

BALMORAL VITA- SIGNATURE RESIDENCES

THOUGHTFULLY DESIGNED FOR WHAT'S NEXT.

Custom condominium living meets proactive health, wellness, and peace of mind — in a setting unlike anything else in the region.

BALMORAL VILLAGE: THE BEST OF COLLINGWOOD AT YOUR DOORSTEP

Enjoying life in Collingwood's Four-Season destination is just as accessible as your new custom suite.

* Walk to shopping, dining, and services

* Only a 5 minute walk to Cranberry Golf Course

* Minutes to skiing at Blue Mountain Resort

* Only a 5 minutes to historic downtown Collingwood

* Public transit stops directly on Harbour Street, beside your Vita Signature Residence

Balmoral Village sits along

35km

of walking trails, connecting you to nature, culture, and community.



BALMORAL: A THRIVING ADULT-LIFESTYLE COMMUNITY

Balmoral Village is already home to a thriving, multigenerational adult lifestyle community designed for aging in place.

Today, the community includes:

- 96 bungalow and townhome residences
- 130 condominium units
- 50 purpose-built rental apartments
- 130 retirement residence suites
- A full-service, 8,000 sq. ft. Recreation & Wellness Centre, with scheduled daily activities

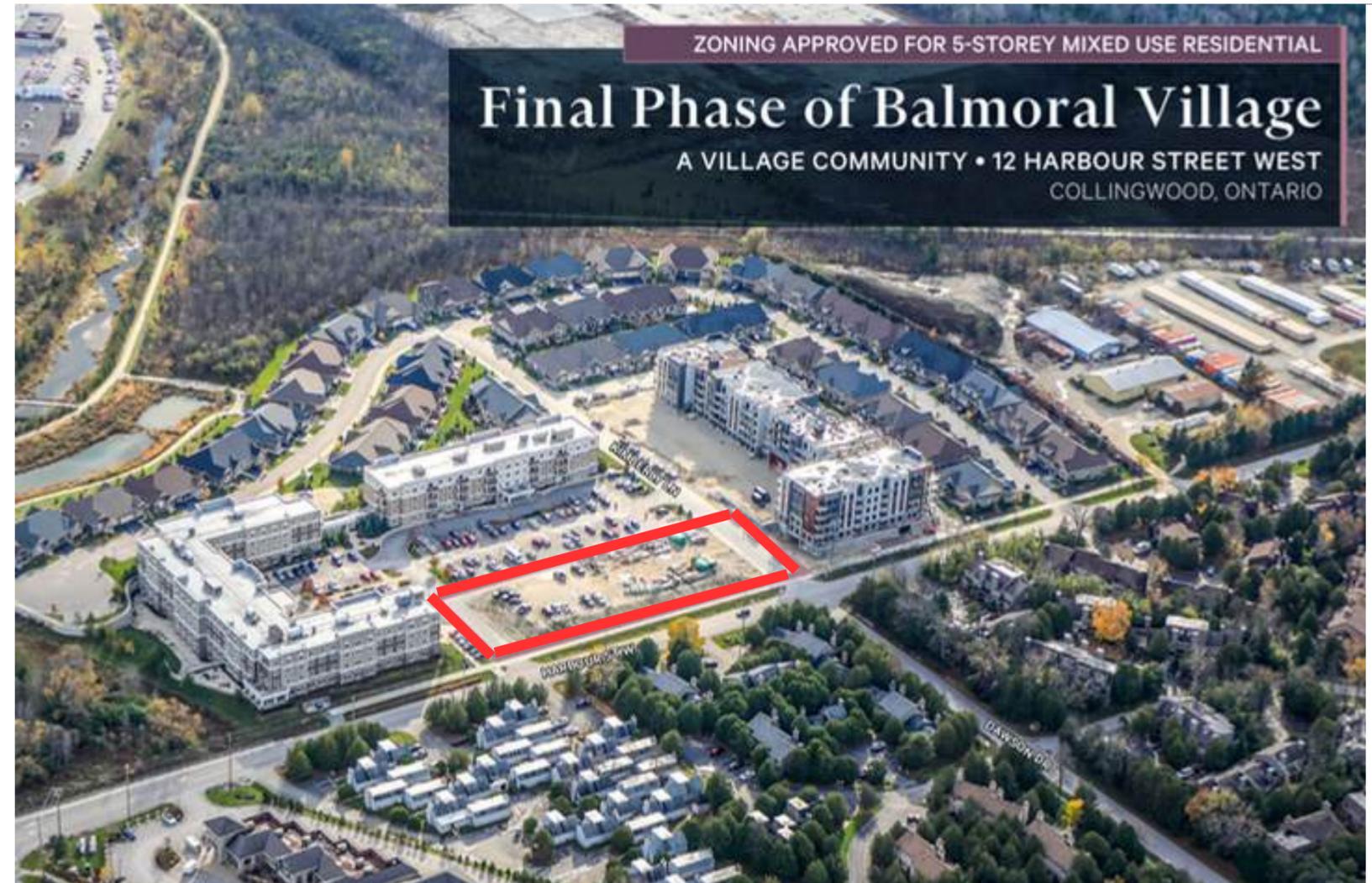
Residents live active, connected lives with access to fitness facilities, aquatic therapy, social programming, and community amenities that support independence and wellbeing.



Discover a revolutionary concept in comfort, care, and community.

Collingwood and the South Georgian Bay region are home to an increasing number of active adults embracing retirement with vitality, curiosity, and a desire to remain independent.

Yet, as needs evolve, many residents are left with limited choices: stay in large homes that no longer fit their lifestyle, or move into traditional retirement facilities sooner than desired.



Balmoral Vita – Signature Residences changes the narrative



What Makes the Signature Residences Different

The Balmoral Vita – Signature Residences will be a distinct and exclusive addition to the South Georgian Bay community.

- A 5-storey landmark building
- 2 floors of medical and commercial services
- 3 floors of select, custom-designed residential suites
- Larger condominium homes with full architectural personalization
- A limited number of residences personally designed and curated

This building represents the final chapter of Balmoral Village: custom living, proactive wellness, and independence — elevated.

Your condo. Your design. Your future.



LIFESTYLE WITHOUT COMPROMISE

All Balmoral Residents enjoy exclusive access to:

- Beautiful lounges and bars for condo owners
- The established 8,000 sq. ft. private Balmoral Recreation Centre, featuring:
 - Fitness amenities
 - Aquatic therapy pool
 - Practice golf simulator
 - Learning, wellness, social programs, and community events

Live your days with energy and connection.

Thoughtful Amenities for You and Your Guests at Balmoral Vita.

Additional planned conveniences include:

- Guest suite for visiting family and friends
- Residents can dine at the Balmoral dining hall
- Quiet reading lounge
- One underground parking space included per unit
- Concierge-style support for errands and appointments
- On-demand Personal Support Workers



*Live
Independently —
With Support
Only When
Needed*

One of the most innovative features of Balmoral Vita is its integrated Personal Support Worker (PSW) model.

ON SITE, ON-DEMAND PSW SUPPORT

Health & Wellness services at your door, but not in your home.



Connected, Convenient, and Close to Care

Two full floors of medical and commercial space are right downstairs, offering convenient access to wellness professionals. In addition:

- Collingwood General & Marine Hospital is only a 10-minute drive.
- Pharmacies, clinics, physiotherapy, dental care, and more operate within minutes of Balmoral Village already.

Health support is always close at hand.



Each residential floor includes 1–2 PSW studio apartments. A Choice of Services for you:

- Companion care
- Nursing care
- Personal care
- Specialty care
- Housekeeping
- Concierge services (shopping, errands, appointment drives)



Smart Health Monitoring Powered by AI

For residents who opt-in, integrated AI features can:

- Flag concerns and changes in mobility, sleep, or vitals
- Instantly notify PSWs or family members
- Provide peace of mind through proactive monitoring

Technology supports wellness — without intruding on independence.

All Personal Support Worker (PSW) services are professionally managed through our trusted health-services partner ensuring guaranteed care, scheduling support, and consistent quality.

PEACE OF MIND FOR FAMILIES

Loved ones can rest easy knowing:

- Support is available 24/7
- Through AI monitoring, family and/or support staff can be notified instantly re: health issues
- Health services professionals close by
- Do you want to travel, but your spouse cannot?
 - You can preserve independence with respite suites at Balmoral Chartwell Residence, or your in-house trusted health and wellness PSW can look after a loved one in your suite while a partner is away.





FREEDOM TO MOVE — ON YOUR OWN SCHEDULE

Eliminate vehicle ownership stress through our planned on-site AutoShare program.

- Book your car by the hour, day, or week using a dedicated Balmoral app — no paperwork required.
- Each residence also includes one secure underground parking space.

A private, secure elevator ensures comfortable movement to the residential floors.

Designed for Life Today... and Tomorrow

- Purchase now starting at \$900/sq.ft.
- Option to rent your suite, and at your convenience, transition to your personally designed home. Management services can handle this process for you.
- 'Move in' 2028 and begin enjoying maintenance-free living
- Schedule any personal support as needed
- PSW packages will be available for 10, 20, 30+ hours/week

**You're planning for the future,
without sacrificing the
present.**





Why Balmoral Vita?

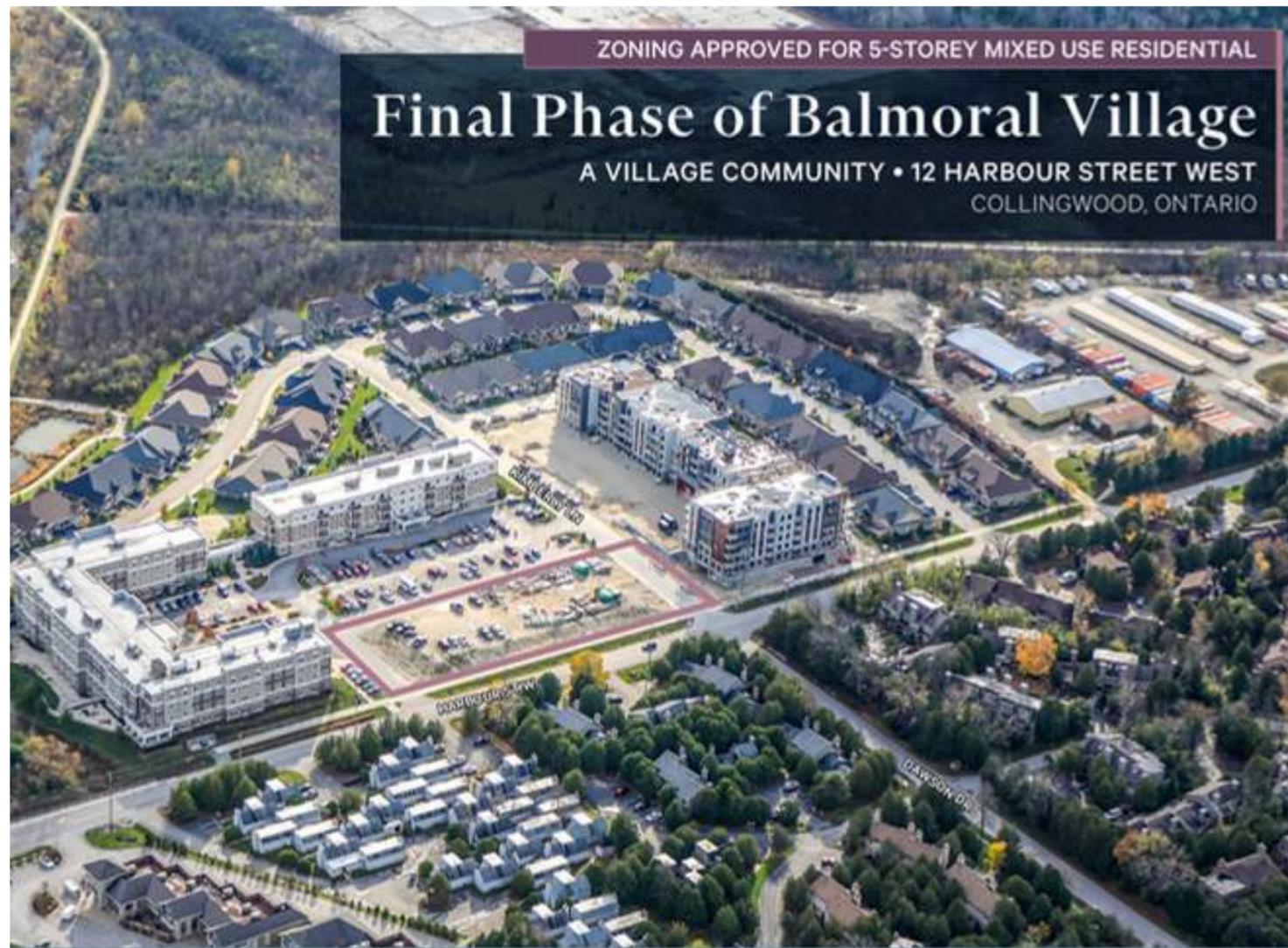
For many active adults, this model provides:

- ✓ A personalized, right-sized luxury home
- ✓ The ability to age in place
- ✓ Custom-designed suite — no cookie-cutter builder layouts
- ✓ No property maintenance for you
- ✓ Flexible health and lifestyle support
- ✓ Proximity to nature, recreation, and care
- ✓ Peace of mind for family

IS THERE A MARKET FOR THIS IN COLLINGWOOD?

We believe there is — and we're seeking to understand the interest level among:

- Retiring couples thinking of downsizing from larger homes
- Active adults planning their next chapter
- Families wanting proactive housing solutions for their parents' future



Your feedback supports the development of this landmark project. Please complete our brief questionnaire.

We invite inquiries from:

- Prospective purchasers
- Families comparing options
- Real Estate Advisors
- Financial Advisors and Counselors
- Local health-and-aging professionals

This is more than housing.

It's a lifestyle designed for dignity, vibrancy, and choice.

Be part of the established and successful Balmoral adult lifestyle community.



NEXT STEPS

How to stay informed and participate early

1. Complete the Questionnaire & Interest Form



2. Reservation Agreement

- With sufficient market interest, a Reservation Agreement phase will follow
- A Reservation Deposit of \$25,000 will be held in Trust with our Real Estate Legal Firm
- Priority access for your suite selection, your floor; design discussions, and updates
- This deposit is fully refundable by January 15, 2027, if the development does not proceed or you decide to cancel or opt out of the project

3. 1:1 Client Calls

- We are available to meet with each client individually to discuss the project, approximate costs, and timelines.
- The project is intended to be ready for occupancy in 2028.

BALMORAL VITA

SIGNATURE RESIDENCES

A new way to live well — at every age.

www.balmoralvillagecollingwood.com