Message from Walton CEO

Letter to Unitholders

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Directors, Officers and Project Team

Highlights

- **Financing:** During Q1 and Q2 2010, Walton Ontario Land L.P. 1 launched and completed an initial public offering and a private placement, raising the planned total of $35.8 million for the purposes of acquiring and managing 455 acres of pre-development land in the City of Ottawa and in Simcoe County, Ontario

- **Land Acquisition:** Acquisition of the intended land was completed in June 2010

- **Planning - Alliston:** Walton has submitted a Draft Plan of Subdivision application to the Town of New Tecumseth for the Alliston land to accommodate industrial uses

- **Planning - Ottawa:** Two major planning processes are underway in Ottawa which may significantly influence the direction of Ottawa’s planning and development activity: the “Choosing Our Future” long-term planning process, plus an Ontario Municipal Board hearing regarding multiple appeals to the Official Plan Amendment adopted by Ottawa in 2009

- **Market Activity:** There has been significant activity in the vicinity of the Ottawa lands, including a $208 million acquisition of the former Nortel campus by the Government of Canada, an application for a 232,000 square foot retail development, and the purchase of adjacent unentitled land by a major homebuilder at $256,878/acre
Message from Walton CEO

We are pleased to present this Annual Report for Walton Ontario Land L.P. 1 (the “Ontario Land Partnership”). Launched in December 2009, the Ontario Land Partnership is an exciting project for the Walton Group of Companies. It was our first-ever prospectus-based public offering, earning it a special place in Walton’s history of over 300 land-based real estate projects.

To put the Ontario Land Partnership in context, Walton was founded by my father in 1979. Although we have grown to be a global enterprise with over 800 employees, Walton continues to be a family-owned business which takes pride in the success we and our investors have enjoyed together over the past thirty-two years. We greatly appreciate the trust placed by our investors and partners in Walton’s expertise in researching, acquiring, managing and developing real estate assets.

As you read through this report, which details the Ontario Land Partnership’s first full year of operations, you will see the factors which contribute to our confidence that this project is on a positive track: good land, located in strong markets, a well-managed project, following a well-developed strategy which is consistent with local priorities.

This same formula has served our investors well in many other projects. It is the reason why, notwithstanding turbulent global markets in recent years, Walton maintains an optimistic outlook for carefully-selected real estate investments. Our experience is that, with patience and expert management, quality investments prevail. We believe strongly in the intrinsic value of good land assets, and in the value of professional management of those assets.

For Walton, the past year was another strong year. We continued to advance our investors’ interests, across North America and for the Ontario Land Partnership, and we moved to take advantage of market opportunities for our investors:

- Since the beginning of 2010, Walton’s assets under management increased to $2.8 billion, including over 60,000 acres of strategically located land
- We added a new market region — the Washington D.C. metropolitan area — to our existing portfolio of strategic investment holdings in Alberta, Ontario, Arizona, Texas and Georgia
- Globally, Walton has grown from 61,000 investors to over 72,000 investors

Walton projects continue to demonstrate their ability to perform in challenging market environments. We began calendar year 2010 having previously distributed $581.6 million to investors, thanks to exits on completed and partially-completed projects. During 2010, we distributed an additional $65.5 million to investors, bringing the amount distributed to date to a total of $647.1 million. Further, we ended 2010 with another $186 million of proposed exits making their way through the exit process.

Across North America, we consider our business and our investors to be well-positioned as Canada and the USA move from recession into the next phase of economic growth. Our experienced team is working collaboratively with local authorities to create successful and sustainable communities, which realize the highest and best use of our lands, and thereby attain your and our investment goals.

Thank you for your investment in the Ontario Land Partnership, and thank you for your support and confidence in the Walton Group of Companies.

Best Regards,

Bill Doherty
Chief Executive Officer
Walton Ontario Land 1 Corporation, General Partner of Walton Ontario Land L.P. 1
Letter to Unitholders

Walton Ontario Land L.P. 1 had an eventful year in 2010.

During the first quarter of the year, Walton Ontario Land L.P. 1 (the “Partnership”) completed an initial public offering (“IPO”) and launched a private placement (the “Private Placement”). The Partnership was successful in raising the anticipated $35.8 million, enjoying the benefit of good support and counsel from a strong syndicate of leading financial institutions.

Having raised the required capital as planned, the Partnership proceeded to acquire its intended lands in Ontario, specifically 300 acres in the promising southwest quadrant of Ottawa (the “Ottawa Property”), and 155 acres of industrial-zoned land in Simcoe County near Toronto (the “Alliston Property”). These transactions were completed in June 2010, on the terms and conditions outlined in the prospectus.

During the second half of 2010, Walton Development and Management (“WDM”)1 commenced a variety of concept planning activities aimed at obtaining the entitlement of the Ottawa and Alliston Properties.

For the Alliston Property, WDM completed several background studies required to advance the Property’s entitlement. This included the preparation and submission of a Draft Plan of Subdivision application for the industrial-zoned land, and obtaining confirmation from the Town of New Tecumseth that the existing downstream infrastructure (including sanitary sewer and water) can accommodate the proposed industrial uses intended for the site. Approval of the Draft Plan of Subdivision is anticipated in Q3 2011. Once approved, the Town of New Tecumseth can lift the “H” Holding provision designation from the industrial zoning, in turn positioning the land for development and for sale to potential end users.

Likewise, the Ottawa Property has been the subject of active concept planning activities by WDM, including the updating of the Southwest Ottawa conceptual vision, involvement in the City of Ottawa’s long-term Choosing Our Future planning process, and participation in the appeals to Ottawa’s Official Plan Amendment No. 76 which are underway at the Ontario Municipal Board (the “OMB”). The outcomes of Choosing Our Future and the OMB hearing (anticipated in 2011 or early 2012) will influence the directions of future concept planning activities and the ultimate entitlement of the Ottawa Property.

Effective December 31, 2010, David Mallory was appointed to the Board of Directors of the General Partner, succeeding Ian Ross upon the resignation of the latter. The Partnership welcomes Mr. Mallory to the Board, and thanks Mr. Ross for his service.

1 On January 1, 2011, Walton Development and Management L.P. (“WDMLP”) acquired from Walton Development and Management Inc. (“WDM”) all of WDM’s contracts and agreements, including the Concept Planning Services Agreement between WDM and the Partnership. As the management and staff of WDM moved to WDMLP at that time, the change in the counterparty of the Concept Planning Services Agreement is not expected to have any impact on the future operations of the Partnership. Throughout this report, the two entities are referred to as WDM: prior to January 1, 2011, WDM refers to WDM; subsequent to that date WDM refers to WDMLP.
Project Milestones

The following summarizes several milestones relating to the Partnership:

**March 2011:** WDM submitted a Draft Plan of Subdivision application for the Alliston Property to the Town of New Tecumseth in Simcoe County.

**Q1 2011:** WDM participated in the first phase of multiple appeals to the OMB regarding the Official Plan Amendment which had been adopted by the City of Ottawa in 2009. Expert witnesses called by appellants presented evidence showing Ottawa requires as much as 2,800 hectares (6,919 acres) of land to meet growth projections for the next twenty years, in contrast to the 230 hectares (568 acres) included in Ottawa’s Official Plan Amendment.

**Q3-Q4 2010:** WDM undertook a variety of background studies in support of the Draft Plan of Subdivision application for the Alliston Property. The Town of New Tecumseth completed their infrastructure review and confirmed that, with a recent upgrade to the sewage treatment facility in Alliston, capacity now exists to service the Alliston Property.

**June 2010:** The Partnership completed the acquisition of the intended 455 acres in Ottawa and in Simcoe County, Ontario.

**Q1-Q2 2010:** The Partnership launched and completed an IPO and a Private Placement to raise $35.8 million to pursue its Ontario investment strategy.

**June 2009:** Ottawa City Council adopted an Amendment to its Official Plan, known as OPA 76, providing for urban boundary expansion of 230 hectares (568 acres). This Amendment was approved by the Province of Ontario in December 2009, but has since been placed under appeal to the OMB by over two dozen appellants.
Market Environment

There have been several noteworthy market events in the vicinity of the Partnership’s Properties:

In Alliston, about two kilometres from the Alliston Property, a large-format retail supercentre anchored by a global retailer, opened in January 2010 at the intersection of Highway 89 and Industrial Parkway.

In March 2011, the Town of New Tecumseth reduced development charges by approximately 15%, which is expected to contribute to commercial and industrial development activity.

Likewise, the area near the Ottawa Property has experienced positive developments:

• In April 2010, a major commercial developer applied to the City of Ottawa for a 232,000 square foot retail development in close proximity to the Ottawa Property, to be anchored by a major retailer (identified as #1 in the map above).
• In December 2010, the Government of Canada finalized the purchase of the former Nortel campus, which is located only nine kilometres from the Partnership’s property in Ottawa’s west end. The transaction, valued at over $208 million for 2.3 million square feet on 370 acres, will reportedly house several thousand head office employees of the federal Department of National Defence, contributing to employment in the west end of the city.
• In January 2011, a major homebuilder completed the acquisition of unentitled land directly located just inside Ottawa’s urban boundary, and directly adjacent to the Partnership’s Ottawa Property at a price of $256,878 per acre. This has been followed by a rezoning application to permit the construction of 1,000 residential units, at a net density of 29 units per hectare (identified as #2 in the map above).
• Another major homebuilder filed a Zoning By-law Amendment Proposal with the City of Ottawa, seeking permission to proceed with residential development of lands on the north side of Fernbank Road, less than two kilometres from the Partnership’s Ottawa property (identified as #3 in the map above).

Goals

Overall, the Partnership is proceeding as planned.

Our goals for 2011 are to obtain approval for the Plan of Subdivision of the Alliston Property, and removal of the land’s “H” Holding zoning designation. This will facilitate future development and preparation of lots for sale to potential end users. For the Ottawa Property, updating of the Southwest Ottawa conceptual planning vision will proceed in concert with anticipated outcomes of Ottawa’s Choosing Our Future planning process and the conclusion of the OMB hearing of Ottawa’s OPA No. 76.

Thank You

We thank you for your involvement in this project, and we look forward to reporting on the ongoing progress of the Partnership.

Sincerely,

D. Blair Nixon, QC, FCA, ICD.D
Chief Financial Officer
Walton Ontario Land 1 Corporation, General Partner of Walton Ontario Land L.P. 1
The following management’s discussion and analysis (“MD&A”) is a review of the financial condition and results of operations of Walton Ontario Land L.P. 1 (the “Partnership”) for the year ending December 31, 2010. The MD&A should be read in conjunction with the Partnership’s audited financial statements for the year ended December 31, 2010.

All financial information is reported in Canadian dollars and has been prepared in accordance with Canadian generally accepted accounting principles (“GAAP”). In limited situations, Canadian GAAP has not issued rules and guidance applicable to the real estate investment and development industry. In such instances, the Partnership has followed guidance issued by the Real Property Association of Canada.

The preparation of financial information in conformity with GAAP requires management to make estimates and assumptions that affect the reported amount of assets, liabilities and equity at the date of the financial statements, and the reported amount of revenue and expenses during the period. The most significant estimates are required in determining whether or not the carrying value of land held for development is impaired by comparing the carrying amount to the estimated net realizable value. Actual results could differ from those reported.

Additional information about the Partnership is available on SEDAR at www.sedar.com.

Responsibility of Management

This MD&A has been prepared by, and is the responsibility of, the management of the general partner of the Partnership, Walton Ontario Land 1 Corporation (the “General Partner”).
Business Overview

The Partnership was established on October 2, 2009 for the purpose of acquiring and syndicating undeveloped strategically-located land within Ontario growth corridors.

The Partnership’s investment objective is to maximize returns to its limited partners through the acquisition, management, concept planning and eventual sale of two properties, consisting of an aggregate of 455 acres of undeveloped land in southern Ontario (the “Properties”).

During the first half of 2010, the Partnership secured financing through an initial public offering (“IPO”) and a private placement (the “Private Placement”). The Properties were acquired in June 2010, and consist of:

- **Toronto Area**: About 45% of the net proceeds were used for the purpose of purchasing and managing two parcels of land, comprised of 155 acres, located near Toronto, in Alliston, Ontario (the “Alliston Property”). These parcels were designated as “Urban Industrial Holding (UM*H)”, and are adjacent to the Honda Canada manufacturing facility.

- **City of Ottawa**: Approximately 55% of the net proceeds were used for the purpose of purchasing and managing 300 acres of land located in the southwest quadrant of the City of Ottawa (the “Ottawa Property”). This land was designated as “Agriculture Resource Area”. It is adjacent to an existing residential subdivision, and is immediately south of Ottawa’s current urban area boundary.

The Partnership is managed by Walton International Group Inc. (“WIGI”). The project manager is Walton Development and Management (“WDM”).

It is the current intention of the Partnership to hold its interest in the Properties as an investment and to eventually dispose of its interest prior to physical development of the Properties. If the partners determine that the Partnership should participate in the development of the Properties (other than pre-development concept planning), the activities of the Partnership may also include the partial or full development of the Properties prior to their sale.

As described in the Partnership’s offering documents, net income, if any, earned from the Properties prior to their eventual sale has not been and is not anticipated to be significant. As a result, the Partnership is not expected to distribute a significant amount of income or cash to unitholders until such time as either of the Properties is sold.

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2 On January 1, 2011, Walton Development and Management L.P. (“WDMLP”) acquired from Walton Development and Management Inc. (“WDMI”) all of WDMI’s contracts and agreements, including the Concept Planning Services Agreement between WDMI and the Partnership. As the management and staff of WDMI moved to WDMLP at that time, the change in the counterparty of the Concept Planning Services Agreement is not expected to have any impact on the future operations of the Partnership. Throughout this report, the two entities are referred to as WDM; prior to January 1, 2011, WDM refers to WDMI; subsequent to that date WDM refers to WDM LP.
Annual Financial Data

<table>
<thead>
<tr>
<th></th>
<th>YEAR ENDED DECEMBER 31, 2010</th>
<th>FOR THE PERIOD OCTOBER 2, 2009 to DECEMBER 31, 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total assets ($)</td>
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<tr>
<td>Total revenue ($)</td>
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<td>2</td>
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<td>Total expenses ($)</td>
<td>1,143,673</td>
<td>20,962</td>
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<tr>
<td>Net loss and comprehensive loss ($)</td>
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<tr>
<td>Weighted average units outstanding</td>
<td>2,534,665</td>
<td>1</td>
</tr>
<tr>
<td>Basic net loss per unit ($)</td>
<td>0.42</td>
<td>20,960</td>
</tr>
<tr>
<td>Limited partner units outstanding – end of period$^{1,2}</td>
<td>3,580,000</td>
<td>1</td>
</tr>
</tbody>
</table>

1 – Total units outstanding exclude the general partner unit issued. Based on the terms of the Limited Partnership Agreement, the holder of the general partner unit does not share equally in the income/loss of the Partnership but instead receives 0.001% of the net income/loss.

2 – As at December 31, 2009, the only unit outstanding was the initial limited partner unit. In accordance with the Limited Partnership Agreement, the initial limited partnership unit was redeemed by the Partnership for total consideration of $50 as a return of capital during the first quarter of 2010.

Review of Operations

Summary

During the first and second quarter of 2010, the Partnership’s key objective was to raise sufficient capital for the Partnership to execute its investment objectives. The capital raise was successfully completed by the second quarter through the completion of the Partnership’s IPO on February 25, 2010, and the Private Placement on June 10, 2010. Having successfully raised the required amount of capital, the Partnership acquired the Ottawa and Alliston properties on June 15, 2010 for total consideration of $26,885,835.

During the third quarter of 2010, the Partnership began to execute the concept planning phase of its overall investment strategy. During the concept planning phase now underway, engineering, planning and legal professionals prepare the land for development by obtaining municipal approvals. In order to obtain such approvals, the Partnership works with regional and municipal planning authorities to conceptually plan the Properties for build-out in order to achieve the highest and best development potential. These approvals generally attract an expanded audience of potential buyers.

Key planning activities undertaken during 2010 included:

- Preparation and Submission of a Draft Plan of Subdivision for the Alliston Property to the Town of New Tecumseth.
- Active involvement in Ottawa’s long-term planning process known as “Choosing Our Future”, aimed at determining a sustainable fifty-year planning and development vision for the National Capital Region.
• Participation in the Ontario Municipal Board hearing of Official Plan Amendment No. 76 adopted by Ottawa City Council in 2009.
• Updating of concept planning research and study regarding the Ottawa Property.
• Completion of a design charette in support of updating the Vision for Southwest Ottawa.

Total concept planning costs incurred during the year were $122,818, which was in line with the amounts anticipated in the Partnership’s original plans. These costs were paid out of the refundable expense reserve, which was established from the net proceeds raised by the Partnership to fund the ongoing management fees, administrative and operating expenses, and concept planning expenses of the Partnership. Of the $6,408,165 refundable expense reserve initially set aside, $5,802,956 remained at year end.

Overall, the Partnership is proceeding as anticipated as described in the offering documents and in line with the Partnership’s plan to acquire and hold interests in the Properties for appreciation in value.

Issuance of Units

During the first and second quarter of 2010, the Partnership successfully completed two unit offerings. The IPO was completed during the first quarter and resulted in the issuance of 1,855,550 limited partnership units for total gross proceeds of $18,555,500. The Private Placement was completed during the second quarter and resulted in the issuance of 1,724,450 units for total gross proceeds of $17,244,500. Total issuance costs associated with the IPO and Private Placement were $1,020,553 and $948,447, respectively.

Although the Partnership is authorized to issue an unlimited number of limited partnership units, the Partnership does not intend to issue any additional units over its remaining life.

Land Acquisition and Concept Planning

The total cost capitalized to land during the year was $27,008,653. This amount was comprised of the cost of the Properties, and concept planning costs performed for the Properties throughout the year.

The acquisition of the Properties was successfully completed by the Partnership on June 15, 2010 for total consideration of $26,885,835. This amount was comprised of acquisition costs of $389,792, due diligence costs of $105,128 and cost of the land of $26,390,915. The total cost of the Properties was consistent with the cost of the Properties outlined in the Partnership’s offering documents.

During the year ended December 31, 2010, the Partnership incurred concept planning costs of $122,818 (December 31, 2009 - $nil) for the Properties. The total amount of concept planning costs incurred was in line with management’s initial expectations.

Servicing Fees

During the year ended December 31, 2010, the total servicing fees incurred by the Partnership were $117,178 (December 31, 2009 – $nil). This amount was paid in accordance with the Agency Agreements between the Partnership and its agents. Under the terms of the Agency Agreements, the Partnership is required to pay a servicing fee equal to 0.50% annually of the net proceeds raised through the IPO and Private Placement. The servicing fee is calculated and paid semi-annually. The terms of the Agency Agreements are consistent with management’s expected use of funds as outlined in the Partnership’s offering documents.
Organizational Costs

Organizational costs represent legal, accounting, audit, printing, filing, transfer agent and other costs incurred by the Partnership associated with the preparation of the IPO and Private Placement. The total organizational costs incurred by the Partnership during the year were $537,000 (December 31, 2009 – $nil). As the final offering was completed on June 10, 2010, no additional organizational costs are expected for the remaining life of the Partnership. The total organizational costs incurred by the Partnership were consistent with management’s expectations for these costs as outlined in the Partnership’s offering documents.

Management Fees

The total management fee incurred by the Partnership during the year was $369,427 (December 31, 2009 - $nil). This fee was paid in accordance with the Management Services and Fee Agreement between the Partnership and WIGI. Under the terms of the Management Services and Fee Agreement, the Partnership is required to pay WIGI an annual management fee for providing ongoing management and administrative services to the Partnership. The amount of the fee is calculated as 2% of $33,294,000, being the net proceeds raised by the Partnership, and is paid quarterly in arrears. The amount of the management fee is consistent with management’s expected use of funds as outlined in the Partnership’s offering documents.

Transactions with Related Parties

WIGI and WDM are related to the General Partner of the Partnership by virtue of common management. All transactions entered into between the two parties during the year were under normal terms and conditions and have been measured at the exchange amount.

Land Acquisition Costs

During the year ended December 31, 2010, the Partnership paid an acquisition fee of $389,792 (December 31, 2009 – $nil) relating to the Properties. This amount was paid in accordance with the Land Option Agreement between the Partnership and WIGI. Under the terms of the Land Option Agreement, the Partnership paid WIGI an acquisition fee equal to 1.5% of the aggregate price paid by the Partnership to the vendors to acquire its interest in the Properties. As the land acquisition was completed on June 15, 2010, no further acquisition fees are expected over the remaining life of the Partnership. The total land acquisition costs incurred by the Partnership were consistent with management’s expectations for these costs as outlined in the Partnership’s offering documents.

Land Improvements

The Partnership has entered into the Concept Planning Services Agreement with WIGI and WDM, under which the fees and costs for services provided in relation to concept planning are divided into the following two categories:

- The services conducted internally by WDM (“WDM Services”), which will be provided at a rate of $25 per acre per year; and
- The services, with respect to the Properties, coordinated and managed by WDM (“Managed Services”) where outside consultants are engaged by WDM to undertake work in relation to concept planning. The Partnership will be responsible to pay, from the refundable expense reserve, the fees, expenses and cost of the outside consultants engaged by WDM. In addition, WDM will be entitled to receive a fee in an amount equal to 10% of the fees paid to outside consultants engaged by WDM in relation to such Managed Services.
During the year ended December 31, 2010, $11,165 (December 31, 2009 – $nil) and $11,370 (December 31, 2009 - $nil) were charged by WDM as Managed Services fees and WDM Services fees, respectively, under the Concept Planning Service Agreement. These costs have been capitalized as land improvements, and due diligence costs, respectively.

Management Fee

In accordance with the Management Services and Fee Agreement, the Partnership paid to WIGI $369,427 (December 31, 2009 – $nil) in management fees during the year ended December 31, 2010.

Summary of Fourth Quarter Results

<table>
<thead>
<tr>
<th></th>
<th>THREE MONTHS ENDED DECEMBER 31, 2010</th>
<th>FOR THE PERIOD OCTOBER 2, 2009 TO DECEMBER 31, 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total revenue ($)</td>
<td>21,514</td>
<td>2</td>
</tr>
<tr>
<td>Total expenses ($)</td>
<td>241,376</td>
<td>20,962</td>
</tr>
<tr>
<td>Net loss and comprehensive loss ($)</td>
<td>219,862</td>
<td>20,960</td>
</tr>
<tr>
<td>Weighted average units outstanding</td>
<td>3,580,000</td>
<td>1</td>
</tr>
<tr>
<td>Limited partner units outstanding – end of period$^1$</td>
<td>3,580,000</td>
<td>1</td>
</tr>
<tr>
<td>Basic net loss per unit ($)</td>
<td>0.06</td>
<td>20,960</td>
</tr>
</tbody>
</table>

1 – Total units outstanding exclude the general partner unit issued. Based on the terms of the Limited Partnership Agreement, the holder of the general partner unit does not share equally in the income/loss of the Partnership but instead receives 0.001% of the net income/loss.

2 – As at December 31, 2009, the only unit outstanding was the initial limited partner unit. In accordance with the Limited Partnership Agreement, the initial limited partnership unit was redeemed by the Partnership for total consideration of $50 as a return of capital during the first quarter of 2010.

During the fourth quarter of 2010, the Partnership continued with the concept planning phase of its overall investment strategy. Total concept planning costs incurred and capitalized during the three months ended December 31, 2010 were $92,191 (December 31, 2009 - $nil).

Total expenses during the fourth quarter of 2010 were $241,376 compared to $20,962 incurred from the period October 2, 2009 to December 31, 2009. These amounts were comprised of servicing fees of $41,616 (December 31, 2009 - $nil), management fees of $166,470 (December 31, 2009 - $nil), professional fees of $11,685 (December 31, 2009 - $nil) and general and administrative costs of $21,605 (December 31, 2009 - $nil). The servicing fees, management fees and professional fees were paid in accordance with the Partnership’s contractual agreements.

Total expenses and concept planning costs incurred during the fourth quarter of 2010 were in line with the amounts anticipated in the Partnership’s original plans.
## Summary of Quarterly Results

A summary of operating results for the past five quarters is as follows:

<table>
<thead>
<tr>
<th></th>
<th>THREE MONTHS ENDED</th>
<th>FOR THE PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DECEMBER 31, 2010</td>
<td>SEPTEMBER 30, 2010</td>
</tr>
<tr>
<td>Total assets ($)</td>
<td>32,836,883</td>
<td>33,209,057</td>
</tr>
<tr>
<td>Total revenue ($)</td>
<td>21,514</td>
<td>17,575</td>
</tr>
<tr>
<td>Total expenses ($)</td>
<td>241,376</td>
<td>232,954</td>
</tr>
<tr>
<td>Net loss and comprehensive loss ($)</td>
<td>219,862</td>
<td>215,379</td>
</tr>
<tr>
<td>Weighted average units outstanding</td>
<td>3,580,000</td>
<td>3,580,000</td>
</tr>
<tr>
<td>Basic net loss per unit ($)</td>
<td>0.06</td>
<td>0.06</td>
</tr>
<tr>
<td>Units issued under the IPO/Private Placement</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Limited partner units outstanding – end of period1,2</td>
<td>3,580,000</td>
<td>3,580,000</td>
</tr>
</tbody>
</table>

1 – Total units outstanding exclude the general partner unit issued. Based on the terms of the Limited Partnership Agreement, the holder of the general partner unit does not share equally in the income/loss of the Partnership but instead receives 0.001% of the net income/loss.

2 – As at December 31, 2009, the only unit outstanding was the initial limited partner unit. In accordance with the Limited Partnership Agreement, the initial limited partnership unit was redeemed by the Partnership for total consideration of $50 as a return of capital during the first quarter of 2010.

The year 2010 marked the first full year of operations of the Partnership. During the first half of the 2010 year, the main focus of the Partnership was to raise sufficient capital to enable the Partnership to execute its investment strategy. Through the successful completion of the IPO during the first quarter, and the Private Placement during the second quarter, the Partnership was able to increase its total assets significantly. As the Partnership is not expected to generate a profit prior to the disposal of the Properties, the total assets of the Partnership are expected to decline as cash is expended to cover the ongoing expenses of the Partnership.

Total expenses during the second half of 2010 were 29% lower than the total expenses incurred during the first half of 2010. The higher expenses incurred during the first half of 2010 were mainly a result of $537,000 in organizational costs incurred as part of the IPO and Private Placement. The decrease in expenses in the second half of 2010 was partially offset by an increase in total management fee expenses which came into effect only upon the completion of the IPO. The level of expenses incurred during the third and fourth quarter of 2010 are indicative of the level of expenses management expects for the Partnership for each quarter going forward.
Supplemental Information

Liquidity and Capital Resources

As outlined in the Partnership’s offering documents, the Partnership is not expected to generate significant net income prior to the eventual sale of the Properties. As a result, the Partnership has two sources of capital to finance its operations:

- Of the gross proceeds raised under the IPO and the Private Placement, approximately 17.9% was set aside by the Partnership in a refundable expense reserve. This reserve will be used to fund the Partnership’s operations, management expenses and concept planning costs relating to the Properties over the next five years.
- The Partnership has also entered into a Funding Agreement with WIGI, pursuant to which WIGI will fund as a loan, to a maximum of $1,790,000. The maximum amount of the loan was calculated as 5% of the gross proceeds raised by the Partnership in connection with the issuance of units, the ongoing administrative and operational costs of the Partnership, other than the servicing fee.

Management regularly reviews the levels of its cash reserves to determine if sufficient cash is available to fund the operating costs, concept planning costs, and management expenses that the Partnership expects to incur over the next twelve months. As at December 31, 2010, no cash deficiency is anticipated and as a result, no funds have been advanced under the terms of the Partnership’s Funding Agreement.

Off-Balance Sheet Arrangements

There were no off-balance sheet arrangements as at December 31, 2010.

Financial Instruments

The Partnership’s financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, and due to/from related parties. The fair value of these financial instruments approximate their carrying value due to the short term nature of these items.

It is management’s opinion that the Partnership is not exposed to significant liquidity, credit, interest or currency risk.

Outstanding Units

As of the date of this MD&A, the Partnership has 3,580,000 limited partnership units outstanding.
Commitments

The table below outlines the Partnership’s contractual commitments over the next five years. These commitments will be funded through the Partnership’s refundable expense reserve.

<table>
<thead>
<tr>
<th></th>
<th>Servicing Fee</th>
<th>Management Fee</th>
<th>WDM Services</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2012</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2013</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2014</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2015</td>
<td>49,292</td>
<td>665,880</td>
<td>11,370</td>
<td>726,542</td>
</tr>
<tr>
<td></td>
<td>715,172</td>
<td>3,329,400</td>
<td>56,850</td>
<td>4,101,422</td>
</tr>
</tbody>
</table>

Changes in Accounting Policies

The Canadian Accounting Standards Board has adopted a strategic plan for the direction of accounting standards in Canada. Accounting standards for public companies in Canada converged with the International Financial Reporting Standards ("IFRS") on January 1, 2011, and certain entities were required to report in accordance with IFRS for periods beginning after January 1, 2011. The Partnership is currently reporting under GAAP, but transitioned to IFRS on January 1, 2011. The first set of financial statements the Partnership will issue under IFRS will be for the interim period ended March 31, 2011.

Included below are the key areas of the financial statements which will be affected by the adoption of IFRS.

Financial Statement Presentation

- Except in limited circumstances, IFRS requires that a classified balance sheet be prepared. This would result in a statement of financial position which would clearly separate current assets from non-current assets, and current liabilities from non-current liabilities. This presentation will be adopted by the Partnership.

- Under GAAP, land is carried at the lower of acquisition cost and net realizable value. This carrying value is tested for recoverability whenever events or circumstances indicate that the carrying value is not recoverable. Under IFRS, the land held by the Partnership is accounted for under IAS 40 – Investment Property, which provides a reporting entity with the option of using either the cost model or fair value model. The cost model is fairly similar to GAAP except that it also requires disclosure of the fair value of investment property in the notes to the financial statements. Under the fair value model, the Partnership would report the fair value of land each reporting period in the statement of financial position, and period over period change in fair value as part of operating income. The Partnership will adopt the cost model in accounting for its investment in the Properties.

- IFRS requires that the notes to the financial statements disclose the judgments, estimates, and assumptions that management has made which have the most significant affect on the financial statements. Such disclosures will be required for the fair value of land reported in the notes to the financial statements.
Changes to note disclosures

- IFRS requires that the financial statement note disclosures provide an unreserved statement of compliance with IFRS.
- Additional related party disclosures are required under IFRS, including disclosure of compensation arrangements for key management personnel.

First time adoption exemptions

- IFRS 1 contains an elective exemption where an entity may reset as the new cost base for investment property, its fair value at the date of transition. Management will not apply this elective exemption in its opening balance sheet.

The Partnership also assessed the demands that IFRS would place on its existing resources. Detailed below were some of the key areas evaluated as part of our IFRS conversion plan.

Information technology and data system

- Management performed an assessment of its information technology and data systems, and concluded that no changes to these systems were required for the preparation of financial statements under IFRS.

Internal control over financial reporting

- Management evaluated its internal controls over financial reporting, and concluded that existing controls were adequate for the preparation of IFRS compliant financial statements.

Financial reporting expertise

- Management performed an assessment of its financial reporting group, and based on this evaluation concluded that the group has sufficient expertise to prepare IFRS compliant financial statements and disclosures.

Impact on business activities

- Given the nature of operations of the Partnership, as well as the capital resources available to it, IFRS will not have a significant impact on the business activities or agreements entered into by the Partnership.
Financial Statements

Walton Ontario Land L.P. 1
For the year ended December 31, 2010
April 20, 2011

Independent Auditor’s Report

To the Partners of Walton Ontario Land L.P. 1

We have audited the accompanying financial statements of Walton Ontario Land L.P. 1, which comprise the balance sheets as at December 31, 2010 and December 31, 2009 and the statements of operations, net loss and comprehensive loss, statements of changes in partners’ equity, and statements of cash flows for the year ended December 31, 2010 and for the period from October 2, 2009 to December 31, 2009, and the related notes including a summary of significant accounting policies.

Management’s responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Walton Ontario Land L.P. 1 as at December 31, 2010 and 2009 and the results of its operations and its cash flows for the year ended December 31, 2010 and for the period from October 2, 2009 to December 31, 2009 in accordance with Canadian generally accepted accounting principles.

PricewaterhouseCoopers LLP
Chartered Accountants

*PricewaterhouseCoopers” refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership, which is a member firm of PricewaterhouseCoopers International Limited, each member firm of which is a separate legal entity.
Walton Ontario Land L.P. 1
Balance Sheet
AS AT DECEMBER 31, 2010

(expressed in Canadian dollars)

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land (note 4)</td>
<td>27,008,653</td>
<td>-</td>
</tr>
<tr>
<td>Cash (note 8)</td>
<td>5,802,956</td>
<td>100</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>14,515</td>
<td>1</td>
</tr>
<tr>
<td>GST recoverable</td>
<td>8,809</td>
<td>3</td>
</tr>
<tr>
<td>Due from related party (note 7)</td>
<td>1,950</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>32,836,883</td>
<td>104</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIABILITIES</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued liabilities (note 7)</td>
<td>98,640</td>
<td>-</td>
</tr>
<tr>
<td>Due to related party (note 7)</td>
<td>-</td>
<td>20,964</td>
</tr>
<tr>
<td></td>
<td>98,640</td>
<td>20,964</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARTNERS' EQUITY</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Partners’ capital (note 9)</td>
<td>33,831,050</td>
<td>100</td>
</tr>
<tr>
<td>Accumulated deficit</td>
<td>(1,092,807)</td>
<td>(20,960)</td>
</tr>
<tr>
<td></td>
<td>32,738,243</td>
<td>(20,860)</td>
</tr>
<tr>
<td></td>
<td>32,836,883</td>
<td>104</td>
</tr>
</tbody>
</table>

The accompanying notes to the financial statements are an integral part of these statements.

Approved on behalf of the Board of Directors of the General Partner:

Clifford H. Fryers  Director
Jon N. Hagan  Director
Walton Ontario Land L.P. 1

Statements of Operations, Net Loss and Comprehensive Loss

FOR THE YEAR ENDED DECEMBER 31, 2010 AND PERIOD FROM OCTOBER 2, 2009 TO DECEMBER 31, 2009

(expressed in Canadian dollars)

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental income</td>
<td>7,125</td>
<td>-</td>
</tr>
<tr>
<td>Property tax recovery</td>
<td>2,093</td>
<td>-</td>
</tr>
<tr>
<td>Interest income</td>
<td>62,608</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td>71,826</td>
<td>2</td>
</tr>
<tr>
<td><strong>EXPENSES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>2,307</td>
<td>-</td>
</tr>
<tr>
<td>Professional fees</td>
<td>24,672</td>
<td>-</td>
</tr>
<tr>
<td>Servicing fees (note 10)</td>
<td>117,178</td>
<td>-</td>
</tr>
<tr>
<td>General and administrative</td>
<td>93,089</td>
<td>20,962</td>
</tr>
<tr>
<td>Organizational costs</td>
<td>537,000</td>
<td>-</td>
</tr>
<tr>
<td>Management fees (note 7)</td>
<td>369,427</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td>1,143,673</td>
<td>20,962</td>
</tr>
<tr>
<td><strong>Net Loss and comprehensive loss for the period</strong></td>
<td>(1,071,847)</td>
<td>(20,960)</td>
</tr>
<tr>
<td><strong>Deficit – Beginning of period</strong></td>
<td>(20,960)</td>
<td>-</td>
</tr>
<tr>
<td><strong>Accumulated deficit – End of period</strong></td>
<td>(1,092,807)</td>
<td>(20,960)</td>
</tr>
<tr>
<td><strong>Loss per unit (note 9)</strong></td>
<td>(0.42)</td>
<td>(20,960)</td>
</tr>
</tbody>
</table>

The accompanying notes to the financial statements are an integral part of these statements.
Walton Ontario Land L.P. 1
Statements of Change in Partners’ Equity
FOR THE YEAR ENDED DECEMBER 31, 2010 AND PERIOD FROM OCTOBER 2, 2009 TO DECEMBER 31, 2009
(expressed in Canadian dollars)

<table>
<thead>
<tr>
<th></th>
<th>LIMITED PARTNER UNITS</th>
<th>GENERAL PARTNER UNIT</th>
<th>ACCUMULATED DEFICIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AMOUNT</td>
<td>AMOUNT</td>
<td>AMOUNT</td>
<td>AMOUNT</td>
</tr>
<tr>
<td>BALANCE – OCTOBER 2, 2009</td>
<td>50</td>
<td>50</td>
<td>-</td>
<td>100</td>
</tr>
<tr>
<td>Net loss and comprehensive loss for the period</td>
<td>-</td>
<td>-</td>
<td>(20,960)</td>
<td>(20,960)</td>
</tr>
<tr>
<td>BALANCE – DECEMBER 31, 2009</td>
<td>50</td>
<td>50</td>
<td>(20,960)</td>
<td>(20,860)</td>
</tr>
<tr>
<td>Units issued for cash</td>
<td>35,800,000</td>
<td>-</td>
<td>-</td>
<td>35,800,000</td>
</tr>
<tr>
<td>Unit issuance costs</td>
<td>(1,969,000)</td>
<td>-</td>
<td>-</td>
<td>(1,969,000)</td>
</tr>
<tr>
<td>Initial limited partner unit repurchased</td>
<td>(50)</td>
<td>-</td>
<td>-</td>
<td>(50)</td>
</tr>
<tr>
<td>Net loss and comprehensive loss for the year</td>
<td>-</td>
<td>-</td>
<td>(1,071,847)</td>
<td>(1,071,847)</td>
</tr>
<tr>
<td>BALANCE – DECEMBER 31, 2010</td>
<td>33,831,000</td>
<td>50</td>
<td>(1,092,807)</td>
<td>32,738,243</td>
</tr>
</tbody>
</table>

The accompanying notes to the financial statements are an integral part of these statements.
Walton Ontario Land L.P. 1
Statements of Cash Flows
FOR THE YEAR ENDED DECEMBER 31, 2010 AND PERIOD FROM OCTOBER 2, 2009 TO DECEMBER 31, 2009
(expressed in Canadian dollars)

<table>
<thead>
<tr>
<th>Description</th>
<th>2010</th>
<th>FOR THE PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>October 2, 2009 to December 31, 2009</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>CASH PROVIDED BY (USED IN)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OPERATING ACTIVITIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net loss for the period</td>
<td>(1,071,847)</td>
<td>(20,960)</td>
</tr>
<tr>
<td>Changes in non-cash working capital items</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase in accounts receivable</td>
<td>(14,514)</td>
<td>(1)</td>
</tr>
<tr>
<td>Increase in GST recoverable</td>
<td>(8,806)</td>
<td>(3)</td>
</tr>
<tr>
<td>Increase in due from related party</td>
<td>(1,950)</td>
<td>-</td>
</tr>
<tr>
<td>Increase in accounts payable and accrued liabilities</td>
<td>21,426</td>
<td>-</td>
</tr>
<tr>
<td>(Decrease)/increase in due to related party</td>
<td>(20,964)</td>
<td>20,964</td>
</tr>
<tr>
<td></td>
<td>(1,096,655)</td>
<td>-</td>
</tr>
<tr>
<td>INVESTING ACTIVITIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchase of land</td>
<td>(26,885,835)</td>
<td>-</td>
</tr>
<tr>
<td>Land improvements</td>
<td>(45,604)</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>(26,931,439)</td>
<td>-</td>
</tr>
<tr>
<td>FINANCING ACTIVITIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions from partners</td>
<td>33,831,000</td>
<td>100</td>
</tr>
<tr>
<td>Initial limited partner unit repurchased</td>
<td>(50)</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>33,830,950</td>
<td>100</td>
</tr>
<tr>
<td>Increase in cash</td>
<td>5,802,856</td>
<td>100</td>
</tr>
<tr>
<td>Cash – Beginning of Period</td>
<td>100</td>
<td>-</td>
</tr>
<tr>
<td>Cash – End of Period</td>
<td>5,802,956</td>
<td>100</td>
</tr>
<tr>
<td>Investing activities in accounts payable and accrued liabilities</td>
<td>77,214</td>
<td>-</td>
</tr>
</tbody>
</table>

The accompanying notes to the financial statements are an integral part of these statements.
1. Nature of Business

Walton Ontario Land L.P. 1 (the "Partnership") was formed on October 2, 2009 when the Certificate of Limited Partnership was filed under the Partnership Act (Alberta). The Limited Partnership Agreement was entered into between Walton Ontario Land 1 Corporation (the "General Partner") and the initial limited partner.

The Partnership was formed for the purposes of purchasing an interest in properties comprised of 455 acres of undeveloped land in southern Ontario (collectively, the "Properties"), holding that interest as an investment, and eventually selling or otherwise disposing of that interest with a view to making a profit, and performing such other activities as may be incidental to, or arising from, the foregoing purposes as may be reasonably determined by the General Partner, including, without limitation, participating in "concept planning" with respect to the Properties. Although it is the current intention of the Partnership to hold that interest as an investment and to eventually dispose of that interest prior to physical development of the Properties, should the partners of the Partnership determine that it would be appropriate for the Partnership to participate in the development of the Properties (other than pre-development concept planning), the activities of the Partnership may also include the partial or full development of the Properties prior to the sale thereof.

2. Accounting Policies

Basis of Presentation

These financial statements are prepared in conformity with Canadian generally accepted accounting principles ("GAAP"). In limited situations, Canadian GAAP has not issued rules and guidance applicable to the real estate investment and development industry. In such instances, the Partnership has followed guidance issued by the Real Property Association of Canada.

Cash

Cash consists of amounts on deposit with banks.

Allocation of Partnership Income or Loss

Income or loss is allocated to the limited partners and to the General Partner. These financial statements include only the assets, liabilities, and operations of the Partnership, and do not include other assets, liabilities, revenues or expenses, including income taxes, of the limited partners.

Net income or net loss of the Partnership for a fiscal year will be allocated as follows: (a) the General Partner will be allocated, in its capacity as General Partner, 0.001% of the net income or net loss; and (b) the balance of the net income or net loss will be allocated to limited partners of record on the last day of such fiscal year in accordance with their respective sharing ratios at that time.
1. Nature of Business

Walton Ontario Land L.P. 1 (the “Partnership”) was formed on October 2, 2009 when the Certificate of Limited Partnership was filed under the Partnership Act (Alberta). The Limited Partnership Agreement was entered into between Walton Ontario Land 1 Corporation (the “General Partner”) and the initial limited partner.

The Partnership was formed for the purposes of purchasing an interest in properties comprised of 455 acres of undeveloped land in southern Ontario (collectively, the “Properties”), holding that interest as an investment, and eventually selling or otherwise disposing of that interest with a view to making a profit, and performing such other activities as may be incidental to, or arising from, the foregoing purposes as may be reasonably determined by the General Partner, including, without limitation, participating in “concept planning” with respect to the Properties. Although it is the current intention of the Partnership to hold that interest as an investment and to eventually dispose of that interest prior to physical development of the Properties, should the partners of the Partnership determine that it would be appropriate for the Partnership to participate in the development of the Properties (other than pre-development concept planning), the activities of the Partnership may also include the partial or full development of the Properties prior to the sale thereof.

2. Accounting Policies

Basis of Presentation

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Net income or net loss of the Partnership for a fiscal year will be allocated as follows: (a) the General Partner will be allocated, in its capacity as General Partner, 0.001% of the net income or net loss; and (b) the balance of the net income or net loss will be allocated to limited partners of record on the last day of such fiscal year in accordance with their respective sharing ratios at that time.

Income Taxes

No provision has been made for income taxes of the Partnership, the liability for which is the responsibility of the partners.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and equity at the date of the financial statements and the reported amounts of revenue and expenses during the period. The most significant estimate is related to the recoverability of land (note 4). Actual results could differ from those reported.

Land

Land is stated at the lower of acquisition cost and net realizable value. Management tests the land for recoverability whenever events or changes in circumstances indicate that its carrying amount may not be recoverable. An impairment loss is recognized when the carrying amount of a long-lived asset is not recoverable and exceeds fair value. An impairment loss is measured as the amount by which the carrying amount of a long-lived asset exceeds its fair value. If an impairment loss is recognized, the adjusted carrying amount becomes the new cost basis.

Revenue Recognition

The Partnership recognizes interest income on an accrual basis in the period when it is earned.

The Partnership recognizes revenue from rental income as per the lease agreement.

The Partnership recognizes property tax recovery when the expense is incurred by the Partnership and collection is reasonably assured.

Organizational Costs

Organizational costs are expensed as incurred.

Financial Instruments

Financial instruments are any contract that gives rise to a financial asset of one party and a financial liability or equity instrument of another party. Financial instruments are recognized initially at fair value, which is the amount of consideration that would be agreed upon in an arm’s length transaction between willing parties.

Subsequent measurement depends on how the financial instrument has been classified. Cash is classified as held for trading and is measured at fair value; accounts receivable are classified as loans and receivables and are carried at amortized cost using
the effective interest rate method; and accounts payable and accrued liabilities, and due to related party have been classified as other financial liabilities and are carried at amortized cost using the effective interest rate method.

For financial instruments measured at fair value, a fair value hierarchy is used that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy are as follows:

- **Level 1**: Inputs that reflect unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- **Level 2**: Inputs other than quoted prices that is observable for the asset or liability either directly or indirectly, including inputs in markets that are not considered to be active.
- **Level 3**: Inputs that are unobservable. There is little if any market activity. Inputs into the determination of fair value require significant management judgment or estimation.

The Partnership has classified all of its financial instruments carried at fair value as level 2 on the fair value hierarchy.

**Comprehensive Income**

Comprehensive income consists of net income and other comprehensive income ("OCI"). OCI represents changes in partners’ equity during a period arising from transactions and other events with non-owner sources, and includes unrealized gains and losses on financial assets classified as “available for sale”, unrealized foreign currency translation gains or losses arising from self-sustaining foreign operations, net of hedging activities, and changes in the fair value of the effective portion of cash flow hedging instruments.

The Partnership did not have any OCI as at December 31, 2010.

**3. Changes in Accounting Policies and Future Accounting Changes**

**IFRS**

The Canadian Accounting Standards Board has adopted a strategic plan for the direction of accounting standards in Canada. Accounting standards for public companies in Canada converged with the international financial reporting standards ("IFRS") effective January 1, 2011 and certain entities will be required to report according to IFRS for the year ended December 31, 2011. The Partnership is currently reporting under GAAP and will move to IFRS under the timelines mentioned above.
4. Land

Land represents 100% ownership of the Properties which were acquired from third party vendors on June 15, 2010. The land value of $27,008,653 (December 31, 2009 - $nil) consists of:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>26,390,915</td>
</tr>
<tr>
<td>Acquisition costs (note 7)</td>
<td>389,792</td>
</tr>
<tr>
<td>Due diligence costs (note 7)</td>
<td>105,128</td>
</tr>
<tr>
<td>Land improvements (note 7)</td>
<td>122,818</td>
</tr>
<tr>
<td><strong>Balance – December 31, 2010</strong></td>
<td><strong>27,008,653</strong></td>
</tr>
</tbody>
</table>

The land is currently a long-lived asset and the Partnership does not expect to sell the land within the next 12 months from the year end date and as such it is carried at cost unless the expected proceeds (less selling costs) from its ultimate disposition are less than its cost. The land will be assessed for recoverability whenever events or circumstances indicate that its cost may not be recoverable. The Partnership relies on assumptions regarding applicable industry performance and prospects, as well as general business and economic conditions that prevail to estimate the expected proceeds on sale. Assumptions underlying these estimates are limited by the availability of reliable comparable data and the uncertainty of predictions concerning future events. By nature, these estimates are subjective and do not necessarily result in precise determinations. Should the underlying assumptions change, the estimated proceeds from the ultimate sale may change by a material amount and result in a write-down of the carrying amount of the land. As at December 31, 2010, an impairment has not been recognized on the carrying value of the land.

5. Financial Instruments

The Partnership’s financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, and amounts due from/to related party. The fair values of these financial instruments approximate their carrying value due to the short-term nature of these items.

The following table presents the level in the fair value hierarchy into which the fair values of financial instruments that are carried at fair value on the balance sheet are categorized:
Financial instruments at fair value as at December 31

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash - level 2</td>
<td>$5,802,956</td>
</tr>
</tbody>
</table>

a) Risk – overview

The Partnership’s financial instruments and the nature of the risks to which they may be subject are as set out in the following table.

<table>
<thead>
<tr>
<th>Risk</th>
<th>Credit</th>
<th>Liquidity</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Measured at cost or amortized cost</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other receivable</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable and accrued liabilities</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Due to related parties</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measured at fair value</td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Credit risk arises from cash held with banks and financial institutions and accounts receivable. While the maximum exposure to credit risk is equal to the carrying value of these financial instruments, management believes the Partnership’s exposure to credit risk is minimal for the following reasons:

Cash - Cash is on deposit with a major financial institution which substantially minimizes the exposure of cash to credit risk.

Accounts receivable - The balance of receivables outstanding is typically not material and is settled monthly. As a result, exposure to credit risk relating to these receivables is not significant.

c) Liquidity risk

Liquidity risk arises from the possibility that the Partnership will encounter difficulties in meeting its financial obligations as they become due. The Partnership manages its liquidity risk by maintaining significant bank balances, continuously monitoring working capital and by managing cash receipts and payments.
The liabilities which expose the Partnership to credit risk are a result of the normal operations of the Partnership and are current in nature. Management considers exposure to such credit risk to be minimal. The balances owing at December 31, 2010, as well as, any obligations relating to such future commitments will be funded by the refundable expense reserve set aside by the Partnership, as disclosed in note 6.

d) Interest rate risk

Changes in market interest rates will cause fluctuations in the future interest earned on cash balance. Any resulting impact on the Partnership’s financial results would not be material.

6. Capital Management

The Partnership is not expected to generate significant net income prior to the eventual sale of the Properties. As a result, the Partnership has two sources of capital to finance its operations:

- Of the gross proceeds raised under the Initial Public Offering (“IPO”) and the private placement offering (“Private Placement”), approximately 17.9% was set aside by the Partnership in a refundable expense reserve. This reserve will be used to fund the annual management fee, the Partnership’s ongoing administrative and operating expenses (including the servicing fee, disclosure costs, accounting, audit and legal expenses, investor communications costs and director fees), and for any concept planning costs incurred with respect to the Properties.
- The Partnership has also entered into a funding agreement with Walton International Group Inc. (“WIGI”), pursuant to which WIGI will fund as a loan, to a maximum of 5% of the gross proceeds raised by the Partnership in connection with the issuance of units, the ongoing administrative and operational costs of the Partnership, other than the servicing fee.

Management regularly reviews the levels of its cash reserves to determine if sufficient cash is available to fund the operating costs, concept planning costs, and management expenses that the Partnership expects to incur over the next twelve months. As at December 31, 2010, no cash deficiency is anticipated and, as a result, no funds have been advanced under the terms of the Partnership’s funding agreement.
7. Related Party Transactions

Total management fees incurred by the Partnership for the period ended December 31, 2010 were $369,427 (December 31, 2009 - $nil).

Under the land option agreement, the Partnership paid WIGI an acquisition fee of $389,792, which was an amount equal to 1.5% of the aggregate price paid by the Partnership to the vendors to acquire the Properties. These acquisition fees have been capitalized as part of land cost.

The Partnership has entered into the concept planning services agreement with WIGI and Walton Development and Management Inc. ("WDM") under which the fees and costs for services provided in relation to concept planning on the Properties are divided into the following two categories:

- the services conducted internally by WDM ("WDM Services"), which will be provided at a rate of $25 per acre per year, and
- the services, with respect to the Properties, coordinated and managed by WDM ("Managed Services") where outside consultants are engaged by WDM to undertake work in relation to concept planning. The Partnership will be responsible to pay from the Refundable Expense Reserve its proportionate share (based upon its undivided interest in the Properties) of the fees, expenses and cost of the outside consultants engaged by WDM. In addition, WDM will be entitled to receive a fee in an amount equal to 10% of the fees of the outside consultants engaged by WDM in relation to such Managed Services.

During the period ended December 31, 2010, the amounts of $11,165 (December 31, 2009 - $nil) and $11,370 (December 31, 2009 - $nil) were charged by WDM as Managed Services, and WDM Services fees, respectively, under the concept planning service agreement. These costs have been capitalized as land improvements, and due diligence costs, respectively (note 4).

Included in accounts payable and accrued liabilities is the amount of $77,424 (December 31, 2009 - $nil) due to WDM.

The amount of $1,950 (December 31, 2009 - $nil) is due from WIGI. The amount of $nil (December 31, 2009 - $20,964) is due to WIGI. The amount due from WIGI is unsecured, bears no interest, and has no fixed terms of repayment.

WIGI and WDM are related to the Partnership by virtue of common management.
8. Refundable Expense Reserve

The operations of the Partnership will be funded by the refundable expense reserve of $6,408,165 that was set aside out of the Net Proceeds from the IPO and Private Placement (note 6). These funds will be used to pay the annual management fee, the Partnership’s ongoing administrative and operating expenses (including the servicing fee, disclosure costs, accounting, audit and legal expenses, investor communication costs and director fees), and for any concept planning expenses incurred with respect to the Properties.

If any of the funds set aside for the refundable expense reserve have not been used by the time the Partnership is wound up, the funds will be included in the amounts distributed to the limited partners.

Included in the table below is a reconciliation of the movement in the refundable expense reserve.

<table>
<thead>
<tr>
<th>REFUNDABLE EXPENSE RESERVE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Add income received (cash basis)</td>
<td></td>
</tr>
<tr>
<td>Interest</td>
<td>$56,186</td>
</tr>
<tr>
<td>Property tax recovery</td>
<td>$-</td>
</tr>
<tr>
<td>Farm rental income</td>
<td>$1,125</td>
</tr>
<tr>
<td></td>
<td>$57,311</td>
</tr>
<tr>
<td>Less expenses paid (cash basis)</td>
<td></td>
</tr>
<tr>
<td>Settlement of related party balance</td>
<td>$20,964</td>
</tr>
<tr>
<td>GST</td>
<td>$8,443</td>
</tr>
<tr>
<td>Concept planning costs</td>
<td>$45,604</td>
</tr>
<tr>
<td>Property taxes</td>
<td>$2,213</td>
</tr>
<tr>
<td>Servicing fees</td>
<td>$117,178</td>
</tr>
<tr>
<td>Professional fees</td>
<td>$5,487</td>
</tr>
<tr>
<td>General and administrative</td>
<td>$93,204</td>
</tr>
<tr>
<td>Management fees</td>
<td>$369,427</td>
</tr>
<tr>
<td></td>
<td>$662,520</td>
</tr>
<tr>
<td>RESERVE BALANCE AT DECEMBER 31, 2010</td>
<td>$5,802,956</td>
</tr>
</tbody>
</table>
9. Partners’ Capital

The Partnership filed a prospectus with all securities regulatory authorities in Canada on January 29, 2010 in respect of an initial public offering. The Partnership completed the sale of an aggregate of 1,855,550 units at $10 per unit for gross proceeds of $18,555,500 on February 25, 2010.

The Partnership completed a Private Placement by issuing an aggregate of 1,724,450 units at $10 per unit for gross proceeds of $17,244,500 on June 10, 2010.

During the period, the Partnership repurchased 1 limited partner unit for proceeds of $50.

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>AMOUNT $</th>
<th>2009</th>
<th>AMOUNT $</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NUMBER OF UNITS ISSUED</td>
<td></td>
<td>NUMBER OF UNITS ISSUED</td>
<td></td>
</tr>
<tr>
<td>BALANCE – BEGINNING OF PERIOD</td>
<td>2</td>
<td>100</td>
<td>1</td>
<td>50</td>
</tr>
<tr>
<td>General partner unit (1 unit authorized)</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>50</td>
</tr>
<tr>
<td>Initial limited partner unit (1 unit authorized)</td>
<td>(1)</td>
<td>(50)</td>
<td>1</td>
<td>50</td>
</tr>
<tr>
<td>Limited partnership units (unlimited units authorized)</td>
<td>3,580,000</td>
<td>35,800,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Issuance costs</td>
<td>-</td>
<td>(1,969,000)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>BALANCE – END OF PERIOD</td>
<td>3,580,001</td>
<td>33,831,050</td>
<td>2</td>
<td>100</td>
</tr>
</tbody>
</table>

Per Unit Amount

Basic net loss per unit is calculated by dividing the Partnership’s net loss by the weighted average number of units outstanding during the period, excluding the general partner unit.
Walton Ontario Land L.P. 1  
Notes to Financial Statements  
DECEMBER 31, 2010  
(expressed in Canadian dollars)

**General Partner**

Walton Ontario Land 1 Corporation was incorporated on October 1, 2009 under the laws of the Province of Alberta to act as the General Partner and manage the affairs of the Partnership, and is an indirect subsidiary of WIGI. Walton Ontario Land 1 Corporation and WIGI are related parties.

**10. Commitments**

The Partnership entered into agency agreements with various registered dealers, whereby the Partnership will pay the registered dealers, among other fees, a servicing fee equal to 0.50% annually of the net proceeds raised under the offering. The servicing fee is calculated and paid semi-annually out of the Refundable Expense Reserve commencing on June 30, 2010, until the earlier of the dissolution of the Partnership and June 30, 2015. As at December 31, 2010, the Partnership incurred $117,178 in relation to the servicing fee.

Under the management services and fee agreement, the Partnership will pay WIGI an annual management fee for providing ongoing management and administrative services to the Partnership, which is equal to 2% of the net proceeds of $33,294,000 raised under the IPO and the Private Placement, paid quarterly in arrears.

The WDM Services (note 7) will be provided at a rate of $25 per acre per year. As the Properties are comprised of an aggregate of 454.80 acres, this will result in annual fees to WDM of $11,370.

The following table presents future commitments over the next 5 years:

<table>
<thead>
<tr>
<th></th>
<th>Servicing Fee $</th>
<th>Management Fee $</th>
<th>WDM Services $</th>
<th>TOTAL $</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2012</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2013</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2014</td>
<td>166,470</td>
<td>665,880</td>
<td>11,370</td>
<td>843,720</td>
</tr>
<tr>
<td>2015</td>
<td>49,292</td>
<td>665,880</td>
<td>11,370</td>
<td>726,542</td>
</tr>
</tbody>
</table>

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>715,172</td>
<td>3,329,400</td>
<td>56,850</td>
<td>4,101,422</td>
</tr>
</tbody>
</table>

Thereafter, commitments exist for the management fee and WDM Services for the length of the project.
Walton Group of Companies

The Walton Group of Companies constitutes one of North America’s leading land-based real estate investment and development groups. Our professional teams research, acquire, syndicate, plan, develop and manage land assets with the goal of achieving their highest and best potential – and in doing so, maximizing returns for clients and investors.

In business for over 30 years, the Walton Group currently manages approximately $2.8 billion of pre-development and development real estate assets, including over 60,000 acres of land in Alberta, Ontario, Arizona, Texas, Georgia, Virginia and Maryland, on behalf of more than 72,000 investors and clients in North America, Asia and Europe. Headquartered in Calgary, the Walton Group has over 800 employees in Canada, the United States, Asia and Europe.

Members of the Walton Group of Companies include:

**Walton International Group Inc.**
is the General Partner of the Walton Ontario Land L.P. 1.

**Walton Development and Management L.P.**
is the project manager for Walton Ontario Land L.P. 1. The WDM team is comprised of 39 real estate development professionals bringing over 400 years of combined experience in engineering, land development, land planning, project management, finance, marketing and municipal affairs. WDM currently manages seven Walton Group land development projects in Alberta and Ontario, with total incurred and/or budgeted construction costs of approximately $760 million.

**Walton Capital Management Inc.**
is a registered exempt market securities dealer which distributed limited partnership units for Walton Ontario Land L.P. 1.

**Walton Asset Management L.P.**
is the Walton Group entity responsible for capital sourcing for real estate investments.

**Walton Global Investments Ltd.**
is the parent company of the Walton Group of Companies.
Clifford H. Fryers
Director
Walton Ontario Land 1 Corporation

Cliff Fryers is Vice Chair of the Board of Advisors of Walton Global Investments Ltd., and Chair of the Governance Committee. He is Chairman and Chief Executive Officer of the White Iron Group of Companies, of Stampede Entertainment Inc., and of Kanata Development Ltd. He is Chairman of the Board of Directors of Enmax Corporation and of the Manning Centre for Building Democracy. Previously, Cliff served as Chief of Staff to Leader of the Official Opposition in Canada’s Parliament. He was a Managing Partner with the law firm of Milner Fenety LLP (now Fraser Milner Casgrain LLP) and was General Counsel for Mobil Oil Canada Ltd. Cliff holds the ICD.D designation granted by the Institute of Corporate Directors.

David Mallory
Director
Walton Ontario Land 1 Corporation

David Mallory has over 20 years of executive finance experience. He is currently CEO, President and Co-founder of BLZ Energy Ltd., a private oil and gas exploration and production company based in Calgary. David co-founded and served as a Director of publicly-listed Questerre Energy Corporation. He has served as Director and CEO of Guardian Exploration Inc.; and of Flowing Energy Corporation; and as Director and Audit Committee Chair for Lemontonic Inc.; and spent a decade in increasingly senior finance roles with TransAlta Group. David is a Chartered Accountant who has practiced with Ernst & Young in Calgary and Toronto, and is a member of the Institutes of Chartered Accountants of Alberta and Ontario. He holds a Bachelor of Business Administration degree from the University of New Brunwick, and has completed Queen’s University’s Executive Development Program and the Canadian Securities Course.

Jon N. Hagan
Director
Walton Ontario Land 1 Corporation

Jon Hagan is Principal of JN Hagan Consulting, providing assistance to major corporations regarding real estate capital markets and transactions across North America and in China. He is a director of First Capital Realty Inc., and member of the audit committee. He is a director of the Bentall Kennedy Group, and member of the audit committee. Mr. Hagan has served as a trustee of Sunrise Senior Living Real Estate Investment Trust, and as Chairman of Teranet Income Fund. In addition to board service, Mr. Hagan has held a number of senior executive finance positions with real estate industry leaders including Oxford, Cambridge Shopping Centres, Empire Company Limited, and Cadillac Fairview Corporation. He is a Chartered Accountant, holds a B.Sc. in Mechanical Engineering from the University of Saskatchewan, and attended University of Alberta’s Executive MBA program.

William (Bill) Doherty
Chief Executive Officer
Walton Ontario Land 1 Corporation

Bill Doherty leads the Walton Group of Companies as Chief Executive Officer of Walton Global Investments Ltd., and as an actively-involved Director and Executive with several Walton Group affiliates. Overseeing an innovative and dynamic enterprise which has grown into a leading North American real estate investment and development group, Bill is deeply involved in Walton’s growing array of business relationships with leading international investment banks, broker-dealers, financial advisors, and institutional investors. He is central to Walton’s strategic direction and expansion, and has directed the launch of Walton’s Asian, USA and European operations; recruited experienced industry leaders to form Walton Development and Management L.P.; and has overseen the diversification of Walton’s real estate portfolio from an original base in Calgary to significant positions in and around Edmonton, Ottawa, Toronto, Phoenix-Tucson, Dallas-Fort Worth, Austin-San Antonio, Atlanta and Washington D.C.

D. Blair Nixon, QC, FCA, ICD.D
Chief Financial Officer
Walton Ontario Land 1 Corporation

Blaire Nixon is Chief Financial Officer of Walton Global Investments Ltd., responsible for finance operations across the Walton Group of Companies. Mr. Nixon is both an experienced tax lawyer and a chartered accountant. He was Co-Managing Partner of law firm Felinsky Flynn LLP, where he practiced tax law for 20 years. He is ranked as a leading business lawyer by Chambers Global, Lexpert and Martindale-Hubbell. He has been a guest lecturer for the Canadian Tax Foundation, the Institute of Chartered Accountants of Alberta and the Canadian Institute of Chartered Accountants. Mr. Nixon is an elected Member and Vice President of the Council for the Institute of Chartered Accountants of Alberta, and past Chair of the Canadian Bar Association’s National Commodity Tax, Customs and Trade Section. He was appointed Queen’s Counsel by the Province of Alberta, awarded the FCA designation by the Institute of Chartered Accountants of Alberta, and holds the ICD.D certification granted by the Institute of Corporate Directors.

Leslie L. Fryers, QC, ICD.D
Corporate Secretary
Walton Ontario Land 1 Corporation

Leslie Fryers, Executive Vice President, Law for Walton Global Investments Ltd., oversees worldwide legal services for the Walton Group of Companies. Previously, Leslie enjoyed three decades of successful private practice, concentrating on mergers and acquisitions. She has lectured extensively at legal seminars, and is a past Chair of the Legal Education Society of Alberta Board of Directors and a Member of The Association of General Counsel of Alberta. Leslie was appointed Queen’s Counsel by the Province of Alberta, and has been granted the ICD.D distinction from the Institute of Corporate Directors. She is a Member of the Law Society of Alberta, and holds a Law degree from McGill University.
Mark McKenna
President
Walton International Group Inc.

Mark McKenna is President of Walton International Group Inc. in Canada, and of Walton Capital Management Inc. Over nearly a decade, Mark has held several key positions within the Walton Group of Companies, including Chief Operating Officer and Senior Vice President of Walton International Group Inc. Before joining Walton, Mark gained four years of valuable experience in business sales management in the highly-competitive telecommunications sector. Mark has completed the Exempt Market Dealer course, and earned a B.A. in Economics and Business Management from the University of Calgary.

John Plastiras
President
Walton Development and Management L.P.

John Plastiras leads Walton’s activities in real estate planning, approvals and development. John has more than 29 years of private and public sector experience in numerous facets of the real estate industry, particularly in land planning and development. His longstanding industry and government relationships combined with his extensive experience are key components of Walton’s success. Prior to leaving Stantec and joining Walton, John held the position of Vice President and Corporate Practice Area Leader for Planning and Landscape Architecture, with responsibility for consulting services across North America. John holds a Bachelor of Arts degree in Urban Geography (Planning) from the University of Victoria. He is a member of the Urban Development Institute (UDI) in Canada and a member of the Urban Land Institute (ULI) in the USA.

Claudio Palumbo P.Eng.
Chief Operating Officer
Walton Development and Management L.P.

Claudio Palumbo is Chief Operating Officer of Walton Development and Management L.P., leading a Canadian team responsible for over 24,000 acres of real estate projects. He has over 20 years experience in consulting, earning a reputation for leadership through professional work on real estate development projects and through contributions to the Urban Development Institute (UDI). Prior to Walton, Claudio was Regional Practice Leader for Stantec Consulting’s Urban Land Engineering practice. He has been Chairman of the UDI Calgary Technical Committee and Associate Vice-Chairman for UDI’s Calgary Board of Directors. He holds a Bachelor of Science in Civil Engineering from the University of Calgary.

Thilo Kaufmann
Chief Financial Officer
Walton Development and Management L.P.

Thilo Kaufmann is Chief Financial Officer for Walton Development and Management L.P., responsible for financial reporting, financial due diligence on development projects, and managing relationships with lenders in senior debt placements. Prior to joining Walton, Thilo spent 12 years in the financial services industry, managing real estate finance teams, completing senior debt placements to large developer and builder groups, and providing advice and guidance to real estate companies seeking alternative debt and equity structures. He has assisted in arranging long-term debt placements and in providing sophisticated payments and cash management solutions, both domestically and globally. Thilo holds a Bachelor of Arts in Economics (Honours) with a minor in Political Science from McMaster University.

Paul Mondell
Regional Vice President, Ontario
Walton Development and Management L.P.

Paul Mondell is Regional Vice President, Ontario for Walton Development and Management L.P. He has over 25 years of senior experience in the real estate and land development industry in Canada and the United States. He has been elected President of Canada’s Urban Development Institute and Chair of UDI Ontario, and has been involved with federal and provincial governments on a wide range of land development issues. He served on Ontario’s Task Force on Affordable Housing, appeared before the Prime Minister’s Task Force on Urban Issues, participated in a provincial housing ministers meeting, and testified at numerous Legislature committees. He is a member of the Canadian Institute of Planners and Ontario’s Professional Planners Institute. Paul holds a Bachelor of Environmental Studies (Honours) from the University of Waterloo’s School of Urban and Regional Planning.
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