



Strategic  
Opportunity  
REIT

**FOR IMMEDIATE RELEASE**

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**KBS Strategic Opportunity REIT Adds 728,857 Sq. Ft.  
in Key North Dallas Submarket**

***Non-Traded REIT acquires a five-building value-add portfolio  
in Telecom Corridor in Richardson, Texas***

RICHARDSON, Texas (Dec. 5, 2011) – KBS Strategic Opportunity REIT and a joint venture partner have acquired a five-property office portfolio encompassing 728,857 square feet in Richardson, Texas, 12 miles north of Dallas, near the intersection of US-75 Central Expressway and President George Bush Turnpike. KBS-affiliated companies now own approximately 5.6 million square feet of commercial space in the greater Dallas/Fort Worth Metroplex. The transaction closed on Nov. 23, 2011.

The Richardson Office Portfolio is comprised of five buildings constructed between 1980 and 1985, as well as 43 acres of fully-entitled land. Palisades Central I and II are 10- and 16-story buildings offering 180,864 and 246,646 square feet of office space, respectively, on Richardson's North Central Expressway. The Greenway Plaza I, II and III, located across I-75 on Lakeside Blvd., total 301,347 square feet.

"The Richardson Office Portfolio fits in perfect with KBS Strategic Opportunity REIT's objective of acquiring well-located value-added assets," said Brian Ragsdale, executive vice president of KBS Capital Advisors.

Located in the Richardson Telecom Corridor®, home to more than 600 tech companies, the five properties offer immediate freeway access and are within walking distance of hotels, restaurants and shopping. DART Light Rail service is available at the nearby Galatyn Park Station.

KBS Strategic Opportunity REIT is a public non-traded real estate investment trust that intends to invest in and manage a diverse portfolio of real estate-related loans, 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 of approximately \$20 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit [www.kbsrealty.com](http://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 Richardson Office Portfolio'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.*

*Factors that may cause actual results to differ materially include changes in general economic conditions, changes in real estate conditions, construction delays, changes in interest rates, lease-up risks, lack of financing availability and lack of capital proceeds.*

*This is neither an offer to sell nor a solicitation of an offer to buy KBS Strategic Opportunity REIT; offering is only made by prospectus ([www.kbsreits.com](http://www.kbsreits.com)). This information must be preceded or accompanied by a prospectus in order to understand fully all of the implications and risks of the offering. Neither the Attorney General of the State of New York nor any other state regulators have passed on or endorsed the merits of this offering.*

*Any representation to the contrary is unlawful. Investing in KBS Strategic Opportunity REIT includes significant risks. These risks include, but are not limited to: the possibility of losing your entire investment; no guarantees regarding future performance; upon sale or distribution of assets you may receive less than your initial investment; fluctuation of the value of the assets owned by KBS Strategic Opportunity REIT; lack of a public market for shares of KBS Strategic Opportunity REIT; limited liquidity; limited transferability; reliance on the advisor to select and manage assets; payment of significant fees; and various economic factors that may include changes in interest rates, laws, operating expenses, insurance costs and tenant turnover. Shares of KBS Strategic Opportunity REIT are not suitable for all investors.*

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