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Sunstone Opportunity Fund (2004) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Second Acquisition

Vancouver, BC - March 21, 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 WestWillow Shopping Centre for a purchase price of \$9,750,000 plus standard closing costs and adjustments. Sunstone (2004) LP is funding the acquisition with cash and a \$7,312,500 new first mortgage on the property in favour of Coast Capital Savings. Legal title to the property is held by a private nominee British Columbia corporation, as bare trustee for Sunstone (2004) LP which holds the beneficial interest in the property.

WestWillow is a 70,074 square foot shopping centre located in the Willowbrook shopping district of Langley, British Columbia. The centre is anchored by Fairway Market, a successful grocery store chain, and has a diversified tenant mixing including Fanny’s Fabrics, Baskin Robbins, and Mail Boxes Etc. WestWillow is also in close proximity to other big box stores and shopping centres that include Wal-Mart, Home Outfitters, Real Canadian Superstore as well as Willowbrook Mall which adds to high traffic volumes, and visibility. The Willowbrook area is increasingly becoming a regional town centre, and is considered to have a strong drawing power, bringing traffic from the surrounding areas of White Rock, and South Surrey.

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” and “Steve Evans”
Director(s)

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