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

Sunstone Opportunity (2007) Realty Trust
Sunstone Opportunity (2007) Mortgage Fund
910 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Announcement of Prospectus Closing

Vancouver, BC – October 23, 2007: Sunstone Opportunity (2007) Realty Trust, Sunstone Opportunity (2007) Mortgage Fund (together the “Issuers”) today announce that they have completed the sale of 44,000 units, the maximum number of units contemplated by the Issuers’ prospectus dated October 4, 2007, for aggregate gross proceeds of \$55,000,000. This constitutes the first and final tranche of units issued pursuant to the prospectus, as the Issue was oversubscribed and sold out.

Each unit is comprised of one unit of Sunstone Opportunity (2007) Realty Trust having a price of \$250, and one unit of Sunstone Opportunity (2007) Mortgage Fund in the principal amount of \$1,000. Dundee Securities Corporation acted as lead agent in the offering with syndicate support from Raymond James Ltd, Bieber Securities Inc., Canaccord Capital Corporation, Sora Group Wealth Advisors Inc., Blackmont Capital Inc., Laurentian Bank Securities Inc. and MGI Securities Inc.

Sunstone Opportunity (2007) Realty Trust (“Sunstone (2007)”) is engaged in identifying investment opportunities in the real estate market. It has been established for the purposes of owning and operating a diversified portfolio of high quality income-producing real estate properties in Canada. The gross cash proceeds realized by Sunstone Opportunity (2007) Realty Trust and Sunstone Opportunity (2007) Mortgage Fund from the sale of the units will be applied by Sunstone (2007) primarily to pay certain offering costs, and to further its immediate business objectives of identifying and evaluating residential and commercial real estate properties for acquisition.

The units being sold have not been offered and will not be registered under the United States Securities Act of 1933, as amended, and state securities laws. Accordingly, the units may not be offered or sold to U.S. persons except pursuant to applicable exemptions from registration.

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

SUNSTONE OPPORTUNITY (2007) REALTY TRUST
by its Trustee, SRAI Realty Services (2007) Inc.

“Darren Latoski”
President

SUNSTONE OPPORTUNITY (2007) MORTGAGE FUND
by its Trustee, SRAI Mortgage Fund (2007) Inc.

“Darren Latoski”
President