

Vietnam Equestrian Community

EA|GA project 11D004

EA|GA East Asia Global Alliance

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Located in Binh Phuoc province, Vietnam approximately 70 Km outside of Ho Chi Minh City, the Binh Phuoc Recreation Pty Ltd. project aims to develop the first world standard equestrian community in the ASEAN region. The 195.7 hectare property will host an international standard racecourse supported by commercial, residential and entertainment facilities including a sports club, two international standard hotels as well as full featured commercial center. In addition, a number of high class townhouses, villas and a retirement facility will be available for people to reside near the racecourse and facilities.

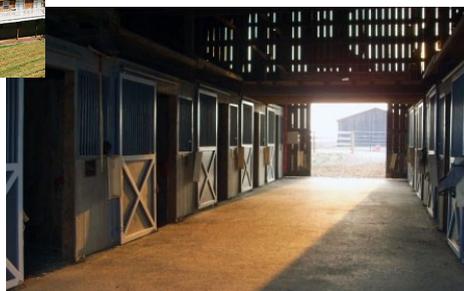
Target customers for the complex are local residents together with foreign visitors and expatriates working in or visiting in HCMC or nearby provinces that will see the entire recreational complex as a favored destination within Vietnam.

Horse racing was a familiar sport to Vietnamese in the past. Major cities such as Hanoi and Ho Chi Minh City had racecourses, which were built during the French Colonial period. However, under Vietnam's Socialist Government horse racing disappeared and most courses were redeveloped for other purposes. Since the re-opening of the Vietnamese economy in 1987, horse racing has again been revisited as a sport in Vietnam.

Vietnam has developed dramatically since it began to re-open its economy in 1987, and is now attracting substantial foreign direct investment as the economy grows. Although not without economic challenges at present, the economy is still growing strongly. Further supporting the growth is the increase in tourist numbers visiting Vietnam. The development of the first regional equestrian complex and racecourse presents an opportunity to develop an international standard industry in Vietnam and receive the returns sought by the first-mover within an industry. The government of Vietnam released a draft decree on 19 October, 2010 on "Betting Business" outlining the guidelines for establishing a domestic and international betting business to which the Binh Phuoc Racetrack qualifies for once construction has been completed, at which time a legislative decree will be officially released.



The prominent feature of the development is the thoroughbred racing and training tracks and the large area for stabling and training horses. A totalisator system will provide on-course and off-course wagering and betting venues. With the high quality track for thoroughbred racing, modern technology for betting systems, the stadium-grandstand, and full service facilities including food outlets and bars, this large-scale project will stand on its own as a destination to visit.



The training circuit is designed to ensure that a significant number of horses can be trained within the same facilities. The training facilities will provide 5,000 linear meters in training tracks,



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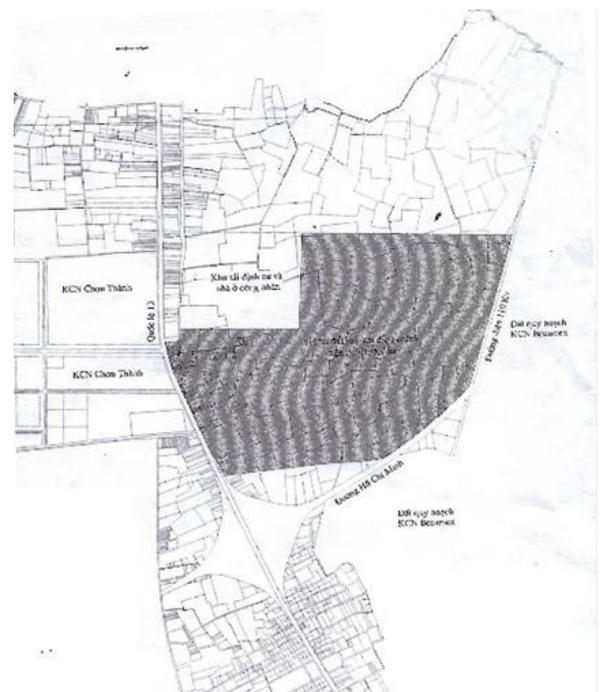
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which is a significant increase in comparison to the training condition and facilities provided by the existing racecourse in HCMC. In terms of providing a comparison, Singapore racecourse (the most recently developed racecourse in the region) provides 3,830 linear meters.

The commercial sectors will include two international standard hotels; a 4-star hotel and a 3-star hotel providing up to 630 rooms. 610 shop houses will provide a wide variety of shopping options for both visitors and residents. Each shop house will provide upper-level accommodation for the shop owner. In addition, there are four full service retail centers providing international standard and luxury shopping for residents and visitors. A 10 story 10,000 sqm office building for companies operating in the surrounding region will be developed. The office building will include parking for motorcycles and vehicles.

It is anticipated that an entertainment and sporting complex will be included as part of the development. Features such as swimming pools, football fields, tennis courts and golf ranges will provide opportunities for visitors to relax and attract additional visitors to the project.

The project intends to provide accommodation and services to residents within this project as well as nearby developing industrial zone complexes through 550 luxury townhouses and 600 villas. Although the project will cover a substantial land area, there will be a limited development ratio to ensure the project provides a fresh, green and healthy environment with large areas of public land put aside.



Binh Phuoc Recreation Pty Ltd. Chairman, Michael Efron has been engaged in this project for many years and has personally managed the activities to achieve the various milestones. Having successfully achieved the establishment and licensing for the development of the project Michael is now entering into development phase of the project. BPR's current industry experience in this development is predominately positioned to manage the equine race track, and is commissioning further partners and consultants to initiate the development phase of the project.

Contact EA|GA for more information on investment into this exciting opportunity.