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Sunstone Opportunity Fund (2005) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Final Acquisition

Vancouver, BC – December 20, 2006: Sunstone Opportunity Fund (2005) Limited Partnership (“Sunstone (2005) LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone (2005) LP, the “Issuers”) today announce that on November 30, 2006, they completed the acquisition of an undivided beneficial interest in 4243 Glanford Avenue for a purchase price of \$5,500,000 plus standard closing costs and adjustments. Sunstone (2005) LP funded the acquisition with cash and a new first mortgage on the property in favour of Canadian Western Bank in the amount of \$3,546,000. The mortgage matures in December 2007 and is a variable rate mortgage.

4243 Glanford is a 38,332 square foot three storey office building located in the Royal Oak Industrial Park in Victoria, British Columbia and is one of the most recognizable industrial parks in Greater Victoria. The office building was constructed in 1991 with an attractive blue curtain glass wall façade, and is strategically located adjacent to the Pat Bay Highway, which gives the tenants convenient access to downtown Victoria, the airport and the Swartz Bay ferry terminal.

On December 15, 2006, Sunstone (2005) LP and SRAI completed the acquisition of a fifty percent joint venture interest in vacant land adjacent to Pickering Annex for a purchase price of \$2,400,000 plus standard closing costs and adjustments. The vacant land will be developed in the upcoming year and, combined with the previously acquired Pickering Annex and DeBoers property, will create a much larger, united centre with increased retail space and exposure.

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

SUNSTONE OPPORTUNITY FUND (2005)

SRAI CAPITAL CORP.

LIMITED PARTNERSHIP

by its General Partner, Sunstone Realty Advisors (2005) Inc.

“Darren Latoski”

Director

“Steve Evans”

Director