Statement of Trust Income Allocations and Designations

Select: ☑ T3 ☐ R16 ☐ AMENDED POSTING ☐ SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2014

TRUST NAME: Sunstone Opportunity (2008) Realty Trust
ADDRESS (1): 910-925 West Georgia Street
ADDRESS (2):
CITY: Vancouver
PROVINCE: BC
COUNTRY CODE: CAN
POSTAL CODE: V6C 3L2

TIN#: T29482418
CUSIP#: 86802B104
QUEBEC TAX ID:

Preparer information:
CONTACT NAME: MNP LLP - Alanna McLennan
DATE PREPARED: 2015/02/27
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SYMBOL:
WEBSITE: Go

1) CORPORATE ACTIONS
WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: No

2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: No

TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):

3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: No
Part XIII Tax (Income Tax Act)

4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: No
Part XIII.2 Tax (Income Tax Act)

CALCULATION METHOD: RATE
PER CENT - ALLOCATION MUST ADD TO 100
RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME ($) PER UNIT BEING ALLOCATED

T3 Box No.	R16 Box No.		Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
		Total Distribution ($) Per Unit	157.53285	106.77204												
		Record Date	2014/03/10	2014/12/31												
		Payment Date	2014/03/12	2015/01/14												
		Total Cash Distribution ($) Per Unit	157.53285													
		Total Non Cash Distribution ($) Per Unit		106.77204												
		Total Income ($) per unit being allocated	**157.53285**	**106.77204**												
21	A	Capital gain	28.68595													
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income														
26 OTHER INCOME	G	**G- Other Income** (Investment Income)														
42	M	Return of Capital	128.84690	106.77204												
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid														
Total Income Allocation (check figure)			**157.53285**	**106.77204**												

CHECK: When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:
$106.77204 per unit to unitholders on record as at December 31, 2014 remains payable. The amount was paid to unitholders January 15, 2015.