

FOR IMMEDIATE RELEASE

NOT FOR DISTRIBUTION IN THE UNITED STATES OR OVER UNITED STATES WIRE SERVICES

Sunstone Opportunity Fund (2004) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Seventh Acquisition

Vancouver, BC – December 1, 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 on October 28, 2005 they completed the acquisition of an undivided beneficial interest in the Northland Building, Calgary, Alberta for a purchase price of \$4,925,000 plus standard closing costs and adjustments.

Sunstone (2004) LP funded the acquisition with cash and a new first mortgage on the property in favour of Citizens Bank of Canada. The principal amount of the mortgage is \$3,693,750 with an interest rate of 5.09%.

Northland Building is a 3 building office complex, located at 9705 Horton Road SW in Calgary, Alberta. The overall sight area is 74,273 square feet, with 54,581 sq. ft. of rentable office space. The complex is very well situated in the Haysboro district and is located close to the busy Macleod Trail commercial corridor. Horton Road SW also serves as a service road providing rear access to commercial developments situated on Macleod Trail South, and intersects with Southland Drive SW and Heritage Drive SW both of which are major arterial routes. The property is in easy walking distance of the Calgary LRT, and is in the predominantly commercial portion of the district with excellent access to restaurants, banks and other retail tenants.

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