

CONSOLIDATED FINANCIAL STATEMENTS

Walton Westphalia Development Corporation
For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)



May 1, 2017

Independent Auditor's Report

To the Shareholders' of Walton Westphalia Development Corporation

We have audited the accompanying consolidated financial statements of Walton Westphalia Development Corporation, which comprise the consolidated statement of financial position as at December 31, 2016 and December 31, 2015 and the consolidated statements of comprehensive income/(loss), changes in shareholders' equity and cash flows for the years then ended, and the related notes, which comprise a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated 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 consolidated 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.

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"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.



Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Walton Westphalia Development Corporation as at December 31, 2016 and December 31, 2015 and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards.

Emphasis of matter

Without qualifying our opinion, we draw attention to note 1 in the consolidated financial statements which describes matters and conditions that indicate the existence of a material uncertainty that may cast significant doubt about Walton Westphalia Development Corporation's ability to continue as a going concern.

PricewaterhouseCoopers LLP

Chartered Professional Accountants

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Consolidated Statements of Financial Position

As at December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

	December 31, 2016 \$	December 31, 2015 \$
ASSETS		
Land development inventory (note 3)	81,695,636	78,252,645
Interest rate cap (note 8)	-	260
Deferred financing and transaction costs (note 8)	168,148	1,271,131
Due from related parties (note 4)	308,423	220,075
Prepaid expense (note 5)	139,697	-
Restricted cash (note 6)	4,084,068	4,963,247
Account receivables	66,271	-
Cash	1,455,961	1,786,817
TOTAL ASSETS	87,918,204	86,494,175
LIABILITIES		
Debentures payable (note 7)	14,652,591	14,487,525
Interest debentures payable (note 7)	3,866,677	2,486,218
Project debt (note 8)	39,409,584	38,639,883
Derivative financial liability (note 8)	-	42,852
Deferred income tax liability (note 12)	1,325,787	1,702,614
Interest payable (note 7)	1,114,449	1,033,622
Provision for land development costs (note 9)	1,351,050	344,744
Deferred revenue (note 10)	961,457	1,176,697
Accounts payable and accrued liabilities	2,438,696	3,022,838
Due to related parties (note 4)	5,570,925	4,277,344
TOTAL LIABILITIES	70,691,216	67,214,337
SHAREHOLDERS' EQUITY		
Share capital (note 11)	13,988,912	13,988,912
(Accumulated deficit)/retained earnings	(466,850)	927,899
Accumulated other comprehensive income	3,704,926	4,363,027
TOTAL EQUITY	17,226,988	19,279,838
TOTAL LIABILITIES & EQUITY	87,918,204	86,494,175
Commitments (note 14)		
Going Concern (note 1)		

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

Approved by the Board of Directors

(signed) "William K. Doherty", Director

William K. Doherty

(signed) "Jon Hagan", Director

Jon N. Hagan

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Consolidated Statements of Comprehensive Income (Loss)

As at December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

	December 31, 2016 \$	December 31, 2015 \$
REVENUE		
Land development sales	<u>5,954,770</u>	<u>1,183,930</u>
COST OF SALES		
Land development (note 3 and 9)	<u>(5,756,046)</u>	<u>(1,023,407)</u>
GROSS MARGIN	<u>198,724</u>	<u>160,523</u>
OTHER INCOME/(EXPENSES)		
Management fees (note 4)	(559,552)	(559,552)
Marketing expense	(234,670)	(177,703)
Servicing fees (note 4)	(139,888)	(139,888)
Professional fees	(120,986)	(129,639)
Directors' fees (note 4)	(102,302)	(70,902)
Office and other expenses	(36,652)	(41,582)
Interest income	3,949	5,321
TOTAL INCOME/(EXPENSES)	<u>(1,190,101)</u>	<u>(1,113,945)</u>
LOSS BEFORE OTHER ITEMS	(991,377)	(953,422)
Loss on reduction of loan facility (note 8)	(187,495)	-
Gain on derivative financial liability revaluation	41,082	72,941
Loss on interest rate cap revaluation (note 8)	(249)	(42,226)
Foreign exchange (loss)/gain	<u>(612,338)</u>	<u>3,711,364</u>
TOTAL OTHER ITEMS	<u>(759,000)</u>	<u>3,742,079</u>
NET (LOSS)/INCOME BEFORE TAXES	<u>(1,750,377)</u>	<u>2,788,657</u>
Deferred tax recovery/(expense) (note 12)	355,628	(1,340,157)
NET (LOSS)/INCOME AFTER TAX	<u>(1,394,749)</u>	<u>1,448,500</u>
OTHER COMPREHENSIVE (LOSS)/INCOME		
Cumulative translation (loss)/gain	<u>(658,101)</u>	<u>2,725,472</u>
COMPREHENSIVE (LOSS)/INCOME	<u>(2,052,850)</u>	<u>4,173,972</u>
Basic net (loss)/income per share (note 11)	(0.46)	0.48
Diluted net (loss)/income per share (note 11)	(0.46)	0.21

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

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Consolidated Statements of Changes in Shareholders' Equity For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

	Class A Voting Common Shares		Class B Non-voting Common Shares		Retained Earnings (Accumulated Deficit)	Accumulated Other Comprehensive (Loss)/Income	Total
	# of Shares	\$	# of Shares	\$	\$	\$	\$
JANUARY 1, 2015	100	100	3,017,170	13,988,812	(520,601)	1,637,555	15,105,866
Net income after tax	-	-	-	-	1,448,500	-	1,448,500
Other comprehensive income	-	-	-	-	-	2,725,472	2,725,472
DECEMBER 31, 2015	100	100	3,017,170	13,988,812	927,899	4,363,027	19,279,838
Net loss after tax	-	-	-	-	(1,394,749)	-	(1,394,749)
Other comprehensive loss	-	-	-	-	-	(658,101)	(658,101)
DECEMBER 31, 2016	100	100	3,017,170	13,988,812	(466,850)	3,704,926	17,226,988

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

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Consolidated Statements of Cash Flow

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

	December 31, 2016 \$	December 31, 2015 \$
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Net (loss)/income for the year:	(1,394,749)	1,448,500
Adjustments for:		
Unrealized foreign exchange loss/(gain)	626,457	(3,711,364)
Deferred income tax (recovery)/expense	(376,827)	1,340,157
Loss on interest rate cap revaluation	249	42,226
Gain on derivative financial liability revaluation	(41,082)	(72,941)
Loss on reduction of loan facility	187,495	-
Interest income	(3,949)	(5,321)
Changes in non-cash operating items:		
Decrease in GST recoverable	-	242
Increase in accounts receivable	(65,487)	-
Decrease in deferred financing costs	4	-
Increase in due from related parties	(94,408)	(18,516)
(Increase)/decrease in prepaid expenses	(4)	1,110
Increase in provision for land development costs	1,004,566	322,734
Decrease in deferred revenue	(177,995)	(32,454)
(Decrease)/increase in accounts payable and accrued liabilities	(491,307)	631,222
Increase in due to related parties	406,941	530,807
Decrease/(increase) in land development inventory	1,185,150	(9,553,676)
Interest paid	(2,193,670)	(1,363,310)
Interest received	3,949	2,065
	<u>(1,424,667)</u>	<u>(10,438,519)</u>
INVESTING ACTIVITIES		
Decrease/(increase) in restricted cash	<u>722,421</u>	<u>(1,328,463)</u>
	722,421	(1,328,463)
FINANCING ACTIVITIES		
Advances from project debt	8,089,256	10,381,191
Advances from related parties	580,674	2,959,883
Project debt repayment	(7,812,777)	(984,294)
Transaction costs paid	(225,824)	-
	<u>631,329</u>	<u>12,356,780</u>
Effect of exchange rate on cash	(259,939)	110,789
(Decrease)/increase in cash	(330,856)	700,587
Cash – Beginning of year	1,786,817	1,086,230
Cash – End of year	<u>1,455,961</u>	<u>1,786,817</u>

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

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

1. NATURE OF BUSINESS, GOING CONCERN & BASIS OF PREPARATION

Nature of Business

Walton Westphalia Development Corporation (the “**Corporation**”) was incorporated under the laws of the Province of Alberta on January 4, 2012. The wholly-owned subsidiary of the Corporation, Walton Westphalia Development Corporation (USA), LLC (“**U.S. Subsidiary**”) was incorporated under the laws of the state of Maryland on January 6, 2012. The Corporation and the U.S. Subsidiary were formed to provide investors with the opportunity to participate in the development of the approximately 310 acre “Westphalia” property located in Prince George’s County, Maryland, USA (the “**Property**”) through the purchase of units in the Corporation. Each unit issued by the Corporation (“**Unit**”) through its initial public offering (“**IPO**”) and private placement (“**Private Placement**”) was comprised of a \$5.00 principal amount of offering debentures (“**Debentures**”) and one Class B non-voting share (“**Class B Shares**”) at a price of \$5.00 per share.

During 2012, the U.S. Subsidiary sold a 14.4% interest in the Property to Walton Westphalia Europe, LP (“**WWE**”). As a co-owner of the Property, all revenues and expenses incurred for the development of the Property will be allocated proportionately based on each party’s ownership interest in the Property.

The Corporation intends to preserve the capital investment of the purchasers of Units in the Corporation, and provide cash distributions on the Units by executing the following four step strategy:

- i. acquire the Property (acquired on February 15, 2012);
- ii. obtain letters of intent or expressions of interest from vertical developers and other end users to purchase lots and parcels to be serviced in each of the three planned phases of the development of the Property before construction commences on that phase;
- iii. construct municipal services infrastructure on the Property in phases to provide a controlled supply of serviced lots to the marketplace; and
- iv. use the revenue from the sale of the serviced lots and parcels to repay construction loans and other obligations of the Corporation and the U.S. Subsidiary and then pay the remainder to the holders of the Debentures and Class B Shares by paying the interest and principal on the Debentures and by declaring a dividend or dividends on the Class B Shares and/or winding up the Corporation and distributing its assets to the holders of the Class B Shares.

Distributions by the Corporation are neither guaranteed nor will they be paid in a steady or stable stream. The amount and timing of any distributions will be at the sole discretion of the Corporation and only after the Corporation has paid or reserved funds for its expenses, liabilities and commitments (other than with respect to the Debentures), including (i) the fees payable to Walton Asset Management L.P. (“**WAM**”), the manager of the Corporation, and (ii) Walton Development & Management (USA), Inc. (“**WDM**”), the project manager (related parties by virtue of the fact that they are controlled by Walton Global Investments Ltd. (“**WGI**”)) (including the performance fee), and (iii) any amounts outstanding, on a phase by phase basis, under the construction loans required to develop the Property. The performance fee is only payable provided that the investors of Units in the Corporation have received distributions equal to their invested capital of \$10.00 per Unit plus a cumulative compounded priority return thereon equal to 8% per annum.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The address of the registered office is 25th Floor, 215 – 2nd Street SW, Calgary, Alberta, T2P 1M4.

These consolidated financial statements were authorized for issue by the Board of Directors on May 1, 2017.

Going Concern

These consolidated financial statements have been prepared on a going concern basis in conformity with International Financial Reporting Standards (“**IFRS**”) and using accounting policies that are consistent with IFRS as issued by the International Accounting Standards Board (“**IASB**”). Management believes that the going concern basis of presentation continues to be appropriate and assumes the Corporation will continue to operate for the foreseeable future and will be able to realize its assets and discharge its liabilities in the normal course of operations as they become due.

For the year ended, December 31, 2016, the Corporation reported a comprehensive loss of \$2,052,850 (December 31, 2015 – comprehensive income of \$4,173,972), accumulated deficit of \$466,850 (December 31, 2015 – retained earnings of \$927,899) and negative operating cash flows of \$1,424,667 (December 31, 2015 - \$10,438,519) at that date. In addition to the Corporation’s working capital requirements, the Corporation must secure sufficient funding for existing commitments, including the repayment of loan balances outstanding as at March 31, 2017, of \$18,270,640 USD on the Senior Loan by June 30, 2017, and \$9,544,035 USD on the Mezzanine Loan by July 6, 2017. The Corporation is in default of both the Senior Loan and the Mezzanine Loan as the Corporation has not completed the loan to value test required as of April 30, 2017 and the Corporation has not delivered the audited consolidated financial statements of WGI, the guarantor on April 30, 2017. As the loan is in technical default, the Lenders could provide notice of default and if the defaults were not remedied in 30 days, the lenders could begin the process of foreclosure. As of May 1, 2017, the Project has committed sales that are closing in 2017 of approximately USD \$6,475,000. As at April 30, 2017, the Corporation has collected USD \$2,085,504 from the sale of single family lots. The proceeds of the lot sales will be applied to the Senior Loan and the Mezzanine Loan. The current committed lot sales, is not sufficient to repay the Senior Loan outstanding at March 31, 2017 of \$18,270,640 USD due on June 30, 2017 and the Mezzanine Loan outstanding at March 31, 2017 of \$9,544,035 USD due on July 6, 2017. In addition, to discussing financing options with the current Senior Loan lender and the Mezzanine Loan lender, management has engaged a mortgage broker, to assist in identifying lenders to provide replacement financing. If the mortgage broker is successful in identifying a lender, this would potentially alleviate any significant doubt on the Corporation’s ability to continue as a going concern. There is no assurance that the Corporation will be able to find a lender, or that the amount a lender was willing to fund would be sufficient or be on terms acceptable to the Corporation, or at all. Without an alternative lender, the Corporation currently does not have sufficient working capital to make any principal repayment requested or to repay the principal balance on maturity of the Senior and Mezzanine Loans. In addition, the guarantor, Walton Global Investment Ltd, currently does not have sufficient working capital to make the principal repayments on behalf of the Corporation without liquidating assets. Management has requested waivers for the breach of the terms in the Loan Agreements and a forbearance agreement, but have not received approval of the waiver or forbearance from the lender at the date these financial statements were approved. If the Corporation is unable to identify a lender by the maturity date of the loans, or receive a forbearance agreement from the lenders, the Corporation may need to file for creditor protection under the Companies’ Creditors Arrangement Act (“**CCAA**”).

On April 28, 2017, WIGI and certain affiliates, (the “**CCAA Entities**”), including the general partner of WAM voluntarily filed and obtained creditor protection under the CCAA (collectively “**WIGI CCAA Application**”) pursuant to an order (the “**Initial Order**”) granted by the Court of Queen’s Bench of Alberta (the “**Court**”). The Initial order authorizes the CCAA Entities to begin a court-supervised restructuring and provides for a broad stay of proceedings against the CCAA Entities in order to provide the opportunity to finalize and present a CCAA plan to creditors for approval. While WAM is not a CCAA Entity, it is covered by the stay of proceedings. Ernst & Young Inc., will serve as the Court-appointed monitor (the “**Monitor**”). As WAM is the manager of the Corporation, it is uncertain as to what impact, if any, the CCAA proceedings will have on the Corporation. As WAM is the manager of the Corporation, it is uncertain as to what impact, if any, the CCAA proceedings will have on the Corporation. WAM will continue to provide management services;

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

however there is no guarantee that WAM will be able to continue to provide management services with the deferral of the payment of the management fees or that WAM will have the ability to accept the deferral of those management fees under the CCAA proceedings. In addition, there is no guarantee that the Partnership will continue to have WAM provide management services.

As management has not identified an alternative lender to repay the Senior Loan and the Mezzanine Loan, at the date these financial statements were approved, in conjunction with not receiving forbearance from the lenders and the risk that the lenders may demand the loans, there is significant doubt as to the ability of the Corporation to meet its obligations as they become due, and accordingly, the appropriateness of the use of the accounting principles applicable to a going concern.

It is not possible to predict the outcome of the matters described above and there is substantial doubt about the Corporation's ability to continue as a going concern. These consolidated financial statements do not reflect the adjustments to the carrying values of assets and liabilities and the reported expenses that would be necessary if the Corporation were unable to realize its assets and settle its liabilities as a going concern in the normal course of operations. If the Corporation were unable to continue as a going concern, the adjustments required could be material.

Basis of Presentation

The Corporation's consolidated financial statements have been prepared on a historical cost basis, except for certain financial instruments which are initially measured at fair value and those measured on a recurring basis at fair value, as explained in the accounting policies set out in note 2.

The consolidated statement of financial position has been prepared using a liquidity based presentation because the operating cycle of the Corporation revolves around the sale of land, the timing of which is uncertain. As a result, presentation based on liquidity is considered by management to provide information that is more reliable and relevant to the users of the consolidated financial statements. With the exception of land development inventory (note 3), interest rate cap (note 8), debentures payable (note 7), interest debentures payable (note 7), project debt (note 8), and derivative financial liability (note 8), all assets and liabilities are current in nature and are expected to be settled in less than twelve months.

2. ACCOUNTING POLICIES, ESTIMATES & JUDGMENTS

Use of Estimates and Judgments

The preparation of consolidated financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and equity at the date of the consolidated financial statements, and the reported amounts of revenue and expenses during the year. The estimates and assumptions that have the most significant effect on the amounts recognized in the Corporation's consolidated financial statements are as follows:

Recoverability of land development inventory - In assessing the recoverability of the land development inventory, management is required to make estimates and assumptions regarding the sale price for serviced lots, the costs to service the lots, the timing of lot sales, the completion date for the serviced lots and the Corporation's cost of borrowing. Changes in these estimates and assumptions could cause the net recoverable value of land development inventory to differ materially from the carrying amount.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Deferred tax asset - In assessing the amount of deferred tax asset to recognize, significant judgment is required in determining the likelihood, timing and level of future taxable profits. Changes in the timing and level of future taxable profits could cause the amount of the deferred tax asset to be recovered to differ materially from the carrying amount.

Interest rate cap and derivative financial liability – In assessing the fair value of the interest rate cap and derivative financial liability, judgment is used to determine the inputs required. Management's assumptions rely on using external data including LIBOR (3 month USD-LIBOR) ("**LIBOR**") rates.

Intercompany loans – Exchange differences arising from intercompany loans that are not considered part of the net investment in the U.S. Subsidiary and are expected to be repaid in the foreseeable future are recognized in the statement of comprehensive income. The Corporation has certain intercompany loans expected to be repaid in the foreseeable future with the exchange differences being recognized in the statement of comprehensive income.

Capitalization of borrowing costs – The Corporation capitalizes borrowing costs to qualifying assets by determining if borrowings are general or specific to the property. The Westphalia development project ("**Project**") will be active throughout the period of capitalization and will take a substantial period of time to prepare the Property for its intended use or sale. The Corporation considers a substantial period of time to be a period that is greater than one year.

Provision for land development costs - In estimating the amount of the provision to be recognized for land development costs, significant judgment is required in estimating the costs required to complete the development of lots for which revenue has been recognized. These estimates are based on internal cost budgets prepared for each phase of development, which are reviewed regularly to determine what adjustments are needed to the provision for land development costs. The provision for land development costs includes, but is not limited to, construction costs, consulting costs, project management fees and financing costs. Changes in these estimates and assumptions could cause the total costs required to satisfy the obligations to differ materially from the amount of this provision.

Revenue recognition – In assessing when to recognize revenue, significant judgment is required in estimating when the purchaser can commence construction and when collection of sales proceeds are reasonably assured. Changes in the market and the economy or the credit worthiness of the purchaser may impact the amount of deposit required prior to recognizing revenues, which would impact the timing of revenue recognition.

Cost of sales - In determining the amount of cost of sales to recognize in respect of completed lot sales, significant judgment is required in estimating each lot's proportionate share of land development inventory, as well as any remaining costs to complete the development of the lots sold. Changes in these estimates and assumptions could cause the actual cost of each lot sold to differ materially from the cost of sales recognized at the time that revenue was recognized.

Recognition of joint and several arrangements – The Corporation has joint and several liability with WWE in respect of the senior loan facility ("**Senior Loan**"), the mezzanine loan ("**Mezzanine Loan**") and the WUSA

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

subordinated loan agreement. The Corporation is required to record its proportion of the obligation in accordance with such loans. In addition to the Corporation recording its proportionate share of the obligation, the Corporation would be required to recognize an additional provision for WWE's proportion of the obligation if it was determined to be probable that an economic outflow of resources would be required.

Consolidation

The consolidated financial statements include the financial statements of the Corporation and the U.S. Subsidiary. The U.S. Subsidiary is controlled by the Corporation. Control exists as the Corporation has power over the investee; is exposed, or has rights, to variable returns from its involvement with the investee; and has the ability to use its power to affect its returns, to an extent generally accompanying a shareholding that confers more than half of the voting rights. The U.S. Subsidiary was included in the consolidated financial statements of the Corporation from the date control of the U.S. Subsidiary commenced and will continue until the date that control ceases. Intercompany transactions and balances are eliminated on consolidation.

Investment in Joint Operations

Where the Corporation undertakes its activities as a joint operation through a direct interest in the joint operation's assets and a direct obligation for the joint operation's liabilities, rather than through the establishment of a separate entity, the Corporation's proportionate share of the joint operation's assets, liabilities, revenues, expenses and cash flow are recognized in the consolidated financial statements and classified according to their nature.

Foreign Currency Translation

The Corporation accounts for foreign exchange translation in accordance with International Accounting Standards ("IAS") 21: The Effects of Changes in Foreign Exchange Rates. Items included in the consolidated financial statements of the Corporation and its U.S. Subsidiary are measured using the currency of the primary economic environment in which the individual entity operates (the "**Functional Currency**"). The Corporation's Functional Currency is the Canadian dollar while the U.S. Subsidiary's Functional Currency is the U.S. dollar. These consolidated financial statements are presented in Canadian dollars, the Corporation's Functional Currency.

(a) Foreign Currency Transactions

Transactions completed in a currency other than the Functional Currency are translated into the Functional Currency using the foreign currency exchange rate prevailing at the time of the transaction. Each reporting period, monetary assets and liabilities denominated in foreign currencies are translated in the statement of financial position at the foreign currency exchange rates prevailing at the reporting date. Non-monetary assets and liabilities denominated in foreign currencies are translated at the historical foreign currency exchange rate at the date of the transaction.

(b) Translation to the Presentation Currency

The U.S. Subsidiary's Functional Currency is the U.S. dollar; however, the presentation currency for the consolidated financial statements is the Canadian dollar. As a result, the financial statements of the U.S. Subsidiary are required to be translated into the Canadian dollar presentation currency before they can be

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

consolidated with the Corporation's Canadian dollar financial statements. The financial statements of the U.S. Subsidiary are translated into the Canadian dollar using the following procedures:

- i. revenues and expenses for each statement of comprehensive income and loss are translated using the average foreign currency exchange rate for the year;
- ii. assets and liabilities for each statement of financial position are translated using the foreign currency exchange rate prevailing at the reporting date;
- iii. exchange difference resulting from the Corporation's net investment in U.S. Subsidiary is recognized within Other Comprehensive Income/ (Loss) ("OCI") and accumulated in Accumulated Other Comprehensive Income/ (Loss) ("AOCI"). Exchange difference on intercompany loans which does not form part of the net investment in the U.S. Subsidiary is recognized in earnings; and
- iv. all amounts previously recognized in AOCI are recognized in net earnings when there is a reduction in the net investment as a result of a disposal, partial disposal or loss of control.

Land Development Inventory

Land development inventory consists of land held for development and land development costs. Land development inventory is acquired or constructed for sale in the ordinary course of business and is held as inventory and measured at the lower of cost and net realizable value. The land is recorded at the acquisition cost, which is based on the price paid by the Corporation for the Property. All direct costs related to land development are capitalized to land development inventory. These costs include, but are not limited to, construction costs, consultant costs, project management fees, property taxes and borrowing (financing) costs such as interest on debt specifically related to the land development inventory, but excludes marketing and general and administrative overhead expenses. Land development inventory is then relieved through cost of sales proportionately, based on the discounted sale price of each lot.

Where the carrying amount exceeds the net realizable value, the difference is recognized as an impairment loss. If in a future period, the net realizable value of the land development inventory increases, the impairment is reversed up to the original cost of the inventory.

Borrowing Costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. The Corporation considers land development inventory to be a qualifying asset.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs on debt not directly attributable to the acquisition, construction or production of qualifying assets are expensed.

Financing and Transaction Costs

Issuance costs of project debt obligations are capitalized against the associated debt and amortized using the effective interest method. Issuance costs incurred on debt that is fully expected to be utilized and that has not been

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

drawn upon are deferred until draws are made, at which point a pro rata share of the deferred costs are capitalized against the associated debt and amortized using the effective interest method. Issuance costs incurred on the portion of facilities not expected to be drawn are amortized over the related life of the facility.

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 assets and liabilities are recognized when the Corporation becomes a party to the contractual provisions of the instrument. Financial assets are derecognized when the rights to receive cash flows from the assets have been transferred and the Corporation has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognized when the obligation specified in the contract is discharged.

Financial instruments are recognized initially at fair value, which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

At each reporting period, the Corporation will assess whether there is any objective evidence that a financial asset, other than those classified as fair value through profit or loss, is impaired. Impairment, if any, is recorded in net income.

Financial assets and liabilities designated upon initial recognition at fair value through profit or loss are initially measured at fair value with subsequent changes in fair value recorded in net income.

The following table lists the Corporation's financial instruments and the method of measurement subsequent to initial recognition:

Financial Instrument	Category	Measurement Method
Interest rate cap	At fair value through profit or loss	Fair value
Due from related party	Loans and receivables	Amortized cost
Restricted cash	Loans and receivables	Amortized cost
Accounts receivable	Loans and receivables	Amortized cost
Cash	Loans and receivables	Amortized cost
Debentures payable	Other financial liabilities	Amortized cost
Interest Debentures payable	Other financial liabilities	Amortized cost
Project debt	Other financial liabilities	Amortized cost
Derivative financial liability	At fair value through profit or loss	Fair value
Interest payable	Other financial liabilities	Amortized cost
Accounts payable and accrued liabilities	Other financial liabilities	Amortized cost
Due to related parties	Other financial liabilities	Amortized cost

Cash

Cash consists of amounts in demand deposits at financial institutions.

Provision for Land Development Costs

The provision for land development costs is comprised of the estimated costs to complete the development of lots for which revenue has been recognized. These amounts have not been discounted as the majority of the costs are expected to be utilized within one year.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Debentures Payable

Debentures payable consist of the Corporation's Debentures. As the Debentures are convertible at the option of the Corporation, the full amount of the Debentures are recorded as a financial liability and are initially recorded at fair value and subsequently at amortized cost using the effective interest rate method. On conversion, the Debentures payable will be transferred to share capital at its carrying value at the date of conversion.

The Debentures issued by the Corporation are extendable at the option of the Corporation for a period of two years. This extension feature is a loan commitment under International Accounting Standard 39: Recognition and Measurement ("**IAS 39**"), and as a result, no asset or liability has been recognized in respect of this option.

Share Capital

Class A voting common shares ("**Class A shares**") have been classified as equity because they represent residual assets of the Corporation after the deduction of all its liabilities, and do not provide the holder of the shares with the right to put the shares back to the Corporation.

Class B Shares issued by the Corporation have been classified as equity because the shares represent a residual interest in the Corporation after the payment of all its liabilities, and do not provide the holder of the shares with the right to put the shares back to the Corporation. Costs directly attributable to the issuance of such shares are recognized as a deduction from equity, net of tax.

Earnings Per Share

The earnings per share are based on the weighted average number of Class B Shares outstanding during the year. Diluted earnings per share are calculated to reflect the dilutive effect, if any, of the Debentures and Interest Debentures being converted into Class B Shares of the Corporation.

Revenue Recognition

Land is sold by way of an agreement of purchase and sale. Revenue is recognized on these sales once the agreement is duly executed, the collection of sales proceeds is reasonably assured, the purchaser can commence construction, and all other material conditions, if any, are met. Management has determined that these conditions are generally met upon the receipt of a deposit of not less than 20%.

Customer deposits received for purchases of lots on which revenue recognition criteria have not been met are recorded as deferred revenue.

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

Cost of Sales

At the time that revenue recognition criteria are met, the Corporation recognizes cost of sales for the lots sold by allocating to each lot its proportionate share of land development inventory using the net yield method. Under the net yield method, land development inventory is allocated to each lot sold based on the discounted sales price of the lot over the estimated total discounted lot sales that will benefit from the land development inventory. This results in phase specific costs being allocated proportionately based on the net yield of each lot in that phase, general costs being allocated proportionately based on the net yield of each lot that will benefit from the general costs, and land held for development being allocated proportionately based on the aggregate net yield of each lot of the Project.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Included in the cost of sales recognized is a provision for land development costs for costs to complete the development of lots for which revenue is recognized.

Current and Deferred Income Tax

Income tax expense for the year comprises current and deferred tax. Income tax is recognized in the statement of comprehensive income except to the extent that it relates to items recognized directly in other comprehensive income or directly in equity, in which case the income tax is recognized directly in other comprehensive income or equity, respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted, at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

The deferred income tax method is used to account for income taxes. Under this method, deferred income taxes are recognized for the deferred income tax consequences attributable to differences between the financial statement carrying values and their respective income tax basis. Deferred income tax assets and liabilities are measured using tax rates that have been enacted, or substantively enacted, by the date of the financial statements and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled. The effect on deferred income tax assets and liabilities of a change in tax rates is included in income in the period that includes the enactment date. Deferred income tax assets are recognized to the extent they are more likely than not of being realized.

Future Changes in Accounting Policies

Financial instruments

IFRS 9 Financial instruments ("**IFRS 9**") (July 2014) replaces earlier versions of IFRS 9 that had not yet been adopted by the Corporation and supersedes IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 introduces new models for classification and measurement of financial instruments, hedge accounting and impairment of financial assets and is mandatorily effective for periods beginning on or after January 1, 2018. The Corporation continues to review the standard as it is updated and monitor its impact on the Corporation's financial statements.

Revenue from contracts with customers

IFRS 15, Revenue from Contracts with Customers ("**IFRS 15**"), was issued in May 2014 by the IASB and supersedes IAS 18, 'Revenue', IAS 11, 'Construction Contracts' and other interpretive guidance associated with revenue recognition. IFRS 15 provides a single model to determine how and when an entity should recognize revenue, as well as requiring entities to provide more informative, relevant disclosures in respect of its revenue recognition criteria. IFRS 15 is to be applied retrospectively or through the recognition of the cumulative effect to opening retained earnings and is effective for annual periods beginning on or after January 1, 2018, with earlier application permitted. We are currently in the process of evaluating the impact that IFRS 15 may have on our consolidated financial statements.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

3. LAND DEVELOPMENT INVENTORY

	December 31, 2016	December 31, 2015
	\$	\$
BALANCE – BEGINNING OF YEAR	78,252,645	52,042,267
Development costs	10,323,390	13,806,331
Cost of sales	(4,400,720)	(597,894)
Effect of change in foreign exchange rates	(2,479,679)	13,001,941
BALANCE – END OF YEAR	<u>81,695,636</u>	<u>78,252,645</u>

Cost of sales recognized of \$5,756,046 (December 31, 2015 - \$1,023,407) during the year ended December 31, 2016 is comprised of \$4,400,720 (December 31, 2015 - \$597,894) allocated to land development inventory and \$1,355,326 (December 31, 2015 - \$425,513) (note 9) allocated to the provision for land development costs.

Land development inventory is relieved through cost of sales at the time that revenue from lot sales is recognized. It is not possible for management to reasonably estimate the portion of land development inventory that will be realized within the next twelve months, as the timing of lot sales is subject to uncertainty based on market demand.

4. RELATED PARTY TRANSACTIONS

See notes 1, 7, 8, 11, 13, 14 and 15 for additional disclosures relating to certain related parties and other related party transactions.

WAM, Walton International Group Inc. (“WIGI”), WDM, WWE, Walton International Group (USA), Inc. (“WUSA”) and WUSF 1 Westphalia, LLC (“WUSF”) are all related to the Corporation by virtue of the fact that they are all controlled by WGI. As noted under note 1, on April 28, 2017, WIGI and the general partner of WAM applied for and received CCAA protection from the Court. With the exception of the loans due to WIGI and WUSA, the amounts payable to WAM for the management and servicing fee and the amounts payable to WDM for the development fee, all amounts receivable from related parties and payable to related parties are unsecured, due on demand, bear no interest and have no fixed terms of repayment.

The balance due from and to a related party as at December 31, 2016, is outlined in the table below:

	December 31, 2016	December 31, 2015
	\$	\$
WUSF 1 Westphalia, LLC	308,423	220,075
TOTAL DUE FROM RELATED PARTIES	<u>308,423</u>	<u>220,075</u>

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

WUSF 1 Westphalia, LLC.

On February 27, 2012, WUSF entered into a cost sharing agreement with the U.S. Subsidiary for costs incurred for roadway improvements in accordance with pre-approved plans on both the Property owned by Corporation and property owned by WUSF. Either WUSF or the U.S. Subsidiary may elect to construct any of the required improvements by providing notice to the other party of its intent to do so, and each non-constructing party shall acknowledge receipt of any such commencement notice. Each non-constructing party shall reimburse the constructing party for any costs and expenses related to the non-constructing party's property via an invoice delivered to the non-constructing party. The proportion of costs for each party to this agreement is determined pro rata in proportion to that party's property interest in accordance with an allocation of property interest schedule within the cost-sharing agreement.

	December 31, 2016	December 31, 2015
	\$	\$
BALANCE – BEGINNING OF YEAR	220,075	168,913
Cost incurred under cost sharing agreement	95,539	52,402
Effect of change in foreign exchange rate	(7,191)	(1,240)
BALANCE – END OF YEAR	<u>308,423</u>	<u>220,075</u>

Walton Westphalia Europe, L.P.

On August 20, 2012, U.S. Subsidiary and WWE entered into a co-ownership agreement for the purpose of setting forth their respective rights and obligations in connection with certain matters related to the Property. In accordance with this agreement, U.S. Subsidiary and WWE (a) hold the Property as an investment, develop the Property and sell the Property in lots or parcels; (b) own and sell their respective participating interest; (c) provide for the management of the Property and utilize funds for the benefit of the owners for the purposes of operating, managing, developing and maintaining the Property; and (d) perform other activities as may be incidental or ancillary to or arise from the foregoing purposes as may be reasonably determined by U.S. Subsidiary. Under this agreement, all benefits, advantages, losses and liabilities derived from or incurred in respect of the Property from time to time shall be borne by U.S. Subsidiary and WWE in proportion to their respective participating interests as at the time they were derived or incurred. There were no transactions under this agreement that occurred during the year ended December 31, 2016 and December 31, 2015.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

DUE TO RELATED PARTIES

The balances due to related parties as at December 31, 2016 are outlined in the table below:

	December 31, 2016	December 31, 2015
	\$	\$
Walton International Group (USA), Inc.	4,322,745	3,487,612
Walton Asset Management L.P.	1,116,806	699,440
Walton Development & Management (USA), Inc.	127,600	71,328
Walton International Group, Inc.	3,774	18,964
TOTAL DUE TO RELATED PARTY	<u>5,570,925</u>	<u>4,277,344</u>

Walton International Group (USA), Inc.

The Corporation has a USD \$4.1 million subordinate loan facility with WUSA, bearing interest at 11% per annum, payable semi-annually. Interest is capitalized to land development inventory. The Corporation can elect to defer the payment of interest and add to the principal balance of the loan. The subordinate loan has a 60 month term with a maturity date of February 1, 2020. The Corporation has the right and option to extend the term of the loan for up to two additional one-year terms. The loan is unsecured and subordinate to the Senior Loan and Mezzanine Loan described in note 8. During the year ended December 31, 2016, WUSA incurred \$362 (December 31, 2015 - \$55,600) in costs initially funded by WUSA on the Corporation's behalf.

	December 31, 2016	December 31, 2015
	\$	\$
BALANCE – BEGINNING OF YEAR	3,432,012	-
Advances	580,674	2,959,883
Interest incurred	388,607	199,786
Effect of change in foreign exchange rates	(78,910)	272,343
BALANCE – END OF YEAR	<u>4,322,383</u>	<u>3,432,012</u>

The following table provides a summary of the WUSA balances outstanding at December 31, 2016 and December 31, 2015:

	December 31, 2016	December 31, 2015
	\$	\$
Principal	3,721,772	3,219,762
Interest payable	600,611	212,250
Costs funded by WUSA	362	55,600
BALANCE	<u>4,322,745</u>	<u>3,487,612</u>

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Walton Asset Management L.P.

On February 27, 2012, the Corporation and WAM entered into a Management Services Agreement whereby WAM will provide certain management related services to the Corporation in return for an annual management fee equal to:

- i. from March 20, 2012, until the earlier of the date of termination of the Management Services Agreement and March 31, 2019, an amount equal to 2% annually of the aggregate of the net proceeds raised from the IPO and Private Placement offerings, paid quarterly at the end of each fiscal calendar quarter; and
- ii. for each calendar quarter after April 1, 2019, until the date of the termination of the Management Services Agreement, an amount to be paid on the last day of the quarter equal to 0.5% of the book value of the Property at the end of the previous fiscal quarter.

Also in accordance with the Management Services Agreement, commencing on September 30, 2012, and continuing until the earlier of the dissolution of the Corporation and December 31, 2018, the Corporation will pay to WAM a servicing fee equal to 0.50% annually of the net proceeds for each Unit sold under the IPO and Private Placement offerings. WAM is then responsible for paying the servicing fee to the Corporation's agents in accordance with the Agency Agreements between the agents under the IPO and Private Placement, WAM, WDM and the Corporation. The servicing fee is calculated from the date of the applicable closing, calculated semi-annually and paid as soon as practicable after that date.

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	699,440	176,297
Management fees charged	559,552	559,552
Servicing fees charged	139,888	139,888
Payments made	(282,074)	(176,297)
BALANCE – END OF YEAR	<u>1,116,806</u>	<u>699,440</u>

The balance payable to WAM as at December 31, 2016 was in respect of the management fees and servicing fees. Notwithstanding the payment terms for such fees, due to cash constraints of the Corporation, management has communicated to WAM that it does not expect to make payments for the management fees and servicing fees until such time that the Corporation has sufficient capital for the payment of such amounts. WAM has continued to provide its services as manager of the Corporation; however, there is no guarantee that WAM will continue to provide management services with the deferral of the management fees, or that it will have the ability to defer those management fees under CCAA proceedings or that the Corporation will continue to have WAM provide management services. All amounts that exceed the regular payment terms are due on demand and bear no interest.

Walton Development & Management (USA), Inc.

On February 27, 2012, U.S. Subsidiary, WDM, Walton Maryland LLC and the Corporation entered into a Project Management Agreement. In accordance with the terms of the Project Management Agreement, the fees and costs for services provided by WDM are divided into the following two categories:

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

- i. WDM will receive a development fee, plus applicable taxes, equal to 2% of certain development costs incurred in the calendar quarter, payable within 60-days of the end of such quarter; and
- ii. WDM will receive a performance fee, plus applicable taxes, equal to 25% of cash distributions after all investors of Units in the Corporation have received cash payments or distributions equal to \$10.00 per Unit, plus a cumulative compound priority return of 8% per annum. The priority return is calculated on the \$10.00 amount per Unit, reduced by any cash payments or distributions by the Corporation.

The term of the Project Management Agreement will continue until the latest of the date (i) that the whole of the Property has been sold by or on behalf of the owners thereof to one or more third party purchasers; and (ii) upon which the parties to the Project Management Agreement have satisfied their obligations under the development agreements with respect to the Property.

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	71,328	112,594
Development fees charged	147,531	267,474
Development fees paid	(69,844)	(331,706)
Other expenses incurred	12,374	7,303
Other expenses paid	(31,660)	(5,410)
Effect of change in foreign exchange rates	(2,129)	21,073
BALANCE – END OF YEAR	<u>127,600</u>	<u>71,328</u>

No performance fee was incurred by the Corporation during the year ended December 31, 2016 and December 31, 2015 because the \$10 per Unit amount and the cumulative priority return have not been received by the investors of the Units in the Corporation.

Walton International Group Inc.

The other expenses incurred by the Corporation were costs initially funding by WIGI on the Corporation's behalf.

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	18,964	6,500
Other expenses incurred	14,720	12,464
Other expenses paid	(29,910)	-
BALANCE – END OF YEAR	<u>3,774</u>	<u>18,964</u>

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Key Management Compensation

Key management personnel are comprised of the Corporation's directors and executive officers. The total compensation expense incurred by the Corporation relating to its independent directors during the period was as follows:

	December 31, 2016 \$	December 31, 2015 \$
Directors' fees	102,302	70,902

All services performed for the Corporation by its executive officers and its non-independent directors are governed by the Management Services Agreement. The quarterly management fee that WAM receives under the Management Services Agreement has been disclosed above.

The compensation of key management does not include the remuneration paid to individuals who are paid directly by WGI and WIGI. The officers of the Corporation are also officers and directors of numerous entities controlled or managed by WGI and it is not practicable to make a reasonable apportionment of their compensation in respect of each of those entities.

5. PREPAID EXPENSE

The amount of prepaid expenses as at December 31, 2016 are as follows:

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	-	-
Transaction fees related to the unused loan facility (note 8)	491,307	-
Amortized to land development inventory	(351,017)	-
Effect of changes in foreign exchange rates	(593)	-
BALANCE – END OF YEAR	139,697	-

6. RESTRICTED CASH

The restricted cash balance at December 31, 2016, is outlined in the table below.

	December 31, 2016 \$	December 31, 2015 \$
Funds pledged as security for the senior loan	2,248,475	2,315,891
Cost Overrun	874,136	1,470,659
Customer deposits (note 10)	961,457	1,176,697
	4,084,068	4,963,247

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The cost overrun contains funds deposited by the Corporation for forecasted project cost overruns to be incurred during the first quarter 2017. The customer deposits consist of deposits received from homebuilders for lots which revenue recognition criteria have not been met. The deposits are being held in trust with a lawyer.

7. DEBENTURES PAYABLE, INTEREST DEBENTURES PAYABLE AND INTEREST PAYABLE

Debentures payable are comprised of Debentures which were issued by the Corporation as part of the IPO and Private Placement offerings. The total number of Debentures outstanding at December 31, 2016 was 3,017,170 (December 31, 2015 – 3,017,170).

During 2016, \$1,380,459 (December 31, 2015 - \$1,279,346) of Interest Debentures were issued to holders of Debentures and Interest Debentures to settle the interest payable due as at March 31 of the current year.

The Debentures and Interest Debentures are unsecured and bear interest at a rate of 8% per annum. Interest on the Debentures and Interest Debentures is calculated annually based on the principal amount of the Debentures and Interest Debentures on March 31, and is payable annually on June 30. The Debentures and Interest Debentures mature at their principal amount on March 31, 2019, however the maturity date on both Debentures and Interest Debentures can be extended by the Corporation at its sole discretion until March 31, 2021.

The Corporation may also, at its sole discretion, (i) repay all or any portion of the principal amount of, or interest under, the Debentures or Interest Debentures through the issuance of Class B Shares, (ii) evidence its obligation to pay all or any portion of the interest under the Debentures or Interest Debentures through the issuance of Interest Debentures, and/or (iii) convert all or any principal amount of, or interest under, the Debentures or Interest Debentures into Class B Shares.

The Debentures and Interest Debentures may be converted by the Corporation into the number of Class B Shares obtained by dividing the principal amount of the Debentures and Interest Debentures by the current fair value of Class B Shares.

The following table reconciles the change in Debentures payable:

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	14,487,525	14,337,245
Accretion on debentures	165,066	150,280
BALANCE – END OF YEAR	<u>14,652,591</u>	<u>14,487,525</u>

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The following table reconciles the change in Interest Debentures payable:

	December 31, 2016	December 31, 2015
	\$	\$
BALANCE – BEGINNING OF YEAR	2,486,218	1,206,872
Interest Debentures issued	1,380,459	1,279,346
BALANCE – END OF YEAR	<u>3,866,677</u>	<u>2,486,218</u>

Interest payable is comprised of accrued interest on the Debentures and Interest Debentures payable. The following table reconciles the change in interest payable:

	December 31, 2016	December 31, 2015
	\$	\$
BALANCE – BEGINNING OF YEAR	1,033,622	957,956
Accrued interest on the Debentures	1,206,869	1,206,868
Accrued interest on the Interest Debentures	254,417	148,144
Settlement of interest through issuance of Interest Debentures	<u>(1,380,459)</u>	<u>(1,279,346)</u>
BALANCE – END OF YEAR	<u>1,114,449</u>	<u>1,033,622</u>

As at December 31, 2016 and December 31, 2015, WIGI owned approximately 6.3% of the outstanding Units of the Corporation. As a result, approximately 6.3% of the share capital and approximately 6.3% of the balance of Debentures payable, Interest Debentures and interest payable is payable to WIGI.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

8. PROJECT DEBT

The following table provides a continuity of the project debt:

	Senior Loan	Mezzanine Loan	German Loan	Total
	\$	\$	\$	\$
BALANCE – JANUARY 1, 2015	13,393,085	8,936,236	-	22,329,321
Advances	10,381,191	-	-	10,381,191
Transaction costs	(373,651)	-	-	(373,651)
Payment on loan	(876,116)	(108,178)	-	(984,294)
Interest incurred	1,242,326	1,645,012	-	2,887,338
Interest paid	(1,242,326)	(120,984)	-	(1,363,310)
Accretion	479,232	187,470	-	666,702
Effect of changes in foreign exchange rates	3,277,481	1,819,105	-	5,096,586
BALANCE – DECEMBER 31, 2015	26,281,222	12,358,661	-	38,639,883
Advances	6,950,556	-	1,138,700	8,089,256
Transaction costs	(459,888)	(126,189)	-	(586,077)
Payment on loan	(7,183,494)	(629,283)	-	(7,812,777)
Interest incurred	1,658,382	1,882,577	41,650	3,582,609
Interest paid	(1,658,382)	(535,288)	-	(2,193,670)
Accretion	828,260	122,824	-	951,084
Effect of changes in foreign exchange rates	(903,464)	(367,810)	10,550	(1,260,724)
BALANCE – DECEMBER 31, 2016	25,513,192	12,705,492	1,190,900	39,409,584

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The following table provides a summary of the project debt balances outstanding as at December 31, 2016 and December 31, 2015:

	Senior Loan	Mezzanine Loan	German Loan	Total
	\$	\$	\$	\$
Principal, net of transaction costs	26,281,222	8,315,524	-	34,596,746
Interest payable	-	4,043,137	-	4,043,137
BALANCE – DECEMBER 31, 2015	26,281,222	12,358,661	-	38,639,883
Principal, net of transaction costs	25,513,192	7,513,979	1,149,228	34,176,399
Interest payable	-	5,191,513	41,672	5,233,185
BALANCE – DECEMBER 31, 2016	25,513,192	12,705,492	1,190,900	39,409,584

Senior Loan

The Senior Loan is a secured loan for up to USD \$43.01 million with an interest rate of LIBOR plus 5.1% with a minimum interest rate floor of 6.2% per annum entered collectively by the U.S. Subsidiary and WWE. Interest is capitalized to land development inventory. The Senior Loan is being used to fund the first phase of construction on the Property.

The loan agreement allows for up to USD \$6.15 million in letters of credit to Prince George's County, Maryland for purposes of providing required credit assurances with respect to the Corporation's performance bond facility agreement. All outstanding letters of credit were cancelled in 2016 and, therefore, as at December 31, 2016, the outstanding amount was \$nil (December 31, 2015 – USD \$6.14 million).

As part of the facility, a cost overrun bank account was established with the Senior Lender in which USD \$500,000 was deposited as a reserve. Subsequently, at the end of each following quarter, the U.S. Subsidiary and WWE collectively deposit funds in the amount of projected cost over runs to be incurred during the next 3 month period.

In the course of 2016, the U.S. Subsidiary and WWE collectively amended the facility amount downwards from USD \$43.01 million to USD \$39.36 million and extended the maturity date from May 31, 2016 to November 30, 2016. In December 2016, the maturity date of the Senior Loan was further extended to June 30, 2017. As a condition of the December renewal, a principal reduction payment of USD \$948,000 was made. In addition, the amended Senior Loan includes a performance covenant with a loan to value test to be completed by the lender on or before April 30, 2017 that requires the ratio of the Senior Loan to the appraised value of the Property to be at or less than 40% Loan to Value. The performance covenant was not met as the valuation has not been completed as of April 30, 2017.

The Senior Loan is secured by, among other things, a first priority deed of trust lien on the Property. As at December 31, 2016, the interest rate floor is in effect since LIBOR plus 5.10% was less than 6.20% per annum.

On June 6, 2013, an interest rate cap was purchased to mitigate the interest rate risk on the Senior Loan. The interest rate cap expired on May 31, 2016 and was not renewed. The balance on the interest rate cap as at December 31, 2016 is outlined in the table below.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

	December 31, 2016 \$	December 31, 2015 \$
Interest rate cap purchase price	182,527	182,527
Interest rate cap revaluation	(199,864)	(199,620)
Effect of changes in foreign exchange rates	17,337	17,353
FAIR VALUE OF INTEREST RATE CAP	-	260

On the original Senior Loan, the interest rate floor was 6.2%. At the time that the first draw was made on the Senior Loan, the floor rate of 6.2% exceeded the Senior Loan's rate of LIBOR plus 5.1%. Therefore an embedded derivative resulted which requires that the value of the interest rate floor be separated from the carrying value of the project debt. The interest rate floor was accounted for as a separate derivative financial liability measured at fair value with gains and losses on re-measurement included in profit and loss in the period in which they arise. With the original facility maturing in the current year, the embedded derivative was extinguished.

The balance on the derivative financial liability as at December 31, 2016 is outlined in the table below.

	December 31, 2016 \$	December 31, 2015 \$
Derivative financial liability initial measurement	147,746	147,746
Derivative financial liability revaluation	(171,501)	(129,034)
Effect of changes in foreign exchange rates	23,755	24,140
FAIR VALUE OF INTEREST RATE FLOOR	-	42,852

WGI also provided a limited guarantee of USD \$19.5 million and a completion guarantee that WWE and U.S. Subsidiary will complete the development of the project in accordance with the plans and on a lien-free basis. The lender has the obligation to continue making advances to facilitate the completion, but WGI is obligated to cover cost overruns. WGI also guarantees any losses incurred by the lender in connection with certain events under the Senior Loan, including, but not limited to, waste or intentional/grossly negligent damage to the Property, and the misappropriation of funds. WGI becomes fully liable for the Senior Loan if WWE or the U.S. Subsidiary files for bankruptcy or takes advantage of other laws protecting debtors. The CEO of WGI has also provided a personal guarantee for the Senior Loan in certain limited circumstances.

Mezzanine Loan

On June 6, 2013, the U.S. Subsidiary and WWE collectively entered into the Mezzanine Loan (subordinate financing). The Mezzanine Loan is a second priority secured loan for up to USD \$7,285,850 with interest accruing at 15% per annum. Interest is capitalized to land development inventory. Repayment of the Mezzanine Loan is to be repaid with 100% of the Corporation's proceeds from the sale of the Property and other assets of the Corporation after payment to the Senior Loan as described above.

In the course of 2016, the U.S. Subsidiary and WWE collectively obtained maturity date extensions from the original maturity date of June 6, 2016 to July 6, 2017.

The Mezzanine Loan is subordinate to the terms of the Senior Loan and is secured by, among other things, a second-priority deed of trust lien on the Property. The Mezzanine Loan was used to fund the first phase of purchase and construction on the Property.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

WGI has provided a guarantee with the lenders of the Mezzanine Loan that the U.S. Subsidiary will complete the development of the Project and fund all cost overruns. WGI also guarantees any losses incurred by the lender in connection with certain bad acts or particular events under the Mezzanine Loan, including, but not limited to, waste or intentional/grossly negligent damage to the Property, and misappropriation of funds. WGI becomes fully liable for the loan if U.S. Subsidiary or WWE file for bankruptcy or take advantage of other laws protecting debtors.

Subsequent to year-end, the loan agreements were amended, to waive certain financial covenants, including minimum cash balances and minimum net worth of the guarantor on both the Senior Loan and the Mezzanine Loan, effective December 1, 2016 and to provide extensions to the loan agreements. In connection with the extension of the maturity date of the Senior Loan to June 30, 2017, a loan-to-value covenant was added to the Senior Loan documents. As part of that amendment, the interest rate on the Senior Loan increased by 50 basis points to the Adjusted LIBOR rate plus 5.60% and the minimum interest rate was increased by 50 basis points to 6.70%.

The loan-to-value ratio as of such date did not satisfy the covenant under the Senior Loan documents. In addition, the Senior Loan and Mezzanine Loan required delivery of audited consolidated financial statements of WGI by April 30, 2017, which were not delivered as of that date. As a result of the foregoing, the Senior Loan is currently in technical default, and if the Senior Lender delivers notice of such defaults, the Corporation will have 30 days to cure the defaults. If the defaults are not cured in such 30 day period, the Senior Lender may exercise its remedies under the Loan document, which could include acceleration of the maturity date and foreclosure proceedings.

If the Corporation is unable to identify a lender by the maturity date of the loans, receive a waiver or a forbearance agreement from the lenders, the Corporation may need to file for creditor protection under the CCAA. These conditions raise significant doubt as to the ability of the Corporation to meet its obligations as they become due, and accordingly, the appropriateness of the use of the accounting principles applicable to a going concern (note 1).

German Loan

On October 7, 2016, the U.S. Subsidiary and WWE collectively entered into an agreement for an unsecured note with a lender for a principal amount of USD \$1,000,000. The loan is subordinated to both the Senior Loan and the Mezzanine Loan. The interest rate for the loan is 15% per annum and shall accrue quarterly in arrears. Accrued interest is added to the outstanding principal on the date of each quarterly accrual. Interest is capitalized to land development inventory. The loan will mature and be payable on December 31, 2020 and may be extended for two additional one-year terms.

MCFI Global Fund

On August 26, 2016, the U.S. Subsidiary and WWE entered into an agreement (the "**Loan Agreement**") with MCFI Global Fund Westphalia, LLC ("**MCFI**"). Under the Loan Agreement, MCFI proposes to loan (the "**Loan**") to the Corporation and WWE jointly, up to USD \$58 million for the primary purposes of repaying the Senior Loan, Mezzanine Loan and the WUSA loan and funding certain qualifying hard and soft costs for Phases 1 and 1A. MCFI is currently raising funds for this purpose. As of the date of these consolidated financial statements MCFI has not raised the proposed funding. Until MCFI has raised the full amount to repay the Senior Loan, no amounts will be funded under this agreement. At December 31, 2016 no amounts have been advanced to the Corporation.

Once funding has been provided to the U.S. Subsidiary and WWE, the term of the loan will be for six years, subject to a one year extension at MCFI's election or, if it elects not to extend, up to one year at the U.S. Subsidiary's and WWE's election. Loan advances will mature six years from the end of the quarter in which the loan advance was made. Subject to minor exceptions, the loan cannot be repaid prior to its maturity. In addition, once funding has been provided, this will trigger the obligation for the U.S. Subsidiary to produce jobs, which is part of the underlying funding agreement.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Interest is calculated at the simple, non-compounded annual interest rate of 5.25% and is payable quarterly, with the first payment being payable in the quarter in which the final loan draw occurs. Interest paid will be capitalized to land development inventory.

The Loan will be secured by the borrowers' assets including the Property.

A precondition to the funding on the Loan is the approval of the senior and mezzanine lenders in regards to an inter-creditor agreement or MCFI has raised enough capital to preclude the need for an inter creditor agreement. There is no guarantee that the senior lender or the mezzanine lender will approve the inter creditor agreement or that MCFI will be able to raise all, or any, of the USD \$58 million under the MCFI EB-5 Offering. If sufficient EB-5 funds are not raised to permit the Borrowers to repay the Senior Loan, Mezzanine Loan and Walton-loaned facilities, the Corporation will have to source lending from other lenders to (i) repay those loans including the Senior Loan facility and the Mezzanine Loan, (ii) fund the remainder of its Phase 1 and 1A development costs, or (iii) obtain extensions. The Corporation is working to identify potential sources of financing in the case that enough EB-5 funds are not raised.

Deferred finance and transaction costs

The amount of deferred financing and transaction costs as at December 31, 2016 are as follows:

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	1,271,131	1,396,409
Reclass to prepaid for portion relating to unused facility (note 5)	(491,307)	-
Write off of transaction fees related to the reduced loan facility	(187,495)	-
Transaction costs incurred	99,635	-
Transfer to Senior loan	(459,888)	(394,786)
Effect of changes in foreign exchange rates	(63,928)	269,508
BALANCE – END OF YEAR	<u>168,148</u>	<u>1,271,131</u>

During 2016, the terms of the Senior Loan were amended as a condition of maturity date extensions. The amendments were determined to be a modification of debt under IAS 39. The modifications included a reduction in the facility. The amount of transaction costs relating to the reduction in facility was expensed. Additionally, a portion of the remaining facility was expected to be unused. The amount of transaction costs relating to the unused facility were reclassified to prepaid expense and will be amortized to land development inventory over the remaining term of the facility (note 5). As the Senior Loan had not been fully drawn upon as of December 31, 2016, of the remaining transactions costs, the Corporation has netted a pro rata share of the financing and transaction costs incurred against the loan and has deferred the remaining portion as an asset on the statement of financial position to be netted against future draws.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Interest Costs Incurred

The following table provides a breakdown of interest costs incurred for the year ended December 31, 2016:

	Interest Capitalized \$	Interest Through Provision \$	Total \$
Interest			
Senior Loan	1,518,538	139,844	1,658,382
Mezzanine Loan	1,723,827	158,750	1,882,577
German Loan	38,138	3,512	41,650
WUSA Loan (note 4)	355,837	32,770	388,607
Debentures (note 7)	1,197,096	9,773	1,206,869
Interest Debentures (note 7)	252,357	2,060	254,417
TOTAL INTEREST	5,085,793	346,709	5,432,502
Accretion			
Senior Loan	758,416	69,844	828,260
Mezzanine Loan	112,466	10,358	122,824
Debentures	163,729	1,337	165,066
Amortization of transaction costs on unused facility	321,417	29,600	351,017
TOTAL FINANCING COSTS	1,356,028	111,139	1,467,167
TOTAL INTEREST AND FINANCING COSTS	6,441,821	457,848	6,899,669

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The following table provides a breakdown of interest costs incurred for the year ended December 31, 2015:

	Interest Capitalized \$	Interest Through Provision \$	Total \$
Interest			
Senior Loan	1,223,970	18,356	1,242,326
Mezzanine Loan	1,620,706	24,306	1,645,012
WUSA Loan (note 4)	196,834	2,952	199,786
Debentures (note 7)	1,205,156	1,712	1,206,868
Interest Debentures (note 7)	147,934	210	148,144
TOTAL INTEREST	4,394,600	47,536	4,442,136
Accretion			
Senior Loan	472,151	7,081	479,232
Mezzanine Loan	184,700	2,770	187,470
Debentures	150,067	213	150,280
TOTAL FINANCING COSTS	806,918	10,064	816,982
TOTAL INTEREST AND FINANCING COSTS	5,201,518	57,600	5,259,118

9. PROVISION FOR LAND DEVELOPMENT COSTS

The following table reconciles the change of the provision for land development costs:

	December 31, 2016 \$	December 31, 2015 \$
BALANCE – BEGINNING OF YEAR	344,744	-
Additional provisions	1,355,326	425,513
Less actual costs incurred during the period	(425,301)	(123,638)
Effect of changes in foreign exchange rates	76,281	42,869
BALANCE – END OF YEAR	1,351,050	344,744

The provision for land development costs includes accrued costs based on the estimated cost to complete for the land development projects for which revenue has been recognized. These amounts have not been discounted as the majority are expected to be incurred within one year.

10. DEFERRED REVENUE

Deferred revenue is comprised of deposits received from homebuilders for lots, for which revenue recognition criteria have not been met. The deposits are non-refundable and are paid in accordance with the terms of the purchase and

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

sales agreements between the Corporation and the homebuilders. In addition to cash deposits received from builders, on March 4, 2014, in lieu of a deposit, an irrevocable letter of credit in the amount of USD \$367,200 has been received from the second homebuilder. The letter of credit will be reduced proportionately as gross proceeds are received from the sale of lots in accordance with the purchase and sale agreement with this builder.

11. SHARE CAPITAL

Authorized:

- Unlimited Class A voting common Shares
- Unlimited Class B non-voting common Shares

Outstanding:

	December 31, 2016		December 31, 2015	
	Number of shares	Amount \$	Number of shares	Amount \$
Class A shares	100	100	100	100
Class B shares	3,017,170	15,085,850	3,017,170	15,085,850
Share issuance costs	-	(1,097,038)	-	(1,097,038)
	<u>3,017,270</u>	<u>13,988,912</u>	<u>3,017,270</u>	<u>13,988,912</u>

All Class A shares of the Corporation are held by 1389211 Alberta Ltd., a wholly owned subsidiary of WIGI. WIGI is a wholly owned subsidiary of WGI. All or substantially all of the shares of WGI are owned by or for the benefit of members of the Doherty family, including William K. Doherty, the Chief Executive Officer and director of WGI.

As at December 31, 2016 and December 31, 2015, WIGI owned approximately 6.3% of the outstanding Class B Shares of the Corporation.

Per Share Amount

Basic net income per share (“EPS”) is calculated by dividing the Corporation’s net income (prior to other comprehensive income) by the weighted average number of shares outstanding. The Class A shares outstanding have not been included in the weighted average shares outstanding because the Class A shares do not participate in the profits or losses of the Corporation. The weighted average number of Class B Shares outstanding for the year ended December 31, 2016 and December 31, 2015 was 3,017,170.

As the Corporation has the right to convert any portion of the Debentures and Interest Debentures into Class B Shares, this conversion feature could result in potentially dilutive shares in the determination of the weighted average diluted shares outstanding. For the year ended December 31, 2016, the potentially dilutive shares were \$nil because the Corporation generated losses during the year. For the year ended December 31, 2015, the potentially dilutive shares were 3,721,138.

Share Issuance Price

The issued and outstanding Class A shares of the Corporation were issued at a price of \$1.00/share.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The issued and outstanding Class B Shares of the Corporation were issued at a price of \$5.00/share.

12. INCOME TAXES

The following table reconciles the tax recovery calculated on the Corporation's consolidated net income before tax using the weighted average tax rate to the income tax recovery recognized. The Alberta Government enacted a two percent increase in the corporate tax rate effective July 1, 2015.

	December 31, 2016 \$	December 31, 2015 \$
Consolidated net income/(loss) before tax	(1,750,377)	2,788,657
Applicable tax rate	27%	26%
EXPECTED TAX (RECOVERY) EXPENSE	<u>(472,602)</u>	<u>725,051</u>
Increase/(decrease) in income taxes resulting from:		
Effect of rate change	-	(21,941)
Impact of tax rate in foreign jurisdiction	(66,289)	441,720
Change in deferred tax asset not recognized	218,243	195,327
Timing difference	(56,179)	-
Current income tax expense	21,199	-
INCOME TAX (RECOVERY) EXPENSE	<u>(355,628)</u>	<u>1,340,157</u>

The components of the deferred tax assets (liabilities) are as follows:

	December 31, 2016 \$	December 31, 2015 \$
Share issuance costs	647	59,887
Non-capital loss carry forward	1,159,632	853,775
Timing difference on interest expense	451,647	498,356
Timing difference on accretion of debentures	160,704	131,628
Unrealized gain on foreign exchange	(2,355,034)	(2,599,105)
Debenture issuance costs	(295,553)	(236,313)
Other	114,035	330,232
Excess development costs for tax vs accounting	397,452	-
Unrecognized deferred tax asset	(959,317)	(741,074)
NET DEFERRED TAX LIABILITY	<u>(1,325,787)</u>	<u>(1,702,614)</u>

Deferred income tax assets and liabilities are a result of temporary differences between the carrying amount of assets and liabilities in the financial statements and their carrying amount for income tax purposes, as well as recognition of tax losses.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The unused non-capital losses of \$4,294,932 will expire as follows:

	\$
2032	847,219
2033	647,600
2034	711,846
2035	955,466
2036	1,132,801
	<hr/>
	4,294,932

13. FINANCIAL INSTRUMENTS

The Corporation's financial instruments consist of interest rate cap, due from related parties, restricted cash, accounts receivable, cash, Debentures payable, Interest Debentures payable, project debt, interest payable, accounts payable and accrued liabilities, derivative financial liability, and amounts due to related parties.

With the exception of the interest rate cap, Debentures payable, Interest Debentures payable, project debt, and derivative financial liability, the fair value of these financial instruments approximate their carrying value due to the short-term nature of these items. The fair value of the interest rate cap and derivative financial liability are determined using a third party valuator who uses a discounted future cash flow approach, making use of level 2 (other than quoted prices) inputs to arrive at a current value. The discount rate applicable to a transaction is generally LIBOR for the relevant currency, however other discount rates may be used where the valuator feels that LIBOR is not appropriate. This interest rate cap and derivative financial liability are recorded at fair value with changes being recorded through profit and loss. At December 31, 2016, the interest rate cap and derivative financial liability have been extinguished.

The fair value of Debentures payable, Interest Debentures payable, and project debt are determined using the income approach, primarily making use of level 3 (unobservable) inputs. Using the income approach, the expected future cash commitments arising from these financial liabilities are discounted by the Corporation's market rate. As at December 31, 2016, the fair value of Debentures payable and Interest Debentures payable approximate the carrying amount because there have been no significant changes in the Corporation's risk premium or to market interest rates, since the issuance of these financial liabilities.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The following tables set out the Corporation's classification and carrying amount of the financial instruments along with the fair value as at December 31, 2016:

DECEMBER 31, 2016	Fair Value		Amortized Cost		Totals	
	Through profit and loss	Derivatives	Loans and receivables	Other financial liabilities	Carrying amount	Fair Value
	\$	\$	\$	\$	\$	\$
Asset (liability):						
Due from related parties	-	-	308,423	-	308,423	308,423
Restricted cash	-	-	4,084,068	-	4,084,068	4,084,068
Accounts receivables	-	-	66,271	-	66,271	66,271
Cash	-	-	1,455,961	-	1,455,961	1,455,961
Debentures payable	-	-	-	(14,652,591)	(14,652,591)	(14,652,591) ¹
Interest Debentures payable	-	-	-	(3,866,677)	(3,866,677)	(3,866,677) ¹
Project debt	-	-	-	(39,409,584)	(39,409,584)	(39,409,584)
Interest payable	-	-	-	(1,114,449)	(1,114,449)	(1,114,449)
Accounts payable and accrued liabilities	-	-	-	(2,438,696)	(2,438,696)	(2,438,696)
Due to related parties	-	-	-	(5,570,925)	(5,570,925)	(5,570,925)
	-	-	5,914,723	(67,052,922)	(61,138,198)	(61,138,199)

1 – Note that the sensitivity table below shows that the carrying value approximates fair value.

The following tables set out the Corporation's classification and carrying amount of the financial instruments along with the fair value as at December 31, 2015:

DECEMBER 31, 2015	Fair Value		Amortized Cost		Totals	
	Through profit and loss	Derivatives	Loans and receivables	Other financial liabilities	Carrying amount	Fair Value
	\$	\$	\$	\$	\$	\$
Asset (liability):						
Interest rate cap	260	-	-	-	260	260
Due from related parties	-	-	220,075	-	220,075	220,075
Restricted cash	-	-	4,963,247	-	4,963,247	4,963,247
Cash	-	-	1,786,817	-	1,786,817	1,786,817
Debentures payable	-	-	-	(14,487,525)	(14,487,525)	(14,487,525) ¹
Interest Debentures payable	-	-	-	(2,486,218)	(2,486,218)	(2,486,218) ¹
Project debt	-	-	-	(38,639,883)	(38,639,883)	(38,639,883)
Derivative financial liability	-	(42,852)	-	-	(42,852)	(42,852)
Interest payable	-	-	-	(1,033,622)	(1,033,622)	(1,033,622)
Accounts payable and accrued liabilities	-	-	-	(3,022,838)	(3,022,838)	(3,022,838)
Due to related parties	-	-	-	(4,277,344)	(4,277,344)	(4,277,344)
	260	(42,852)	6,970,139	(63,947,430)	(57,019,883)	(57,019,883)

1 – Note that sensitivity table below shows that the carrying value approximates fair value

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

The interest rate cap (note 8) was purchased to mitigate the interest rate risk on the Senior Loan. The following table shows the impact on the fair value to Debentures payable, Interest Debentures payable, and Mezzanine Loan (note 8) included in project debt if the market interest rate were to change.

	Sensitivity Analysis		
	+/- 1%	+/- 3%	+/- 5%
Change in market interest rate			
Debentures payable (8% interest per annum)	28,230	84,510	140,553
Interest Debentures payable (8% interest per annum)	6,345	18,999	31,609
Mezzanine Loan (15% interest per annum)	3,952	11,836	19,692
German Loan (15% interest per annum)	3,598	10,749	17,840

Risk – overview

The Corporation's financial instruments and the nature of the risks to which they may be subject are as set out in the following table:

	RISK			
	CREDIT	LIQUIDITY	INTEREST RATE	CURRENCY
Interest rate cap			X	
Due from related party	X			X
Restricted cash	X		X	
Accounts receivable	X			
Cash	X		X	X
Debentures payable		X	X	
Interest Debentures payable		X	X	
Project debt		X	X	X
Derivative financial liability			X	
Interest payable		X	X	
Accounts payable and accrued liabilities		X		
Due to related parties		X		X

i) 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, including restricted cash and due from related party. The maximum exposure to credit risk is equal to the carrying value of these financial instruments.

Due from related party - The balance of due from related parties are short-term in nature and are under the terms of the cost sharing agreement (note 4). As a result, the Corporation's exposure to credit risk from due from related parties is not significant.

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Accounts receivable – The accounts receivable balance represents an amount due to the Corporation from a contractor as at December 31, 2016. As the funds were received subsequent to year end on February 21, 2017, the Corporation's credit risk exposure is not significant.

Restricted cash and cash – Restricted cash and cash are each on deposit with financial institutions, which is intended to minimize its exposure of cash to credit risk.

ii) Liquidity risk

Liquidity risk arises on the land development inventory as the Property would be difficult to liquidate quickly. The Corporation is dependent on financing to complete the development. If the Corporation was unable to secure financing or the lenders were to demand repayment of the loans, the Corporation would not be able to meet its financial obligations as they become due. Financial liabilities subject to liquidity risk includes project debt, Debentures, Interest Debentures, interest payable, accounts payable and accrued liabilities and due to related parties. The Corporation manages its liquidity risk by:

- Monitoring the economic environment and lot absorption rates in nearby developments;
- Monitoring forecast and actual cash flows associated with the development; and
- Maintaining project debt and related party financing facilities to cover development costs.

The future undiscounted obligations of the Corporation as at December 31, 2016, are as follows:

	2017	2018	2019	2020	2021 and thereafter
	\$	\$	\$	\$	\$
Debentures payable	-	-	15,085,850	-	-
Interest Debentures payable	-	-	3,866,677	-	-
Interest payable	1,516,202	1,516,202	377,991	-	-
Project debt	39,409,584	-	-	-	-
Accounts payable and accrued liabilities	2,438,695	-	-	-	-
Due to related parties	1,723,642	475,462	475,462	4,362,005	-
Total	45,088,123	1,991,664	19,805,980	4,362,005	-

In addition to these items in the table, based on the current loan amounts outstanding and as a result of the joint and several nature of the Senior Loan, Mezzanine Loan, and the German Loan, the U.S. Subsidiary may be liable for WWE's portion of these loans. As at December 31, 2016, this amount is \$6,639,185 (December 31, 2015 - \$6,595,105).

Management is in the process of identifying an alternative lender to provide funding to repay the Senior Loan and the Mezzanine Loan or to extend of the terms of the existing loans. There is no assurance that the Corporation will be able to find a lender, or that the amount a lender was willing to fund would be sufficient or be on terms acceptable to the Corporation, or at all. Without an alternative lender, the Corporation currently does not have sufficient working capital to make any principal repayment requested or to repay the principal balance on maturity of the Senior and Mezzanine Loans. If the Corporation is unable to identify a lender by the maturity date of the loans, or receive a forbearance

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

agreement from the lenders, the Corporation may need to file for creditor protection under the CCAA. These conditions raise significant doubt as to the ability of the Corporation to meet its obligations as they become due, and accordingly, the appropriateness of the use of the accounting principles applicable to a going concern (note 2).

iii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market interest rates. The financial instruments of the Corporation which give rise to interest rate risk are as follows:

Cash - Changes in market interest rates will cause fluctuations in the future interest earned on cash balances. Any resulting impact on the Corporation's financial results would not be considered material.

Debentures payable, Interest Debentures payable and interest payable - The Debentures payable, Interest Debentures payable and interest payable have a fixed 8% interest rate and as a result, do not expose the Corporation to any interest rate risk. The fair value of Debentures payable and Interest Debentures payable may fluctuate from time to time due to changes in market interest rates. Since the holders of the Debentures and Interest Debentures are also the holders of Class B Shares of the Corporation, management does not plan on taking any action to address any interest rate differential between the stated interest rate on the Debentures, the Interest Debentures and market interest rates because this has no impact on the overall investment objectives of the Corporation.

Project debt, interest rate cap and derivative financial liability – The Corporation is exposed to interest rate risk on its Senior Loan which is based on LIBOR (note 8). Within the Senior Loan is an interest rate floor which has been classified as a derivative financial liability. This ensures that a minimum interest rate is charged on the Senior Loan. In order to mitigate the maximum interest rate risk on the Senior Loan the Corporation entered into an interest rate cap (note 8).

iv) Currency risk

Foreign exchange risk arises when future recognized assets or liabilities are denominated in a currency that is not the entity's functional currency.

The Corporation is exposed to foreign exchange risk because the operations, development expenditures, and construction loans are denominated in U.S. dollars. The Corporation recorded a translation loss on foreign exchange related to land development costs of \$3,013,401 for the year ended December 31, 2016, and a gain of \$13,001,941 for the year ended December 31, 2015.

At December 31, 2016, if the Canadian dollar had strengthened or weakened by 10% against the U.S. dollar with all other variables held constant, net income for the year would have changed by \$1,674,972 mainly as a result of foreign exchange translation of U.S. dollar denominated loan and debentures payable amounts compensated by foreign exchange translation of U.S. dollar denominated intercompany amounts.

To manage this risk, the Corporation monitors changes in foreign exchange rates to determine if and when U.S. dollars should be converted to Canadian dollars and vice versa. As part of the Corporation's on-going

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

risk management strategy, U.S. construction funding will be used for U.S. denominated expenditures to further mitigate foreign currency risk exposure.

As at December 31, 2016, the Corporation did not have any outstanding foreign currency forward contracts.

14. COMMITMENTS

The following table presents future commitments of the Corporation under the Management Services Agreement (note 4). It does not include the development fee or the performance fee payable to WDM under the Project Management Agreement, which cannot be reasonably estimated at this time.

	Servicing fee	Management fee	Total
	\$	\$	\$
2017	139,888	559,552	699,440
2018	139,888	559,552	699,440
2019	-	137,972	137,972
	<u>279,776</u>	<u>1,257,076</u>	<u>1,536,852</u>

The commitment for the management fee will extend for the length of the project however after April 1, 2019, it is calculated based on the book value of the Property at the end of the previous calendar quarter, which cannot be reasonably estimated at this time.

The Corporation also has a commitment to complete the construction of onsite water and sewer and lines, as well as the construction of an offsite sewer outfall as part of the permits issued by Prince George's County, Maryland. The Corporation has provided the Washington Suburban Sanitary Commission, Prince George's County and the Maryland National Park and Planning Commission with bonds which are used as construction guarantees. As at December 31, 2016, the outstanding value of these bonds total USD \$16,100,505.

15. CAPITAL MANAGEMENT

The Corporation defines capital as total Shareholders' Equity, Debentures payable, Interest Debentures payable, Project Debt and Due to Related Parties. At December 31, 2016, the total capital managed was \$80,726,765 (December 31, 2015 - \$79,170,808).

The Corporation's objectives when managing capital are to:

- (i) obtain construction loans to fund construction of the Project;
- (ii) ensure that the Corporation is able to meet all obligations relating to the entity and the development of the land, through sale of the lots; and
- (iii) maximize the rate of return to the shareholders.

The Corporation manages the capital structure by using short and long term cash flow projections to determine that the amount of cash available to meet on-going obligations is either retained by the Corporation, available through construction loan facilities or is available through agreements with related parties. The Corporation may elect to use Interest Debentures to settle Debenture and Interest Debenture interest payments and has the ability to convert

WALTON WESTPHALIA DEVELOPMENT CORPORATION

Notes to the Consolidated Financial Statements

For the years ended December 31, 2016 and December 31, 2015

(Expressed in Canadian dollars)

Debentures and Interest Debentures into Class B Shares if needed to maintain adequate capital levels. Project debt is intended to be utilized to finance future phases of development which may require partial or full guarantees by WGI to obtain or maintain facilities at market rates.

There were no changes to the way the Corporation defines capital, our objectives, and our policies and processes for managing capital from the prior fiscal year.

Management is in the process of identifying an alternative lender to provide funding to repay the Senior Loan and the Mezzanine Loan or to extend the terms of the existing loans. There is no assurance that the Corporation will be able to find a lender, or that the amount a lender was willing to fund would be sufficient or be on terms acceptable to the Corporation, or at all. Without an alternative lender, the Corporation currently does not have sufficient working capital to make any principal repayment requested or to repay the principal balance on maturity of the Senior and Mezzanine Loans. If the Corporation is unable to identify a lender by the maturity date of the loans, or receive a forbearance agreement from the lenders, the Corporation may need to file for creditor protection under the CCAA. These conditions raise significant doubt as to the ability of the Corporation to meet its obligations as they become due, and accordingly, the appropriateness of the use of the accounting principles applicable to a going concern (note 2).

16. SUPPLEMENTAL INFORMATION TO THE STATEMENTS OF CASH FLOWS

	December 31, 2016	December 31, 2015
Accretion related to Debentures payable capitalized to land development inventory	163,729	150,067
Accretion related to Debentures payable and applied to provision	1,337	213
Deferred financing and transaction costs transferred to project debt	459,888	394,786
Non-cash interest capitalized to land development inventory	3,077,105	3,170,630
Non-cash interest applied to provision	161,726	29,181
Non-cash issuance of interest debentures	1,380,459	1,279,346
Interest paid capitalized to land development inventory	2,008,687	1,223,969
Interest paid and applied to provision	184,983	18,356
Accretion on project debt capitalized to land development inventory	870,883	656,851
Accretion on project debt applied to provision	80,201	9,851