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**FOR IMMEDIATE RELEASE**

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**KBS Strategic Opportunity REIT Increases Occupancy  
at Iron Point Business Park by Nearly 40%**

***Occupancy at Folsom, Calif., property shoots  
from 37 percent to 75 percent in less than 2 years***

FOLSOM, Calif., (Aug. 19, 2013) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces that a newly signed lease at its [Iron Point Business Park](#) in Folsom, Calif., has helped increase overall occupancy there from 37 percent to 75 percent since its purchase in late 2011.

Iron Point Business Park is a five-building, 211,056-square-foot Class-A property in the Sacramento, Calif., suburb. Aerospace firm [Aerojet Rocketdyne](#) just signed a new 15,682-square-foot lease there to help bring the property to 75-percent-leased.

The property's occupancy revival can be attributed to different factors, including a campus amenity overhaul that included a new fitness center, executive lounge and conference facility. The fitness center includes new TVs, equipment, showers and changing areas while the executive lounge provides an escape for tenants with Wi-Fi, dining area, and a 55-inch flat panel TV. Additional Iron Point Business Park touches such as exterior furniture and umbrella tables have helped give the property a campus-like feel. There also was a complete lobby renovation of the complex's 1180 building.

Another change included the demolition of the existing on-site café and addition of a new one. Popular local food truck company Drewski's Hot Rod Kitchen this summer chose Iron Point as the location of its first brick-and-mortar café.

"Iron Point Business Park has transformed into a vibrant property for the Folsom community over the past several months," said KBS Capital Advisors Senior VP Jeff Rader. "The addition of new amenities has made Iron Point a desirable location for Folsom businesses."

(more)

Iron Point Business Park is centrally located within Folsom and is visible from U.S. Highway 50, which is accessed via Folsom Boulevard and Prairie City Road. The location also enjoys proximity adjacent to a major Intel Corporation R&D facility.

KBS affiliated companies own three other office properties in Sacramento: the 233,836-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.

### **About KBS**

KBS Capital Advisors is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS and its affiliated companies have completed transactional activity of approximately \$26 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit [www.kbscapital.com](http://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 the 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 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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