

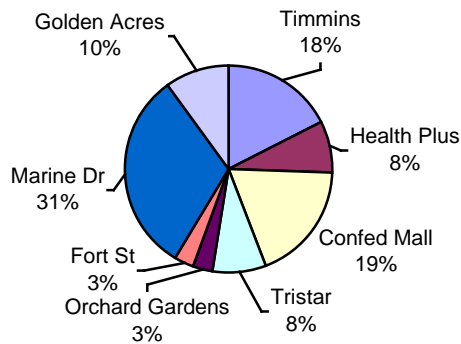
Sunstone Opportunity (2007)

Portfolio Summary

Closing: Oct. 23, 2007
 Total units: 44,000
 Per unit: \$1,250
 Debenture interest rate: 8%

Equity raised: \$55,000,000
 Total portfolio acquired: \$110,695,000

Number of properties: 8 (2 divested)



Debt Maturities

Year	Debts maturing
2011	28%
2013	11%
2014	36%
2015	25%

Properties

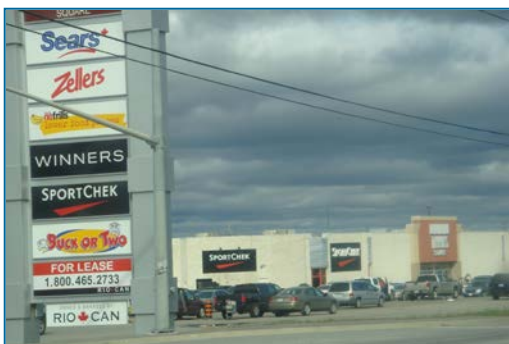


HEALTH PLUS

Calgary, AB

Purchase price: \$8,600,000
 Purchase date: June 2008
 Property type: Office building
 Rentable area: 31,655 sq. ft.
 Site area: 1.50 acres

Mortgage: \$6,000,000
 Interest rate: 5.99%
 Maturity date: Month to Month



TIMMINS SQUARE – 35% INTEREST

Timmins, ON

Purchase price: \$18,550,000
 Purchase date: December 2007
 Property type: Shopping centre
 Rentable area: 391,410 sq. ft.
 Site area: 52.0 acres

Mortgage: \$10,066,544.37
 Interest rate: 5.229%
 Maturity date: December 2015

Key tenants: Sears, Zellers, Winners, SportChek, No Frills grocery store

Sunstone Opportunity (2007)



CONFEDERATION MALL – 70% INTEREST

Saskatoon, SK

Purchase price: \$19,670,000

Purchase date: September 2008

Property type: Retail centre

Rentable area: 329,128 sq. ft.

Site area: 29.0 acres

Mortgage 1: \$7,834,872

Interest rate: 6.33%

Maturity date: January 2014

Mortgage 2: \$5,530,000

Interest rate: 6.50%

Maturity date: month to month

Key tenants: Wal-Mart, Safeway, Saskatchewan Liquor Board, Petland, Mark's Work Warehouse, Urban Planet



TRISTAR

Delta, BC

Purchase price: \$8,700,000

Purchase date: September 2008

Property type: Commercial

Rentable area: 73,396 sq. ft.

Site area: 7.12 acres

Sold April 2011 for \$9,300,000



ORCHARD GARDENS PLAZA – 50% INTEREST

Kelowna, BC

Purchase price: \$3,200,000

Purchase date: October 2008

Property type: Retail

Rentable area: 43,988 sq. ft.

Site area: 3.09 acres

Mortgage: \$2,240,000

Interest rate: 5.51%

Maturity date: October 2013

Key tenants: Nevada Bob's Golf, Swiss Chalet, Blockbuster Video



838 FORT STREET

Victoria, BC

Purchase price: \$3,300,000

Purchase date: October 2008

Property type: Office building

Rentable area: 19,234 sq. ft.

Site area: 6,720 sq. ft.

Mortgage: \$2,330,000

Interest rate: 5.85%

Maturity date: October 2013

Sunstone Opportunity (2007)



845 MARINE DRIVE

North Vancouver, BC

Purchase price: \$38,200,000

Purchase date: March 2009

Property type: Lot with shopping centre to be constructed

Rentable area: Estimated 88,751 sq. ft.

Site area: 124,931 sq. ft.

Sold August 2010 for \$46,700,000



GOLDEN ACRES SHOPPING CENTRE

Calgary, AB

Purchase price: \$10,475,000

Mortgage: \$7,000,000

Purchase date: June 2009

Interest rate: 5.95%

Property type: Retail & office

Maturity date: June 2014

Rentable area: 57,639 sq. ft.

Site area: 3.56 acres

Key tenants: Pizza Hut, Swiss Chalet, Mr. Sub, CitiFinancial, Daily Liquor