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Sunstone Opportunity Fund (2004) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Fourth Acquisition

Vancouver, BC - May 30, 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 Halton Hills Shopping Plaza, Halton Hills, Ontario for a purchase price of \$8,650,000 plus standard closing costs and adjustments. Sunstone (2004) LP is funding the acquisition with cash and a blended \$6,750,000 mortgage on the property in favour of GMAC Commercial Mortgage and vendor financing, bearing interest of 4.75% per annum and maturing in 2008. Legal title to the property is held by a private nominee Ontario corporation, as bare trustee for Sunstone (2004) LP which holds the beneficial interest in the property.

Halton Hills Shopping Plaza is a grocery anchored, 70,228 square foot, open neighbourhood centre, and is situated in the highly visible and heavily traveled commercial area of Georgetown, Ontario. The centre is anchored by Food Basics, a successful grocery store chain, and is complimented by a high-profile diversified tenant mix including TD Canada Trust, PetValu, Pita Pit and Dollarama

Halton Hills Shopping Plaza is situated directly across the street from Georgetown Market Place, a 300,000 square foot enclosed community scale centre anchored by Zellers, Loblaws and Walmart, which generates higher traffic volumes in the area, and increased consumer exposure. The entrance to Halton Hills Shopping Plaza is located on Guelph Street (Highway #7), which provides the largest concentration of retail services within the Town of Halton Hills.

The town of Halton Hills area is increasingly becoming a regional town centre, and is experiencing significant residential development. The town is considered to have strong drawing power, bringing traffic from the surrounding areas of both Brampton and Burlington. Halton Hills is conveniently located at the intersection of Highway 401 and 407, which provides ready access to Highway 403 and the Queen Elizabeth 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