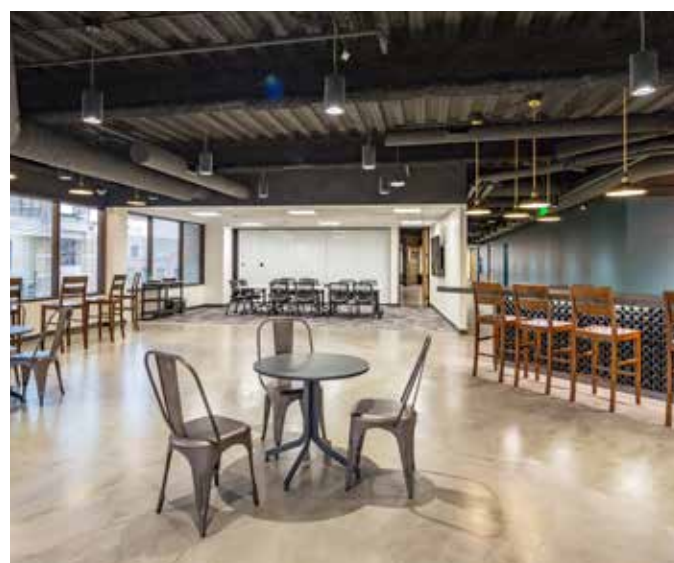
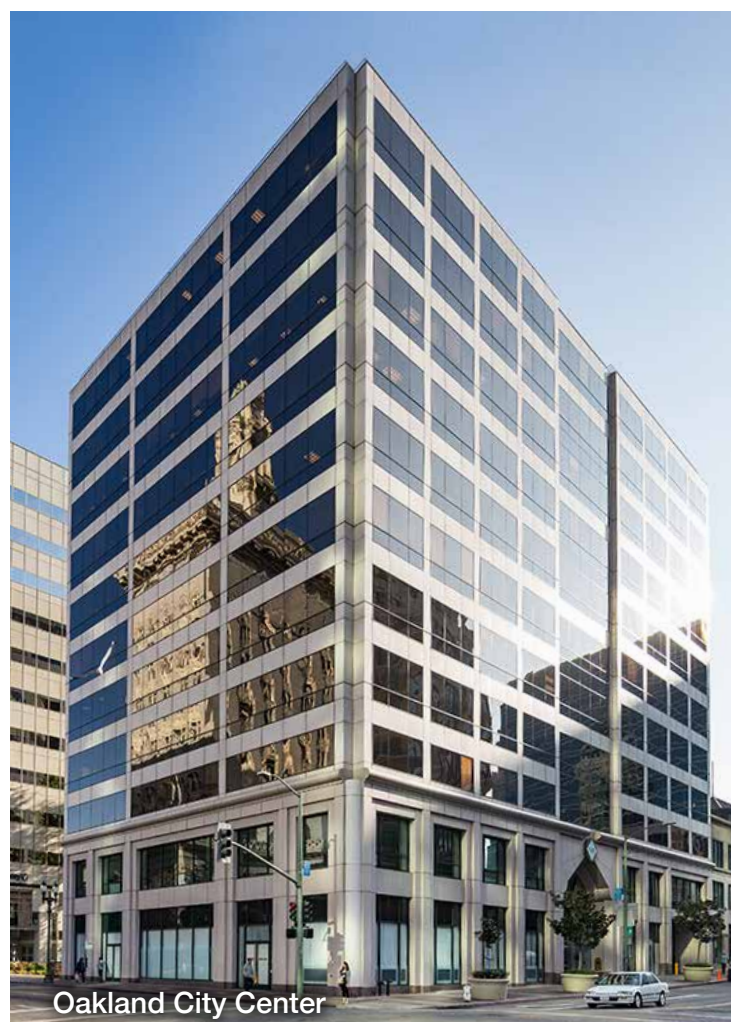
## Investment in Non-controlling Entity

Investment Name City, State	Loan Type	Origination Date	Purchase/ Origination Price	Unpaid Loan Balance	Loan Status	Collateral Description
 French Industrial Portfolio	Participating Loan Facility	6/28/2016	\$2,318,000 <sup>11</sup>	\$ —	Performing	Portfolio of light industrial properties
		<b>Total</b>	<b>\$2,318,000</b>	<b>\$ —</b>		

<sup>11</sup> The participating loan facility is denominated in euros. The REIT's investment amount is based on foreign currency exchange rates between the euro and the U.S. dollar, as of June 28, 2016. On May 9, 2019, the REIT received a distribution in the amount of €4.5 million or \$5.1 million. As of June 30, 2019, the REIT's carrying value of its investment was \$0.5 million.

## Loan Payoff

Collateral Name City, State	Loan Type	Origination Date	Purchase/ Origination Price	Date Paid Off	Balance Paid Off
 655 Summer Street Boston, MA	First Mortgage	9/4/2014	\$3,500,000	1/12/2018	\$3,500,000
		<b>Total</b>	<b>\$3,500,000</b>		<b>\$3,500,000</b>



## Cash Distribution History<sup>12</sup>

Record Date	Payment Date	Amount Per Share Class A Shares	Amount Per Share Class T Shares <sup>13</sup>
December 16, 2015	December 18, 2015	\$0.12	N/A
March 2016	April 1, 2016	\$0.00026202 per day for period	\$0.00 per day for period
April 2016 - September 2016	May 3, 2016 - October 3, 2016	\$0.00052404 per day for period	\$0.00026202 per day for period
September 27, 2016	October 5, 2016	\$0.05	\$0.05
October 2016 - December 2016	November 1, 2016 - January 4, 2017	\$0.00052404 per day for period	\$0.00026202 per day for period
January 2017 - July 2018	February 1, 2017 - August 1, 2018	\$0.00052548 per day for period	\$0.00026274 per day for period
August 2018 - November 2018	September 4, 2018 - December 3, 2018	\$0.00052548 per day for period	\$0.00052548 per day for period
December 20, 2018	January 2, 2019	\$0.01598333	\$0.01598333
January 18, 2019	February 4, 2019	\$0.01598333	\$0.01598333
February 18, 2019	March 1, 2019	\$0.01598333	\$0.01598333
March 18, 2019	April 1, 2019	\$0.00799167	\$0.00799167
April 18, 2019	May 1, 2019	\$0.00799167	\$0.00799167
May 17, 2019	June 3, 2019	\$0.00799167	\$0.00799167
June 18, 2019	July 1, 2019	\$0.00799167	\$0.00799167
July 25, 2019	August 1, 2019	\$0.00799167	\$0.00799167
August 19, 2019	September 2019 <sup>14</sup>	\$0.00799167	\$0.00799167
September 20, 2019	October 2019 <sup>14</sup>	\$0.00799167	\$0.00799167

<sup>12</sup> There is no assurance that KBS Strategic Opportunity REIT II will continue to declare and pay cash distributions and KBS Strategic Opportunity REIT II may modify the amount of cash distributions declared and paid. Cash distributions paid through June 30, 2019, consisting of 39% paid in cash and 61% reinvested through the dividend reinvestment plan, have been funded with 85% from cash flows from operations and 15% from debt financing. For more information, please refer to KBS Strategic Opportunity REIT II's public filings. Because a portion of the cash distributions paid to date were paid with borrowings, cash distributions may not be sustainable.

<sup>13</sup> On February 17, 2016, KBS Strategic Opportunity REIT II began offering Class T Shares. The amount per share for Class T shares reflects the 1% annual stockholder servicing fee for shares sold in the primary portion of the public offering. This servicing fee accrued daily and was paid monthly in arrears until August 2018.

<sup>14</sup> As of August 8, 2019, distributions for August and September 2019 have been declared and the REIT expects to pay them on or about the first business day of the following month.

KBS Strategic Opportunity REIT II's organizational documents do not restrict it from paying distributions from any source and do not restrict the amount of distributions it may pay from any source, including offering proceeds or borrowings. Distributions paid from sources other than current or accumulated earnings and profits may constitute a return of capital. A return of capital would reduce the amount the REIT would have for investment, which could reduce an investor's return on their investment and subsequent investors will experience dilution.

## Stock Dividend History

Record Date	Issue Date	Amount Per Share
March 25, 2015	March 27, 2015	0.01
June 24, 2015	June 29, 2015	0.01
September 22, 2015	September 29, 2015	0.01
December 16, 2015	December 21, 2015	0.06
December 16, 2015	December 22, 2015	0.01
March 31, 2016	April 1, 2016	0.005
April 30, 2016 - August 31, 2016 <sup>15</sup>	May 3, 2016 - September 1, 2016	0.001667 <sup>15</sup>
September 27, 2016	October 6, 2016	0.015
September 30, 2016 - November 30, 2018 <sup>15</sup>	October 4, 2016 - December 4, 2018	0.001667 <sup>15</sup>

<sup>15</sup> During the period, the REIT declared a monthly stock dividend. The amount per share reflects the amount of stock dividend declared at each monthly record date.

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Risk factors:

This is neither an offer to sell nor a solicitation of an offer to buy shares of KBS Strategic Opportunity REIT II; the primary offering for KBS Strategic Opportunity REIT II closed effective July 31, 2018. The REIT continues to offer shares of its common stock under its dividend reinvestment plan. Offering is only made by prospectus ([www.kbsreits.com](http://www.kbsreits.com)). This information must be preceded or accompanied by a prospectus in order to understand fully all of the implications and risks of the offering. Neither the Attorney General of the State of New York nor any other state regulators have passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful.

Investing in KBS Strategic Opportunity REIT II includes significant risks. These risks include, but are not limited to: the possibility of losing your entire investment; no guarantees regarding future performance; upon sale or distribution of assets you may receive less than your initial investment; fluctuation of the value of the assets owned by KBS Strategic Opportunity REIT II; lack of a public market for shares of KBS Strategic Opportunity REIT II; limited liquidity; limited transferability; reliance on KBS Capital Advisors LLC, the REIT's advisor, to select, manage and dispose of assets; payment of significant fees; and various economic factors that may include changes in interest rates, laws, operating expenses, insurance costs and tenant turnover. Shares of KBS Strategic Opportunity REIT II are not suitable for all investors.

KBS Strategic Opportunity REIT II uses debt in connection with its investments, which increases the risk of loss associated with these investments and could hinder its ability to pay distributions to its stockholders or could decrease the value of its stockholders' investments if income on, or the value of, the property securing the debt declines.

KBS Strategic Opportunity REIT II may make adjustments to its target portfolio, based on real estate market conditions and investment opportunities. The REIT may change its targeted investments and investment guidelines at any time without the consent of its stockholders.

Disruptions in the financial markets and uncertain economic conditions could adversely affect KBS Strategic Opportunity REIT II's ability to implement its business strategy and generate returns to its stockholders. In addition, the REIT may make foreign investments and will be susceptible to certain risks related to such investments which could adversely affect the value of the REIT's investment portfolio and thus adversely affect the value of its stockholders' investments. Such risks include, but are not limited to: changes in currency exchange rates; adverse political or economic developments; lack of uniform accounting standards; and changes in foreign laws.

KBS Strategic Opportunity REIT II pays substantial fees to and expenses of KBS Capital Advisors, its affiliates and participating broker-dealers, which payments increase the risk that stockholders will not earn a profit on their investment. KBS Capital Advisors and its affiliates, and KBS Strategic Opportunity REIT II's executive officers, its affiliated directors and other key professionals face conflicts of interest, including significant conflicts created by the advisor's compensation arrangements with the REIT and other KBS-sponsored programs and KBS-advised investors. KBS Strategic Opportunity REIT II's advisor and its affiliates receive fees in connection with transactions involving the purchase or origination and management of the REIT's investments. These fees are based on the cost of the investment, and not based on the quality of the investment or the quality of the services rendered to the REIT. This may influence the advisor to recommend riskier transactions to the REIT.

KBS Strategic Opportunity REIT II elected to be taxed as a REIT beginning with the taxable year that ended December 31, 2014. Should KBS Strategic Opportunity REIT II not qualify as a REIT, it will be subject to adverse tax consequences. Please refer to KBS Strategic Opportunity REIT II's prospectus (the "Prospectus") for more detailed information regarding these consequences.

KBS Strategic Opportunity REIT II raised substantially less than the maximum offering amount in its initial public offering. Therefore, it will not be able to invest in as diverse a portfolio of properties as it otherwise would, which will cause the value of its stockholders' investment to vary more widely with the performance of specific assets.



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