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KBS Strategic Opportunity REIT Acquires 353 Sacramento in San Francisco



SAN FRANCISCO (July 11, 2016) – [KBS Strategic Opportunity REIT](#), a non-traded real estate investment trust based in Newport Beach, California, announced today the acquisition of 353 Sacramento for \$169.5 million. Located in San Francisco’s Financial District, the property is a 23-story, Class A office tower.

353 Sacramento offers 273,856 square feet of office space and 10,895 square feet of street-level retail. The property’s onsite amenities include a conference center, a full-service banking branch, a deli and views of the bay and city.

The property is located adjacent to Embarcadero Center, which has over 100 restaurants and shops, and two blocks from a Bay Area Rapid Transit station and the Market Street Corridor. Tenants can also easily access railcar lines, bus routes, and cross-bay ferry service. 353 Sacramento is near Broadway Street, providing connections to Highway 101, the Golden Gate Bridge and Marin County.

“We believe that 353 Sacramento’s location in San Francisco’s vibrant Financial District will appeal to both traditional and creative tenants,” said Michael Potter, vice president at KBS and asset manager for the property. “We are pleased to acquire this property in a highly desirable business location and a center of global technology innovation.”

Current tenants at the property include Berry, Appleman & Leiden, a corporate law firm, Landmark Worldwide LLC, a company offering personal development and training programs, and law firm Carlson, Calladine & Peterson LLP.

About KBS

KBS Capital Advisors is the external advisor to KBS Real Estate Investment Trusts (REITs), and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered

investment adviser founded in 1992. Since its inception, KBS-affiliated companies have completed transactional activity in excess of \$31.9 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and seven non-traded REITs. For information, visit www.kbs.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of 353 Sacramento and the performance of the San Francisco real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's and 353 Sacramento's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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