



**SUNSTONE U.S. OPPORTUNITY (NO. 3) REALTY TRUST ANNOUNCES TIMING FOR THE
OPENING OF THE U.S. TAX WEBSITE**

Vancouver, BC – January 10, 2018: Sunstone U.S. Opportunity (No. 3) Realty Trust (the “Trust”) is pleased to provide the following updates to its Unitholders.

The Trust was formed on August 17, 2010. The Trust, through its U.S. subsidiaries, acquired interests in four properties for a combined purchase price of US\$73.1 million. The gross sale price of its properties' interests totaled US\$98.5 million. Property purchase and sale details are set out in the table below:

Property	Purchase Date	Purchase Price	Sale Date	Sale Price
Grand Parkway (10% interest)	June 2011	US\$3,250,000	January 2017	US\$4,040,000
Embassy Suites Tempe	May 2011	US\$19,000,000	January 2017	US\$22,000,000
Zona Hotel & Suites	January 2011	US\$34,000,000	June 2014	US\$52,000,000
Preserve at Arbor Hills (50% interest)	March 2011	US\$16,887,500	January 2015	US\$20,500,000
Total		US\$73,137,500		US\$98,540,000

The Trust paid its final cash distributions to Unitholders of record as of August 15, 2017 with a payable date of August 18, 2017.

The Trust was terminated and dissolved on December 31, 2017 and all outstanding units of the Trust were deemed surrendered for cancellation at termination and dissolution. At the time of the termination of the Trust, the price of the units of the Trust was nil.

U.S. TAX INFORMATION – IMPORTANT TIME SENSITIVE INFORMATION

U.S. Tax obligations have been triggered with the Internal Revenue Service (“IRS”) of the United States of American due to the 2017 sale of properties.

The 2017 property sales of the final two properties resulted in a net U.S. tax capital loss for the 2017 tax year. As a result, no FIRPTA tax was withheld from the 2017 distributions paid to Unitholders. Although no refund is expected, Unitholders should still complete the online website questionnaire to obtain the U.S. tax slips reporting their share of the net U.S. tax capital loss. Please consult your tax advisor.



Unitholders can only obtain their U.S. tax slips by completing the online questionnaire that will be available on www.sunstoneadvisors.com under Sunstone U.S. Opportunity (No. 3) Realty Trust's "Income Tax Information" tab.

The online questionnaire will be available from February 1, 2018 to April 1, 2018 only.

Completing the online questionnaire will be the ONLY way Unitholders can obtain their U.S. tax slips.

The Trust will provide the following documentation to Unitholders upon completion of the online questionnaire:

- **U.S. K1 and 8805 Tax Slips** (all Unitholders are eligible).
- **U.S. Tax Return 1040NR** (for eligible Unitholders only). Please note that corporations, partnerships and trusts, and U.S. citizens, residents and green card holders are not eligible. This option is only available for non-U.S. resident individuals who would not otherwise have a U.S. federal income tax filing requirement, but for the investment in the Trust. Please consult your tax advisor.
- **Individual Taxpayer Identification Number ("ITIN") W7** application/renewal form. Please note that if the Unitholder has previously filed a US Tax Return, the Unitholder may already have an ITIN. Please note that due to recent changes in U.S. tax laws, the ITIN number may have expired and may need to be renewed. Please consult your tax advisor.

Unitholders are encouraged to consult a tax professional if they have any additional questions related to their personal tax circumstances, including whether a Unitholder's share of net U.S. tax capital loss reported on the Trust's 2017 tax slip may be available as a carryback or carryforward on the Unitholder's U.S. federal income tax return.

Unitholders should consult their own tax advisors as each Unitholder's U.S. tax circumstances will be unique. The above information is general in nature and is for informational purposes only and may not apply to all Unitholders in the same manner.

For reference, Unitholders may find the Trust's public documents at www.sedar.com under Sunstone U.S. Opportunity (No. 3) Realty Trust's profile. Should Unitholders have any questions, they are encouraged to contact Sunstone's office or their financial advisor. For additional information please visit www.sunstoneadvisors.com.



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Additional information about the Trust is available at www.sunstoneadvisors.com and www.sedar.com.

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