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**Sunstone Opportunity (2006) Realty Trust  
Sunstone Opportunity (2006) Debenture Fund  
Sunstone Opportunity Fund (2006) Limited Partnership**  
910 – 925 West Georgia Street  
Vancouver, BC V6C 3L2

**Announcement of Acquisition**

**Vancouver, BC – August 27, 2007:** Sunstone Opportunity (2006) Realty Trust, Sunstone Opportunity (2006) Debenture Fund and Sunstone Opportunity Fund (2006) Limited Partnership (together the “Issuers”) today announce that on June 30, 2007, the Limited Partnership completed the acquisition of an undivided beneficial interest in 65 Grand Marshall Drive, located in Toronto, Ontario, for \$3,400,000 plus standard closing costs and adjustments. The Limited Partnership funded the acquisition with cash and a new mortgage in the amount of \$2,000,000.

65 Grand Marshall is a 15,965 square foot single tenant industrial building located on 2.69 acres of land. The property is well located for industrial and commercial uses within the Rouge Employment District, which has excellent transportation access to Highway 401 as well as Highways 407 and 48. The property is also located adjacent to a retail power centre and auto dealership campus which may indicate possible re-development potential. The current tenant is the Province of Ontario’s Ministry of Transportation.

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

**SUNSTONE OPPORTUNITY (2006) REALTY TRUST**  
by its Trustee, SRAI Realty Trust (2006) Inc.

“Darren Latoski”  
President

**SUNSTONE OPPORTUNITY (2006) DEBENTURE FUND**  
by its Trustee, SRAI Debenture Fund (2006) Inc.

“Darren Latoski”  
President

**SUNSTONE OPPORTUNITY FUND (2006) LIMITED PARTNERSHIP**  
by its General Partner, Sunstone Realty Advisors (2006) Inc.

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