



DREAM REPORTS 2014 SECOND QUARTER RESULTS AND CLOSING OF SIGNIFICANT TRANSACTION AND INCREASE IN CREDIT FACILITY

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 24, 2014, Dream Unlimited Corp. (TSX: DRM and DRM.PR.A) (“Dream”) today announced its financial results for the three and six months ended June 30, 2014. Basic earnings per share (EPS) for the three and six months ended June 30, 2014 were \$0.16 and \$0.28, respectively.

During and subsequent to the quarter we:

- successfully completed the previously announced reorganization of the ROI Canadian High Income Mortgage Fund; ROI Canadian Mortgage Income Fund; ROI Canadian Real Estate Fund and ROI Institutional Private Placement Fund (collectively the “ROI Funds”). As part of the reorganization, all of the assets within the ROI Funds were indirectly transferred to the newly formed Dream Hard Asset Alternatives Trust (“Dream Alternatives”; TSX: DRA.UN). Dream Alternatives has approximately \$1.0 billion of gross assets and is the fourth TSX-listed entity managed by a subsidiary of Dream;
- extended the maturity to November 30, 2016 and increased the capacity of our existing secured revolving term credit facility through a syndicate of chartered banks from \$230 million to \$290 million, while maintaining existing pricing terms;
- completed the sale of a 12 acre land parcel to Walmart for a future 130,000 square foot store in Edmonton, and subsequently broke ground on the first phase of a multi-parcel retail site consisting of 180,000 square feet. The first phase of the development is expected to be completed by the spring/summer of 2015.

“The first six months of 2014 have been an exciting time for our company” said Michael Cooper, CEO. “We continue to grow, diversify and leverage our asset management business and increase our recurring sources of income, we have increased our liquidity through expansion of our credit facility to provide us with improved flexibility in running our day-to-day operations and we successfully broke ground on our first ever retail development at our site in Edmonton. As the cities move to intensify, it will be increasingly more valuable to build more residential, retail and multi-family projects on our own lands.”

A summary of our 2014 second quarter results is included in the table below.

<i>(in thousands of Canadian dollars, except per share amounts)</i>	Three months ended June 30,		Six months ended June 30,	
	2014	2013	2014	2013
Revenue	\$ 99,619	\$ 119,715	\$ 183,542	\$ 241,622
Net margin ⁽¹⁾	\$ 27,427	\$ 30,128	\$ 51,195	\$ 61,499
Net margin ⁽¹⁾	27.5%	25.2%	27.9%	25.5%
Earnings for the period before tax	\$ 25,586	\$ 28,848	\$ 46,315	\$ 59,398
Earnings for the period	\$ 17,621	\$ 44,893	\$ 31,247	\$ 66,947
Basic earnings per share ⁽²⁾	\$ 0.16	\$ 0.41	\$ 0.28	\$ 0.62

(1) “Net margin” represents revenue less direct operating costs and asset management and advisory services expenses; including selling, marketing and other operating costs.

(2) Note: Basic EPS is computed by dividing Dream’s earnings attributable to owners of the parent by the weighted average number of Dream Subordinate Voting Shares and Dream Class B shares outstanding during the year.

Other Key Highlights:

- In the six months ended June 30, 2014, we completed 173 lot sales, 33 acre sales, 93 housing unit occupancies and 310 condominium unit occupancies (157 condominium unit occupancies at Dream's share).
- We received approval for our first new community in east Saskatoon called Brighton – an 870 acre neighbourhood of which Dream owns 510 acres. We have commenced our construction efforts, with initial lot sales anticipated to be finalized later in 2014. We continue to advance approvals for an additional 151 acres in Saskatoon.
- The City of Regina has given direction in their interim plan concerning the immediate approval of approximately 260 acres of new development in the Towns and Harbour Landing West. We continue to work with the city and pursue approvals for the majority of our lands over the next two years.
- Commitments of \$5.6 million were made for an additional 148 acres of lands, thereby enhancing our existing inventory position in Saskatoon. Including these lands, there are an additional 941 acres of land under commitments of which \$31.6 million is left to fund.
- Development of the Toronto 2015 Pan/Parapan American Games Athletes' Village ("Pan Am") project that will evolve after the Games into a mixed use neighbourhood known as the Canary District, is now approximately 83% complete and is on time and on budget.

Selected financial operating metrics for the three and six months ended June 30, 2014 are summarized below.

Traditionally, our highest sales volume quarter for our land and housing divisions has been the fourth quarter, while our lowest has been the first quarter. In the first quarter of 2013, we experienced higher lot sales than would be typical within our business, due to a significant amount of delayed lot sales recorded in the previous period. Therefore we note that there is limited direct comparability in the year over year results within the land development business segment.

Selected Operating Metrics

(in thousands of Canadian dollars)	Three months ended June 30,		Six months ended June 30,	
	2014	2013	2014	2013
LAND DEVELOPMENT				
Lot revenue	\$ 8,086	\$ 26,928	\$ 19,720	\$ 71,540
Acre revenue	\$ 15,374	\$ 13,038	\$ 24,290	\$ 22,828
Revenue ⁽¹⁾	\$ 23,460	\$ 39,966	\$ 44,010	\$ 94,368
Gross margin ⁽¹⁾	\$ 12,327	\$ 12,900	\$ 20,276	\$ 31,227
Gross margin	52.5%	32.3%	46.1%	33.1%
Net margin ⁽¹⁾	\$ 9,843	\$ 10,439	\$ 16,200	\$ 27,761
Net margin	42.0%	26.1%	36.8%	29.4%
Lots Sold	73	239	173	619
Average selling price – lot units	\$ 111,000	\$ 113,000	\$ 114,000	\$ 116,000
Acres Sold	18	18	33	37
Average selling price – acre units	\$ 846,000	\$ 772,000	\$ 741,000	\$ 640,000
HOUSING DEVELOPMENT				
Housing units occupied	55	77	93	126
Revenue ⁽¹⁾	\$ 23,936	\$ 30,431	\$ 39,786	\$ 51,255
Gross margin ⁽¹⁾	\$ 5,183	\$ 7,051	\$ 8,555	\$ 12,065
Gross margin	21.7%	23.2%	21.5%	23.5%
Net margin ⁽¹⁾	\$ 2,277	\$ 4,605	\$ 3,508	\$ 7,773
Net margin	9.5%	15.1%	8.8%	15.2%
Average selling price – housing units	\$ 435,000	\$ 395,800	\$ 428,000	\$ 406,800
⁽¹⁾ Results include land revenues and net margin on internal lot sales to our housing division, as the homes have been sold to external customers by the housing division during the period. Revenue (and net margin) results of \$3.9 million (\$2.7 million) and \$6.0 million (\$4.1 million) in the three and six months ended June 30, 2014 and \$5.0 million (\$3.4 million) and \$8.6 million (\$5.9 million) in the same period in the prior year, recognized in both the land and housing divisions have been eliminated on consolidation.				
CONDOMINIUM DEVELOPMENT				
Attributable to Dream, excluding equity accounted investments				
Condominium occupancies (units)	86	62	157	140
Revenue	\$ 36,453	\$ 30,326	\$ 62,427	\$ 58,903
Gross margin	\$ 10,068	\$ 8,788	\$ 19,873	\$ 13,446
Gross margin	27.6%	29.0%	31.8%	22.8%
Net margin	\$ 9,495	\$ 7,365	\$ 18,294	\$ 10,554
Net margin	26.0%	24.3%	29.3%	17.9%
Average selling price of condominiums occupied				
Per unit	\$ 415,000	\$ 357,000	\$ 368,000	\$ 365,000
Per square foot	\$ 517	\$ 498	\$ 499	\$ 576
Pre-sold condominiums (units)	337	424	337	424
ASSET MANAGEMENT AND ADVISORY SERVICES				
Fee earning assets under management – listed funds	\$ 10,716,630	\$ 9,201,028	\$ 10,716,630	\$ 9,201,028
Revenue	\$ 7,427	\$ 11,921	\$ 17,303	\$ 23,105
Gross margin	\$ 5,177	\$ 7,770	\$ 10,890	\$ 15,620
Gross margin	69.7%	65.2%	62.9%	67.6%
Net margin	\$ 5,128	\$ 7,413	\$ 10,140	\$ 14,877
Net margin	69.0%	62.2%	58.6%	64.4%
INVESTMENT AND RECREATIONAL PROPERTIES				
Revenue	\$ 12,284	\$ 12,117	\$ 26,066	\$ 22,567
Net margin	\$ 1,933	\$ 1,921	\$ 5,025	\$ 3,229
Net margin	15.7%	15.9%	19.3%	14.3%

Capital Structure

At June 30, 2014, Dream had 76.3 million Subordinate Voting Shares and 3.1 million Class B Shares outstanding. Including the non-controlling interest, the market capitalization was \$1.75 billion and the enterprise value was \$2.1 billion. Our debt-to-enterprise value was approximately 18%.

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.

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 and on www.sedar.com.

Conference Call

Senior management will host a conference call to discuss the results tomorrow, July 25 at 9:00 a.m. (ET). To access the call, please dial 1-866-229-4144 in Canada and the United States or 416-216-4169 elsewhere and use passcode 6281 674#.

To access the conference call via webcast, please go to Dream's website at www.dream.ca and click on the link for News and Events, then click on Calendar of Events. A taped replay of the conference call and the webcast will be available for 90 days.

About Dream Unlimited Corp.

Dream is one of Canada's leading real estate companies with approximately \$14.6 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 and one TSX-listed diversified, hard asset alternatives trust, 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 24, 2014. 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).

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