



SUNSTONE
REALTY ADVISORS

*NOT FOR DISTRIBUTION TO UNITED STATES NEWSWIRE SERVICES
OR FOR DISSEMINATION IN THE UNITED STATES*

ANNOUNCEMENT OF DISPOSITION OF BOUNDARY PARK PLAZA

Vancouver, BC – January 8, 2013: Sunstone Opportunity Fund (2008) Limited Partnership (“**Sunstone (2008) LP**”), Sunstone Opportunity (2008) Realty Trust (the “**Trust**”) and Sunstone Opportunity (2008) Mortgage Fund (the “**Fund**”, and together with Sunstone (2008) LP and the Trust, the “**Issuers**”) today announced that they have successfully completed the disposition of Boundary Park Plaza for a sale price of \$19,575,000, less standard closing costs, real estate commissions and adjustments.

The property was originally acquired in January 2010 for a purchase price of \$13,700,000, plus standard closing costs and adjustments.

This news release is intended for distribution in Canada only and is not intended for distribution to United States newswire services or dissemination in the United States. The securities being offered have not, nor will they be registered under the United States Securities Act of 1933, as amended, and may not be offered or sold within the United States or to, or for the account or benefit of, United States persons absent United States registration or an applicable exemption from the United States registration requirements. This release does not constitute an offer for sale of securities in the United States.

Additional information about the Issuers is available at www.sunstoneadvisors.com or www.sedar.com.

For more information please contact:

Andrew Greig, Director of Business Development

Sunstone Opportunity (2008) Realty Trust
Sunstone Opportunity (2008) Mortgage Fund
Sunstone Opportunity Fund (2008) Limited Partnership
Suite 910, 925 West Georgia Street
Vancouver, BC V6C 3L2
Phone: (604) 681-5959 or (888) 681-5959
E-mail: andrew@sunstoneadvisors.com

NOT FOR DISTRIBUTION TO UNITED STATES NEWSWIRE SERVICES OR FOR DISSEMINATION IN THE UNITED STATES.

SUNSTONE OPPORTUNITY FUND (2008) LIMITED PARTNERSHIP, SUNSTONE OPPORTUNITY (2008) REALTY TRUST AND
SUNSTONE OPPORTUNITY (2008) MORTGAGE FUND

Suite 910, 925 West Georgia Street • Vancouver • British Columbia • Canada • V6C 3L2 • Telephone (604) 681-5959 • Fax (604) 681-5969