

**FOR IMMEDIATE RELEASE**

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

**Sunstone Opportunity Fund Limited Partnership  
SRAI Capital Corp.**

600 – 1040 West Georgia Street  
Vancouver, BC V6E 4H1

**Announcement of Minimum Prospectus Closing**

**Vancouver, BC - March 4, 2004:** Sunstone Opportunity Fund Limited Partnership (“SunstoneLP”) and SRAI Capital Corp. (“SRAI”, and collectively with SunstoneLP, the “Issuers”) announce that they have closed the minimum offering of units contemplated by the Issuers’ prospectus dated January 5, 2004 at a price of \$12,500 per unit. A total of 980 units have been sold for aggregate gross proceeds of \$12,250,000, which exceeds the minimum offering level by 780 units.

Each unit is comprised of one unit of SunstoneLP having a price of \$2,500, and one Series A debenture of SRAI in the principal amount of \$10,000 maturing on February 28, 2009 and bearing interest at a rate of 9% per annum. Dundee Securities Corporation is acting as lead agent in the offering.

SunstoneLP 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 commercial real estate properties in Canada. The net cash proceeds realized by SRAI from the sale of the debentures less their pro-rata share of the offering costs will be loaned to SunstoneLP in the amount of \$8,876,000. Such loan proceeds and the net subscription proceeds realized from the sale of the limited partnership units in the amount of \$2,238,834 will be applied by SunstoneLP 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 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)-671-0259.

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

**SRAI CAPITAL CORP.**

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

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