



Walton International Group Inc.
Headoffice, Calgary, Alberta

Land Banking: Buying and holding undeveloped land in the path of growth

The Walton Four Pillars of Strength

I. The Walton Land Acquisition Team acquires land following careful research and evaluation of each property.

- Walton has intimate knowledge of economic indicators and local planning initiatives
- Walton conducts in-depth research into new markets and can identify strategically located land in the path of growth
- Walton's strength and size provide the buying power to acquire land in large quantities
- Walton's Land Acquisition Team has over 70 years combined experience in real estate
- Walton's holdings and sheer size provide security for our clients. Walton's strategy is to become a major influence in the marketplaces where it acquires properties, and actively participate in the planning within the anticipated growth corridors in each region

II. The Walton Investor Syndication Team offers Land Banking investments to individuals.

- Walton offers versatile, tax conscious, land based products that are desirable for clients looking for short to long-term investments
- Often, investments of this nature are not commonplace, and are generally not accessible to people outside of very wealthy individuals or corporations. Walton provides the opportunity for almost anyone to take advantage of calculated investments that historically provide above average returns
- Walton offers registered and non-registered income and equity producing products
- Walton has significant resources and a vast client base. Walton can facilitate dispositions for clients if liquidation of assets is needed
- Walton provides the management of every project, giving clients a maintenance free investment for their portfolio

III. The Walton Land Planning and Processing Team offers extensive expertise in planning, design and approval processes for land development projects across North America.

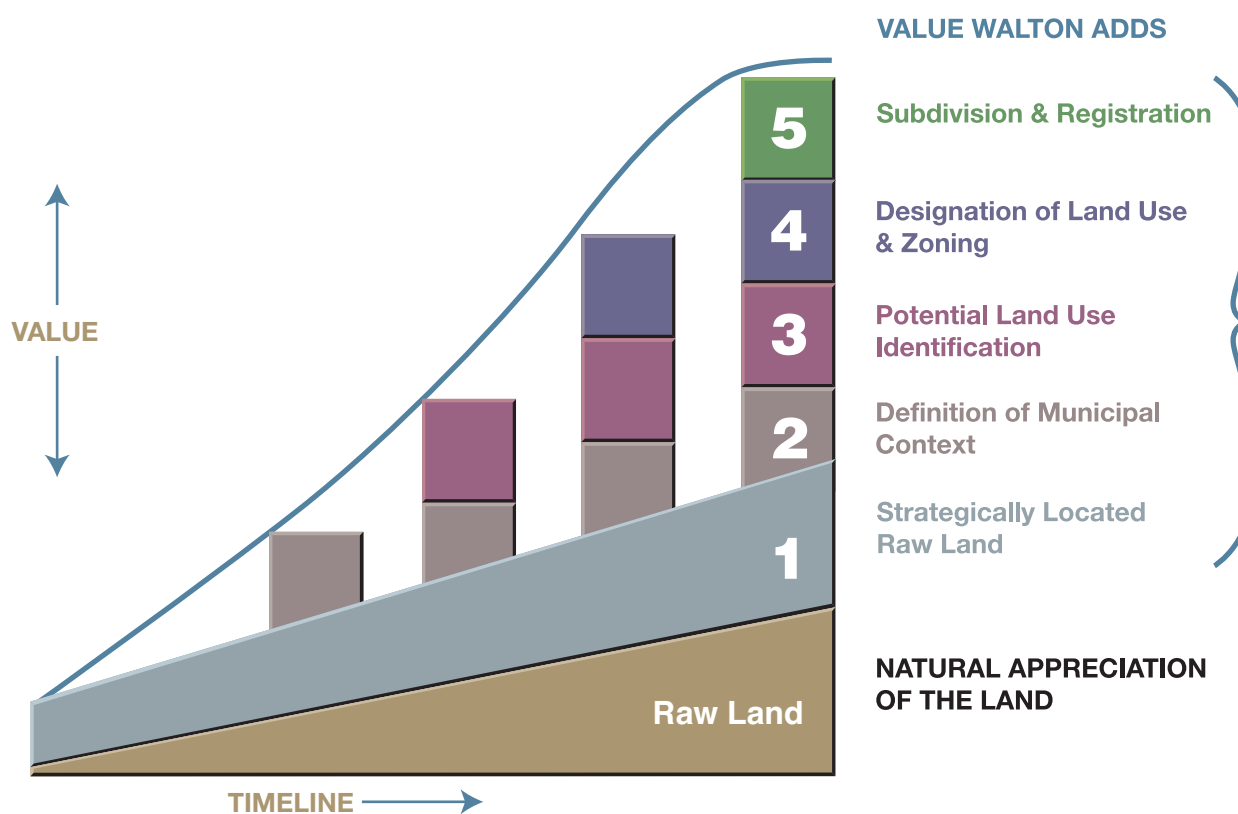
- Walton is experienced in political and administrative negotiations dictating the speed and direction of planning
- Walton's Team plays an active role in the Urban Development Institute in Canada, and the Urban Land Institute in the United States
- Walton's Land Planning and Processing Team has demonstrated remarkable efficiency in master planned residential communities, mixed use, recreational and commercial developments in the past
- Walton offers over 52 years of hands-on experience in the area of real estate planning and development
- Walton's expansive land portfolio allows us flexibility in expediting the planning process

IV. The Walton Exit Strategy Team helps determine the best exit strategy for investors. Walton facilitates its investor's determination of how best to sell or otherwise dispose of land to maximize investor returns

- Walton manages all aspects of the exit process from the development of the exit strategies to sourcing developers and funds to facilitate the exit
- Walton's Exit Strategy Team focuses on creative and new options for exiting projects. In the past, this has led Walton and its clients into successful Limited Partnerships and Residential Developments
- Over the last 26 years, Walton has built sound, genuine relationships with builders and developers across North America

Adding Value Through Conceptual Planning

Concept Planning involves several steps that change the status and use of raw land preparing it for development. Each step in the conceptual planning process adds value to the land.

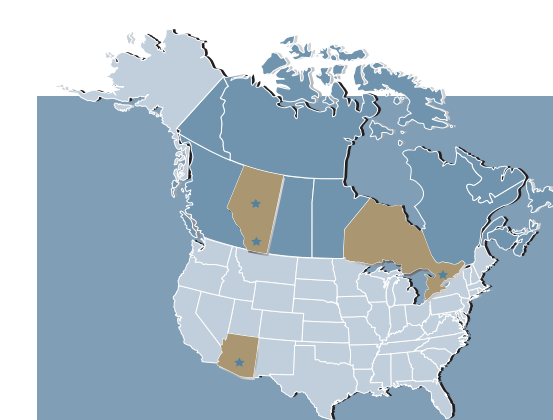


This schematic diagram is not to scale and is intended to be illustrative only. There is no guarantee that any of the Walton investments will experience profit as depicted above. Each project is different, values may vary depending on economic factors and market trends.

The Concept Planning Process



1. Acquisition of strategically located raw land	2. Definition of Municipal Context	3. Land Use Identification	4. Designation of Land Use and Zoning	5. Subdivision and Registration of land
Walton conducts in-depth research prior to acquiring land in each market	Understanding the municipal standards, regulations and boundaries that are set on a particular piece of land	A development concept is created The classification and intensity of proposed land uses are considered at this stage Regional servicing and infrastructure requirements are outlined	The land is zoned and future use designated within municipal by-laws	Individual lot sizes and locations are planned and made ready for potential sale and development Lots and divisions are registered with land titles



Executive Management

William (Bill) Doherty, Chairman, President & CEO - has over 15 years of experience in the real estate industry. Mr Doherty became Vice President of Asia operations in 1993, he opened Walton's Singapore and Japan offices and sits on the Board of Directors of the Our Lady Queen of Peace Ranch. Mr Doherty moved back to Calgary in 1998 and became President and Chief Executive Officer of Walton in 2002.

David Baukol, COO - Mr Baukol has spent the last 4 years as acting Vice President of Operations and Administration for Walton International Group Inc., Hong Kong. Prior to Walton, Mr Baukol spent over 15 years working in Asia with a highly entrepreneurial focus.

Terry Kent, Executive Vice President, Finance and CFO - Mr Kent has extensive experience in financial and strategic management, and has served as Senior Vice-President of Finance and Strategic Planning for one of Canada's largest and most successful credit unions, Capital City Savings.

Leslie Fryers, Executive Vice President, Law, General Counsel - Executive Vice President, Law, Regulatory and Compliance, General Counsel and Corporate Secretary. Ms Fryers has 25 years experience with Gowling Lafleur Henderson LLP where she became a partner in 1981. In 2004, Ms Fryers was appointed Queen's Counsel by The Province of Alberta.

John Plastiras, Executive Vice President, Planning and Development - Mr Plastiras has over 25 years experience in land development and planning for private sector development and real estate clients. Previously, Mr Plastiras acted as Vice President and Corporate Area Leader for Planning and Landscape Architecture for Stantec's North American operations and Stantec Consulting.



Board of Advisors

Preston Manning - CEO of the Manning Centre for building democracy. Mr Manning was an active participant in Canadian federal politics from 1987 to 2002. He was one of the principal founders of the Reform Party of Canada in 1987 and the Canadian Conservative Reform Alliance (Canadian Alliance) in 2000.

Clifford Fryers - Chairman and Chief Executive Officer of the White Iron Group of Companies. Mr Fryers is Chairman of the Board of the Manning Centre for Building Democracy, and is on the Board of Directors of Enmax Corporation. Formerly, Mr Fryers served as Chief of Staff to the Leader of Her Majesty's Official Opposition in 1997.

Thompson MacDonald - President and owner of a strategic communications consulting firm. Mr. Macdonald is an experienced corporate director, formerly holding positions on the boards of the University College of Cape Breton and the CBC. Presently, Mr MacDonald is chairman of the board of Enmax Corporation and a member of the board of Zi Corporation.

Jack Halpin - Fellow of the Institute of Chartered Accountants of Alberta. Mr. Halpin previously was a member of the Audit Committee of the Executive Council of the Province of Alberta. Mr Halpin has been a partner with various accounting firms, and is currently a Board member and Finance Committee Chairman for the Alberta Cancer Board.

"Buy land, they're not making it anymore"

- Mark Twain

SUMMARY



In business for 26 years, Walton is one of North America's largest Land Banking companies. Headquartered in Calgary, Alberta, Walton has offices throughout Canada, Asia and the United States.

Walton focuses on the purchase of strategically located raw land in the path of development of major North American cities, a concept known as Land Banking. Traditionally reserved for large institutions or corporations, Walton makes Land Banking available to everyone.

Walton manages 14 projects in and around the City of Calgary totaling approximately 5,900 acres and 14 projects within the City of Edmonton totaling approximately 9,200 acres. Walton now manages more than 17,000 acres on behalf of approximately 21,000 investors in North America and Asia.

Using the success that has been experienced in Alberta as a platform for growth, Walton has now expanded into new markets across North America.

Walton has over 1,400 acres in South Simcoe County, Ontario, and over 500 acres in the Greater Phoenix Area, Arizona. Entering these markets since June of 2005, demonstrates the aggressive nature of Walton's Land Acquisition Team, and their goal to dominate each area in size, strength and experience.

Walton's vision is to become one of the world's largest land products companies with a goal of achieving over \$1 billion in annual revenues by 2008.

HIGHLIGHTS

Business History: Projects:	Operating for over 26 years Alberta (Calgary, Edmonton), Ontario (South Simcoe County), Arizona (Phoenix/Tucson Corridor)
Largest Manager : Land Under Management: Client Base: Capital Raised:	In the Cities of Edmonton and Calgary, Alberta Over 17,000 Acres 21,000 Worldwide C\$1,000,000,000

WALTON:

- Holds a vested interest in every project
- Enters the fastest growing, sustainable markets in North America
- Is a global organization with offices worldwide
- Has comprehensive knowledge and expertise in the real estate industry
- Is a privately held company, allowing for quick business decision-making capabilities and selective business development options
- Real estate is a tangible asset with low correlation to equities which can provide portfolio diversification and stability
- Clients can capitalize on a market that has historically paid higher returns than other income earning vehicles

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Walton
International Group Inc.

Walton International Group Inc.'s mission is to provide quality real estate based investment opportunities, services and products to our customers with integrity and professionalism.

www.waltoninternational.com

INVESTING ON SOLID GROUND



Walton
International Group Inc.

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