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**SUNSTONE U.S. OPPORTUNITY REALTY TRUST AND SUNSTONE U.S. (2008) L.P.
ANNOUNCES DISPOSITION OF THE PARAGON AT KIERLAND APARTMENTS**

Vancouver, BC – October 7, 2013: Sunstone U.S. Opportunity Realty Trust (the “Realty Trust”) and Sunstone U.S. (2008) L.P. (the “Investment LP”) today announced that they have successfully completed the disposition of The Paragon at Kierland Apartments for a sale price of \$57,750,000 less standard closing costs and adjustments.

The Paragon at Kierland Apartments was originally acquired in October 2008 for a purchase price of \$34,200,000, plus standard costs and adjustments. Sunstone completed the successful sale of this property in September 2013 for \$57,750,000.

Steve Evans commented, “We are excited with this very profitable sale of the Paragon at Kierland-- it is very gratifying when we complete all of our property value-add initiatives with such success and it results in such a significant profit for our investors.”

The sale of the Paragon at Kierland Apartments marks a significant disposition for Sunstone U.S. Opportunity Realty Trust. Most our properties were profitably sold in the last few months and we expect to close on our remaining asset mid to end of October. Around the time of the closing of the final asset, investors will receive all profit distributions.

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