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**Sunstone Opportunity Fund (2005) Limited Partnership**

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Fifth Acquisition**

**Vancouver, BC – April 19, 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 March 30, 2006 they completed the acquisition of an undivided beneficial interest in the River City Centre, 810 Circle Drive Saskatoon, Saskatchewan, for a purchase price of \$22,900,000 plus standard closing costs and adjustments.

Sunstone (2005) LP is funding the acquisition with cash and a \$17,175,000 mortgage on the property in favour of Sun Life Assurance Company of Canada, bearing interest of 5.35% per annum and maturing in 2011.

The 160,389 square foot Big Box retail centre is located in Saskatoon’s north end, and has major tenants including Sears Home Centre (43,813 sf), Staple’s (25,018sf), and Sport Mart (9,985 sf). Other excellent national tenants include: ICI Paints Canada Inc., Scott's Parable, Dollarama, Grainfields Restaurant and PartSource. The River City Centre has excellent exposure from Circle Drive and easy access from Millar Avenue.

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

**SUNSTONE OPPORTUNITY FUND (2005)**

**LIMITED PARTNERSHIP**

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

**SRAI CAPITAL CORP.**

“Darren Latoski”

Director

“Steve Evans”

Director