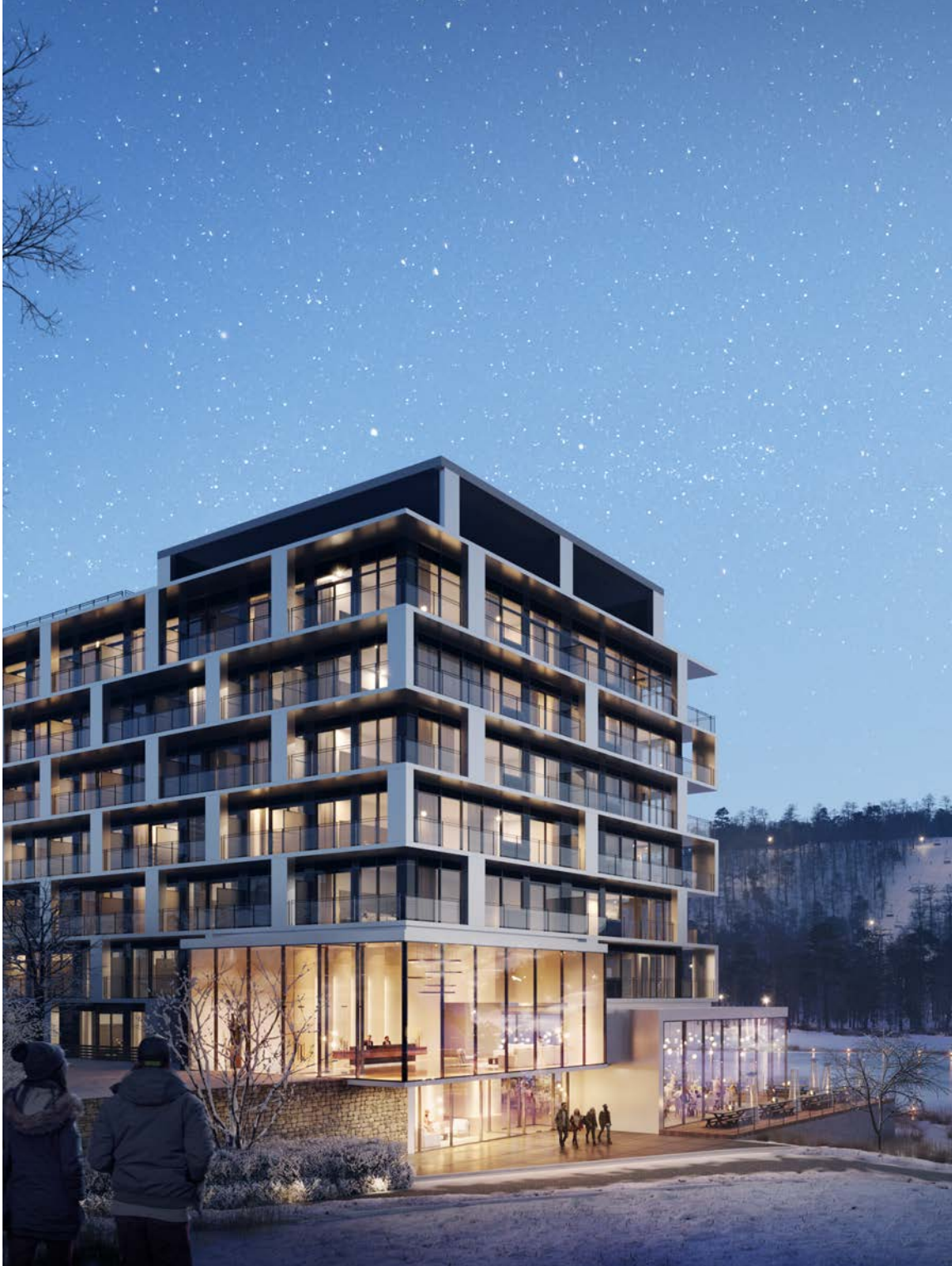


HORSESHOE

RESIDENCES



Freed Hotels & Resorts is
Ontario's largest resort
owner-operator.

Escape and discover
Indulge and explore.

Choose adventure close to
home. Experience

the landscape. The future of
4-season Ontario resort living

Make memories

Live Now. Live Freed.



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Horseshoe Resort

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Team

Own the weekend.

DISCOVER THE
FREEDOM OF ESCAPE.

Freed Hotels & Resorts, Ontario's
largest resort owner-operator,
brings an exciting new beginning
to Horseshoe Resort.

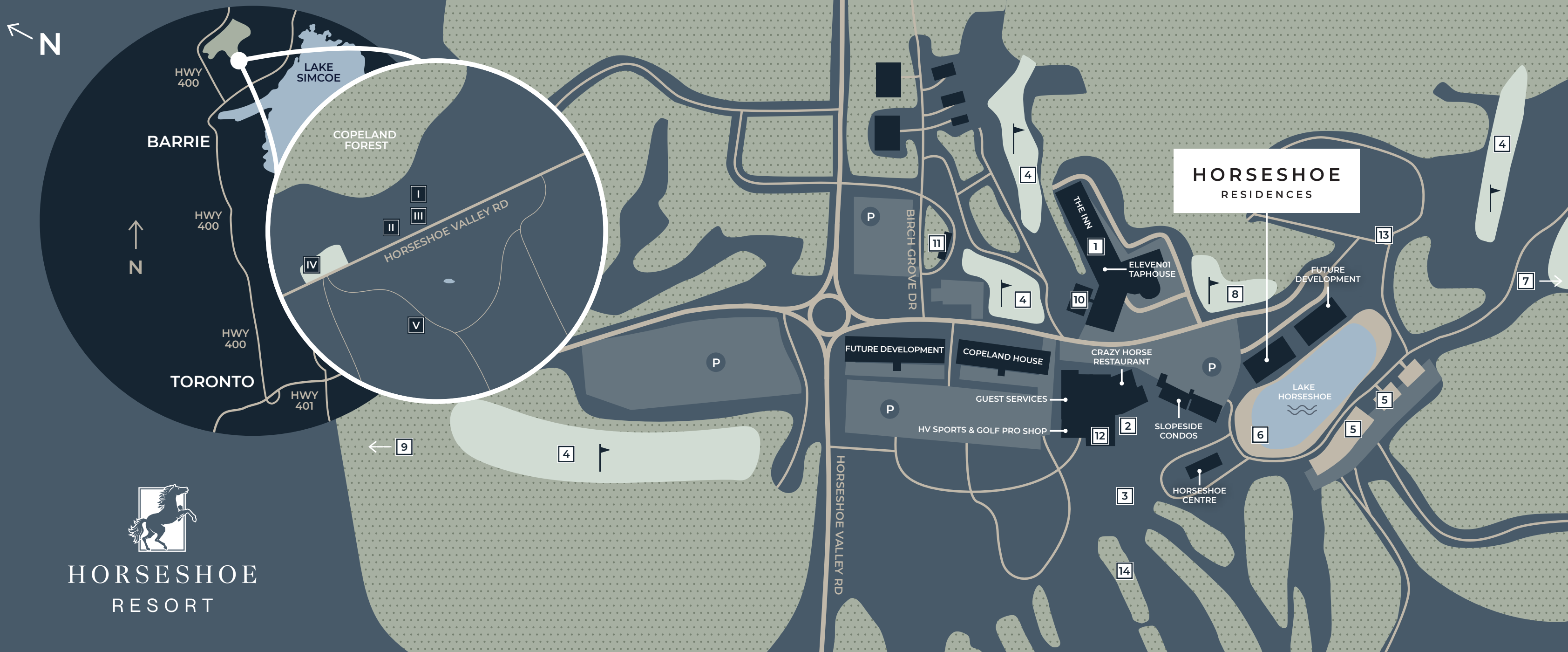
Horseshoe Residences is nestled amongst the best of Horseshoe Resort. Just over an hour north of Toronto, Horseshoe Residences is located at the base of the hill with access to skiing, snowboarding, mountain biking, water sports, restaurants and entertainment.

Horseshoe Residences is a unique recreational property ownership opportunity, with 8-storeys of boutique condominium suites overlooking Lake Horseshoe, slope side activities, and the four-season beauty of the Ontario landscape.

With a range of layouts to suit a variety of lifestyle needs and investment goals, Horseshoe Residences offers condominium suites from cozy studios to functional 1-bedroom and 2-bedroom plans. With an elevated, modern and fresh design sensibility, and an exceptional service offering, Horseshoe Residences is your opportunity to **own the weekend, your way.**



**Choose your
own adventure,
close to home.**



Just over a 1-hour drive

from Toronto, or just 17-minutes from the Barrie GO Station, Horseshoe Resort offers the ease of a resort escape getaway, whenever you want.

AREA LEGEND

- I** Horseshoe Resort Cross Country Lodge
- II** The Heights Ski & Country Club
- III** Amba Spa at Horseshoe Resort
- IV** Settlers' Ghost Golf Club
- V** Vetta Nordic Spa

ACTIVITIES

- 1** Outdoor Pool, Fitness Room, Indoor Pool, Conference Rooms
- 2** Fire Pits
- 3** Slopeside Activities
- 4** The Valley Golf Course
- 5** Beach Volleyball
- 6** Lake Horseshoe, Beach, Paddleboarding & Private Docks
- 7** Treetop Trekking
- 8** Ridgetop Mini Golf
- 9** Copeland Forest / Cross Country Trails
- 10** Wedding / Event Tent
- 11** Ellsmere Chapel
- 12** Alpine Room
- 13** Snow Tubing
- 14** Ski Hill & Bike Park

Elevated experiences to enjoy & discover, any time.



380

acre 4-season playground

4,500

season pass holders

29

downhill ski & snowboard runs, 7 chair lifts & night skiing

31 km

of groomed cross country skiing trails

200,000+

skiers annually

14

downhill bike trails

18,000

mountain bike rider visits each year

12-hole

valley golf course

15,000+

golf rounds per year

5,000+

fat bike & snow shoe visits each year

6 lanes

of snow tubing & Ontario's largest snow tube park

3,200

licensed seating capacity at restaurants, bars & patios

12,000+

banquets, meetings & corporate events booked annually

3,000+

capacity for outdoor concerts, festivals & events

4 seasons

enjoy outdoor activities all year long, such as skiing, snowboarding, swimming & golfing

THAT FEELING OF COMING HOME,
EVERY TIME YOU ESCAPE.

The future of resort living is here.



Be first.

“Freed Hotels & Resorts is raising the bar. We have a vision for the future and exciting plans to further evolve Horseshoe Resort with the launch of Horseshoe Residences.

Our philosophy to **Live Now** is about facilitating experiences that enable people to enjoy the moment, make memories, and live their best lives. With only 195 condominium suites available, this is a limited opportunity for recreational property ownership at one of Ontario’s most exciting destinations.”

— PETER FREED, FREED HOTELS & RESORTS

W I N T E R



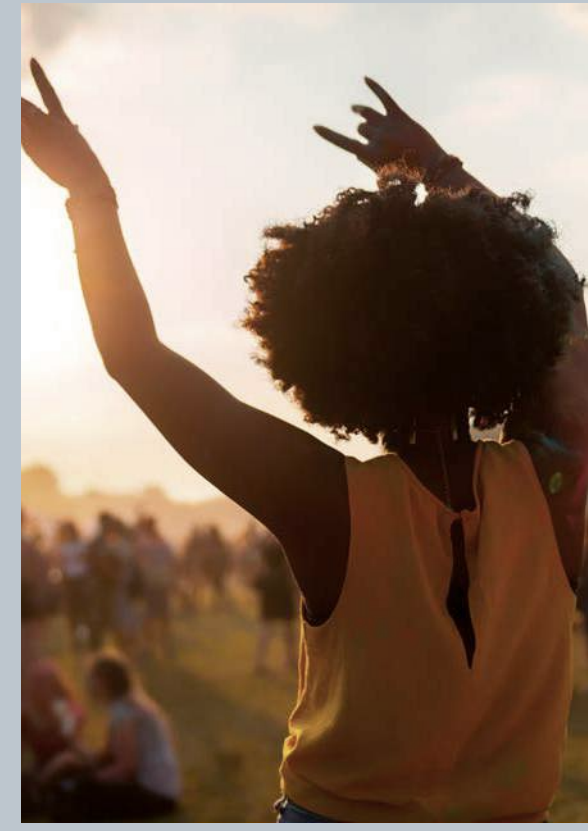
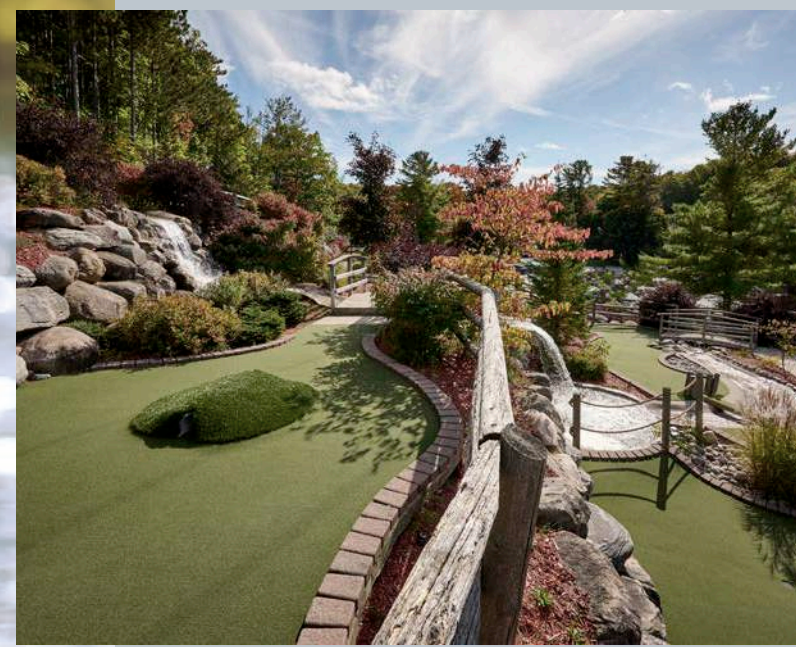


WINTER ACTIVITIES

- ▶ Winter Hiking
- ▶ Snow Mobile Tours
- ▶ Cozy Up By The Fire
- ▶ Full-Service Spa
- ▶ Restaurants, Bars & Outdoor Dining
- ▶ Chalet And Aprés Ski Social
- ▶ Entertainment & Events
- ▶ Downhill Skiing
- ▶ Snowboarding
- ▶ Cross Country Skiing
- ▶ Snow Tubing
- ▶ Fat Biking
- ▶ Snow Shoe Trails
- ▶ Slope Side Ice Skating
- ▶ Banquets, Meetings & Corporate Events

S U M M E R





SUMMER ACTIVITIES

- ▶ Hiking In Copeland Forest
- ▶ Beach Volleyball
- ▶ Water Ramp Freestyle Jump For 365-Day Ski & Snowboard Jump Training
- ▶ Full-Service Spa
- ▶ Off-Road Yamaha Riding Adventures
- ▶ Treetop Trekking
- ▶ Restaurants, Bars & Outdoor Dining
- ▶ Entertainment & Events
- ▶ Concerts & Festivals
- ▶ 12-Hole Valley Golf Course
- ▶ Mini-Putt
- ▶ Downhill Mountain Biking Trails
- ▶ Cross Country Mountain Biking
- ▶ Lake Horseshoe Sandy Beach & Swimming
- ▶ Kayaking & Water Sports
- ▶ Inflatable Water Playground

A U T U M N





AUTUMN ACTIVITIES

- ▶ 12-Hole Valley Golf Course
- ▶ Downhill Mountain Biking Trails
- ▶ Hiking in Copeland Forest
- ▶ Cross Country Mountain Biking
- ▶ Freestyle Jump for 365-Day Ski & Snowboard Jump Training
- ▶ Off-Road Yamaha Riding Adventures
- ▶ Treetop Trekking
- ▶ Yoga Retreats
- ▶ Full-Service Spa
- ▶ Restaurants, Bars & Outdoor Dining
- ▶ Entertainment & Events
- ▶ Concerts & Festivals
- ▶ Banquets, Meetings & Corporate Events
- ▶ Autumn Activities at Local Farms
- ▶ Experience Fall Colours

Invest in Adventure.
Invest in Leisure.
Invest in Memories.



HORSESHOE RESIDENCES RESTAURANT AND PATIO

ILLUSTRATION IS ARTIST CONCEPT. E.&O.E.

- ▶ An elevated Ontario resort offering
- ▶ 380 acre 4-season playground
- ▶ Only 195 condominium suites
- ▶ Studio, 1-bedroom & 2-bedroom floor plans
- ▶ Restaurants, bars & outdoor dining
- ▶ Shopping
- ▶ Seasonal events
- ▶ 4,500 season pass holders
- ▶ Ontario's largest snow tube hill
- ▶ 29 downhill ski and snowboard runs, 7 chair lifts, and night skiing
- ▶ 200+k skiers & snowboarders annually
- ▶ 12-hole golf course
- ▶ Mini-Putt
- ▶ 18,000 mountain bike riders each year
- ▶ 4,400 acres of trails to explore in the adjacent Copeland Forest
- ▶ Just over 1 hour from Toronto
- ▶ An investment opportunity to **Own the Weekend**
- ▶ Recreational property ownership with the ease of our Rental Management Program
- ▶ Freed Hotels & Resorts membership privileges



Welcome to Vettä: your Finnish Nordic Spa experience.

Located next to Horseshoe Resort, surrounded by nature and the Elements, Vetta Nordic Spa offers an experience like no other.

The age-old Finnish tradition of hydrotherapy inspired Vetta's four-season Nordic spa. A thermal experience consisting of alternating between periods of hot, cold, and relaxation is proven to boost immunity and improve overall well-being. Whether you're with friends in the social zone or enjoying solitude in the quiet zone, you will be surrounded by nature, serenity and tranquility. Feel recharged as you move through the authentic, Finnish hydrotherapy cycle. Indulge in a registered massage and be sure to treat your senses at the Finnish-inspired restaurant or in-spa farm-to-table bistro.

This is the pure beauty of Finnish tradition coupled with the latest in modern luxuries. It's at Vetta Nordic Spa that you can get away from the hustle of daily life, and find yourself again. **Relax, recharge, and reinvigorate your body and your spirit.**

Location: 3210 3 Line N, Oro-Medonte, ON L0L 2L0



NESTLED AMONGST BREATHTAKING VIEWS,
WITH AN ELEVATED, MODERN DESIGN
SENSIBILITY, AND AN EXCEPTIONAL SERVICE
OFFERING, EXPERIENCE THE VIBRANCY OF
HAPPINESS ALL AROUND YOU.

Inspired surroundings await.

“A modernist expression of a communal space that evokes the warmth of a traditional ski chalet by utilizing familiar interior elements and the abundant use of wood and stone.”

— JOHNSON CHOU,
JOHNSON CHOU INC.





INTERIOR SUITE
ILLUSTRATION IS ARTIST CONCEPT. E.&O.E.

Own the feeling of coming home.

Escape the city and walk into the comfort and style of resort living with breathtaking views.

The sophisticated simplicity of elevated design makes for a bright, open and airy space to rest and recharge for your next adventure.

“The building design was inspired by modern, fresh, Scandinavian sensibilities, and conveys a unique sense of place, with details that embody sophistication, while paying homage to nature, the elements and surrounding landscape.”

— RAFAEL + BIGAUSKAS ARCHITECTS



FREED HOTELS & RESORTS
IS ONTARIO'S LARGEST RESORT
OWNER-OPERATOR.

Team.



The team.



ARCHITECT

Rafael + Bigauskas
Architects

Rafael + Bigauskas Architects Inc. is a Toronto-based architectural practice spanning 25+ years of expertise in residential, mixed-use, commercial and retail projects. The firm's residential portfolio is extensive, with more than 35,000+ dwelling units that comprise more than 150+ buildings of various

forms and applications. The building forms range from single family homes, townhouses, and subdivisions to mid-rise and high-rise residential developments. The firm also specializes in master planning and feasibility studies, in conjunction with various mixed-use projects.

INTERIOR DESIGNER

Johnson Chou

Since 1999, Johnson Chou Inc. has developed into an interdisciplinary design practice encompassing architectural and industrial design, furniture and interiors, graphic identity and corporate communications. While the search for the elemental is the

defining aspect of the diverse, yet consistent body of work, elements of drama and engagement on intellectual, emotional and physiological levels of experience exemplify the firms projects.

SALES TEAM

PSR Brokerage &
Hersh Realty Group

Through a sophisticated and efficient working relationship, PSR Brokerage & Hersh Realty Group strive to elevate each client's real estate experience. As full-service real estate brokerages, they

exceed client expectations with their utmost professionalism, deep integrity, and unparalleled market knowledge. Their ultimate goal is to set a world-class standard in real estate.

MARKETING

Gladstone
Media Inc.

Gladstone Media is a full-service creative agency. Providing marketing solutions that are strategic, meaningful and effective, Gladstone Media helps brands to stand out and connect with their audiences. With unique insights and diverse skillsets, the award-winning and dynamic team at

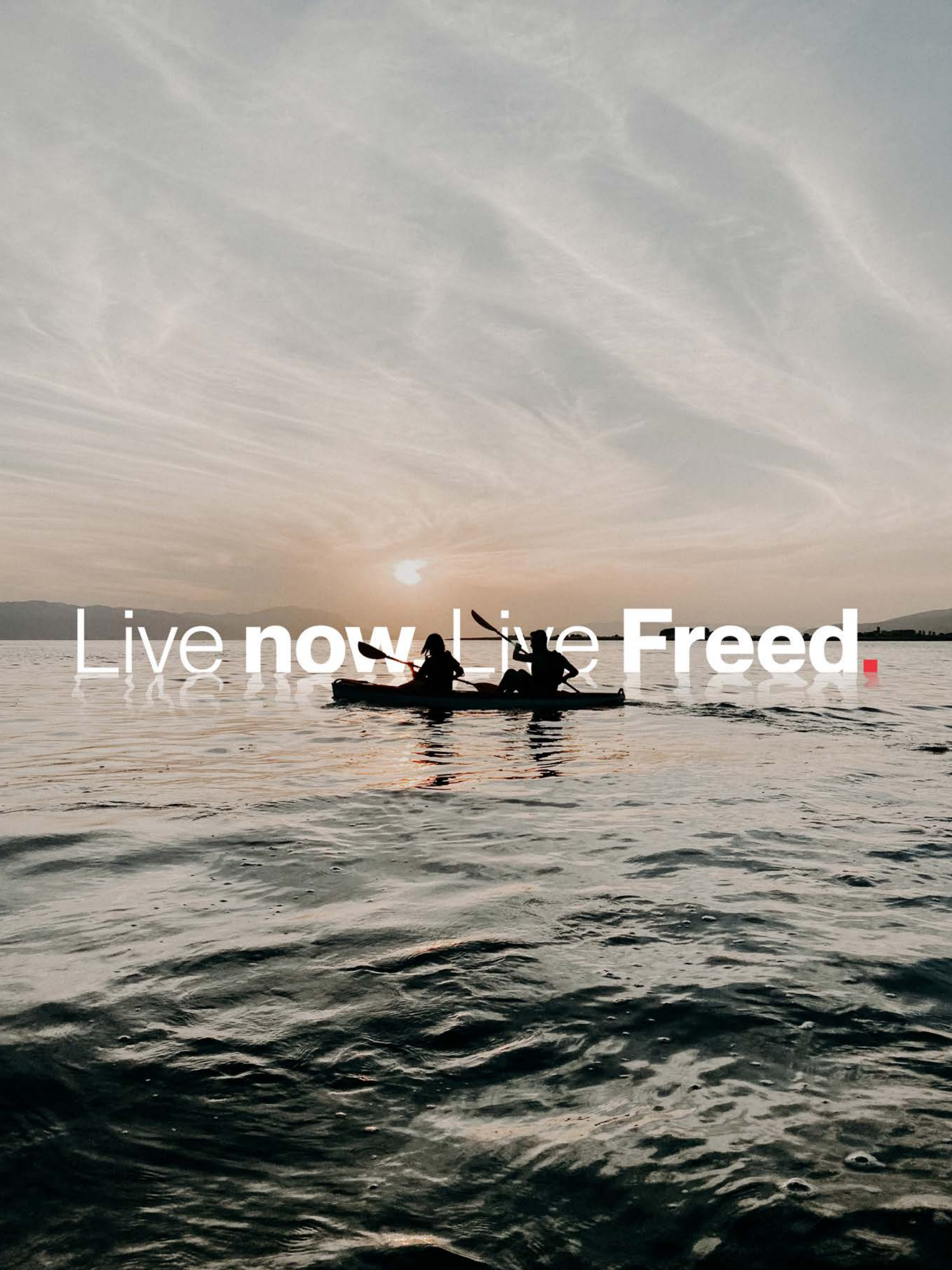
Gladstone Media offers a full spectrum of marketing, advertising and production services. From strategy and planning to design and execution, the company is known for its outside the box campaigns that achieve maximum results.



DEVELOPER

Freed Hotels & Resorts is Ontario's largest resort owner-operator. We provide an elevated resort experience with opportunities for adventure, escape, excitement, owning and investing, framed by the singular mission of creating incredible moments and memories. We're passionate about our Ontario landscape and facilitating accessible experiences, events, and opportunities for people of all ages to enjoy.

With best-in-class services and a vision for enhancing each resort offering, our growing portfolio of properties throughout Ontario has something for everyone, from active lifestyle retreats to romantic getaways, family experiences, and everything in between. Discover championship golf, downhill skiing and snowboarding, mountain and fat biking, nature trails, water sports and activities, gourmet dining, spa experiences, concerts and events, and so much more. **Choose adventure. Make memories. Discover freedom.**



Live now. Live Freed.

Freed Hotels & Resorts is
Ontario's largest resort
owner-operator.

Escape and discover

Indulge and explore

Choose adventure close to
home. Experience

the landscape. The future of

4-season Ontario resort living

Make memories

Live Now. Live Freed



HORSESHOE RESIDENCES