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Sunstone Opportunity Fund Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Disposition of Langley Crossing Shopping Centre

Vancouver, BC - September 20, 2005: Sunstone Opportunity Fund Limited Partnership (“Sunstone LP”) and SRAI Capital Corp., a subsidiary of Knightswood Financial Corp., (“SRAI”, and collectively with Sunstone LP, the “Issuers”) today announce that they have successfully completed the disposition of Langley Crossing Shopping Centre for a total sale price of \$29,000,000 less standard closing costs and adjustments, including third party real estate commission. The remaining balance of the first mortgage on the property has been assumed by the purchaser.

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

**SUNSTONE OPPORTUNITY FUND
LIMITED PARTNERSHIP
by its General Partner, Sunstone
Realty Advisors (Canada) Inc.**

SRAI CAPITAL CORP.

“Darren Latoski” and “Steve Evans”
Director(s)

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