

Statement of Trust Income Allocations and Designations

Select:

☒ T3

☒ R16

☐ AMENDED POSTING

☐ SUBSCRIPTION RECEIPTS

TAXATION YEAR:2013▼

TRUST NAME:Sunstone U.S. Opportunity Realty Trust

ADDRESS (1):910 - 925 West Georgia Street

ADDRESS (2):

CITY:Vancouver

PROVINCE:BC

COUNTRY CODE:CAN

POSTAL CODE:V6C 3L2

TIN#:T29488761

CUSIP#:867899106

QUEBEC TAX ID:

Preparer information:

CONTACT NAME:Samantha Adams

DATE PREPARED:2014/02/28

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SYMBOL:

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1) CORPORATE ACTIONS

WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?:Yes▼

2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?:Yes▼

TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):

3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?:No▼

Part XIII Tax (Income Tax Act)

4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?:No▼

Part XIII.2 Tax (Income Tax Act)

QUEBEC TAX ID:			CALCULATION METHOD: <div>RATE</div>						4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: <div>No</div> Part XIII.2 Tax (Income Tax Act)							
			PER CENT - ALLOCATION MUST ADD TO 100 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED													
			Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
T3 Box No.	R16 Box No.	Total Distribution (\$) Per Unit	17.41565	18.01851	1827.87500	1.33593	1.23585	223.07146								
		Record Date	2013/03/31	2013/06/30	2013/10/22	2013/03/31	2013/06/30	2013/12/16								
		Payment Date	2013/04/15	2013/07/15	2013/10/28	2013/12/18	2013/12/18	2013/12/18								
		Total Cash Distribution (\$) Per Unit	17.41565	18.01851	1827.87500	1.33593	1.23585	223.07146								
		Total Non Cash Distribution (\$) Per Unit														
		Total Income (\$) per unit being allocated	17.41565	18.01851	1827.87500	1.33593	1.23585	223.07146								
21	A	Capital gain	7.36888	7.62396	773.40710	0.56526	0.52291	94.38558								
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income	0.01750	0.01811	1.83668	0.00134	0.00124	0.22415								
26 OTHER INCOME	G	G- Other Income (Investment Income)														
42	M	Return of Capital	10.08606	10.43520	1058.59178	0.77369	0.71573	129.18915								
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid	0.05679	0.05876	5.96056	0.00436	0.00403	0.72742								
▼																
▼																
▼																
Total Income Allocation (check figure)			17.41565	18.01851	1827.87500	1.33593	1.23585	223.07146								

CHECK: When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:

Sunstone U.S. Opportunity Realty Trust (the "Trust") was terminated and dissolved on December 31, 2013.

Distributions above have been translated into CDN\$.

Box 21 represents capital gains realized in a foreign country (U.S.). Taxable portion of such capital gain is designated by the Trust under subsections 104(21) and 104(22) of the Income Tax Act. Therefore, such amount should retain its character as a U.S.-source capital gain of unitholders for purposes of computing their foreign tax credit. Please note that U.S. tax was withheld from October 28, 2013 distribution on account of unitholders' tax on their share of gain from disposition of U.S. real properties. However, such amount withheld is not reflected in Box 34 and is instead reflected as a part of cash distribution on October 28, 2013. Unitholders should file their U.S. federal income tax returns and claim the applicable U.S. tax refund for any over-withholding. In addition, unitholders should refer to their U.S. federal income tax return for their final U.S. federal income tax liability in order to support a foreign tax credit claim in respect of the U.S.-source capital gain reported in Box 21.

Box 34 represents U.S. tax withheld on income of the Trust but does not include the amount withheld from October 28, 2013 distribution as described above. Unitholders should file their U.S. federal income tax returns and establish their final U.S. federal income tax liability in order to support their foreign tax credit claim in respect of U.S.-source capital gain reported in Box 21.