



Electricity Costs at 300 N LaSalle Cut by One Third

KBS Realty Advisors partners with Energy Edge to lower electricity costs at iconic Chicago building by over 30%

Chicago, IL, Apr. 12, 2011 -- Energy Edge Consulting, a leading provider of energy management and advisory services, recently completed a new 40 month electricity supply contract for the 300 North LaSalle building in Chicago owned by KBS Realty Advisors. The new supply contract will provide a fixed price for generation, which will result in a reduction in electricity rates of over 30% from the previous supply agreement.

The new contract was completed after extensive analysis of the options available from competitive electricity suppliers in Illinois and the medium to long term outlook for electricity costs in the state.

"We're very pleased to be working with a firm as respected in the commercial real estate industry as KBS," said Jeff Roberts, lead consultant to KBS at Energy Edge Consulting. "The 300 North LaSalle building is a landmark property in Chicago and our national partnership with KBS will hopefully deliver continued solid energy management to complement the facility's cutting edge technology."

"The team at Energy Edge did a great job of understanding the unique characteristics of the 300 North LaSalle building and our specific needs when it comes to electricity supply," said Rodney Richerson, Regional President of KBS Realty Advisors. "Their energy expertise was instrumental in helping us assess the various risks and benefits of the different supply options available and addressing the needs of our stakeholders. It also helped that Jeff Roberts has been an energy advisor to KBS for over 6 years."

The 300 North LaSalle building was completed in 2009 and was built using some of the newest techniques for reducing energy usage, including the use of river water for climate control systems. The new electricity supply contract will provide for the full electricity needs of the property through June of 2014.

About Energy Edge Consulting

Energy Edge Consulting provides a full suite of energy management and advisory services to a wide range of businesses & institutions across North America. The Energy Edge team has over 75 years of combined experience in various aspects of the deregulated electricity & natural gas industries, and the knowledge and expertise from this experience is leveraged everyday to deliver value to clients, who range from single facilities to large multi-site corporations. Energy Edge Consulting serves as a trusted advisor in navigating today's energy related challenges.

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 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com.

For more information, contact:

Ana Salinas

Energy Edge Consulting, LLC

(713) 300-0680 x707

asalinas@energyedgeconsulting.com

www.energyedgeconsulting.com