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

**SRAI Capital Corp.**

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

**Announcement of Third 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 29, 2006, they completed the acquisition of a fifty percent joint venture interest in the Pickering Annex, for a purchase price of \$17,675,000 plus standard closing costs and adjustments.

Sunstone (2005) LP is funding the acquisition with cash and a floating rate \$13,200,000 mortgage on the property in favour of GE Commercial Finance. The mortgage matures in 2008 and is structured to permit additional draws for the purpose of funding renovations and repositioning of the asset. Legal title to the property is held by a private nominee Ontario corporation, as bare trustee for Sunstone (2005) LP which holds a 50% joint venture interest in the property.

Pickering Annex is a 237,000 square foot retail shopping centre anchored by Staples Business Depot and other national and local retailers specializing in home décor such as Coast/Interhome Furniture, Amish Furniture and Kitchen Stuff, as well as Pennington’s, and Extreme Fitness. The facility is shadow anchored by the adjacent regional power centre, with tenants including Wal-Mart, Sam’s Club, and Canadian Tire.

The Annex is located at 1755 – 1805 Pickering Parkway, Pickering, Ontario, in a strong retail district and benefits from excellent exposure and convenient access to Highway 401 and Brock Road.

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