



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

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**KBS Strategic Opportunity REIT Signs Leases
at Iron Point Business Park in Folsom, Calif.**

FOLSOM, Calif., (April 9, 2014) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces 23,084 square-feet in leases signed at its [Iron Point Business Park](#), a five-building, 211,887-square-foot property in Folsom, Calif., bringing percentage leased to 76.8-percent, as of April 2, 2014.

The leases signed at Iron Point Business Park include 21,680 square-feet in expansions and extensions with procurement, management and compliance services company Pro Unlimited. Kris Reilly and Tom Walcott of Colliers International brokered the leases for KBS Strategic Opportunity REIT.

Iron Point Business Park is located at 1110-1180 Folsom Road in the Sacramento, Calif., suburb of Folsom. The campus recently underwent an amenity overhaul that included a new fitness center, executive lounge and conference facility. There also was a complete lobby renovation of the complex's 1180 building.

"We believe that Iron Point will benefit from its high level of amenities," said KBS Capital Advisors Senior VP Jeff Rader. "We continue to see positive leasing activity at Iron Point due in part to the recent KBS-led renovations that we think may make Iron Point one of the best options for Folsom businesses."

KBS-affiliated companies own three other office properties in the region: the 235,193-square-foot [Gateway Corporate Center](#); the 127,085-square-foot [University Park](#); and the 105,003-square-foot [City Gate Plaza](#). KBS Strategic Opportunity does not own any interest in any of these other properties.

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About KBS

KBS Capital Advisors is KBS Strategic Opportunity REIT's external adviser and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded in 1992. Since its inception, KBS-affiliated companies have completed transactional activity of approximately \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of Iron Point Business Park and the performance of the Folsom real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's and/or Iron Point Business Park's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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