

For Immediate Release

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WALTON WESTPHALIA DEVELOPMENT CORPORATION'S U.S. SUBSIDIARY ENTERS INTO SALES AGREEMENT WITH NVR, INC.

Calgary – November 8, 2013: Walton Westphalia Development Corporation (the "**Corporation**") announces that its U.S. subsidiary, Walton Westphalia Development (USA), LLC ("**WWDU**") has entered into an agreement with NVR, Inc. to build townhomes in Phase 1 of its Westphalia property located in Prince George's County, Maryland, U.S.A. (the "**Property**").

This is the first agreement that WWDU has made with a builder for the Property. Under the agreement, NVR, Inc. has purchased 148 out of 348 townhome lots planned for Phase I of the master planned, mixed-use community. The completion of the purchase of the lots is conditional upon a number of matters including the delivery of serviced lots by WWDU.

Construction on the Property began earlier this summer following a groundbreaking ceremony with Lt. Governor Anthony Brown and County Executive Rushern L. Baker III. Phase I work, including the townhome lots that NVR will build upon, is projected to be completed in early 2014.

Launched in March 2012, the Corporation was formed to provide investors with the opportunity to participate in the acquisition and development of its 310-acre Westphalia Property located in Prince George's County, Maryland, U.S.A. The Property is approximately 21.7 kilometres from Capitol Hill in Washington D.C., which is the site of the White House, the National Mall and the Capitol Building.

The Corporation is managed by Walton Asset Management L.P. and development of the Property is managed by Walton Development & Management (USA), Inc., both of which are members of the Walton Group of Companies.

The Walton Group of Companies ("**Walton**") is a family-owned, multinational real estate investment, planning, and development group concentrating on the research, acquisition, administration, planning and development of strategically located land in major North American growth corridors. With over 78,000 acres of land under administration and management, Walton is one of North America's premier land asset administrators and managers.

Walton has been in business for over 30 years. It takes a long-term approach to land planning and development. Its industry-leading expertise in real estate investment, land planning and development uniquely positions Walton to responsibly transition land into sustainable communities where people live, work and play.

Its communities are comprehensively designed in collaboration with local residents for the benefit of all community stakeholders. Its goal is to build communities that will stand the test of time: hometowns for present and future generations.

For more information about Walton Westphalia Development Corporation, please visit www.sedar.com. For more information about Walton, visit www.Walton.com.

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This news release does not constitute an offer of securities, and is not for distribution or dissemination outside Canada. This news release contains forward looking information, and actual future results may differ from what is disclosed in this news release. The risks, uncertainties and other factors that could influence results are described in the Corporation's prospectus and other documents filed with Canadian securities regulatory authorities and available online at www.sedar.com. The forward-looking statements contained in this document are made as at the date of this news release and the Corporation does not undertake any obligation to update publicly or to revise any of the included forward-looking statements, whether as a result of new information, future events or otherwise, except as may be required by applicable securities laws.