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**Sunstone Opportunity Fund (2004) Limited Partnership**

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Fifth Acquisition**

**Vancouver, BC – July 25, 2005:** Sunstone Opportunity Fund (2004) Limited Partnership (“Sunstone (2004) LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone (2004) LP, the “Issuers”) today announce that they have successfully completed the acquisition of an undivided beneficial interest in Drumheller Shopping Centre, Drumheller, Alberta for a purchase price of \$2,335,000 plus standard closing costs and adjustments. Sunstone (2004) LP is funding the acquisition with cash and a \$1,751,000 new first mortgage on the property in favour of Canadian Western Bank, bearing an interest rate of 4.7% per annum and maturing in July 2010. Legal title to the property is held by the General Partner, as bare trustee for Sunstone (2004) LP which holds the beneficial interest in the property.

Drumheller Shopping Centre is a 10,537 square foot shopping centre located north east of Calgary, in Drumheller, Alberta. The centre is anchored by three major tenants, A&W restaurants, Alberta Treasury Branches and VHQ Entertainment (Video Headquarters, which was recently acquired by Movie Gallery). The site has great exposure to traffic flow from Highway 10 and the downtown core, with average daily traffic volumes reported at 7,200. Drumheller Shopping Centre is located in the new “South Side” business district, adjacent to tenants such as IGA, McDonalds, Country Style Donuts, Super 8 Motel and Canadian Tire.

The “Badlands” help make Drumheller Alberta’s third-ranked tourist destination with the dinosaur fossil industry attracting over 400,000 visitors annually. Drumheller is also evolving as a regional centre with growth in key industries: farming, oil and gas, and tourism. Drumheller is the retail trade and professional services centre for 30,000 people in east central Alberta and new developments in residential housing and industrial properties are under way.

For additional information, please contact Darren Latoski at (604)-681-5959.

**SUNSTONE OPPORTUNITY FUND (2004)  
LIMITED PARTNERSHIP**

**by its General Partner, Sunstone Advisors (Canada) Inc.**

**SRAI CAPITAL CORP.**

“Darren Latoski”  
Director

“Steve Evans”  
Director