

FOR SALE BY COURT ORDER

Colliers

MAVERICK

• Estate Winery •

Winery and Vineyards on 88
acres over two separate land
parcels in Oliver, BC

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THE OFFERING

ESTABLISHED ESTATE Winery & Vineyard

The Winery | 3974 Highway 97, Oliver, BC (the "Winery")

This 11-acre property includes:

- The winery and tasting room, including outdoor patio
- Warehouse space, offices, other winery-related improvements
- Two detached residential homes, and a modular home used for staff housing
- Approximately 7 acres of the Winery is planted in grapes.

The Crux Vineyard | 3668 Fruitvale Way, Oliver, BC (the "Vineyard")

This 77-acre title is planted with 18 acres of vines, with the balance sitting as unplanted rural land.



Iconic, award-winning brand and wine



88-acres of vineyard, grounds and rural land



Increased production opportunity to approximately 8,000 - 10,000 cases



Multiple buildings on-site including tasting room, residences, production facilities, offices and additional accessory structures



THE OFFERING

Salient Facts

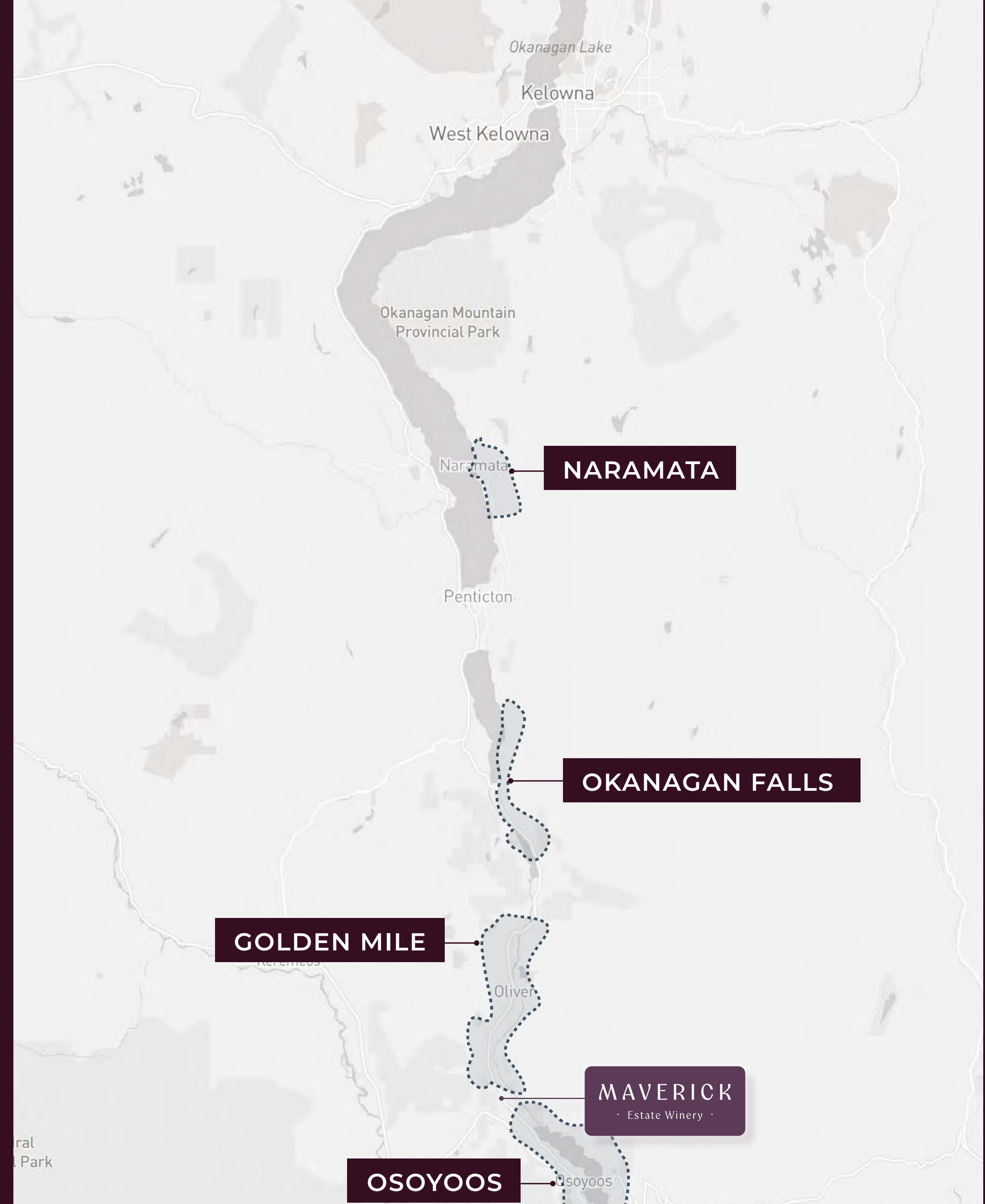
Property	3974 Highway 97	3668 Fruitvale Way
Legal Description	003-005-798; LOT 1 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 34148	014-968-061; BLOCK A OF DISTRICT LOT 1052S SIMILKAMEEN DIVISION YALE DISTRICT
Property Type	Winery & Vineyards	Vineyard & Rural
Property Size	10.99 Acres	75.27 Acres
Improvements	Multiple Winery Structures and 7 Acres of Vineyard	18 Acres of planted Vineyard
Zoning	AG1 - Agriculture One Zone	RA - Resource Area Zone
Assesment (2026)	\$1,573,105	\$80,140
Property Tax (2026)	\$15,025.14	\$193.74

LOCATION OVERVIEW

THE OKANAGAN Wine Region

Welcome to the Okanagan, a breathtaking wine region nestled in the heart of British Columbia, renowned for its dramatic landscapes, sun-drenched vineyards, and world-class winemaking. The Okanagan Valley is the province's primary grape growing region, accounting for approximately 86% of total vineyard acreage across a 250-kilometre corridor. The region is home to over 200 wineries and approximately 10,000 acres of vineyards, producing a wide range of premium varietals.

Maverick Estate Winery is positioned in the South Okanagan near the renowned Black Sage Bench and Golden Mile sub-regions. These premium terroirs are known for producing bold, structured reds alongside select white varietals. Black Sage Bench offers hot, arid conditions ideal for Cabernet Sauvignon, Merlot, and Syrah, while the Golden Mile provides slightly cooler conditions and gravelly soils suited to a broader range of wines. Together, they form one of Canada's most desirable wine-growing environments.





LOCATION OVERVIEW

Experience Oliver

Beyond its celebrated wineries and tasting experiences, Oliver offers abundant outdoor recreation, from hiking and cycling to golfing, fishing, and exploring the region's scenic lakes and desert landscapes. Residents and visitors alike enjoy stunning views, four distinct seasons, and easy access to some of the most beautiful natural environments in the province.

Complementing its renowned, world-class wine industry is a vibrant community known for its friendly spirit, local events, farmers' markets, arts and cultural activities, and strong support for local businesses.

Situated along Highway 97, the community provides convenient access to the region's major destinations, including Kelowna, Penticton and the expansive waters of Lake Okanagan to the north, offering additional urban amenities, shopping, dining, and recreation opportunities. To the south, the lakeside Town of Osoyoos and Canada's warmest lake are just a short drive away. This strategic location provides tranquility and small town charm while remaining closely connected to the broader Okanagan Valley and its many attractions.



LOCATION OVERVIEW

CONNECTED TO THE Okanagan & Beyond

Positioned within one of Western Canada's most connected and sought-after regions, Maverick Estate Winery benefits from its proximity to Kelowna, the vibrant economic and transportation hub of the Okanagan Valley. Located on the eastern shore of Okanagan Lake between Vernon and Penticton, Kelowna offers direct national access through its international airport and convenient highway connections to Vancouver via the Coquihalla and Okanagan Connector. Anchoring the region between Vancouver and Calgary, Kelowna drives strong year-round tourism and supports a dynamic, diversified economy.

Situated south of Kelowna, Maverick Estate Winery offers an ideal balance of accessibility and exclusivity in Oliver, at the heart of the South Okanagan wine region. This strategic location places the property within easy reach of major urban markets, while immersed in one of Canada's most celebrated vineyard landscapes. Drawing visitors from throughout Western Canada and around the world, the region continues to grow as a premier destination where wine, lifestyle, and investment opportunity converge.



INVESTMENT HIGHLIGHTS

The Winery

A rare opportunity to acquire Maverick Estate Winery, a premier estate winery situated along the renowned Golden Mile Slopes in Oliver, BC—Canada's wine capital.

Set on 10.99 acres, with approximately 7 acres planted, the property combines established vineyard production with a fully built-out destination tasting experience. Improvements include a modern tasting room with integrated retail, complemented by a large outdoor patio designed for events, group hosting, and guest engagement.

Supporting both hospitality and operations, the winery includes functional office space and a production facility with an estimated capacity of up to 10,000 cases. The property also benefits from multiple residential improvements, including two detached homes and a modular residence currently utilized for staff accommodation—delivering a turnkey, operationally flexible offering in one of British Columbia's most sought-after wine regions.



INVESTMENT HIGHLIGHTS

THE WINERY Tasting Room

The Maverick tasting room was designed by Robert Mackenzie, a well-known local architect with significant experience in the wine industry. The architecture was focused on enhancing the beauty of the picturesque Okanagan landscape. The silhouette of the Maverick tasting room building mimics the mountain ranges surrounding the winery, and the wood paneled features and stonework complement the vineyard backdrop.

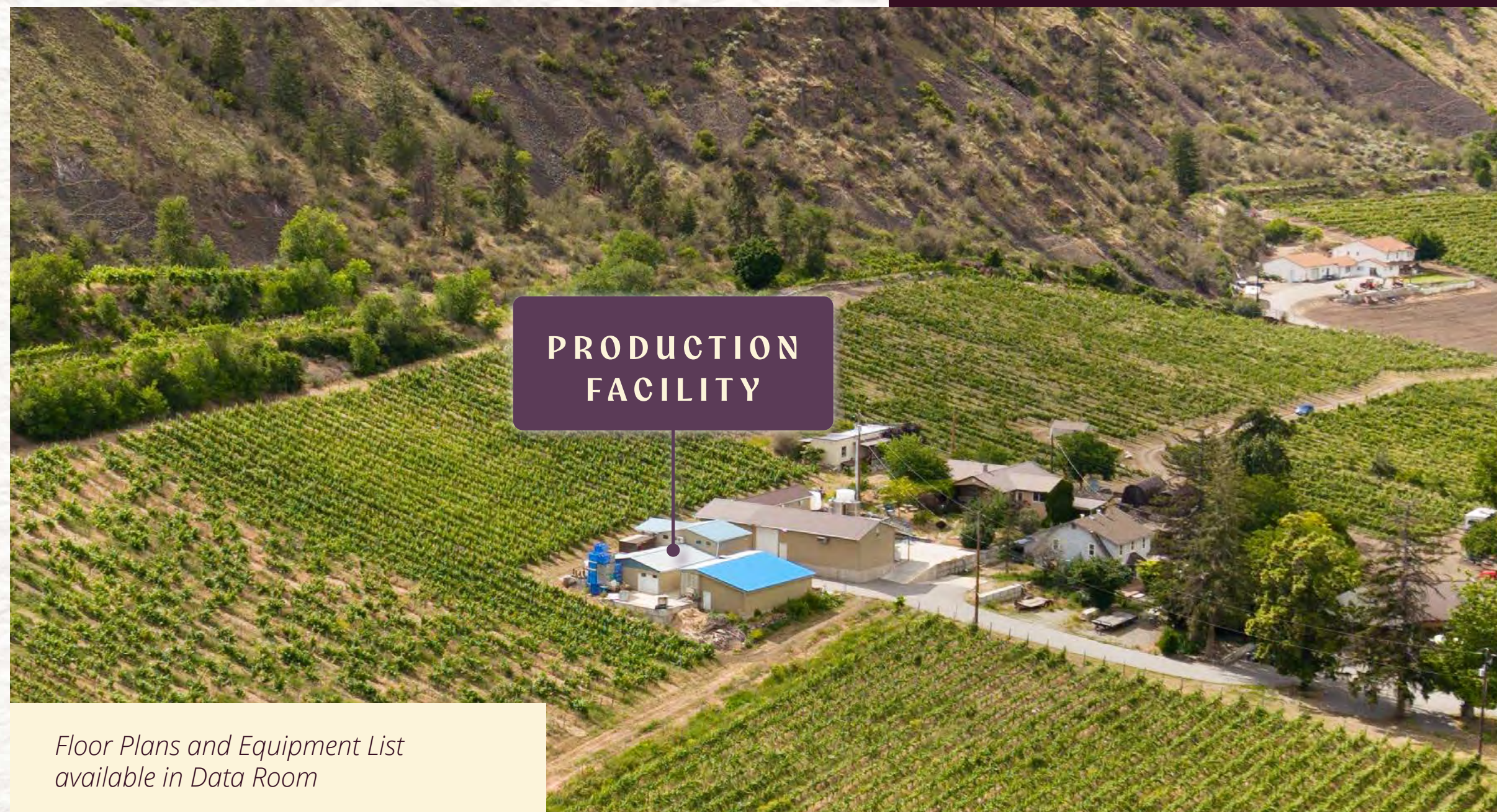


The approximately 1,600 SF building was constructed in 2014 using high quality materials and workmanship. The tasting room is separated into two service areas and can host up to 50 guests. The first area is an open tasting room with a large custom-built wooden bar top and parallel quartz countertop prep kitchen. The second area is a private tasting room with retractable, custom-designed, solid wood doors. The tasting room area also has two washrooms.

Adjoining the east side of the building is an outdoor lounge space with seating up to 20 additional people and a scenic view of the region. Lastly located behind the tasting room is an office area, shipping & receiving area plus loading dock, wine storage and kitchen.

INVESTMENT HIGHLIGHTS

THE WINERY
Production
Facility



Floor Plans and Equipment List
available in Data Room



The two winery production buildings are located on the west side of the property, between the hospitality facilities and the upper vineyard. Production capacity between the two buildings is approximately 80,000 L.

The 1,614 SF south building was built in 2014 and is Maverick's white wine cellar. The building is temperature controlled and contains a tank area, barrel storage area, storage / sink area.

In addition to the two production buildings on site, Maverick leases a secondary facility 600 m north east of the winery that houses finished goods, dry goods, sparkling wine aging, and up to 400 barrels for aging.

INVESTMENT HIGHLIGHTS

THE WINERY Residences

The property includes two residences. A single-story ranch style home built in the 1980's featuring two bedrooms and ample living space off an entertainer's kitchen and a single-storey modular home with two bedrooms used previously to house seasonal staff.

These residences provide the winery owner with flexibility to provide housing for full time staff, seasonal workers or create additional cash flow.

- Single-storey modular home has two bedrooms and one bathroom and open kitchen, dining and living area.
- Interior has been renovated with new flooring and finishing carpentry.
- Large, partially-covered patio running along the rear of the building, and a covered porch.



The main winery property is complete with two residences; one is a 13 m² single-storey, ranch-style home built in the 1980's, and the other is a 60 m², single-storey modular home that houses seasonal staff.

- Single-storey ranch style home has two bedrooms and one bathroom, renovated kitchen and open living area.
- Covered patio provides for outdoor living as well as additional enclosed patio space for flexible setups.



INVESTMENT HIGHLIGHTS

THE WINERY

Offices and Tasting Garden

Immediately to the west of the Tasting Room is a 2,300 SF Dutch Colonial Revival home which has been converted into winery offices, stage kitchen / space for hospitality, and two spaces (original dining and living rooms) ready to convert to hospitality.



Floor Plans available in Data Room



The building opens out to a beautiful + 5,000 SF tasting garden that can host 50+ guests seated or 100+ guests for standing events. Centering around the rock fountain, this area provides an outdoor tasting oasis for guests with several private, covered tasting areas built and able to accommodate small groups for a relaxed tasting experience. In the northwest corner of the garden is a covered outdoor kitchen area complete with a stone-built barbeque and fireplace, an outdoor sink, counter space and electrical outlets, perfect for hosting events or for conversion into an outdoor tasting facility.

INVESTMENT HIGHLIGHTS

THE WINERY Vineyard

Maverick Vineyard is located on the Golden Mile Slopes sub-AVA in the South Okanagan Valley. It is elevated from the Okanagan Valley floor and has a gentle slope facing southeast, providing superior air movement and sun exposure.

Total Size	11 Acres
Planted Area	6.8 Acres
Trellis	Vertical Shoot Position (cane spurred)
Yield	7.8 to 9.0 tonnes/ha
Varieties	Sauvignon Blanc, Chardonnay, Sémillon, Pinot Noir, Syrah, Petit Verdot



INVESTMENT HIGHLIGHTS

THE WINERY Vineyard

An additional 77-acre rural property south of the Winery.

The Vineyard property features 18 acres of planted vines on a 77 acre parcel elevated above the valley basin. This parcel, with lengthened sun exposure and strong air flow, provides opportunity for wine makers to grow many varietals and capitalize on the unique growing conditions and potential for a diverse array of taste profiles provided.



INDUSTRY OVERVIEW

BC WINE Industry

British Columbia has a long history of producing wine, with the past 30–40 years seeing explosive growth in the number of wineries, tons of fruit produced, and a corresponding increase in quality and reputation. BC's wines today rank among some of the world's best, contributing an estimated \$3.75 billion to the BC economy.

BC wineries welcome over 1.19 million visitors each year, with the majority in the Okanagan. As of 2026, British Columbia is home to more than 226 licensed wineries, making it Canada's second-largest wine-producing region after Niagara in Ontario.



\$3.75B
TO THE BC
ECONOMY

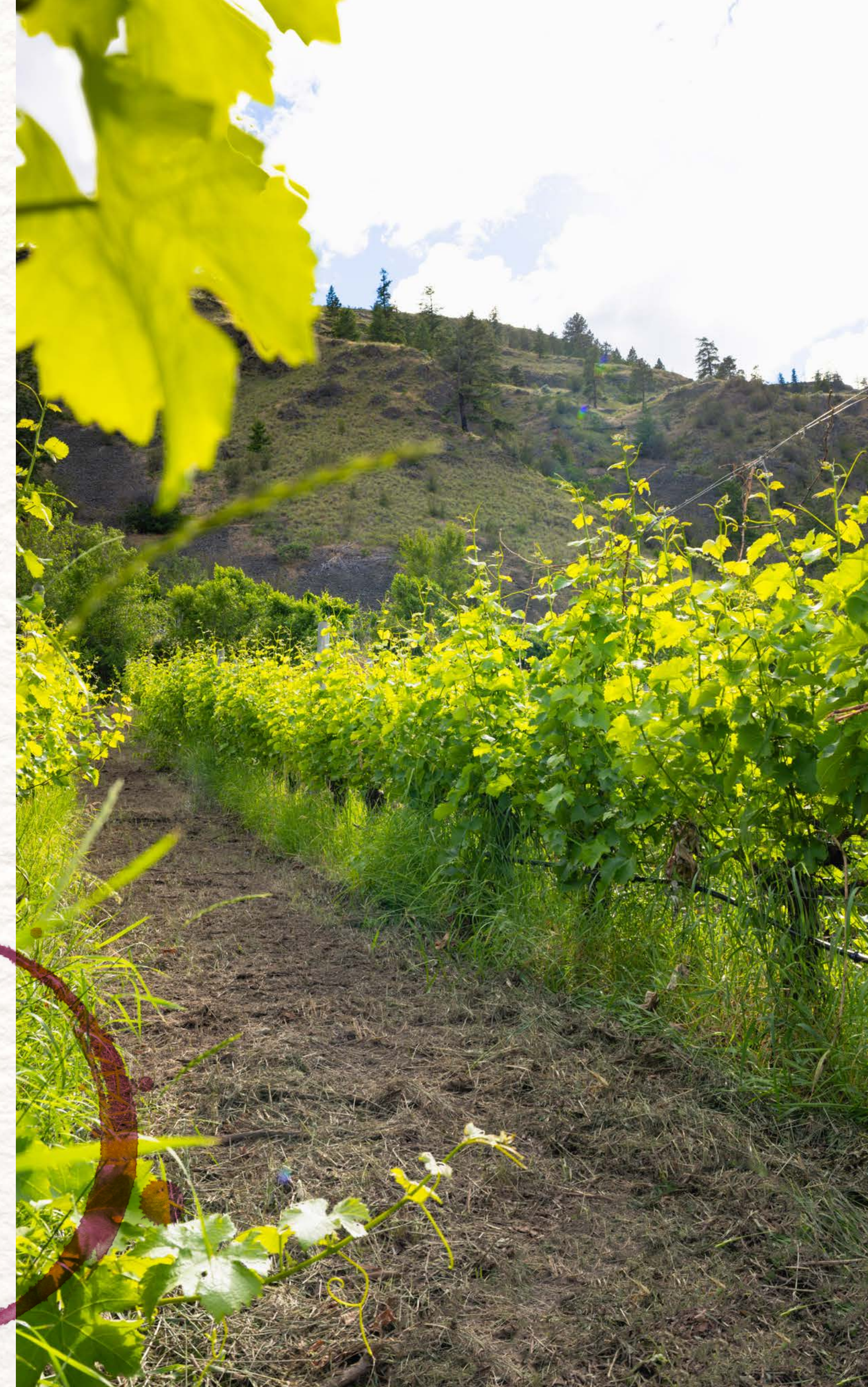


~1,190,000
VISITORS TO BC
WINERIES PER YEAR



226 +
WINERIES

Source: investkelowna.com



Offering Process

Colliers was retained as the sales agent (in such capacity, the “Sales Agent”) by AlixPartners Restructuring, Inc., in its capacity as the receiver and manager (in such capacity, the “Receiver”) of all the current and future assets, undertakings, and properties (collectively, the “Property”) of Maverick Estate Winery Inc. and Maverick Vineyards Inc., to conduct the sale process (the “Sale Process”) described in the Sale Process Procedures (defined below).

The Sale Process is being conducted to solicit offers from potential purchasers on an “as is, where is” basis to purchase the Property, or any part or parts thereof, including the Winery and Vineyard properties, either through an asset or share purchase transaction (the “Opportunity”).

The “Sale Process Procedures” are available to interested parties through the Sales Agent.

Bid Deadline

The deadline for interested parties to submit non-binding letters of intent (“LOIs”) is 5:00 p.m. PT on July 17, 2026 (the “LOI Deadline”). Following the LOI Deadline, the Receiver and the Sales Agent will notify parties whether they are to be included in the final bid process and deemed to be a “Qualified Bidder”.

Any transaction is subject to approval by the Supreme Court of British Columbia.

Offer Format

Prospective purchasers must submit an LOI pursuant to the terms outlined in the Sale Process Procedures by the LOI Deadline. A potential purchaser acknowledges and agrees that the Property is being sold on an “as-is, where-is” basis.

Purchase Price: The Property is being offered for sale without a formal asking price.

RESTRICTIONS

Disclaimer

This document has been prepared by the Sales Agent, in conjunction with the Receiver, solely for informational purposes in connection with the Opportunity and the Sale Process described in the Sale Process Procedures. This document does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the Property or any securities.

The information contained herein is preliminary, subject to change, and does not purport to be complete. Neither the Sales Agent nor the Receiver makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Interested parties should conduct their own independent investigations and rely on their own due diligence and professional advisors.

This document is provided solely for the purpose of evaluating a potential interest in the Opportunity and may not be reproduced or distributed without the prior written consent of the Sales Agent and the Receiver.

MAVERICK

· Estate Winery ·

Contact us for further information on this offering.

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