



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

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KBS and Comcast Spotlight Kick Off Lease with Community Party

***‘Rodeo Roundup’ event at Iron Point Business Park
in Folsom, Calif., featured live music and local food***

FOLSOM, Calif., (June 24, 2013) – To help kick off a new lease signed at Iron Point Business Park in Folsom, Calif., KBS tenant Comcast Spotlight hosted a “June Mixer & Folsom Rodeo Round-Up” at the property on June 18. KBS recently signed Comcast Spotlight to a 2,967-square-foot lease at the five-building, 211,056-square-foot property in the Sacramento, Calif., suburb. Iron Point Business Park is owned by KBS Strategic Opportunity REIT, a public non-traded real estate investment trust.

The Comcast Spotlight-and- Folsom Chamber of Commerce-hosted event included a mechanical bull, prize drawings, live music and catering from Drewski’s Hot Rod Kitchen, a popular local gourmet food truck vendor that just signed a lease to operate the Iron Point Business Park cafe. Comcast Spotlight is the advertising sales division of Comcast Cable. Iron Point Business Park is located at 1130 Iron Point Road in Folsom.

KBS Strategic Opportunity REIT purchased [Iron Point Business Park](#) in 2011 and has since completed a campus amenity renovation that included a new fitness center, executive lounge and conference facility. There also was a complete lobby renovation of the complex’s 1180 building. Occupancy at Iron Point has risen from 38 percent to nearly 70 percent since the renovations.

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](#).)

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 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.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), 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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