



## DREAM REPORTS 2013 SECOND QUARTER RESULTS

*This news release contains forward-looking information that is based upon assumptions and is subject to risks and uncertainties as indicated in the cautionary note contained within this press release.*

**TORONTO, July 31, 2013, DREAM Unlimited Corp. (TSX: DRM)** today announced its financial results for the three and six months ended June 30, 2013.

### Financial Highlights

For the six-months ended June 30, 2013:

- Total revenues increased 24% over prior year to \$235.2 million
- Pre-tax income increased 4% over prior year to \$59.4 million
- After-tax income increased 61% over prior year to \$66.9 million, including a \$24 million tax recovery in the current period as a result of a tax re-organization. Excluding this one-time item, after-tax income increased by \$1.2 million (or 3%)
- Lot sales increased 25% over prior year
- Acquisitions in the six months ended June 30, 2013, totaled \$99.2 million, representing 1,846 acres of additional land in Regina, Saskatoon and Calgary
- Housing sales increased to 126 from 116 in the prior year
- Fee earning assets under management increased to \$9.2 billion from \$7.4 billion in the prior year
- Asset management platform continues to grow with the addition of 8 members to the senior management team

“It is with great pleasure that we present DREAM’s inaugural quarterly results,” said Michael Cooper, Chief Executive Officer. “All in all, the financial results are consistent with our expectations. We are continuously looking to increase our profits from our existing assets, re-invest into existing businesses and look for new opportunities.”

<i>(in thousands of dollars, except per share amounts)</i>	Three months ended June 30		Six months ended June 30	
	2013	2012	2013	2012
Total revenue	\$ 113,313	\$ 120,697	\$ 235,220	\$ 189,671
Income before income taxes	\$ 28,848	\$ 38,843	\$ 59,398	\$ 56,995
Income tax recovery (expense)	\$ 16,045	\$ (9,728)	\$ 7,549	\$ (15,315)
Net income	\$ 44,893	\$ 29,115	\$ 66,947	\$ 41,680
Net income attributable to DREAM shareholders	\$ 31,057	\$ 20,395	\$ 46,506	\$ 29,197
Basic income per share	\$ 0.41	\$ 0.27	\$ 0.62	\$ 0.39
Diluted income per share	\$ 0.39	\$ 0.26	\$ 0.59	\$ 0.37

The shares of DREAM commenced trading on the TSX on May 30, 2013 following Dundee Corporation’s indirect transfer of a portion of its 70% interest in Dundee Realty Corp. to its existing shareholders. The earnings for the comparative periods up to May 30, 2013 are those of Dundee Realty Corp. Subsequent to May 30, 2013, operating results will include costs associated with being a publicly traded entity. The remaining earnings are attributable to a non-controlling shareholder.

While evaluating results, it is important to note that the nature of our land development, housing and condominium business is inherently seasonal as it depends on sales of specific projects dictated by the marketplace and the availability of buyers as well as weather-related delays. We have historically experienced, and we expect that we will continue to experience, variability in our results on a quarterly basis. Also, we do not generally bring land inventory to the market continuously throughout the year, but rather time such release of

land to when they are ready for sale. Traditionally, our highest sales volume quarter has been the fourth quarter, and the lowest sales volume quarter has been the first quarter. However this year, the first quarter had higher lot sales than the second due to the timing of availability of lots.

### Selected Financial Metrics

<i>(in thousands of dollars)</i>	Three months ended June 30		Six months ended June 30	
	2013	2012	2013	2012
<b>Land Development</b>				
Lot sales	239	408	619	494
Lot revenue	\$ 26,928	\$ 47,688	\$ 71,540	\$ 57,623
Lot gross margin	\$ 7,051	\$ 14,134	\$ 21,011	\$ 15,185
Gross margin	26.2%	29.6%	29.4%	26.4%
Acre sales	18	17	37	27
Acre revenue	\$ 13,038	\$ 8,328	\$ 22,828	\$ 13,457
Acre gross margin	\$ 3,389	\$ 2,729	\$ 6,750	\$ 4,583
Gross margin	26.0%	32.8%	29.6%	34.1%
<b>Housing and Condominium Development</b>				
Housing units sales	77	74	126	116
Housing revenue	\$ 25,385	\$ 23,371	\$ 42,679	\$ 35,298
Housing gross margin	\$ 2,990	\$ 3,515	\$ 5,078	\$ 4,538
Gross margin	11.8%	15.0%	11.9%	12.9%
Condominium units sales	121	74	270	198
Condominium revenue	\$ 23,923	\$ 13,900	\$ 52,501	\$ 33,850
Condominium gross margin	\$ 961	\$ 1,909	\$ 4,152	\$ 4,024
Gross margin	4.0%	13.7%	7.9%	11.9%
Commercial property revenue	\$ -	\$ 8,202	\$ -	\$ 8,202
Commercial property gross margin	\$ -	\$ 2,154	\$ -	\$ 2,154
Gross margin	-	26.3%	-	26.3%
<b>Asset Management and Advisory Services</b>				
Fee earning assets under management –				
listed funds	\$ 9,201,028	\$ 7,375,363	\$ 9,201,028	\$ 7,375,363
Management and advisory services revenue	\$ 11,922	\$ 10,988	\$ 23,105	\$ 24,280
Gross margin	\$ 5,965	\$ 7,855	\$ 12,634	\$ 17,409
Gross margin	50.0%	71.5%	54.7%	71.7%
<b>Investment and Recreational Properties</b>				
Revenue	\$ 12,117	\$ 8,220	\$ 22,567	16,961
Gross margin	\$ 1,921	\$ 404	\$ 3,229	1,495
Gross margin	15.9%	4.9%	14.3%	8.8%

### Capital Structure

Our capital consists of construction loans, an operating line, secured term debt, shareholder loans, preference shares and shareholders' equity. Our objective in managing capital is to ensure adequate operating funds are available to fund land, housing and condominium development costs, leasing costs, overhead and capital expenditures for investment and recreational properties. Our intention is to meet short-term liquidity

requirements through cash from operations, working capital reserves and operating debt facilities. In addition, we anticipate that revenues will continue to provide the cash necessary to fund operating expenses and debt service requirements.

At the end of June 30, 2013, *DREAM* had 75.7 million shares outstanding. Including the non-controlling interest, the capitalization is \$1.25 billion and the enterprise value is \$1.6 billion. Our debt-to-enterprise value at the end of June 30, 2013 is 22%.

We believe our capital structure remains conservative, which offers significant flexibility to grow the business over time by seeking out new opportunities where we can use our experience, expertise and relationships to achieve attractive risk adjusted returns.

### Issued and Outstanding

	Number of Shares
<i>DREAM</i> Subordinate Voting Shares	72,614,163
<i>DREAM</i> Class B Shares	3,116,326
<b>Outstanding, June 30, 2013</b>	<b>75,730,489</b>

### Debt

*(in thousands of dollars)*

Construction loans	\$ 61,162
Operating line	82,500
Secured term debt	93,155
Due to a shareholder	71,365
Series 1, Preference shares	43,260
<b>Balance, as at June 30, 2013</b>	<b>\$ 351,442</b>

### Other Information

Information appearing in this news release is a select summary of results. The financial statements and management's discussion and analysis for the Company, are available at [www.dream.ca](http://www.dream.ca) and on [www.sedar.com](http://www.sedar.com).

### Conference Call

Senior management will host a conference call to discuss the results tomorrow, August 1, 2013 at 9:00 a.m. (ET). To access the call, please dial: (647) 317-3471 or toll free at 1-866-551-3680 and use passcode 43683347#.

To access the conference call via webcast, please go to *DREAM's* website at [www.dream.ca](http://www.dream.ca) and click on the link for Investors, then click on Calendar of Events. A taped replay of the conference call and the webcast will be available 30 days.

### About *DREAM* Unlimited Corp.

*DREAM* is one of Canada's leading real estate companies with over \$13 billion of assets under management in North America and Europe. The scope of the business includes residential land development, housing and condominium development, asset management for three TSX-listed real estate investment trusts, investments in and management of Canadian renewable energy infrastructure and commercial property ownership. *DREAM* has an established track record for being innovative and for its ability to source, structure and execute on compelling investment opportunities.

**Forward Looking Information**

*This press release may contain forward-looking information within the meaning of applicable securities legislation. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond DREAM's control, which could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking information. These risks and uncertainties include, but are not limited to general and local economic and business conditions, employment levels, regulatory risks, mortgage rates and regulations, environmental risks, consumer confidence, seasonality, adverse weather conditions, reliance on key clients and personnel and competition. All forward looking information in this press release speaks as of July 31, 2013. DREAM does not undertake to update any such forward looking information whether as a result of new information, future events or otherwise. Additional information about these assumptions and risks and uncertainties is disclosed in filings with securities regulators filed on SEDAR ([www.sedar.com](http://www.sedar.com)).*

For further information, please contact:

**DREAM Unlimited Corp.**

Michael J. Cooper  
Chief Executive Officer  
(416) 365-5145  
[mcooper@dream.ca](mailto:mcooper@dream.ca)

Mario Barrafato  
Senior Vice-President and Chief Financial Officer  
(416) 365-4132  
[mbarrafato@dream.ca](mailto:mbarrafato@dream.ca)