Pacific
Mergers and Acquisitions Inc.

PRE-NDA
BUSINESS SUMMARY

BUSINESS FOR SALE
PROJECT WANDERER - PREMIER ALL-INCLUSIVE SEASONAL RESORT

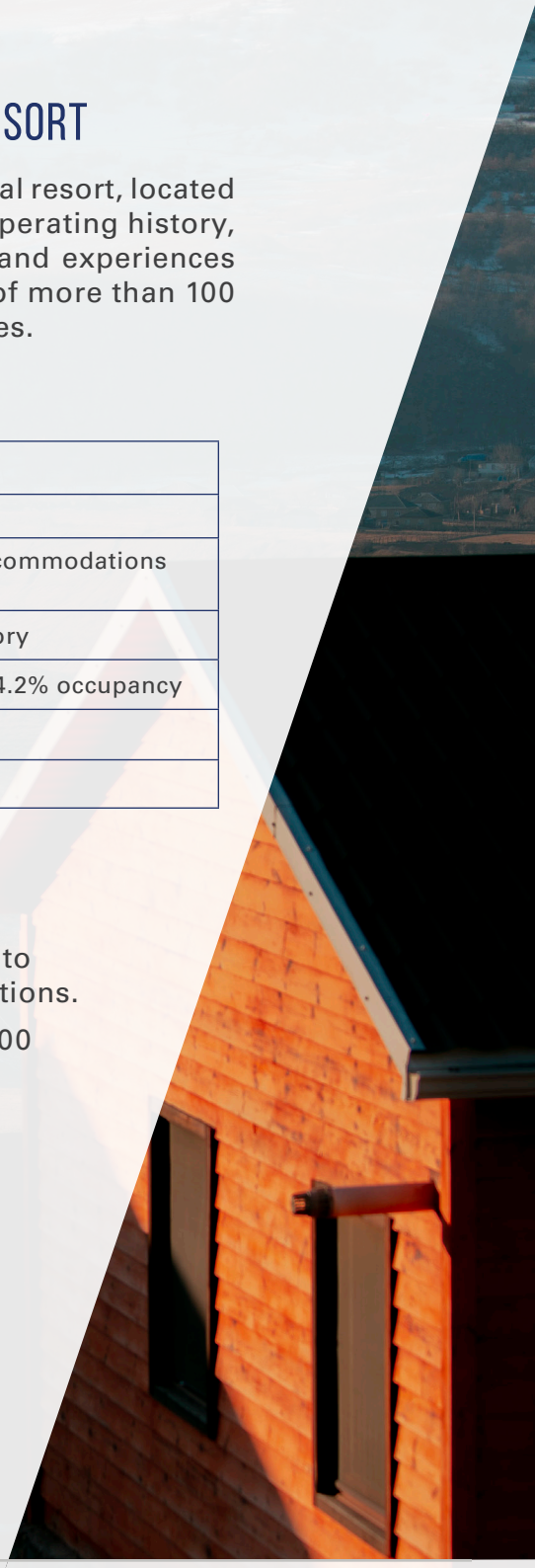
The Company is a well-established North American all-inclusive seasonal resort, located within proximity from an international airport. With over a decade of operating history, it sells all-inclusive packages that combine accommodation, dining, and experiences to a largely international guest base, and it operates from a property of more than 100 acres and features private guest accommodations and support facilities.

COMPANY PROFILE

Listing ID:	26101026
Location:	North America
Premises:	Over 100 acres, with private guest accommodations and support buildings
Established:	More than a decade of operating history
Seasonality:	Open only during peak season with 94.2% occupancy
FYE 2026 Net Sales:	In the $5 million range
FYE 2026 Normalized EBITDA margin:	approximately 50%.

HIGHLIGHTS

- **A Rare Turnkey Luxury Platform:** All-inclusive packages offer accommodation, dining, and experiences, with optional add-ons to increase guest spend. On-site management oversees daily operations.
- **Scarce, Irreplicable Real Estate Asset:** The property covers over 100 acres of mostly undeveloped forest and open fields, with guest accommodations and support buildings.
- **Effectively Uncontested Market Position:** Management is not aware of any directly comparable all-inclusive resort in the regional market.
- **Embedded Expansion Optionality:** The Resort is closed during the low season, but Management believes these months could generate additional revenue with minimal increases in operating costs.
- **Strong International Demand & Distribution Channels:** Guests come from several countries, most of them outside the Resort's home country, and the 82.0% share of direct bookings gives Management control over pricing and guest relationships.



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BUSINESS FOR SALE

PROJECT WANDERER - PREMIER ALL-INCLUSIVE SEASONAL RESORT

SUMMARY OF HISTORICAL PERFORMANCE IN CAD

The Company generated net sales in the $4M to $5M range in FYE 2026, with normalized EBITDA between $2M and $3M and a normalized EBITDA margin above 50% with an occupancy reaching 94.2%. Net sales grew at a compound annual growth rate of 30.6% from FYE 2022 to FYE 2026.

GROWTH OPPORTUNITIES

- Operate during the low season to generate additional revenue using existing property and staff.
- Implement an online booking engine to support direct sales; Management is currently developing this capability.
- Expand the guest base into new source markets, an initiative Management is actively pursuing

SALE INFORMATION

Type of sale: Share sale on a cash-free and debt-free basis.

Ideal Buyer Profile: Suited for an experienced hospitality or experiential travel operator, a strategic acquirer in leisure accommodation, or an investor seeking a seasonal destination resort with an established operating team.

Facilities & Operations: A property of more than 100 acres with private guest accommodation and supporting buildings.

Revenue & Client Mix: In 2025/26, 82.0% of reservations were direct. The remaining bookings came through four travel partners, with the largest representing less than 10%.

Process & Next Steps: Qualified parties may request the Process Letter and must execute a Non-Interference and Non-Disclosure Agreement before receiving any identifying or confidential information.

Pacific Mergers and Acquisitions Inc.

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