



## **Acquisition and Investment Opportunity**

### **Vertendre Group**

April 27, 2023

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- The Vertendre Group has been working in the development of recreational tourism projects combining the outdoors and ecological accommodation in four-season refuges for nearly twenty years.
- Two main development projects have been implemented, which are located in Eastman and Saint-Siméon.
- As part of a restructuring process, the group wishes to highlight the project located in Saint-Siméon as well as the rental activity in Eastman. The intangible assets associated with the projects are also highlighted. These assets could indeed prove to be inseparable for certain investors or buyers.
- These projects are part of the framework of sustainable tourism development and in particular the deployment of new tourist activities for the locality of Saint-Siméon.



## Highlights



### Summary of Project Saint-Siméon

- ✓ Land of 16 hectares located along the road of Port-au-Persil.
- ✓ A framework plan and subdivision plan have been submitted to the municipality as part of the development of an "integrated" project.
- ✓ Infrastructure works in the amount of approximately \$600,000 have been carried out so far in the project.
- ✓ Several studies have been carried out:
  - ✓ Hydrology;
  - ✓ Surveying and characterization of the land per lot.
- ✓ The group wishes to promote the project as well as the rights and interests it holds in intangibles assets.



### Other Assets

1. Rights and interests in the assets used for the management and rental of accommodation units of Investissements de l'Estrie Inc. to Eastman, including in particular the rental and management contracts entered into with third parties.
2. Rights and interests in all intellectual property, patents, trademarks, plans and designs relating to the construction of the "Zoobox" accommodation units.

## Acquisition and Investment Opportunity and Timeline

- On January 20, 2023, following a request for the issuance of an initial order under the CCAA presented by Les Investissements de l'Estrie Inc., Les Versants d'Orford Inc., 9388-3510 Québec Inc., Zoobox Canada Inc., Vertendre Saint-Siméon Inc., La Fabrique Zoobox Inc. and 9220-7174 Québec Inc., (collectively the "Vertendre Group"), the Superior Court of Québec (the "Court") issued an initial order declaring that the companies concerned are debtor companies within the meaning of the CCAA, ordering a stay proceedings against them, appointing Raymond Chabot Inc. as monitor (the "Monitor") and granting various other remedies.
- Pursuant to a Court Order dated April 19, 2023, the Court has approved a Sales and Investment Solicitation process ("SISP") to be conducted with respect to the assets mentioned above (for a complete description of the assets, please refer to the SISP).
- The initial due diligence period and access to a virtual data room will be provided to prospective buyers and investors ("Prospective Bidders") from **April 27 to May 30, 2023**, following the signing of a non-disclosure agreement.
- Potential bidders must submit a Bid to the Monitor before **5:00 p.m. on May 30, 2023**.
- Any Bid will be analyzed by the Monitor in collaboration with the Vertendre Group and the targeted secured creditors.

If you have any questions, please contact:

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