



WOLF CREEK
GOLF RESORT

**WOLF CREEK GOLF RESORT LTD.
In Receivership**

Information Summary
For Prospective Purchasers





INTRODUCTION

On October 13, 2022, MNP Ltd. was appointed by the Court of King's Bench of Alberta as the Receiver (the "**Receiver**") in respect of the assets and properties of Wolf Creek Golf Resort Ltd. (herein referred to as "**Wolf Creek**" or the "**Company**"). In our capacity as Receiver, we are soliciting offers to purchase the Company's assets en bloc, namely the golf course property and all of the associated buildings, equipment and inventory associated with the operation of the golf course and the RV Resort all located in the vicinity of Ponoka, Alberta.

LIMITATIONS

To facilitate this process, we have prepared a Confidential Information Package ("**CIP**") which will be made available upon execution of a Confidentiality Agreement. All information in the CIP has been prepared solely for the convenience of prospective purchasers and has not been audited or otherwise verified by the Receiver. The Receiver does not make any representations or warranties as to the accuracy or completeness of the CIP and shall have no liability for any representations (be they expressed or implied) or omissions contained herein nor in any other written or oral communications transmitted to prospective purchasers in the course of the evaluations of the assets. Furthermore, the information provided in the CIP may not contain all of the information a prospective purchaser may require and therefore, prospective purchasers should conduct their own investigations, analysis and due diligence relating to the Company's assets and any of the information contained in the CIP.





HIGHLIGHTS

- two Rod Whitman designed links style 18 hole golf courses (Old Course and Links Course) for a total of 36 championship holes;
- located in central Alberta (30 minutes from Red Deer) with visibility from Highway 2;
- hosted the Alberta Open for 13 years and was a fixture on the Canadian Tour;
- ranked as a top 100 course in Canada by top100golfcourses.com and a top 30 course in Canada by scoregolf.com in 2021;
- approximately 21,500 rounds of golf played historically on an annual basis;
- club house and banquette facility with 200-person seating capacity;
- 75 fully serviced RV Lots (rentals and leasing); and
- Financial information and resort and golf course photos available in the Receiver's online data room (the "**Data Room**").





THE SALES PROCESS

Process Stage	Timing
Information Summary sent to interested parties	Commencing November 17, 2022
CIP sent to interested parties who have returned a signed Confidentiality Agreement to the Receiver	Commencing November 17, 2022
Web-based data room access provided to prospective purchasers	Commencing November 17, 2022
Tours of Wolf Creek (by appointment only)	Weekly commencing November 21, 2023
Deadline for Offers to Purchase	January 11, 2023
Selection of successful Offer to Purchase	January 18, 2023 (estimated)
Court approval of sale	February 28, 2023 (estimated)
Closing	March 15, 2023 (estimated)

The Receiver has formulated specific transaction procedures that are included in the Terms and Conditions of Sale included in the CIP; however, the Receiver reserves the right to:

- Amend or terminate the sales procedures during the sales process;
- Accept an Offer to Purchase that may not necessarily be the highest offer;
- Negotiate with one or more prospective purchasers at any time;
- Set a minimum offer price for any of the assets;
- Enter into a definitive transaction agreement without prior notice to other prospective purchasers at any time during the transaction process; and
- Not accept any Offers to Purchase.

To receive access to the online Data Room, please complete the Confidentiality Agreement and return to the Receiver as per below:

MNP Ltd. in its capacity as Receiver of
Wolf Creek Golf Resort Ltd.
1300, 10235 101 Street NW
Edmonton, AB T5J 3G1

Attn: Karen Aylward/Comfort Uche
Tel: 780.969.1400
Fax: 780.409.5415

Email: karen.aylward@mnp.ca
comfort.uche@mnp.ca

Offers to Purchase must be sent by mail, fax or email so as to be received by the Receiver no later than 5:00pm (MST) January 11, 2023