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ANNOUNCEMENT OF THE SALE OF GOLDEN ACRES SHOPPING CENTRE

Vancouver, BC – September 11, 2014: Sunstone Opportunity (2007) Realty Trust (the “Trust”), and Sunstone Opportunity (2007) Mortgage Fund (the “Fund”) announced today that they have sold Golden Acres Shopping Centre located in Calgary, Alberta for \$13,750,000 less standard closing costs and adjustments. The sale was completed on August 27, 2014. Sunstone acquired Golden Acres in June 2009 for \$10,475,000 plus standard closing costs and adjustments.

Sunstone intends to distribute available net proceeds from the sale of Golden Acres to the unitholders October 15, 2014.

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Additional information about Sunstone is available at www.sunstoneadvisors.com or www.sedar.com.

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