

EVERYTHING, ELEVATED.

Lookout Towers Canada

An elevated, revolutionary retreat with
5 ways to engage

FEBRUARY 2026

Disclaimer

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase any interest in any investment by the Company ("Disclosing Party"). Company does not accept any responsibility or liability arising from the use of this information. No representation is being made that the information presented is accurate, current or complete, and such information is at all times subject to change without notice. Opinions expressed may differ or be contrary to the opinions and recommendations of Company.

This document contains "forward-looking statements", which express Management's current views concerning future events or results. These forward-looking statements may be used when addressing topics such as: the outcome of contingencies; future actions by regulators; changes in business strategies and methods of generating revenue; the development and performance of services and/or products; the expected impact of acquisitions and dispositions; effective tax rates; and cost structure, dividend policy, cash flow and liquidity.

Readers are cautioned not to place undue reliance on the above forward-looking statements, which speak only as of the dates on which they are made. Company undertakes no obligation to update or revise any forward-looking statement to reflect events or circumstances arising after the date on which it is made.

Readers ("Receiving Party") agree to enter into a confidential relationship with Company with respect to the disclosure of this proprietary and confidential information ("Confidential Information"). Receiving Party shall hold and maintain the Confidential Information in strictest confidence for the sole and exclusive benefit of the Disclosing Party. Receiving Party shall not, without prior written approval of Disclosing Party, use for Receiving Party's own benefit, publish, copy, or otherwise disclose to others, or permit the use by others for their benefit or to the detriment of Disclosing Party, any Confidential Information. Receiving Party shall return to Disclosing Party any and all records, notes, and other written, printed, or tangible materials in its possession pertaining to Confidential Information immediately if Disclosing Party requests it in writing. Receiving Party's obligations do not extend to information that is: (a) publicly known at the time of disclosure or subsequently becomes publicly known through no fault of the Receiving Party; (b) discovered or created by the Receiving Party before disclosure by Disclosing Party; (c) learned by the Receiving Party through legitimate means other than from the Disclosing Party or Disclosing Party's representatives; or (d) is disclosed by Receiving Party with Disclosing Party's prior written approval.



Who We Are



Doug Crawley
Founder



Len Walker
COO



Brad Kerr
CFO

Corporate Entities

Lookout Towers Canada – Canadian Development & Management

Lookout Towers USA – USA Development & Management

Big Sky Capital — Financing Partner

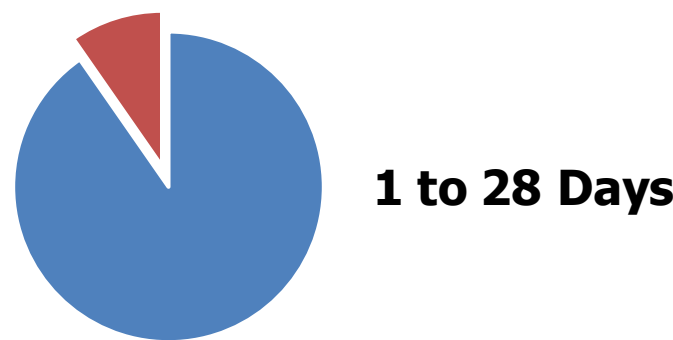
Lookout Towers Fund — Equity & Syndication

TheLookoutTowers.com

TheLookoutTowers.ca (coming soon)

MARKET SUMMARY

Short Term Rentals (STRs)



Travelers increasingly prefer STRs for their comfort, privacy, and exclusivity over traditional hotels.

USA STR Revenues: USD 174.8 billion (2024)

USA CAGR: 10.65%

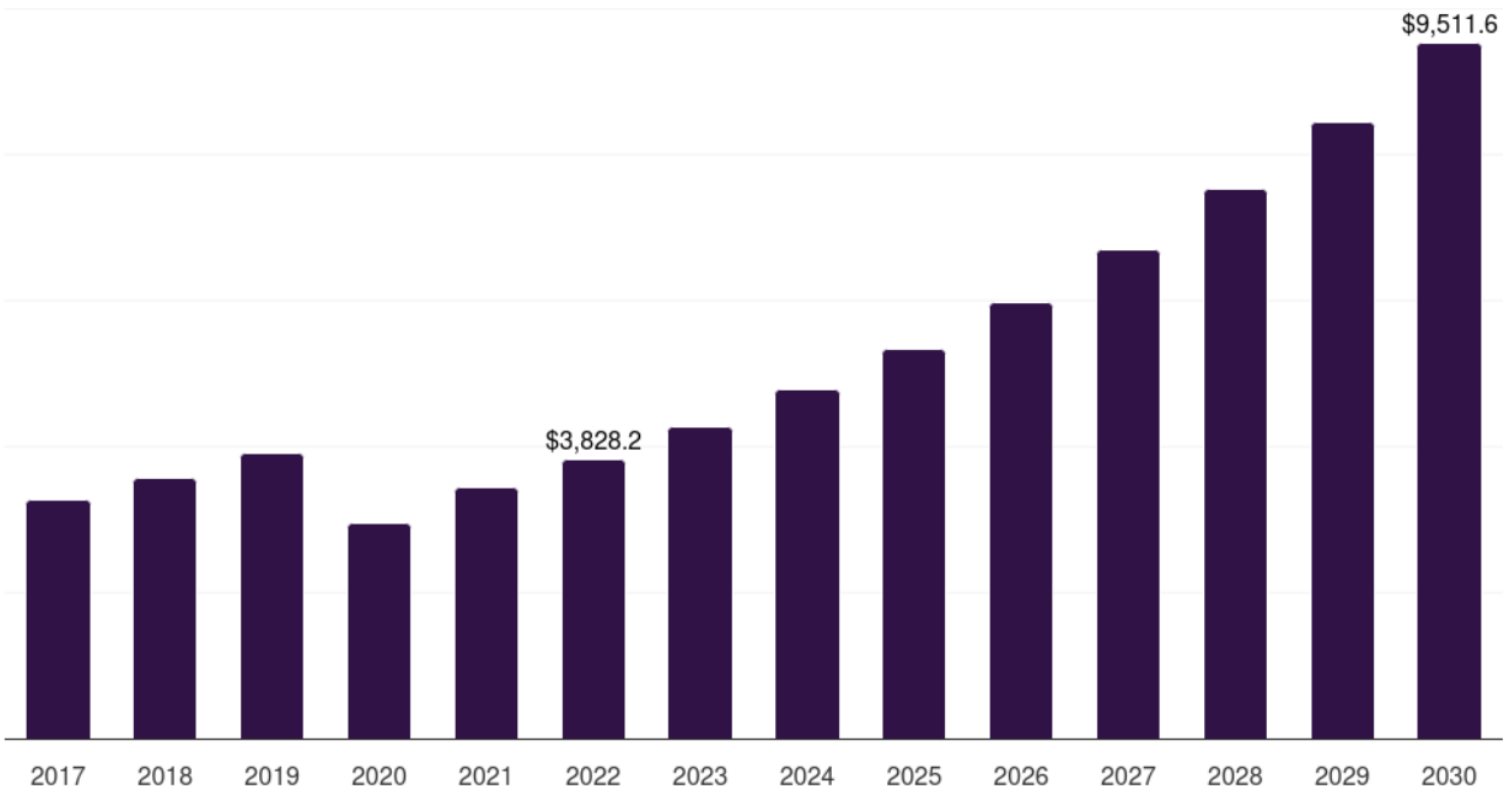
Canada STR Revenues: USD 4.78 billion (2024)

Canada STR Revenues: USD 9.51 billion (2030)

Canada CAGR: 12%

Canada is the fastest growing regional market in North America

Canada short term vacation rental market, 2017-2030 (US\$M)



MITIGANT

CORE PILLARS

01. INVESTMENT

Spec Tower Developments + Corporate Tower Developments

02. CONSTRUCTION

Kit Builds + Modular Builds + Timber-frame Builds

03. HOSPITALITY

Short-term rentals/hospitality

04. LICENSING

Third-party clients + Developers

05. RETAIL

Sales to the General Public + Developers



Unprecedented Demand. Proven Model.

Dedicated marketing team, specializing in hospitality.

VIP Campaigns launched pre-construction to drive demand, prove valuation and generate cashflow.

NORTH CAROLINA:

- 2 towers released
- Fully booked for the season in 2 hours
- 3rd tower released
- Fully booked in 3 hours

COLORADO:

- 200 pre-bookings (of 3-5 nights)

75%

Occupancy

\$750

Avg. Night

250

Number of Towers
locations built by
2028



EXAMPLE DEAL STRUCTURE (SPEC & CORPORATE)

PROPERTIES:

- Single tower or multi-tower
- West-coast, east-coast, Ontario, Quebec
- Unique topographies
- R2 Zoning
- STR Approved

STRUCTURE:

- GP/LP Partnership
- \$1,200,000 (avg build cost)
- \$400,000 (avg LP investment)
- Loan-to-Value 50% (avg senior debt)

HOSPITALITY:

- \$750 (avg nightly stay)
- 75% (avg occupancy rate)

VALUE:

- 7% - 8% Cap Rates (based on comparables and bookings)
- Short-duration, asset-backed investment

RETURNS ON INVESTMENT:

- Fixed ROI: 25%
- 12 Months

USE OF FUNDS:

- LP Funds: Land Acquisition; Engineering, Site Surveys & Development Fees
- Senior Debt: Production, Assembly, Site Prep & Finishing
- GP Capital: Project Management, Marketing, Fees & Contingency



Exit (3 options)

1. Sale within 12 months (sold to third-party)
2. Sale within 12 months (sold to Hospitality division)
3. Roll into Income Fund (coming soon)

Expected Raise

\$400,000 (for single tower builds)
Minimum \$50,000 syndication

Exemption

NI 45-106 Private Investor Exemption
No Offering Memorandum

Next Steps

Project-specific investor decks coming



Appendix



Lookout  Towers

Lookout Towers

Main Floor



360° Views



Relax & Enjoy



Adventure &
Nature



Unique
experience



Warmth &
Comfort



Style &
functionality

1. Living zone

2. Bathroom

3. Kitchen

4. Breakfast bar

5. Fireplace

6. Terrace zone

7. Perimeter balcony

8. Exterior Shower





Lookout Towers



Lookout Towers

Middle Floor



360° Views



Drinks & snacks



Relax & Enjoy



Unique experience



Warmth & Comfort



BBQ

1. Bar / kitchen

2. BBQ

3. Beer Dispenser

4. Jacuzzi

5. Bar

6. Sofa Area

7. Firepit







Lookout  owers

Crow's Nest



360° Views



Unique
experience



Warmth &
Comfort



Luggage
space

- 1. Master Bedroom
- 2. Balcony
- 3. Access





