

For Immediate Release

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WALTON WESTPHALIA DEVELOPMENT CORPORATION REPORTS THIRD QUARTER 2013 RESULTS

Calgary – November 22, 2013: Walton Westphalia Development Corporation (the “**Corporation**”) announced today its financial results for the third quarter of 2013.

The Corporation signed its first homebuilder agreement for the development project. Under the agreement, NVR, Inc. purchased 144 of the 348 townhome lots planned for Phase 1 of the master planned community. Additionally, a number of meetings have taken place with state and county officials to properly coordinate the activities for the development.

“We are extremely pleased with the reception Westphalia Town Center is receiving from local officials and the business community,” said Bill Doherty, CEO of the Corporation. “The Greater Washington area is thriving compared to other mid-Atlantic regions, and we’re excited about building a vibrant mixed-use community in Prince George’s County, Maryland, that includes housing options, retail, commercial space, and a hotel.”

“Walton is committed to offering a variety of residential and commercial properties at Westphalia Town Center, and we’re excited that NVR had chosen to partner with us,” said John Vick, President of Walton Development and Management, Northeast USA.

It is anticipated that, upon completion, Westphalia will feature an elementary school, a fire and rescue facility, 1,134,000 sq. ft. of shopping and restaurants, 3,240,000 sq. ft. of office space and 600 hotel rooms. In addition to the commercial tenants, Westphalia Town Center is proposed to include 1,287 townhomes, 1,855 apartments, and 172 single-family homes – all surrounded by acres of green space.

During the third quarter of 2013, the Corporation achieved the following:

- a lot purchase agreement was executed with NVR, Inc. for 144 lots on September 5, 2013. Negotiations continue with two builders for the remaining townhome lots in Phase 1;
- the real estate company representing the Corporation in the sale of the multi-family apartment site in Phase 1 continues to actively market the site;
- the Umbrella Architecture Detailed Site Plan was approved by the Planning Board in September, and will be reviewed by the District Council in January 2014. The Plan allows builders to directly apply for building permits; and
- subsequent to the third quarter, a Conceptual Site Plan Reconsideration to revise a condition to allow up to 10% of the townhouse units to be front load garage units was approved by the Planning Board in October 2013.

Third Quarter Financial Results

During the third quarter of 2013, the Corporation recognized revenues of \$nil (September 30, 2012 - \$2,882,119), cost of sales of \$nil (September 30, 2012 - \$2,882,119), other income of \$1,580 (September 30, 2012 - \$8,373), other expenses of \$210,274 (September 30, 2012 - \$212,297), net loss of \$360,093 (September 30, 2012 - \$226,382), and comprehensive loss of \$895,704 (September 30, 2012 - \$226,382). Comprehensive loss increased in the third quarter of 2013 compared to the third quarter of 2012 due to the loss on the interest rate cap revaluation being incurred in 2013, a larger unrealized foreign exchange loss incurred in 2013 compared to 2012, and a large foreign translation loss which was incurred in 2013.

On a year-to-date basis, the Corporation recognized revenue of \$nil (September 30, 2012 - \$2,882,119), cost of sales of \$nil (September 30, 2012 - \$2,882,119), other income of \$19,498 (September 30, 2012 - \$24,158), other expenses of \$648,464 (September 30, 2012 - \$737,303), net loss of \$588,853 (September 30, 2012 - \$748,212), and comprehensive income/(loss) of \$220,931 (September 30, 2012 - (\$748,212)).

The difference in revenue and cost of land sale on a quarterly and year-to-date basis from 2012 was due to a land sale to Walton Westphalia Europe, LP (“**WWE**”) which occurred in the third quarter of 2012. The difference in other expenses on a quarterly and year-to-date basis was due to organization costs being incurred in the 2012 and not in 2013. The fluctuation on a year-to-date basis for comprehensive loss in 2012 to comprehensive income in 2013 was due to a foreign translation gain in 2013.

Given that the project remains on track both financially and from a timing perspective, management believes that the project remains on track for achieving its investment objectives.

Additional Information

The Corporation is managed by Walton Asset Management L.P. and the 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 more than 79,000 acres of land under administration and management, Walton is one of North America’s premier land asset administrators and managers. Since 1979, Walton has returned \$1.5 billion in client distributions.*

Walton has been in business for over 30 years. We take a long-term approach to land planning and development. Our 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.

Our communities are comprehensively designed in collaboration with local residents for the benefit of all community stakeholders. Our 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. For information about the Westphalia Property, visit <http://westphalia.com/overview/project-overview>.

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**As of September 30, 2013, the amount returned is unaudited and consists of:*

- *Exit proceeds on sales of pre-development land*
- *Distributions, interest and principal repayment on development projects; and*
- *Interest and principal repayment on corporate bonds*

This news release, required by Canadian laws, 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 prospectus and other documents filed with Canadian securities regulatory authorities and available online at www.sedar.com.

Except as otherwise noted, all amounts are in Canadian dollars, and are based on unaudited financial statements for the period ended September 30, 2013 and related notes, prepared in accordance with International Financial Reporting Standards.