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Sunstone Opportunity Fund (2005) Limited Partnership

SRAI Capital Corp.

910 – 925 West Georgia Street

Vancouver, BC V6C 3L2

Announcement of Sixth Acquisition

Vancouver, BC – July 6, 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 July 4, 2006 they completed the acquisition of an undivided beneficial interest in Sherwood Forrest Village, 1900 Dundas Street West, Mississauga, for a purchase price of \$9,550,000 plus standard closing costs and adjustments.

Sunstone (2005) LP is funding the acquisition with cash and a \$7,000,000 mortgage on the property in favour of bcIMC bearing interest at 5.76% per annum and maturing in 2012.

The 43,274 square foot community retail centre is well located in Mississauga, in close proximity to the major intersection of Erin Mills Parkway and Dundas Street West. The centre is also just north of the Queen Elizabeth Parkway. The Dundas Street West corridor is a major commercial/residential corridor in the city of Mississauga, and the centre is surrounded by an affluent neighbourhood and supplies upscale boutique shopping. There is a strong and diversified tenant base including Starbucks, LCBO Vintages, Edward Jones, a dental office, local restaurants and boutique clothing shops.

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

SUNSTONE OPPORTUNITY FUND (2005)

SRAI CAPITAL CORP.

LIMITED PARTNERSHIP

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

“Darren Latoski”

Director

“Steve Evans”

Director