



SUNSTONE REALTY ADVISORS ANNOUNCES PASSING OF CO-FOUNDER AND DIRECTOR

Vancouver, BC – September 10, 2013: Sunstone Realty Advisors Inc. (“Sunstone”) today announced the sudden passing of its co-founder, director and President, Darren Latoski.

Mr. Latoski fought a valiant battle with cancer and was active in his role with Sunstone and its affiliated entities until his death. He was one of Canada’s most successful young entrepreneurs and will be deeply missed by family, friends and colleagues alike. Steve Evans, Sunstone’s other co-founder and director, said: “We are deeply saddened by Darren’s passing. He was an inspiration to all who worked with him. His intelligence and energy resulted in the establishment of over a dozen successful property investment funds and the creation of jobs across Canada and in the United States.”

Sunstone is the promoter of the following reporting issuers:

- Sunstone (No. 3) Limited Partnership
- Sunstone (No. 4) Limited Partnership
- Sunstone Opportunity (2006) Debenture Fund
- Sunstone Opportunity (2006) Realty Trust
- Sunstone Opportunity (2007) Mortgage Fund
- Sunstone Opportunity (2007) Realty Trust
- Sunstone Opportunity (2008) Realty Trust
- Sunstone Opportunity Fund (2005) Limited Partnership
- Sunstone Opportunity Fund (2006) Limited Partnership
- Sunstone Opportunity Fund (2008) Limited Partnership
- Sunstone Opportunity Fund Limited Partnership
- Sunstone U.S. (2008) L.P.
- Sunstone U.S. (No. 2) L.P.
- Sunstone U.S. Opportunity (No. 2) Realty Trust
- Sunstone U.S. Opportunity (No. 3) Realty Trust
- Sunstone U.S. Opportunity (No. 4) Realty Trust
- Sunstone U.S. Opportunity Realty Trust

Sunstone or entities affiliated with Sunstone directly or indirectly own the general partners of the limited partnerships included among such entities and Mr. Latoski was a director and/or senior officer of the trustees of the trusts and the general partners of the limited partnerships included among such entities. Mr. Evans will continue as the senior officer and a director of such entities and, together with Sunstone’s senior executive team, will continue to be responsible for the implementation of Sunstone’s ongoing business plans.

About Sunstone

Sunstone is a privately-held Canadian real estate investment, development and management company, headquartered in Vancouver, British Columbia. Sunstone has a portfolio of revenue-producing properties located in the major markets of Canada and the sunbelt region of the USA. Through its national



SUNSTONE
REALTY ADVISORS

prospectus offerings, Sunstone gives investors the opportunity to participate in institutional quality commercial real estate investments with a professional management team. Since 2002, Sunstone's Canadian funds have acquired 58 properties totaling over \$1 billion and our US funds have acquired 12 properties totaling over \$288 million USD.

Additional information about Sunstone is available at www.sunstoneadvisors.com and about the trusts and limited partnerships listed above is available at www.sedar.com.

For more information please contact:

Andrew Greig,
Director of Investor Relations

Sunstone Realty Advisors Inc.
Suite 910, 925 West Georgia Street
Vancouver, BC V6C 3L2
Phone: (604) 681-5959 or (888) 681-5959
E-mail: Andrew@sunstoneadvisors.com