

Form 45-106F6
British Columbia Report of Exempt Distribution

This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution in British Columbia.

Issuer/underwriter information

Item 1: Issuer/underwriter name and contact information

A. State the following:

- the full name of the issuer of the security distributed. Include the former name of the issuer if its name has changed since this report was last filed;
- the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

Walton AB Southridge LP (the "Issuer")

2300, 605 – 5th Avenue S.W.

Calgary, Alberta T2P 3H5

Phone: (403) 265-4255

www.waltoninternational.com

B. If an underwriter is completing this report, state the following:

- the full name of the underwriter;
- the underwriter's website address; and
- the address, telephone number and email address of the underwriter's head office.

Item 2: Reporting issuer status

A. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

The Issuer is not a reporting issuer in any jurisdiction in Canada.

B. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, name the investment fund manager and state the jurisdiction(s) where it is registered.

Item 3: Issuer's industry

Indicate the industry of the issuer by checking the appropriate box below.

- | | |
|---|--|
| <input type="checkbox"/> Bio-tech | <input type="checkbox"/> Mining |
| <input type="checkbox"/> Financial Services | <input type="checkbox"/> exploration/development |
| <input type="checkbox"/> investment companies and funds | <input type="checkbox"/> production |
| <input type="checkbox"/> mortgage investment companies | <input type="checkbox"/> Oil and gas |

- ☐ Forestry
☐ Hi-tech
☐ Industrial

- ☒ Real estate
☐ Utilities
☐ Other (describe)

Item 4: Insiders and promoters of non-reporting issuers

If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

If the issuer is not a reporting issuer in any jurisdiction of Canada, complete the following table by providing information about each insider and promoter of the issuer. If the insider or promoter is not an individual, complete the table for directors and officers of the insider or promoter.

Information about insiders and promoters			
Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
William K. Doherty Calgary, Alberta, Canada	Director and Chief Executive Officer of Issuer, Director and Chief Executive Officer of Promoter and Parent Company of Promoter	Nil	Nil
Tony Deegan, Calgary, Alberta, Canada	President, Chief Financial Officer and Director of Issuer, Chief Operating Officer of Parent Company of Promoter	Nil	Nil
John Plastiras, Calgary, Alberta, Canada	Executive President of Real Estate of Parent Company of Promoter	Nil	Nil
Donald Berglund, Calgary, Alberta, Canada	Chief Financial Officer of Parent Company of Promoter	Nil	Nil
Clara Chong, Calgary, Alberta, Canada	Senior Vice President of Human Resources of Parent Company of Promoter	Nil	Nil

Walton International Group Inc., Calgary, Alberta Canada	Class A Shareholder and Promoter	100 Class A Shares	\$100.00
Tony Deegan, Calgary, Alberta, Canada	President of the Promoter	Nil	Nil
Kenneth H. Phillips, Calgary, Alberta, Canada	General Counsel and Corporate Secretary of Promoter	Nil	Nil
Kurtis Kulman, Calgary, Alberta, Canada	Senior Vice President, Law, Securities and Special Projects of Promoter	Nil	Nil
Adelle Fruman, Calgary, Alberta, Canada	Executive Vice President, Law of Parent Company of Promoter	Nil	Nil

- Promoter = Walton International Group Inc.
- Parent Company = Walton Global Investments Ltd.
See Offering Memorandum for further disclosures

Details of distribution

Item 5: Distribution date

State the distribution date. If this report is being filed for securities distributed on more than one distribution date, state all distribution dates.

August 7, 2015

Item 6: Number and type of securities

For each security distributed:

- describe the type of security;
 - Limited Partnership units ("Units") at CAD\$10.00 per unit
- state the total number of securities distributed. If the security is convertible or exchangeable, describe the type of underlying security, the terms of exercise or conversion and any expiry date

62,098 Units

Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report. The information provided in this table must reconcile with the information provided in item 8 and Schedules I and II.

Each Jurisdiction Where Purchasers Reside	Number of Purchasers	Price Per Security (CAD\$)*	Total Dollar Value Raised From Purchasers in the Jurisdiction (CAD\$)
Alberta	3	\$10.00 per Unit	\$385,980
British Columbia	1	\$10.00 per Unit	\$10,000
Manitoba	1	\$10.00 per Unit	\$100,000
Ontario	2	\$10.00 per Unit	\$100,000
Quebec	1	\$10.00 per Unit	\$25,000
Total Number of Purchasers	8		
Total Dollar Value of Distribution in all Jurisdiction (CAD\$)			\$620,980

Note 1: If securities are issued at different prices, list the highest and lowest price for which the securities were sold.

Item 8: Information about purchasers

A. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

B. Information about the purchasers of securities under the distribution is required to be disclosed in different tables in this report. Complete

- the following table for each purchaser that is not an individual, and
- the tables in Schedules I and II of this report for each purchaser who is an individual.

Do not include in the tables information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report.

C. An issuer or underwriter completing this table in connection with a distribution using the exemption in subparagraph 6.1(1)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus and Registration Exemptions* August choose to replace the information in the Eighth column with the total number of purchasers, whether individuals or not, by jurisdiction. If the issuer or underwriter chooses to do so, then the issuer or underwriter is not required to complete the Eighth column or the tables in Schedules I and II.

Full name and address of purchaser and name and telephone number of a contact person	Indicate if Purchaser is an Insider (I) or Registrant [R]	Total Purchase Amount	Number and Type of Securities Purchased	45-106F1 Exemption	Distribution Date
Walton AB Southridge Investment Corporation 2300, 605 5th Ave SW Calgary, AB T2P 3H5		\$185,980	18,598 Limited Partnership Units	2.9	07-Aug-15

Vishal Babla (403) 265-4255					
Dr. Avinash Islur Medical Corporation 4286 Henderson Hwy East St. Paul, Manitoba R2E 1B4 Avinash Islur (204) 885-1569		\$100,000	10,000 Limited Partnership Units	2.9	07-Aug-15

Commissions and finder's fees

Item 9: Commissions and finder's fees

Instructions

A. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include information about payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

B. If the securities being issued as compensation are or include convertible securities, such as warrants or options, add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full Name & Address of the Person Being Compensated	Insider (I) or Registrant [R]	Cash (CAD\$)	Securities			Total Dollar Value of Compensation (CAD\$)
			Number & Type of Securities Issued	Price Per Security	Exemption Relied on & Date of Distribution	
Portfolio Strategies Corporation 1850 – 14 Street SW Calgary, AB T2T 3S9	R	\$1,000	N/A	N/A	N/A	\$1,000
Walton Capital Management Inc. 2300, 605 5 Ave SW Calgary, AB T2P 3H5	R	\$61,098	N/A	N/A	N/A	\$61,098

Certificate

On behalf of the issuer, I certify that the statements made in this report are true.

Date: August 7, 2015

Walton AB Southridge LP, by its general partner, Walton AB Southridge Corporation

Name of issuer (please print)

Kenneth H. Phillips, General Counsel and Corporate Secretary of Promoter, 403-265-4255

Print name, title and telephone number of person signing

(Signed) "Kenneth Phillips"

Signature

Instruction

The person certifying this report must complete the information in the square brackets by deleting the inapplicable word. For electronic filings, substitute a typewritten signature for a manual signature.

Item 10: Contact information

State the name, title and telephone number of the person who August be contacted with respect to any questions regarding the contents of this report, if different than the person signing the certificate.

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT.

Notice - Collection and use of personal information

The British Columbia Securities Commission collects and uses the personal information required to be included in this report for the administration and enforcement of the *Securities Act*. If you have any questions about the collection and use of this information, contact the British Columbia Securities Commission at the following address:

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre
701 West Georgia Street Vancouver, British Columbia V7Y 1L2
Telephone: (604) 899-6500
Toll free across Canada: 1-800-373-6393
Facsimile: (604) 899-6581