



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

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**KBS Strategic Opportunity REIT
Signs New 14,793-sq.-ft. Lease
in Sacramento, Calif. Submarket**

***PRO Unlimited relocates Sacramento office
to Iron Point Business Park in Folsom, Calif.***

FOLSOM, Calif. (Nov. 20, 2012) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust headquartered in Newport Beach, Calif., has signed a new, 14,793-square-foot lease with PRO Unlimited at its 211,553-square-foot [Iron Point Business Park](#) complex in Folsom, Calif., 24 miles northeast of downtown Sacramento, Calif. KBS Strategic Opportunity REIT acquired the property in 2011.

PRO Unlimited, a global servicer of procurement, management and compliance issues related to contingent (non-employee) workers, has relocated its Sacramento office to Iron Point Business Park Building 1150. [CBRE](#) in Sacramento was the tenant broker, while Kris Reilly of [Colliers International](#), also in Sacramento, represented KBS.

Constructed between 1999 and 2001, and renovated in 2012 with upgraded lobbies and common areas and conference rooms, Iron Point Business Park consists of five multi-story office buildings conveniently located along Highway 50, adjacent to the 1.5 million-square-foot Intel Corporation campus.

KBS and affiliated companies own four additional equity assets in the Sacramento area, including [University Park](#), [City Gate Plaza](#), [Gateway Corporate Center I & II](#) in Sacramento, and [Roseville Commerce Center](#) in Roseville, for a total of more than 767,000 square feet.

KBS Strategic Opportunity REIT is a public, non-traded real estate investment trust that invests in and manages a diverse portfolio of real estate-related loans, opportunistic real estate, real estate-related debt securities and other real estate-related investments. KBS Strategic Opportunity REIT was sponsored indirectly by Charles J. Schreiber, Jr., Peter Bren, Keith Hall and Peter McMillan III, and is advised by KBS Capital Advisors LLC, an affiliated entity which is indirectly owned and controlled by KBS Strategic Opportunity REIT's sponsors.

About KBS

KBS Capital Advisors is an affiliate of KBS Realty Advisors LLC, a private equity real estate company and SEC-registered investment advisor founded by Peter Bren and Charles J. Schreiber, Jr. Since 1992, KBS Realty Advisors and its affiliated companies have completed transactional activity in excess of \$25 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbsrealty.com

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's or Iron Point Business Park'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.