



THE SADDLEBACK ROADMAP

Located in beautiful Rangeley, in the heart of the Western Maine High Peaks region, Saddleback Mountain opened in 1960 and has grown its reputation for exceptional snow, some of the best terrain in the East, and friendly, laid-back culture. At 4,120' of elevation and 2,000' of vertical, Saddleback is Maine's third-largest mountain and the largest independently owned mountain in the East.

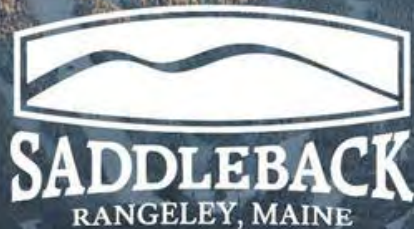
After a four-year closure, Saddleback was purchased as a fund managed by Massachusetts-based Arctaris Impact Investors, a leader in opportunity-zone investments. Since re-opening in 2020, Saddleback has invested more than \$30 million dollars in mountain improvements, including new lifts and groomers, snowmaking infrastructure, a renovated base lodge, a new Mid Mountain Lodge, slope-side employee housing, expanding on-mountain lodging, mountain bike trails, a solar farm, a newly reconstructed access road and more.

These projects are just the beginning. Saddleback is committed to the future of outdoor recreation for all and to create a forward-looking and integrity-first mountain experience for generations to come.



WWW.SADDLEBACKMAINE.COM





MAINE'S FAVORITE MOUNTAIN

*Saddleback has the highest Net Promoter Score (NPS) among all ski mountains in Maine (general population survey, fielded in 2020, 2021, 2022).

SADDLEBACK STATS

- Vertical: 2,000'
- Top elevation: 4,120'
- Base elevation: 2,460'
- Skiable acres: 600
- Including 88+ acres of glades
- Runs: 68
- Longest run: 3.1 miles
- Lifts: 4 Quads, 1 Surface Lift, 1 Moving Carpet
- [Trail Map](#)



Saddleback was voted Maine's Best Ski Mountain in 2022,
voted by readers of Down East.

COMMITTED TO INFRASTRUCTURE

THE YOUNGEST LIFT FLEET IN THE EAST

In the first year of reopening, Saddleback unveiled a new high-speed Doppelmayr Rangeley Express Quad. When running at full speed, this lift whisks skiers and riders up the mountain in just under 6 minutes. The addition of the Rangeley Express Quad was a game changer for the mountain. In preparation for this season, work is underway on the construction and installation of the new Sandy Quad that will serve the Wheeler Slope. Saddleback has also added a new Doppelmayr T-bar, and moving carpet.

NEW LIFT INFRASTRUCTURE IN THE LAST TWO YEARS:



SANDY QUAD



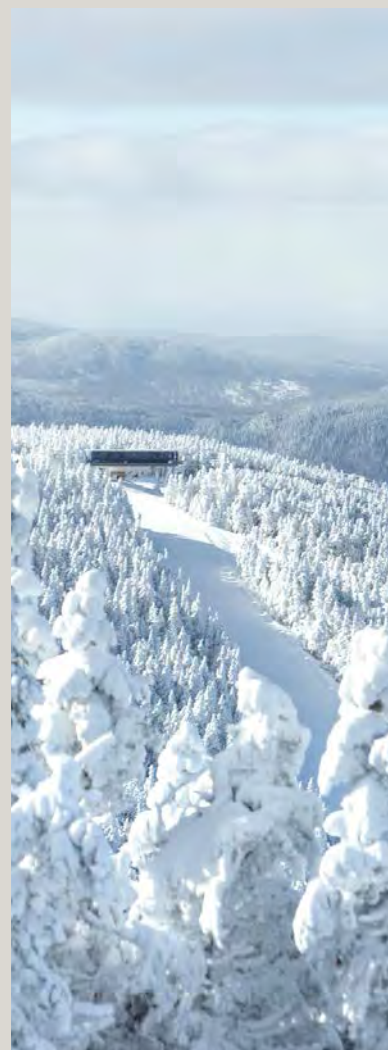
CUPSUPTIC T-BAR



MOLLY CHUNKAMUNK MOVING CARPET



RANGELEY HIGH-SPEED QUAD



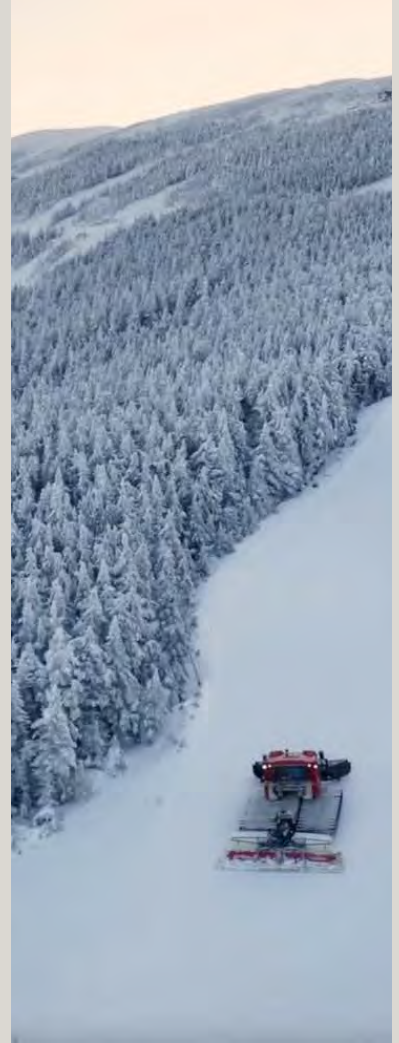
COMMITTED TO THE BEST SNOW SURFACES

NEARLY \$6 MILLION IN IMPROVEMENTS

Saddleback is expanding the ski area's snowmaking fleet and replacing old snow guns with the latest industry leading snowmaking equipment. Snowmaking now covers over 85% of trails and includes a mix of fixed-grip and moveable fan guns. The mountain has doubled uphill water pumping capacity and increased dedicated power, all in an effort to make more snow in a shorter window of time. In summer 2023, Saddleback will be building a new booster pumphouse to further increase uphill water pumping capacity and snowmaking output.

PISTENBULLY 600E+ ECO GROOMERS

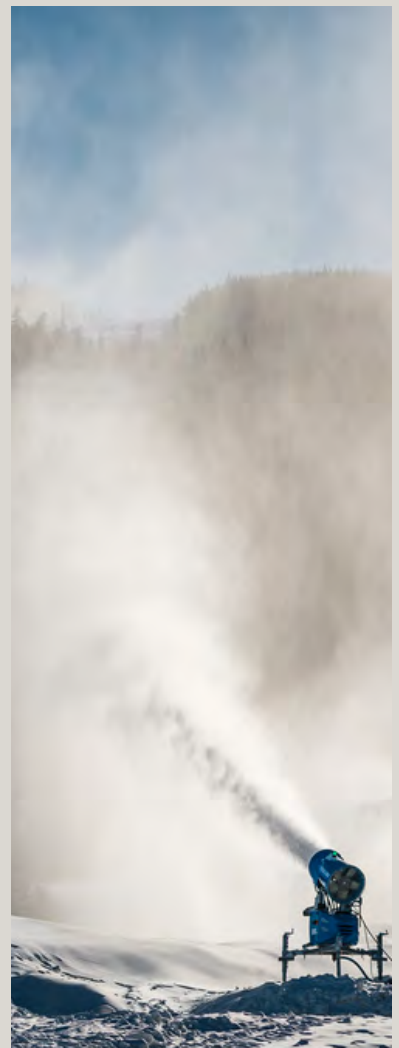
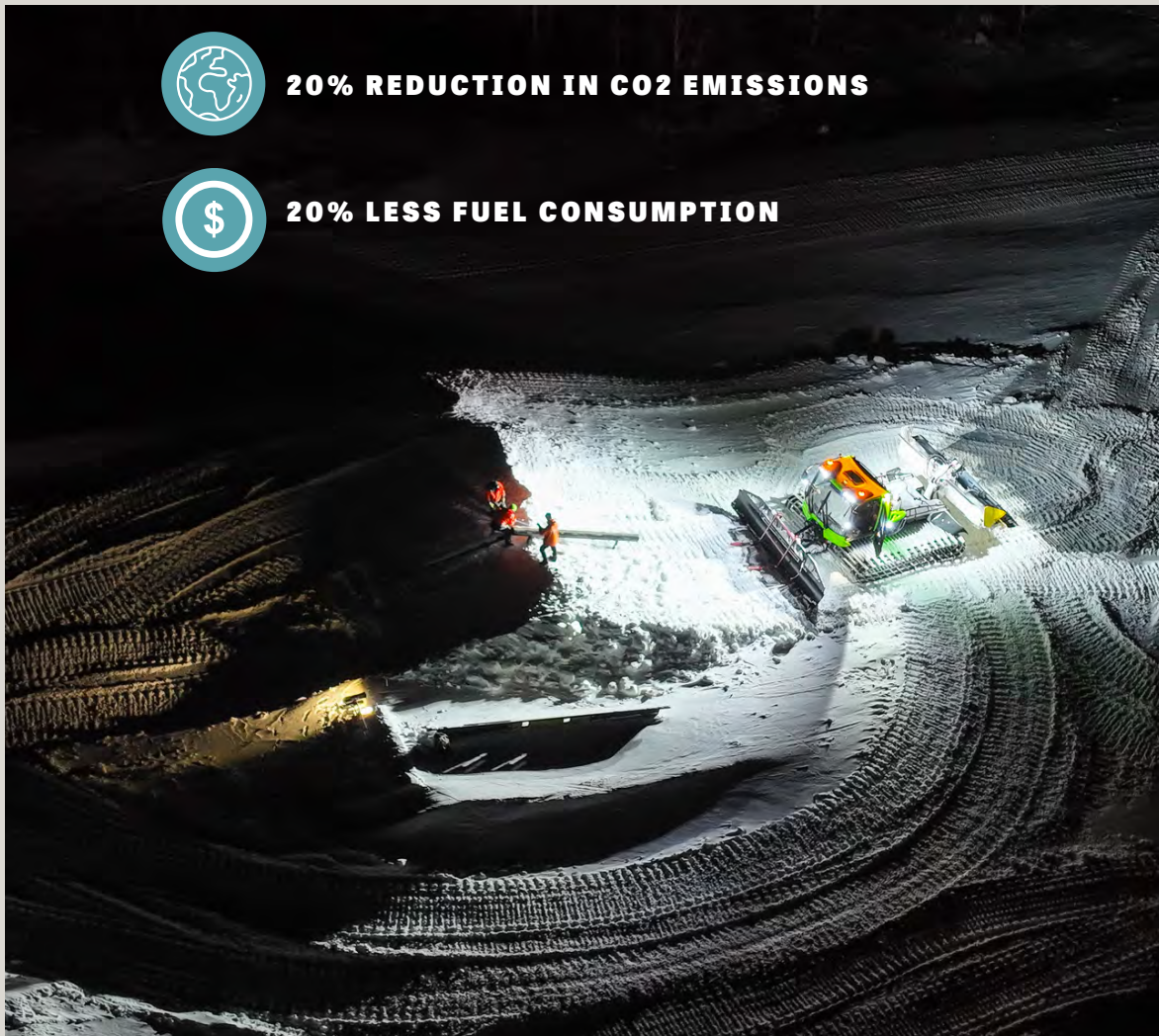
Saddleback has purchased two new PistenBully 600e+ Eco groomers. Known as some of the cleanest and quietest groomers on the market, these diesel-electric drive machines offer up to 20% less fuel consumption and 20% less CO₂ emissions, making for lower operating costs and a lesser impact on the environment. These state-of-the-art machines even generate their own power while running downhill.



20% REDUCTION IN CO₂ EMISSIONS



20% LESS FUEL CONSUMPTION



MID MOUNTAIN LODGE & RESTAURANT

A NEW STANDARD FOR DEVELOPMENT IN THE ALPINE ENVIRONMENT

With spectacular sweeping views of the Western Maine mountains Saddleback's Mid Mountain Lodge sets a new standard for development in an alpine environment. The Mid Mountain Lodge is located in Bicknell's Thrush habitat. With that in mind, project leaders have collaborated closely with the Maine Audubon Society to pay close attention to the needs of that habitat.

The Mid Mountain Lodge will featuring a unique triangular structure with a ski-up food and beverage service kiosk, bathrooms, merchandise area and space for indoor and outdoor immersive dining.



2,700 +/- SQUARE FEET

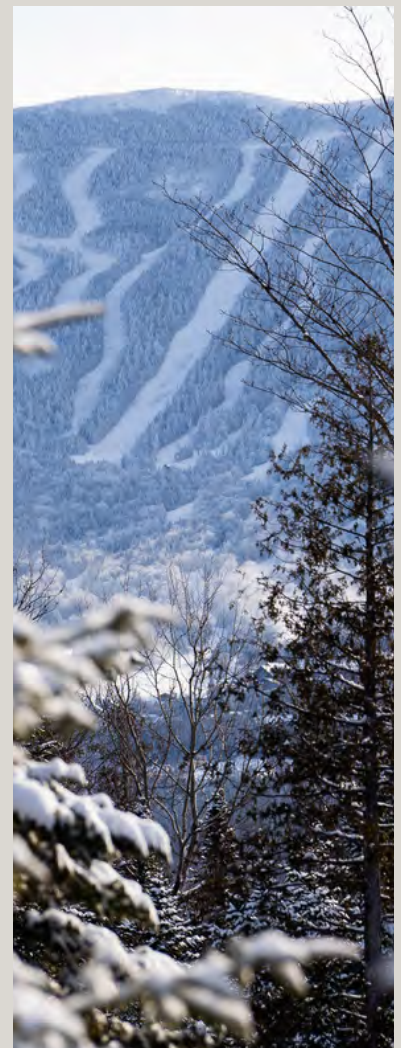
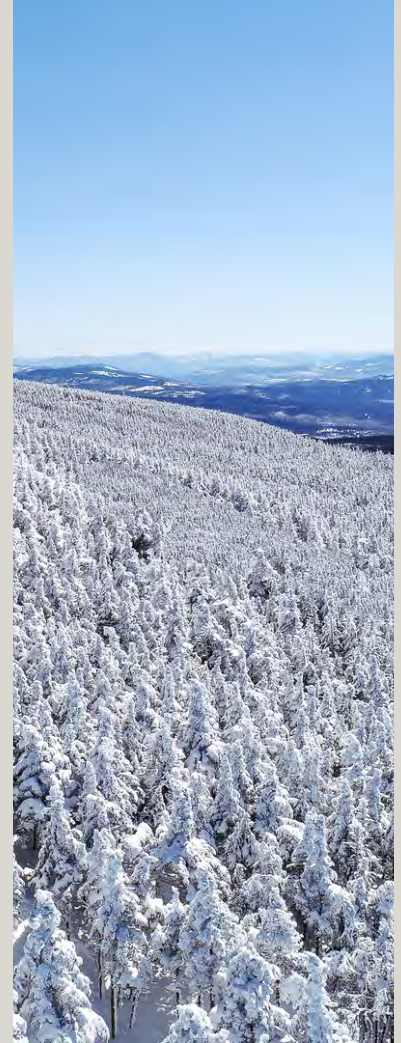


**PROJECT ARCHITECT - DAVIES TOEWS
ARCHITECTURE**



Similar to be built

Actual construction as of
October 2022



COMMITTED TO EMPLOYEES: SADDLEBACK HOUSE

ON-MOUNTAIN STAFF HOUSING

Saddleback is committed to providing accessible housing options to its employees. The Saddleback House is a new on-property development of affordable ski-in/ski-out rental housing for Saddleback's workforce. With a target completion in early 2023, this will be the first ski-in/ski-out employee housing project of its kind in Maine.

Designed with shared living, kitchen, and dining space, Saddleback House will provide 90+ beds for employees living on the mountain, even in year round capacity.

- 1, 2 or 4 bed options per room
- Individual ski lockers
- Individual closets
- Shared amenities
- Great on mountain location
- Affordable rents

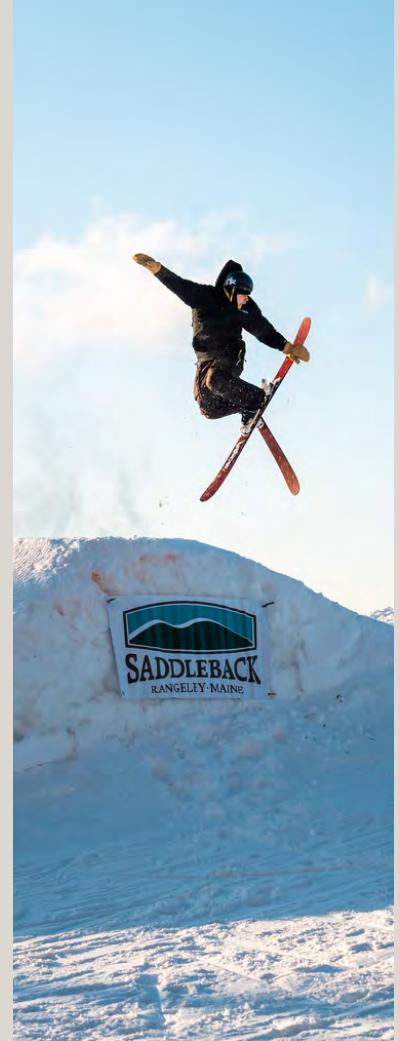


90+ TOTAL BEDS



Similar to be
built rendering

Actual construction
progress as of
October 2022



COMMITTED TO LODGING IMPROVEMENTS

MODERN A-FRAMES & TRAILSIDE CABINS

The Parmacheenee A-Frames at Saddleback are located on four tranquil acres adjacent to the Smelt Streamer trail and served by the South Branch Quad. These homes are designed to be a modern, energy-efficient twist on a traditional mountain A-frame. All 22 units are already under contract and many are occupied or for rent.

In an effort to expand on-mountain lodging, Saddleback is piloting a trailside cabin development with traditional chalet-style homes up to 560 square feet. The site of the new housing development is TBD but there will be 60+ of these homes built over the course of the next year. The cabins will be for sale and rent and will be scattered around the mountain. Two are currently completed at the base area; one is the new Sneaky Pete's Bar and the other is a staged model home available for tours. For more information on real estate at Saddleback visit: www.saddlebackmainerealty.com.

Trailside cabins at Saddleback Mountain



Actual completed A-Frame on mountain

Photo: Sean Litchfield WSJ



Parmacheenee A-Frame Development Site Summer 2022. Photo: Kyle Haley



COMMITTED TO SUSTAINABLE GROWTH

SOLAR AND EV CHARGING AT SADDLEBACK

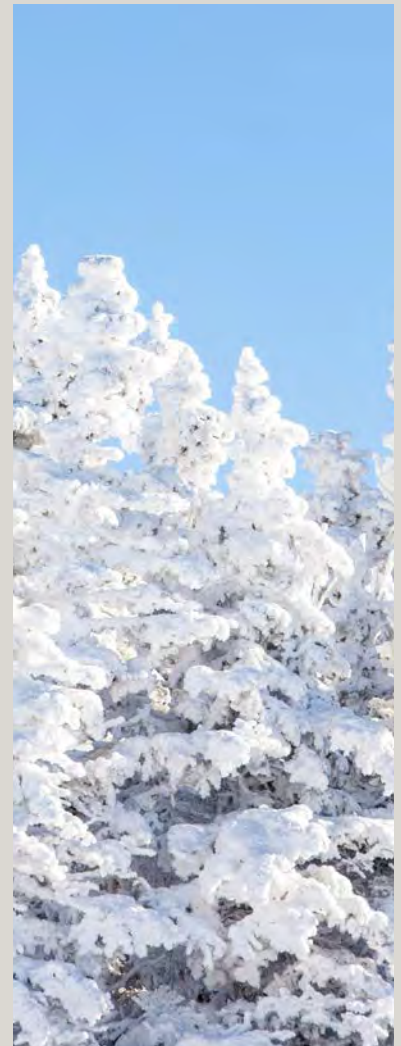
There are a host of investments being made at the mountain to reduce Saddleback's carbon footprint, including a 7-megawatt DC solar farm and new electric vehicle (EV) charging stations. These investments are part of Saddleback's larger commitment to sustainable development. The solar farm will eventually harvest enough clean energy to power Saddleback's lifts, lodge and snowmaking operations, while still selling power back to the grid. The EV charging stations were installed in the fall of 2022 as a partnership with Revision Energy.



7 MW DC SOLAR FARM



NEW EV CHARGING STATIONS



COMMITTED TO FOUR SEASON RECREATION

SADDLEBACK BIKE PARK & SHOP

Saddleback opened a network of downhill, single-track mountain bike trails in summer 2022. Located at South Branch, these trails connect to the lower mountain condos and to the Rangeley Lakes Trail Center further down the mountain access road.

Saddleback also opened the Saddleback Bike Shop which offers a new fleet of bike rentals, service, parts, repairs and apparel. In the summer, Saddleback runs kayak, canoe and hiking trips as well, opening up access to the incredible four-season outdoor playground that is Rangeley.



IN THE MEDIA

SADDLEBACK MOUNTAIN MAKES AN INSPIRING COMEBACK - WCVB BOSTON THE CHRONICLE

THE WALL STREET JOURNAL - U.S. SKI RESORTS PURSUE EXTENSIVE EXPANSIONS

SKI MAGAZINE - DISCOVER THIS NEWLY REVIVED DOWN EAST RESORT BEFORE EVERYONE ELSE DOES

DOWN EAST MAGAZINE - BEST SKI MOUNTAIN IN MAINE 2022

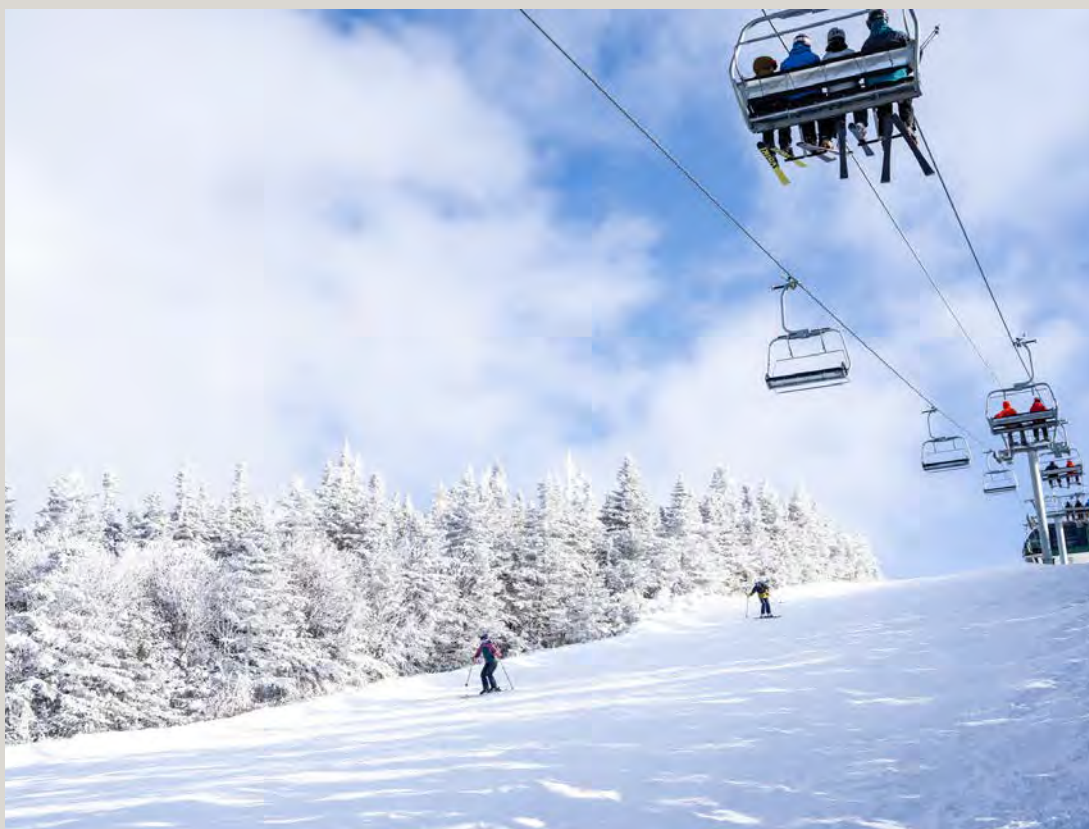
OUTSIDE MAGAZINE - THE AMBITIOUS PLAN TO CREATE A SKI UTOPIA IN MAINE

BOSTON GLOBE - SUNDAY FRONT PAGE STORY

DOWN EAST MAGAZINE - BIG TERRAIN, DEEP SNOW, AND FRIGID AIR AT SADDLEBACK MOUNTAIN MAKE THE RESORT ONE OF NEW ENGLAND SKIDOM'S UNDISPUTED GREATS

UNOFFICIAL NETWORKS - SADDLEBACK BEGINS WORK ON MASSIVE PROJECTS

UNOFFICIAL NETWORKS - RESORTS THAT PRESERVE THE SOUL OF SKIING





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