



PRIMA
RESIDENCES
— AT THE —
Sonnenalp

FREQUENTLY ASKED QUESTIONS



PRIMA RESIDENCES FAQ
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Thank you for your interest in Prima

We aim to address frequently asked questions and summarize key documents, but this brochure should not be considered a substitute for a full review of materials related to the Purchase and Sale Agreement.

Thank you for exploring life at Prima.



General Questions

WHAT MAKES PRIMA RESIDENCES AT THE SONNENALP UNIQUE?

There’s a rhythm to Vail — a familiar alpine pulse carried through generations, and the Sonnenalp has long been part of that story. To own at Prima is to be part of the legacy — not just living next to history, but becoming part of it.

For the first time ever, four extraordinary private residences in the heart of Vail Village are paired with the legendary service and amenities of the Sonnenalp Hotel. From ski concierge to spa, from fine dining to fireside ease, every moment is effortless, familiar, and distinctly true to our shared Bavarian roots.

Prima is ultra-luxury mountain craftsmanship elevated by Sonnenalp hospitality. The only partnership of its kind, united by a shared love of Vail — past, present, and future.

WHO IS THE DEVELOPER?

Prima Residences are developed by East West Partners, a company with decades of experience in creating dynamic, sustainable mountain resorts and vibrant communities. Proudly founded and headquartered in Vail, East West Partners is committed to enhancing the residential experience in its cherished hometown and continuing its legacy in the Vail community.

HOW ARE PRIMA RESIDENCES ALIGNED WITH THE SONNENALP HOTEL?

At Prima, life is made effortless through an exclusive partnership between East West Partners and the Sonnenalp Hotel. Known for its legendary service, European charm, and world-class hospitality and amenities, the Sonnenalp transforms home ownership into a five-star experience.

WHAT AMENITIES ARE OFFERED AT THE SONNENALP AS AN OWNER?

As a Prima owner, you will enjoy privileged access to an exceptional suite of amenities designed to elevate everyday living, including:

- Heated outdoor pool and hot tubs
- House account privileges for seamless on-property purchases and dining
- In-residence room service
- Spa and gym access
- Concierge and housekeeping services
- Ski valet services and private ski lockers at the Gorsuch Ski Cafe
- Home care services

Owners will also enjoy access to the private Sonnenalp Golf Club in Singletree/Edwards, featuring a state-of-the-art fitness center, private training, a full calendar of group classes, a year-round lap pool, and family-friendly amenities. Fees may apply for Sonnenalp Club access and services.

Please note: Amenities and services are available to owners and to rental guests only when residences are rented through the Sonnenalp rental program. Guests occupying units not rented through the Sonnenalp will not have access to Sonnenalp services or amenities.





HOW DOES THE BANK OPERATE?

The Prima building includes a commercial unit currently operating as a bank, with activity limited to the premises and surrounding customer parking areas. FirstBank, Vail's oldest financial institution, has proudly served the community from this location for nearly 50 years. In early 2026, FirstBank will merge with PNC Bank, combining its local legacy with PNC's national reach and expanded client benefits. Within its thoughtfully scaled footprint, PNC Bank will continue to provide a full suite of financial services during regular banking hours.

CAN YOU PLEASE DESCRIBE HOW BANK PARKING WORKS?

There are six surface parking spaces designated exclusively for banking patrons and 11 unassigned underground parking spaces that will be dedicated to the bank as limited common elements. All bank employees will use these underground garage spaces during business hours. Prima owners will park in their designated private two-car garage within the underground garage.

EXPLAIN THE DEED-RESTRICTED UNIT.

East West Partners is pleased to include a 2-bedroom, ground-level, deed-restricted condominium as a development requirement of the Town of Vail. This will provide an ownership housing opportunity for a local individual or family who meets the Town of Vail's deed-restriction requirements. To qualify, applicants must work a minimum of 30 hours per week at a business in Eagle County and occupy the property as their primary residence.

The Residences

CAN I SELECT, CHANGE, OR CUSTOMIZE THE INTERIOR DESIGN FINISHES?

Preconstruction purchasers have the opportunity to choose from two fixed-finish packages, either the Alpenspritzer or the Mudslide, curated by renowned local interior designer Andrea Georgopolis of ACG Design. Once a finish package is selected, there are limited optional enhancements available. Customized changes will be evaluated on a case-by-case basis and subject to review and approval by the developer, architect, and contractor. The developer will have the right to refuse to undertake any changes that it considers to be unreasonable or that, at its sole discretion, it determines it will be unable to accommodate due to the property construction schedule or any other factor that could adversely affect the overall construction schedule.

WHAT APPLIANCES ARE INCLUDED?

Each residence comes equipped with an all-electric appliance package including an induction cooktop, oven, refrigerator/freezer, dishwasher, microwave, washer and dryer, wine cooler, and beverage cooler. Depending on the selected finish package, appliances will feature premium brands such as Sub-Zero, Wolf, Cove, Bosch, and Gaggenau. Gas range available upon request.

MAY I HAVE A HOT TUB ON MY PRIVATE OUTDOOR SPACE?

Yes, each individual owner has the option to install a hot tub on the Level 2 deck. The residence will be pre-plumbed for installation, allowing you to add a hot tub of your choosing and expense, if desired. Quiet hours begin at 10:00 PM daily.

WILL MY DECKS HAVE A SNOWMELT SYSTEM?

Level 3 patios and front entries are equipped with an electric resistance snowmelt system. The covered Level 2 decks do not have a snowmelt system; however, they are wired to allow future in-ceiling heaters to be added for an extra level of comfort while outdoors.





CAN YOU DESCRIBE THE HEATING AND COOLING SYSTEMS?

The primary heating system is a hydronic radiant floor system, ensuring warm, comfortable floors that heat the entire room. Cooling is provided by a forced-air, ducted split system, offering full temperature control. Fresh air is supplied through an energy recovery ventilation (ERV) system, which filters and brings in high-quality outside air. Additionally, exhaust from kitchen hoods, bathrooms, and dryers is fully vented to the roof. Due to Vail's dramatic temperature swings, the systems are thoughtfully designed for varying weather condition, and they will require routine maintenance.

CAN YOU DESCRIBE THE TECHNOLOGY SYSTEMS?

Each residence comes equipped with Wi-Fi enabled, low-voltage wiring for window shades on Level 3, and a robust-future-ready technology infrastructure that lays the foundation for a comfortable, adaptable home. This infrastructure lets homeowners customize their space by adding and integrating smart lighting, security systems, climate control apps, and entertainment solutions from a provider of their choice. The design provides a flexible, personalized living experience tailored to individual preferences.

WHERE DO OWNERS DISPOSE OF TRASH AND RECYCLING?

Trash and recycling may be placed in designated containers located in a separate rubbish room in the underground garage.

WHAT SUSTAINABILITY MEASURES ARE PLANNED FOR PRIMA?

At Prima, we are deeply committed to preserving the beauty of our mountains. That's why we have designed a building with energy-efficient mechanical systems. Each residence will feature high-performance, triple-pane windows that reduce heat loss in winter and minimize solar gain in summer, as well as highly rated insulation systems, making your home more comfortable year-round, all while reducing energy consumption.

Additionally, we have incorporated an all-electric kitchen appliance package, including induction cooktops, along with laundry equipment that is energy efficient and environmentally friendly. With an option for gas cooking range. The living room fireplace and outdoor grill will utilize natural gas. Our goal is to achieve LEED Gold certification for Prima, the industry benchmark for environmentally sustainable building practices.





Parking And Storage

CAN YOU DESCRIBE THE PRIVATE GARAGE(S)?

Each residence will have its own dedicated, private 2-car garage within the underground parking structure (a garage within a garage). These garages are designed to function like those in single-family homes, offering space for two vehicles and additional storage for gear, depending on the size of your cars or SUVs. From your garage, you can easily access your residence via the shared elevator, or the stairs exclusively within your unit.

WHERE CAN MY VISITORS PARK?

The 11 underground parking spaces designated for the bank and deed-restricted unit are not available for guest use. Visitors can park at the main Vail parking structure, in nearby short-term Town spaces, or take advantage of the in-town Vail shuttle, which conveniently stops near Prima on Meadow Drive. With prior notice and approval from the bank, limited guest parking may be available within the underground parking structure for special events that occur outside of normal banking hours. Prima owners can work with the Sonnenalp Association manager to ensure that parking is available for guests.

HOW DO OWNERS AND RENTERS GET INTO THE GARAGE?

Owners can access the building's main garage entry door and their dedicated garage using a combination of current technology methods.

WHERE IS THE SKI STORAGE?

Each individual garage includes built-in ski storage, accommodating a minimum of 10 pairs of skis, boots, poles, and helmets, along with a gear dryer to keep you ready for your next adventure. Additionally, we have finalized a ski locker membership at Gorsuch Ski Café at the base of Gondola One to elevate the convenience and enjoyment of your Vail skiing experience. Sonnenalp will transport ski gear to and from your home to the ski lockers. This premium benefit is included in your dues, though the terms and duration of the partnership may be subject to change.

IS THERE BIKE STORAGE?

Each individual garage features Steadyracks™ to accommodate 4 bikes.

WILL I BE ABLE TO CHARGE MY ELECTRIC VEHICLE?

Each private garage will be plumbed and equipped to accommodate the future installation of a dual EV charger.



Construction

WHEN WILL CONSTRUCTION BEGIN AND HOW LONG WILL IT TAKE?

Groundbreaking is targeted to begin in spring/summer of 2026, with an anticipated construction time frame of 27 months.

IS THERE A CONSTRUCTION WARRANTY PROVIDED BY THE BUILDER?

Yes, there will be a 1-year limited warranty from closing date, and all appliance manufacturer warranties will transfer to the owner.

WHAT IS THE PROCESS IF I FIND SOMETHING WRONG IN MY RESIDENCE BEFORE CLOSING?

Before closing, you'll have the opportunity to inspect your residence as it nears completion during a walk-through with a representative from East West Partners and the project's general contractor. We will keep you informed throughout the construction process, so you'll know what to expect and when the walk-through will take place. You may also bring a licensed home inspector to ensure that you feel completely comfortable with your new home.

Once any incomplete items are identified, they will be documented on a punch list for the contractor to address. While we aim to complete these items before closing, delays may occur if, for example, a part needs to be special-ordered or there are delays from a service company. Please note that no escrow will be held back at closing for any incomplete punch list items, nor will closing be delayed, but we will work diligently to resolve them as quickly as possible.

Upon closing, you'll receive homeowner manuals and helpful tips on properly using your new residence's systems, finishes, and appliances to maximize their lifespan and efficiency.



WHAT IS THE PROCESS IF I FIND SOMETHING WRONG IN MY RESIDENCE AFTER CLOSING?

Simply stated, we’re here for you.

Occasionally, even high-quality products or appliances may encounter issues, or something might have been missed during the pre-closing walk-through. If you find something not functioning properly beyond normal wear and tear, please notify us, and we will work to resolve it as quickly as possible. The limited homeowner’s warranty covers these issues for 1 year from your closing date. For warranty-related concerns, please coordinate with your representative from East West Partners.

Prima Owners Association

WILL THE SONNENALP MANAGE THE RENTAL PROGRAM FOR OWNERS?

Yes. The Sonnenalp will serve as the preferred rental management partner for Prima Residences. Known for its legendary service, European charm, and world-class hospitality and amenities, the Sonnenalp transforms home ownership into a five-star experience. Its seasoned team delivers the same hallmark standards of luxury, privacy, and personalized service that have defined the Sonnenalp Hotel experience for decades.

Rental guests will enjoy amenity and service privileges consistent with those of Prima owners at the Sonnenalp Hotel, ensuring a seamless and elevated stay. All accounting, guest services, and property oversight will be professionally managed, providing owners with a turnkey, trusted rental program. A menu of white-glove home care services are also available through the Sonnenalp Hotel.

WILL MY HOA DUES EVER INCREASE?

HOA costs fluctuate and generally increase over time with inflation, such as utilities. It is reasonable to expect a dues adjustment at least equal to inflation in a given year.

WHO WILL MANAGE THE PRIMA HOA?

Prima Owner’s Association will be expertly managed by the Sonnenalp Hotel under a formal management agreement. Residents will benefit from Sonnenalp’s decades of experience and its recognized standard of refined, highly attentive service, organization, and accountability.

WHAT ADDITIONAL COSTS WILL I BE RESPONSIBLE FOR AS AN OWNER?

In addition to the HOA dues, each homeowner is responsible for property taxes and homeowner’s insurance for furniture, art, or any residence upgrades performed by the homeowner after the initial closing. In the event of catastrophic loss, the HOA’s insurance policy will replace everything that the developer originally designed in the home. Anything in addition to that should be covered by homeowner’s insurance. Please note that taxes and assessments are due on the revenue that owners receive from renting their residence.

HOW IS THE PRIMA OWNERS ASSOCIATION STRUCTURED?

The Prima Owners Association will comprise the residential unit members (including the deed-restricted unit owner) and a commercial unit member (PNC Bank). Governing documents for the Association are provided for review as part of the Purchase and Sale Agreement.



HOW MUCH ARE THE ANNUAL ASSOCIATION DUES?

We are currently in the process of finalizing the Association’s annual operating budget. While this analysis will be ongoing during construction, the estimated dues for Residences I–IV are projected to be \$29,858 per quarter or \$119,432 annually. For the most accurate and up-to-date information, please refer to the buyer’s disclosure documents prior to closing, which will provide the final Association dues once the budget is complete.

HOW ARE ANNUAL DUES DETERMINED?

The Sonnenalp management company assists the Board of Directors with all financial planning. The board approves operating and reserve budgets on an annual basis, and these budgets are ratified by the ownership at the annual meeting.

WHAT DO MY ASSOCIATION DUES INCLUDE?

Your Association dues cover a comprehensive range of services and amenities to ensure the smooth operation of Prima. These include:

- General hazard and liability insurance for the building
- Ongoing maintenance of building systems (elevators, HVAC, etc.)
- Association administration
- Common area cleaning and landscaping
- Snow removal
- Electricity and gas (for common areas and residences)
- Water and sewer services
- Trash and recycling collection
- Access fee for all aforementioned Sonnenalp Amenities and the Gorsuch Ski Lockers

Additionally, a portion of the dues will be allocated toward the ski locker membership at Gorsuch Ski Café.

WILL THE ASSOCIATION MANAGEMENT BE ABLE TO ACCESS MY RESIDENCE?

The Sonnenalp management may need to access your residence for maintenance of common systems and equipment, or in the event of an emergency. Any such visits will always be announced in advance with reasonable notice, whenever possible, to ensure minimal disruption.



HOW ARE CAPITAL RESERVES FUNDED FOR THE ASSOCIATION?

The capital reserves for the Association are built over time through regular, ongoing contributions from Association dues, specifically allocated to a separate capital reserve fund. These funds are dedicated to long-term capital improvements and major maintenance projects.

The annual allocation to the reserve fund is determined by the Association board, based on an independent reserve study. This study, updated periodically in accordance with the CC&Rs (Covenants, Conditions, and Restrictions), evaluates the building and its systems, their remaining useful life, and estimated replacement costs—taking into account anticipated inflation. It's worth noting, however, that systems and costs may evolve over time, and the reserves may become insufficient or inadequate to meet future needs, requiring additional funding or special assessments.

HOW IS WORKING CAPITAL FUNDED FOR THE ASSOCIATION?

To ensure that the Association has sufficient working capital, each new owner will be required to contribute an amount equal to 3 months' worth of annual assessments at the rate in effect at the time of their sale, payable at closing. These payments are not considered advance payments of annual assessments.

WHEN DOES THE DEVELOPER TURN OVER CONTROL OF THE ASSOCIATION TO THE OWNERS?

The declarant control period will terminate on the earliest of the following events: (i) 60 days after conveyance by declarant of 75% of all residences to owners, (ii) two years after the last conveyance of a residence, or (iii) the date on which declarant voluntarily relinquishes such power. Please see §4.2 bylaws in the buyer's disclosure documents for specific provisions.

ARE PETS ALLOWED?

Yes, pets are allowed, subject to the Association governing documents.



Purchase Details

WHOM SHOULD I CONTACT FOR PURCHASING?

Slifer Smith & Frampton is the listing brokerage representing the Seller. We work with all cooperating licensed real estate brokers, and you are welcome to have your own broker representative.

HOW CAN I REVIEW THE PURCHASE AND SALE AGREEMENT?

The purchase and sale agreement, along with all the pertinent Association and due diligence documents, is available upon request.

WHAT HAPPENS TO MY EARNEST MONEY DEPOSIT?

During the pre-construction phase, \$250,000 earnest money will be due upon completion of the due diligence as outlined in the Purchase and Sale Agreement (PSA), to be held in escrow at Land Title. An additional deposit is due just prior to groundbreaking, bringing the total deposit to 25% (inclusive of the initial earnest money). At groundbreaking, the full 25% is released to East West Partners for the benefit of the project. The remaining 75% is due at delivery and closing.

WHO IS HANDLING CLOSING AND TITLE INSURANCE FOR PRIMA RESIDENCES?

Land Title Guarantee Company in Eagle County, Colorado.

CAN I TOUR MY RESIDENCE DURING CONSTRUCTION?

For safety reasons and due to the construction schedule, access to the building will be limited during most of the construction process. However, we will do our best to accommodate tours with prior notice and adherence to safety protocols. Please coordinate any requested walk-throughs with your broker representative(s) or East West Partners representative.

WILL THE TOWN OF VAIL TRANSFER TAX APPLY?

Yes, Prima closings will be subject to a 1% Town of Vail Real Estate Transfer Tax, to be paid by the purchaser at the time of closing. The funds collected are designated by Town ordinance for the acquisition, maintenance, and improvement of properties, including parks, recreation areas, and open space, as well as supporting sustainable environmental initiatives.

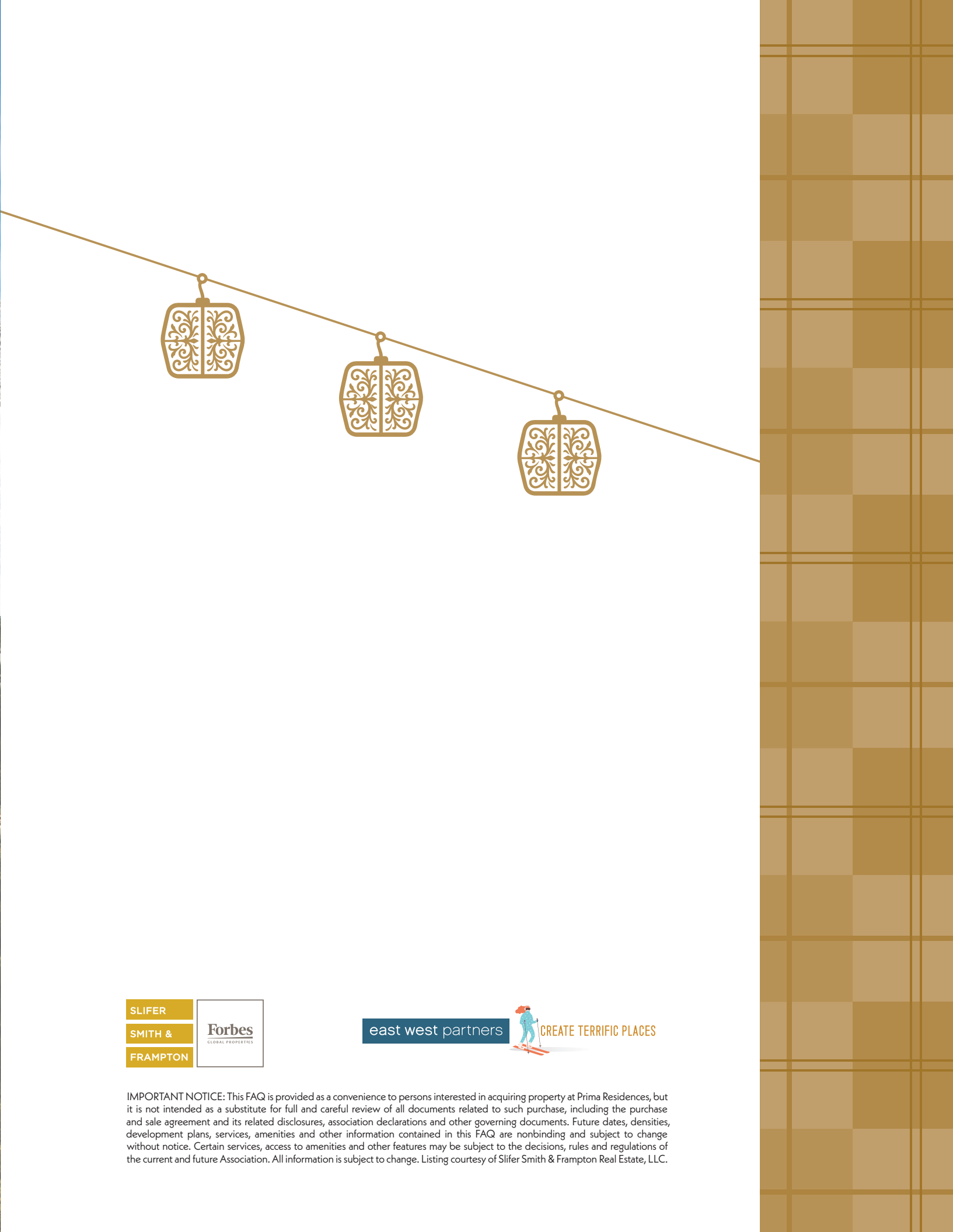
HOW MUCH ARE PROPERTY TAXES?

Property taxes in Vail are set annually based on the market value of your home. For 2024, the mill rate for tax area SC103 results in an estimated annual property tax of approximately 0.31% of your home's market value, according to current Eagle County protocols. Property tax revenue supports local public schools, as well as county and municipal governments. All funds generated by property taxes remain within Eagle County.

HOW OFTEN DO PROPERTY TAXES INCREASE?

Property valuations in Eagle County are updated every 2 years by the Assessor. That said, property tax bills can vary annually, as mill levies may be amended.





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GLOBAL PROPERTIES

east west partners

CREATE TERRIFIC PLACES

IMPORTANT NOTICE: This FAQ is provided as a convenience to persons interested in acquiring property at Prima Residences, but it is not intended as a substitute for full and careful review of all documents related to such purchase, including the purchase and sale agreement and its related disclosures, association declarations and other governing documents. Future dates, densities, development plans, services, amenities and other information contained in this FAQ are nonbinding and subject to change without notice. Certain services, access to amenities and other features may be subject to the decisions, rules and regulations of the current and future Association. All information is subject to change. Listing courtesy of Slifer Smith & Frampton Real Estate, LLC.



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FOR MORE INFORMATION:
PrimaResidences.com

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