CURATE

OWNER UPDATE

ISSUE NO. 02 — *November 2026*

OCTOBER OCCUPANCY		OCTOBER ADR		OCCUPANCY VS. OCT '25	
CURATE AVERAGE		CURATE AVERAGE		CURATE AVERAGE	
MTN VILLAGE	16%	MTN VILLAGE	$668	MTN VILLAGE	+3%
TOWN	27%	TOWN	$362	TOWN	+11%
MARKET AVERAGE		MARKET AVERAGE		MARKET AVERAGE	
MTN VILLAGE	19%	MTN VILLAGE	$460	MTN VILLAGE	+1%
TOWN	31%	TOWN	$300	TOWN	−1%

"Market average" reflects all other property managers operating in each area.

MARKET TIDBITS

Winter pacing is looking excellent, and Curate is significantly outperforming the competition. As of today, our Mountain Village portfolio is 32.1% booked for the season — more than double the market's 15.7% — while our Town of Telluride homes are 23.9% booked versus just 14.0% for other property managers in the area. We're also commanding a rate premium in both markets, at $1,649 a night in Mountain Village (versus $1,436 market-wide) and $818 a night in Town of Telluride (versus $681). Both bookings and rates are running well ahead of where we stood at this time last year — a strong position heading into ski season.

REMINDERS

- Bookings are open through mid-November 2027. Please double-check that all stays are entered (ideally through January 1, 2028). If you aren't ready, block any dates you might need.
- We're in the process of reaching out to homeowners regarding insurance — watch for a personal email.

UPCOMING PROJECTS

- We've been completing heat checks across the portfolio as winter weather approaches.
- Boiler inspections, irrigation shutdowns, and carpet cleans are all in progress.
- Deep cleans are to start in November and December.
- We are undertaking a home inventory and creating recommendations for home improvements. We will be in touch if there are requested items for your home.

EMPLOYEE SPOTLIGHT

Ava Halper

SALES AND RESERVATIONS

We are pleased to celebrate Ava Halper as she marks her first anniversary with the Curate team! A long-term local raised in Telluride, Ava brings an authentic, lifelong familiarity with the area that provides value to both our homeowners and visiting guests. When travelers reach out, her deep understanding of the valley's neighborhoods, seasonal rhythms, and local spots enables her to guide them thoughtfully toward the perfect properties for their needs, while offering practical, firsthand advice on getting the most out of their stay. Ava brings a focused, analytical approach to the day-to-day logistics that keep our operations moving forward. She manages a high volume of operational data, monitors our backend systems, and tracks the essential administrative details required to support homeowners and keep reservation schedules organized behind the scenes. Outside of work, Ava embraces everything mountain life has to offer. An avid hockey player, she spends plenty of time on the ice, hikes local trails alongside her dog, Milo, and brings energy to the town's music scene performing behind the decks as DJ 'DirtyBlonde'. We appreciate Ava's hard work and focus over the past twelve months and look forward to the season ahead!

SPOTLIGHT ON GOOD

For the winter season, Curate Telluride will support the Telluride Adaptive Sports Program (TASP), the Boys and Girls Club, and KOTO. It gives us great joy to support the amazing community organizations that make Telluride such a special place.

NEW PROPERTY SPOTLIGHT

Curate is thrilled to welcome Owl Meadows 2 (a beautifully re-done three bedroom condo), S. Oak Retreat (a four bedroom beauty in the heart of Telluride near the gondola), Canyon View Escape (a modern six bedroom home in the Ski Ranches), Ballard-Marmot Lodge (an updated and quaint two bedroom condo), and Benchmark - Thunderstruck (a four bedroom home renovated to perfection and ski-in/out). Welcome to all of you! We are honored to partner with you.

PROPERTY REVIEW

Riverside B02 - Box Canyon Glow Riverside

★★★★★ 5.0

"I've stayed in countless vacation rentals in Telluride over the last 10 years and this one tops them all! The lay out is perfection with a lovely spread of goodies. The location is unrivaled - having coffee outside of the sliders looking upon beaver pond and the majestic mountain is unrivaled. 10 out of 10. Nothing tops this spot!"

— Verified Guest Review

Thank you for trusting us with your home. — The Curate Team