

October 15, 2011

## Summary Sales Information



- Condo-Hotel; Studios and Penthouses, 1-2 bedrooms



- Residential condos, private section facing the gondola, condo suites and penthouses; 1-4 bedrooms
- Ski In / Ski Out ; at the base of the Mont Sainte-Anne gondola
- 25 minutes shuttle to the Massif de Charlevoix
- 30 minutes to Québec city
- Château Mont Sainte-Anne, a 4 \* Resort
- Info supplémentaire sur [www.chateaumsa.com](http://www.chateaumsa.com)

### Contact for information

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## **Mont Sainte-Anne Resort**

- On the shore of the majestic Saint Lawrence River, Mont Sainte Anne is only 30 minutes from Québec city with a daily shuttle service, 45 minutes from the Québec International airport and a 25 minutes shuttle to Le Massif Charlevoix.
- Mont Sainte-Anne offers an international skiing and mountain bike destination resort, the most important in Eastern Canada with regular world cup events in alpine skiing, cross country skiing and mountain biking. Mont Sainte Anne is also acclaimed for the quality of its snow conditions and the variety of runs.
- Le Massif de Charlevoix, 25 minutes away, offers the highest elevation in eastern Canada with views of the Saint Lawrence river, Baie Saint -Paul and Charlevoix. During the ski season, a daily shuttle service operates to/from the Château.
- The resort also offers two quality 18 holes golf courses on site; le Grand Vallon and le St Ferréol and numerous outdoor activities as well as local terroir gastronomy, including Cap Tourmente, whale cruises and Sainte-Anne de Beaufré sanctuary.

## **Château Mont Sainte Anne**

- The Château Mont Sainte Anne is renovated in a very contemporary Nordik loft style. The renovations are in the certification process for LEED EB and the Château operates very stringent green standards with a 4 Key certification.
- The Chateau is the only full service hotel/condo complex offering ski-in/ski-out convenience at the base of the gondola, cart service to the Grand Vallon golf course.
- The Bistro restaurant, certified Table Saveurs Terroir, was recognized as the best restaurant of Québec. The Château also offers a convenience store and a new pizza restaurant on the mezzanine overlooking the lobby.
- The Château also offers aqua and exercise facilities including the Spa Chateau, interior and exterior pools, outdoor four season hot tubs, exercise center, playroom, cinema and billiard tables.
- The Château operates the most important resort convention center in Eastern Canada.

## **Château History**

- The condo buildings were completed in 1980 and now comprise 240 units in co-ownership of which 14 are owned by individuals and 226 are owned by the Château.
- The Henri/Sébastien Roy family purchased the operations in January 2005 and has implemented a development program to assure the full potential of the resort with their co-owner and financial partners the Charles/François-Charles Sirois family.
- Since 2005, renovations of more than \$ 10 million have been affected to modernizing the lobby area, the meeting facilities, the Bistro restaurant and the Spa. This past two years, more than \$ 6 million went to renovating the ESPACENORDIK and Les Résidences sections.
- We are planning to pursue our investment program to complete the renovation of all remaining units, the front facade entrance, and the relocation of our aqua spa facilities, the reconfiguration of our restaurant areas and the modernization of our meeting and convention facilities.

## **Development of the lodging**

- We are pursuing the development of the lodging facilities in three distinctive sections; each section will have its particular focus and will enjoy the common resort services and amenities.
  - **Hôtel Château Mont Sainte Anne**; this section will include the hotel units with all the common services and recreational areas.
  - **ESPACENORDIK Condo-Hôtel**; this private section includes the 48 condos (22 condo mezzanine penthouse, 26 studios) being managed as a condo-hotel on the two top floors of the first half of the lodging buildings. These units are sold fully renovated and furnished in the ESPACENORDIK design.
  - **LES RÉSIDENCES Château Mont Sainte-Anne**; this section includes the 36 residential condo units (24 units currently on sale) located in the building facing the gondola. This section will be securitised and the purchaser will renovate the units as per our general quality standards.