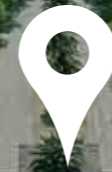


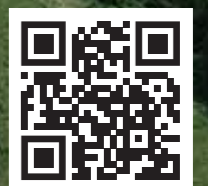


"The best club for your home,
in the World Capital of Polo"

Real Estate Project



On Provincial Route 28, km 3.44 - P. Code: 1748. General Rodríguez - Bs As, Argentina



technopolo.com.ar

Welcome to **TechnoPolo Resort & Country Club**, where you can be part of an exclusive community, live in harmony in a natural environment and enjoy a distinguished lifestyle. Its facilities will meet the highest international standards of sports and service quality.



ENJOY WITH YOUR FAMILY A NATURAL ENVIRONMENT THAT COMBINES SOPHISTICATED AND TRANQUILITY EASY LAID-BACK

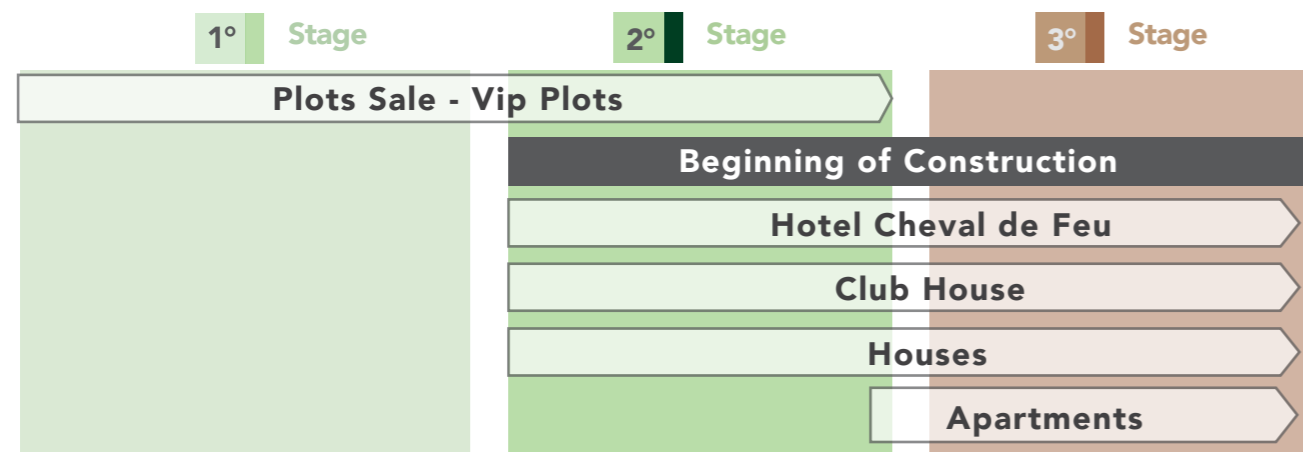
TechnoPolo, a property of approximately 115 hectares (285 Acres)

- **5 Professional Polo fields** (2 in operation)
- **Stables** (1 built for the School) and **exercise track** (built).
 - **Equestrian Zone**
 - **Polo Club** (in operation)
 - **Polo School** (in operation)
 - **Lagoon**
 - **Club House**
 - **5-star hotel "Cheval de Feu"** part of the **Curio Collection by Hilton**



GET ACCESS TO THE PREMIUM SERVICES THAT WILL BE PROVIDED BY THE LUXURY HOTEL CHEVAL DE FEU AND PARTICIPATE IN EXCLUSIVE EVENTS AT THE CLUB HOUSE

The project will be developed in 3 stages



"JOIN THE TECHNPOLO RESORT & COUNTRY CLUB FAMILY"

- Play practice games sign up for tournament with high handicap polo players
- Buy, breed, care and train your horses with the connection to the most recognized breeders in the world of Polo
- Meet the best instructors to learn or improve your riding skills.
- Enjoy the quality of premium services that will be provided by Hotel Cheval de Feu and build unforgettable memories with the community



“An icon of French style
in the heart of TechnoPolo”

Cheval de Feu is a 5-star hotel part of the Curio Collection by Hilton due to its unique and distinctive character. Its luxurious and modern facilities will provide the highest quality of services to guests and residents. Its gardens will make you feel as if you were walking through French Royal history. Get ready to live a unique experience that will last forever in your memory.

All images shown here are for illustrative purposes only and may differ from reality.

ARGENTINA A WORLDWIDE ROLE MODEL

Why is TechnoPolo in Argentina

Franck Dubarry, a successful businessman who played Polo for almost three decades and traveled to several continents and many countries pursuing his passion for this sport, chose Argentina for being a worldwide role model. In Argentina are the best Polo tournaments, players and horses.

Tournaments: The Argentine Open Polo Championship is considered the main competition in the world and grants the most coveted trophy by all polo players. It is called the Triple Crown (TRIPLE CORONA) which comprises the Tortugas Open, the Hurlingham Open and the Palermo Open —a set of 3 tournaments where only the best players in the world compete.

Players: The highest possible handicap in Polo is 10 goals. Currently only a handful of players in the world have achieved it. They are all Argentines, except for one, who is Uruguayan. In the TechnoPolo team we have the presence of our ambassador "Pablo Mac Donough", a 10-goaler who has won The Argentine Polo Open ten times. With his team "La Dolfina", the most successful team in the 125 years of Polo history, Pablo has won nine of the last ten editions of this tournament, eight of them consecutively.

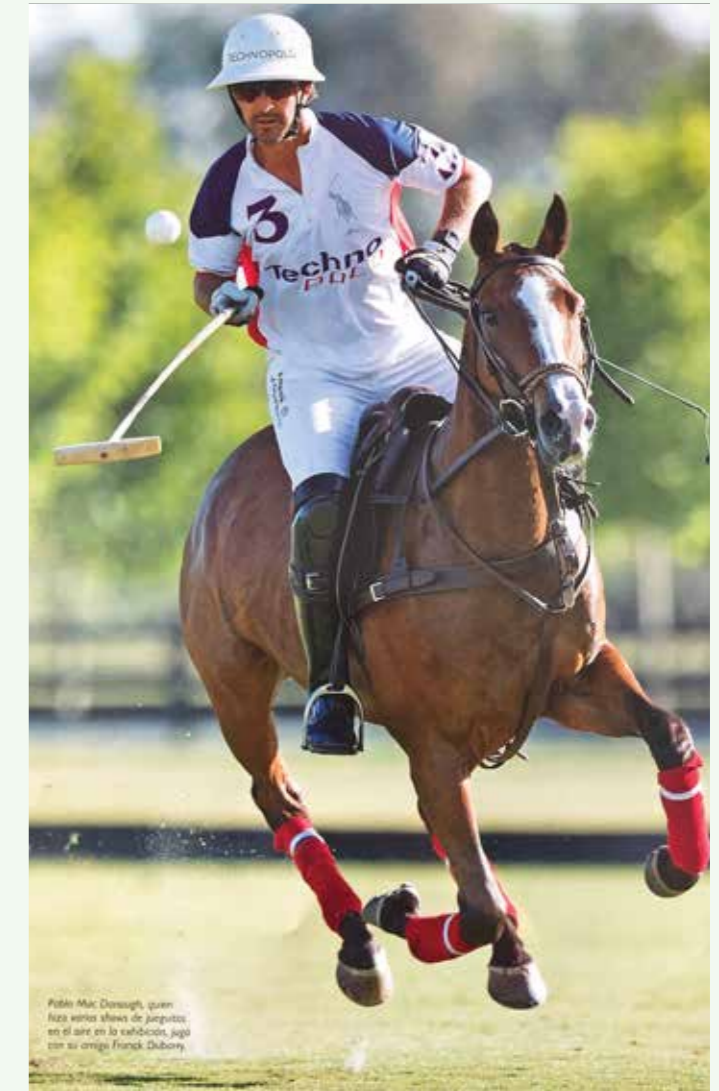
Horses: Argentina is also a leading country when it comes to horse breeding innovation, using highly complex techniques (embryo transfer, artificial insemination, cloning), and the Argentine Polo breed is a fine example of it.



TECHNOPOLO "BEST FIELDS, BEST PLAYERS, BEST HORSES IN THE WORLD CAPITAL OF POLO"



Franck Dubarry, horse breeder of the best Argentine purebred product at the 2013 Open.



Pablo Mac Donough, a very important figure in the polo world, is already part of the TechnoPolo Community.



Prize-giving ceremony.

BUENOS AIRES, POLO CAPITAL OF THE WORLD

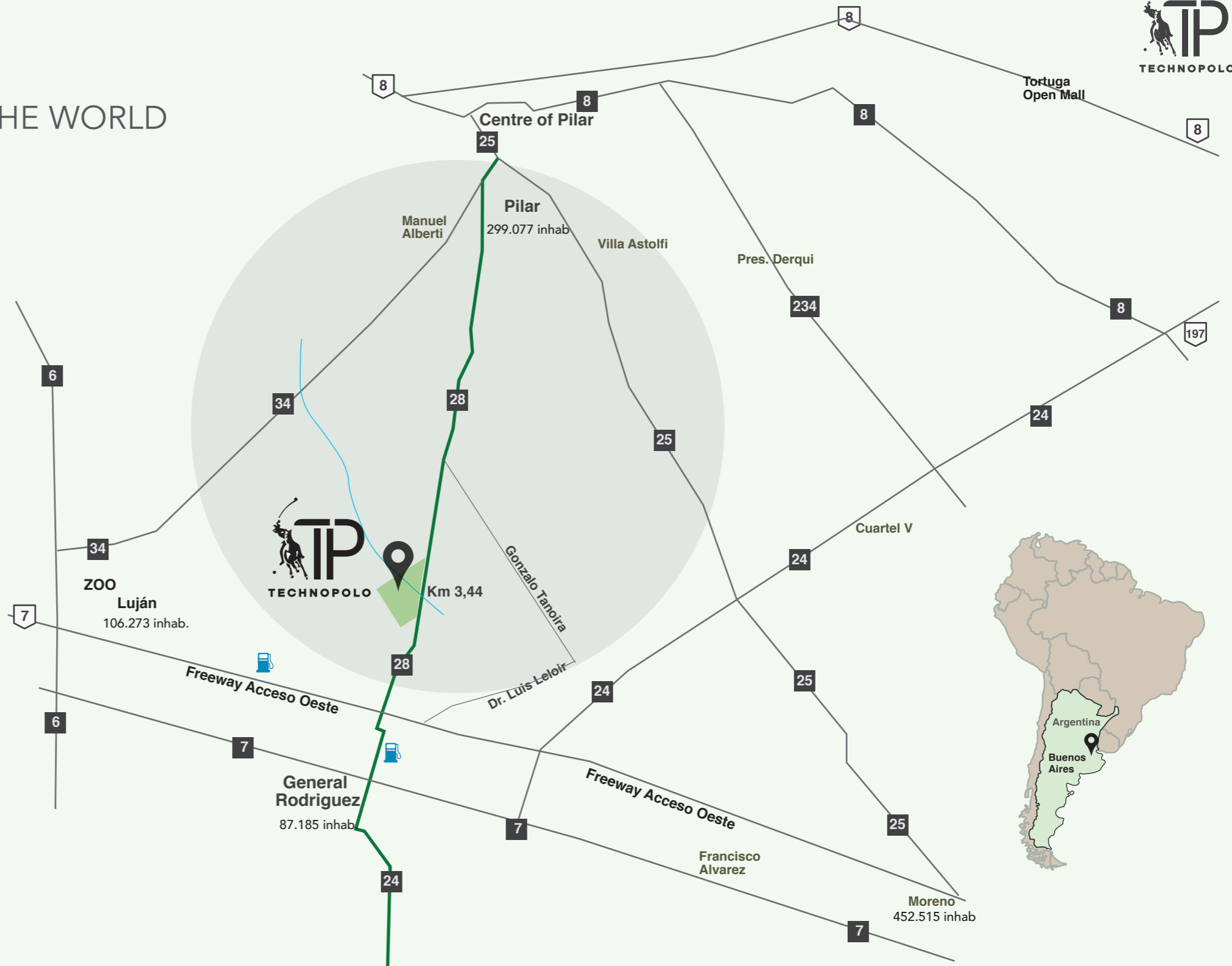
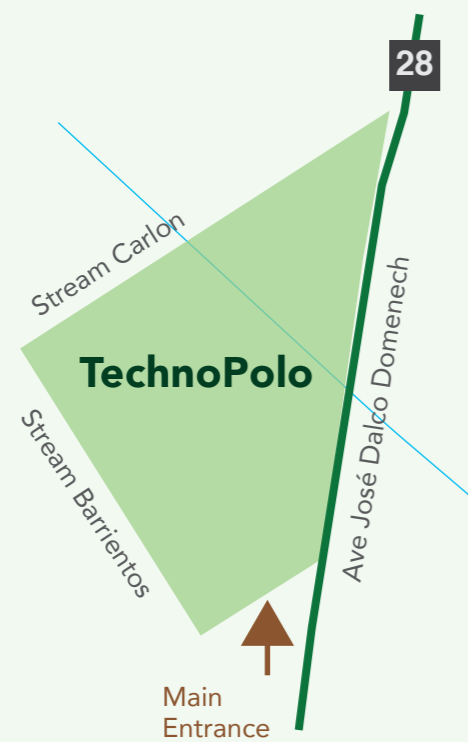
Location and Surroundings

Provincial Route 28, km 3,44 General Rodríguez - Buenos Aires

Strategically located in the area of General Rodríguez, in the North and Western zone of Gran Buenos Aires where approximately 1'200'000 people live, TechnoPolo is being developed in an area surrounded by prestigious Polo clubs such as Ellerstina, Centauros, Cuatro Vientos, among others.

Just a 5-minute drive from the Acceso Oeste / RN7 and 20 minutes from the Freeway Ramal Pilar / RN8, the property is conveniently located and practically equidistant from all the main points of the Buenos Aires Metropolitan Area.

TechnoPolo offers sport entertainment and high-quality lifestyle. It provides a space for integration, in which its inhabitants coexist with nature without being far from the city.



References

- 65 km from Ezeiza International Airport (53 min.)
- 64 km from the Argentine Polo Field in Palermo (53 min.)
- 62.2 km from Jorge Newbery International Airport (55 min.)
- 61 km from La Boca district (53 min.)
- 61 km from the Tigre delta (54 min.)
- 60 km from Puerto Madero (50 min.)
- 39 km from Hurlingham Polo Club (38 min.)
- 21 km from Jumbo Pilar Shopping Center (28 min.)

Major area of Polo development

Provincial routes



National routes



JOIN TECHNOPOLO
Share the values of this community



LUXURY



EXCLUSIVE



LIMITED
COMMUNITY



FRIENDLY

A LIFE WITH STYLE

Experience the glamour of Polo in a homey and relaxed atmosphere

The project set a triple objective to accomplish:

- To build a natural and distinguished environment where you can enjoy the highest quality of services with family and friends
- To generate a space for amateurs and professionals to enjoy Polo
- To create an exclusive club where you can play practices and tournaments with the best players and improve your polo skills



Attend social and cultural activities at TechnoPolo Resort & Country Club

- Watch international Polo tournaments
- Participate in social events at the Club House
- Enjoy a country barbecue (asado) with family and friends
- Refresh yourself in the pool after playing tennis
- Enjoy the discovery of the CIRCUIT SPA of the 5 Stars Hotel



Franck Dubarry playing with the best player in the world, Adolfo Cambiasso.



MAIN ENTRANCE



Zones / Details / Surfaces

	Zones	Details	Surfaces per zone	
Cheval de Feu Hotel*	8 (VIP Area)	Circuit Spa and wellness center, gym, skybar, restaurants, cafeteria/bakery, bar (with smoking area and wine cellar), swimming pool, hairdresser, salon for social and corporate events, and heliport	Total	115,000 hectares
			Zone 1	131.116 m ²
Club House*	8 (VIP Area)	Outdoor terrace for social events, outdoor swimming pool and 2 tennis courts	Zone 2	127.066 m ²
			Zone 3	117.465 m ²
Houses	1 to 8	3 types of modern-style houses with surfaces ranging from 250 to 550 m ²	Zone 4	99.636 m ²
Apartments	2 and 6	The construction of three story buildings is projected. It will include units of 110, 120 and 160 m ² .	Zone 5	125.118 m ²
			Zone 6	125.428 m ²
Lagoon	7	It is projected a water surface of 11.660 m ²	Zone 7	77.241 m ²
Polo Fields	1, 2, 3, 5 and 6	Polo fields with Tifton grass imported from the USA and suitable for professional competition	Zone 8	113.317 m ²
Exercise track	A Sector	438m / 14 m	Area A	80.000 m ²
Green Spaces	All zones	Native plants, a natural heritage that is blended into the landscape. They create ecosystems of high aesthetic value and contribute to the sustainability of the project	Area B	7.317 m ²
			Stables	840 boxes
Stables	Area A	Each one of the 60 members of the Polo Club will be able to build 1 independent stable with 14 boxes (with a tack room, veterinary and housing for 3 grooms). Currently there is 1 stable with 40 boxes for the Polo School.	School	40 boxes
Taque Zone	Non exclusive Zone	A field will be allocated with specific schedules for the members of the Polo Club.		
Commercial Sector	B Sector	Cafe, veterinary, bio-organic food and TechnoPolo offices		
Equestrian Zone	4	It has 38,000 m ² . It will be built 1 jumping track of 100 x 80 meters, 1 stable with 80 boxes, 2 warm-up tracks, stands and parking lot.		

*Cheval de Feu Hotel and Club House will share the reception spaces, gastro-nomic venues and amenities.

JOIN TECHNOPOLO LIFESTYLE



TECHNOPOLO
Resort & Country Club



EXPERIENCE POLO IN ALL ITS DIMENSIONS

CLUB HOUSE

Polo is so much more than a sport, it is a place for players, families and friends to meet.

The owners will have exclusive access to the Club House, the outdoor swimming pool and the two tennis courts.

- Participate in social activities and family celebrations
- Have fun playing tennis with friends
- Enjoy a cocktail by the pool under the soft light of the stars
- Create unique memories during a tango-show or while wine tasting Mendoza Blends at the gastronomic offers of the restaurant

“BUILD NEW BONDS IN
A SOPHISTICATED ENVIRONMENT”





CHEVAL DE FEU

A 5-star hotel that will be part of **TechnoPolo Resort & Country Club** and will offer to its guests the possibility to feel as a member of the French royalty. The elegant design of its facilities will guarantee a unique and unforgettable experience.



AN ICON OF FRENCH STYLE

CHEVAL DE FEU - 5 stars Hotel

TechnoPolo provides the infrastructure to enjoy the practice of polo and Cheval de Feu delivers all the high quality services necessary to carry out a luxury lifestyle, with a French tone. Working in perfect synergy, both developments offer the best of Argentina and France.

The building will have 3 floors, 1 central body and 2 lateral wings.

TechnoPolo owners will have free access to the hotel's common areas and will be able to enjoy all the services at a special value.

Its facilities will include:

- Cafe
- Bakery
- Fitness Center
- Restaurant - International Gastronomy
- French garden with walks
- Indoor swimming pool
- CIRCUIT-SPA and wellness center
- Chocolate shop
- Hairdresser
- Winery
- International buffet
- Skybar
- Social and corporate events rooms
- Heliport



Cheval de Feu is associated with the international flag "Curio Collection by Hilton". Each hotel in this collection embodies the culture and unique spirit of the location.

Cheval de Feu's characteristics and values

- ★ Excellence
- ★ Innovation
- ★ Customer orientation
- ★ Originality
- ★ Passion



All images shown here are for illustrative purposes only and may differ from reality.

POLO CLUB

Join the exclusive Polo Club by acquiring a share (60 available)



The purchase of the share includes:

- Participation in practices and tournaments (subject to club conditions)
- Use of a plot of land for the construction of a 14-box stable + department for the grooms
- Access to the professional polo fields
- Use of the exercise and hitting tracks
- Veterinary services (subject to club conditions)

Applications for membership will be evaluated by the Polo Club Commission

The future member must pay the fee corresponding to the purchase of the share and 1/60 of the Polo Club's expenses.



Polo Field 2

EQUESTRIAN CLUB

Join the Equestrian Club by acquiring a share (70 available)

The purchase of the share includes:

- A box allowing you to keep your horse on the premises (does not include maintenance and other fees related to horse boarding etc.)
- Access to the track to practice jumping

The future member must pay the fee for the purchase of the share and 1/70th of the Equestrian Club's expenses.



Prize-giving ceremony

POLO SCHOOL

Those who do not own a share in the Polo or Equestrian Clubs can access the services provided by the Polo School:

- Polo and horse riding lessons
- Train and play with your family: Men's, women's and kid's Polo

Polo School		Prices in dollars 2021
Box rental	1 box with maintenance and food included	300 USD
Lesson	1 hour with horse rental included	150 USD
	1 hour with your own horse	75 USD

“BE PART OF THE TECHNOPOLO FAMILY”



POLO FIELDS

Train and play on the fields where the best polo players in the world compete

Technical Specifications

- 5 Polo fields (2 in operation)**
- Suitable for professional competitions**
- Highly resistant Tifton grass imported from the USA**
- Automated irrigation system**
- Maintenance plan, for high goal Polo**

STABLES

At TechnoPolo we can help you select your new horses, advise on caring, training and show how to properly school them. It offers the infrastructure, technology and professional advice necessary to obtain the most appropriate techniques on horse breeding.

- Acquire your new horse that will give you all the confidence to start practicing polo
- Keep and take care of your horse in your private box, as member of the Club or the School
- Practice Polo or jumping with your family
- Receive professional advice from breeders and veterinarians

“BUILD A LIFE WITH NEW SPIRIT”



Features

1 Stable with 40 boxes built for the Polo and Riding School
There are stables planned for 60 members of the Polo Club, with 14 boxes for each one.

The design of the stables is in charge of Arq. Ricardo Balzano, recognized worldwide in the polo environment for the safety and functionality of his facilities.



FEEL THE CONNECTION WITH THE HORSE

BUILD TECHNOPOLO

DESIGN & ARCHITECTURE

The architectural landscape will combine the refined and classic touch of the **Cheval de Feu** Hotel with the modern and functional design of the houses and apartments. All the built spaces will be connected to the surrounding nature through extensive gardens and equestrian paths, giving life to a unique alchemy of character and sophistication, which embodies the **TechnoPolo** lifestyle.

There are different types of houses and apartments designed by Architect Ricardo Balzano, adaptable to the needs of the buyer. The developer is Engineer José Luis Gregor.

All construction projects that the owners want to develop must comply with the building code and be pre-approved by the Architecture Commission to ensure the compliance of the club urban planning guidelines, in order to preserve the balance of style and site.

Materials

- Wood
- Stone
- Crystal
- Metal
- Porcelain
- Concrete



Technical Report / Terminations

- Double wall projects
- Anodized aluminum frames
- Double glazed windows (DGW) hermetically sealed
- Security laminates
- Porcelain floors
- High-quality finishes

APARTMENTS



102 apartments will be built, distributed in 3-storey buildings (1 first floor and 2 upper floors).

The apartments will have surfaces of 110, 120 and 160 m².

All images shown here are for illustrative purposes only and may differ from reality.

HOUSES



3 types of houses of 1 or 2 floors, with surfaces from 300 to 550 m² while in Zone 4 the minimum surface will be 250 m²

In Zone 8 (VIP) houses will be built up to 2,000 m².



The project was carried out by Architect Ricardo Balzano, head partner of Estudio Balzano.

Director of Construction:
Ing. José Luis Gregor

Why invest in TechnoPolo?

It is the largest property in this area dedicated to Polo and services, with approximately 115 hectares

It is the only luxury Polo development with international standards

To belong and live in the Polo hub, where the season brings together the best players, horses and foreign fans

Capitalization and return on investment

Excellent location with multiple accesses

A safe and reliable investment because it is a **Real Estate Trust: TechnoPolo Country Club, TechnoPolo Real Estate, Franck Dubarry** as well as his Trustees have no debts on all the TechnoPolo project.

Terms

Interest-free financing for players with a minimum of 3 goals of handicap (for 50% of the total value in 24 monthly installments)

When the owners start the construction within 6 months after the delivery of the lot, the co-proprietary expenses will be free of charge for one year

Assistance from the architecture studio

Legal and tax advisers

Current Status

Zoning approved by the Municipality of General Rodríguez

Documentation from Pre-factibilidad to factibilidad with the Territorial Planning Directorate of the Province of Bs. As in progress.

Two polo fields in operation (where international championships have been organized for 8 years and where the best polo players have competed)

A stable built with 40 boxes for the Club and Polo School in existence

There is a stream that will be piped (urban planning already approved)

Significant investments already in place in the infra structure part

Security 24/7

Corporation Type: Fideicomiso TechnoPolo

Trustee: DB Fiduciaria

Progression of values

Price per m² - Dollar currency

Zones	2021	2022	2024	2028
Zone 1	70 USD	91 USD	140 USD	280 USD
Zone 2	70 USD	91 USD	140 USD	280 USD
Zone 3	60 USD	78 USD	120 USD	180 USD
Zone 4	55 USD	71 USD	110 USD	165 USD
Zone 5	60 USD	78 USD	120 USD	180 USD
Zone 6	60 USD	78 USD	120 USD	180 USD
Zone 7	60 USD	85 USD	130 USD	195 USD
Zone 8	120 USD	156 USD	240 USD	360 USD

3 to 5 years plan

Hotel Cheval de Feu in operation providing 5*star international services

Club House, outdoor pool and two tennis courts built

Each Polo Club member will have the possibility to build a stable with 14 boxes in the A Sector or enjoy his passion in the Equestrian Zone

Urban Zones / Areas

8 Urban Zones

Zones	Number of Plots	Plotes	Number of Possible Apatments	Areas	Surface From / to	Value of m ² in dollars 2021
Zone 1	45	186 to 231		POLO FIELD 1	1365 m ² to 1513 m ²	70
Zone 2	55	146 to 256		POLO FIELD 2	1105 m ² to 1980 m ²	70
or Zone 2	39 16	146 to 185 241 to 256	48			
Zone 3	24	121 to 145		POLO FIELD 3	1014 m ² to 2302 m ²	56 to 60
Zone 4	34	57 to 91		EQUESTRIAN ZONE	1165 m ² to 1664 m ²	45 to 51
Zone 5	28	28 to 56		POLO FIELD 4	1530 m ² to 1785 m ²	53 to 60
Zone 6	27 + 7	1 to 27 257 to 263		POLO FIELD 5	1432 m ² to 1872 m ²	60
			54			
Zone 7	28	92 ato 120		LAGOON	1510 m ² to 2988 m ²	58 to 65
Zone 8	VIP Area	232 to 240		PLOTES	4.932 m ² to 6.538 m ²	111 to 120
				CLUBHOUSE CHEVAL DE FEU HOTEL	Lote of 3,5 has.	

2 Areas

Area A	Stables	For 60 members with 14 boxes each Polo School	840 boxes 40 boxes	880 boxes
Sector B (Zone 4)	Commercial area	Café, veterinary, Bio Organic foods, terraces, green spaces, water surface, parking lots and TechnoPolo offices Total area for shops: 2,000 m ²		Total Surface: 7.317m ²

Stages of development

1°

PLOTS SALES

Sale of Lots

- Appreciation of Land
- 5-year financial project
- Investing to build (Apartments and Houses)

Characteristics of the process

- 1- Plot sale
- 2- Legal advice
- 3- Assistance from the architectural studio
- 4- Start of construction within 6 months

2°

CHEVAL DE FEU HOTEL BEGINNING OF CONSTRUCTION

First stage

- 3-storey building with a central body and two lateral wings
- 60 modern and comfortable rooms with all the amenities :
 - Standard Suite
 - Superior Suite
 - Junior Suite
 - Gobernador's Suite
 - Presidencial Suite
 - Royal Suite
- Units from 32 m² to 150m²
- Large windows overlooking the gardens

HOUSES ZONES 1 TO 7

First stage

- Three typologies
- Surfaces from 300 to 550m²
- One-storey or two-storey
- Turnkey condition
- Zone 8. Houses up to 2.000m²
- Zone 4. Houses from 250m² to 550m²

BUILT AND IN OPERATION

2 Polo fields

1 Stable with 40 boxes

Access, ditches and roads

Groves

Soil excavation and green finished

3°

APARTMENTS ZONES 2 TO 6

- 102 Apartaments
- 3-storey buildings (1 first floor and 2 upper floors)
- Areas of 110, 120 and 160m²
- High quality finishes

VIP AREA

ZONE 8 - Second stage

The Club House and Hotel Cheval de Feu will be developed on a single 4-hectares plot. TechnoPolo owners will be able to use the Club House and the common areas of the Hotel.

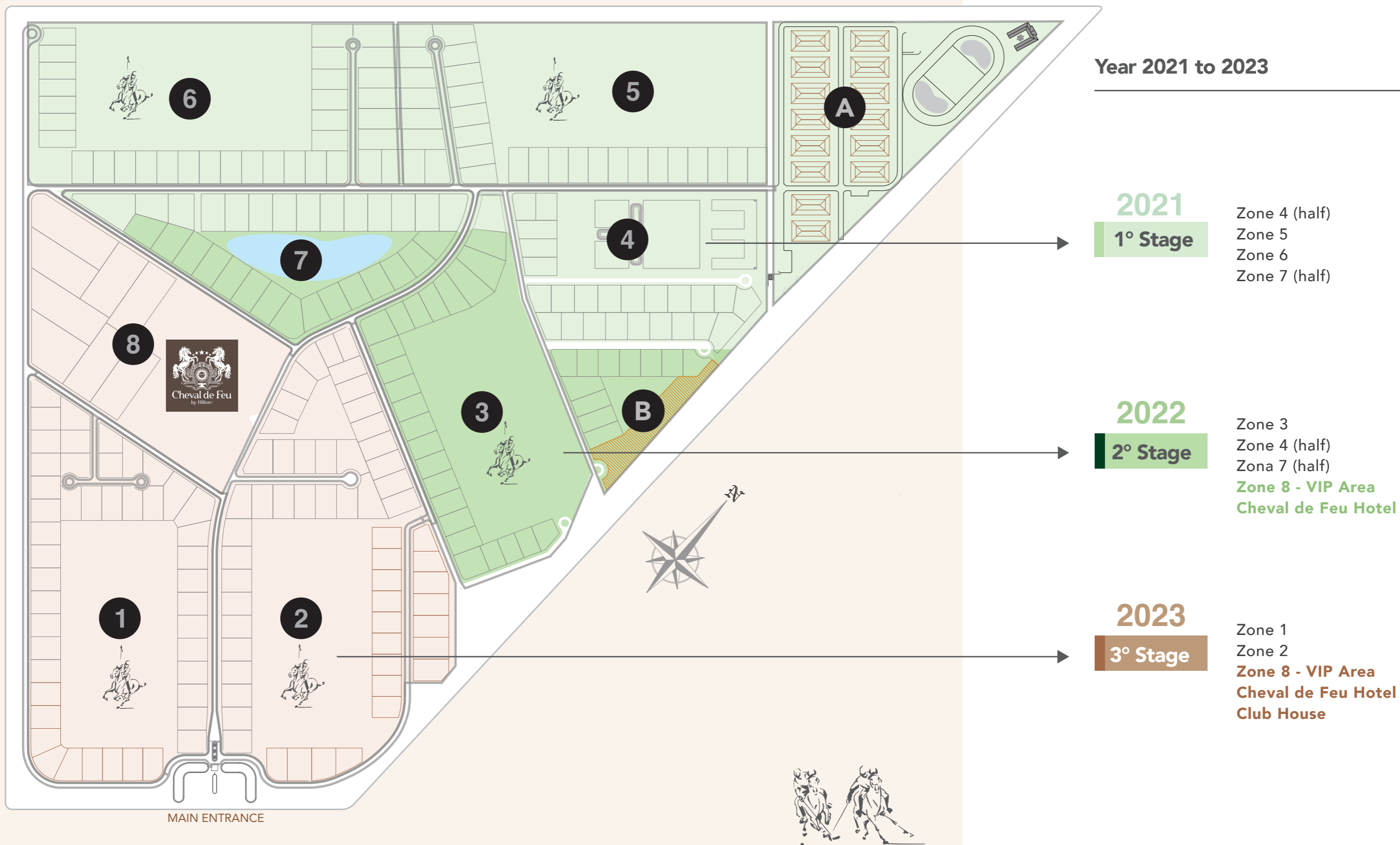
CLUB HOUSE

- Lounge for social events
- Outdoor swimming pool
- 2 Tennis Courts

HOTEL CHEVAL DE FEU

- | | | |
|-----------------------------------------------------------------|------------------------------------------|-----------------------------------------------|
| CIRCUIT SPA (a unique and revolutionary new SPA concept) | Restaurants | French Garden |
| Swimming pool | Winery | Skybar |
| Fitness Center | Bar (with separated smoking area) | Heliport |
| | Cafeteria | Lounge for social and corporate events |
| | Bakery | |
| | Hairdresser | |

Three stages of development



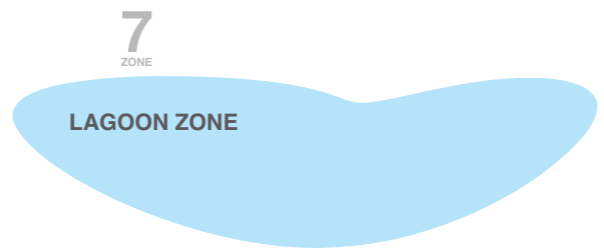
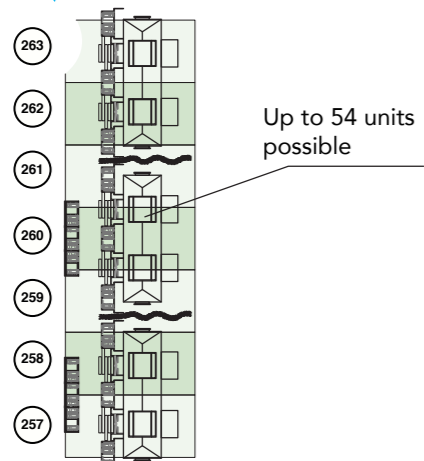
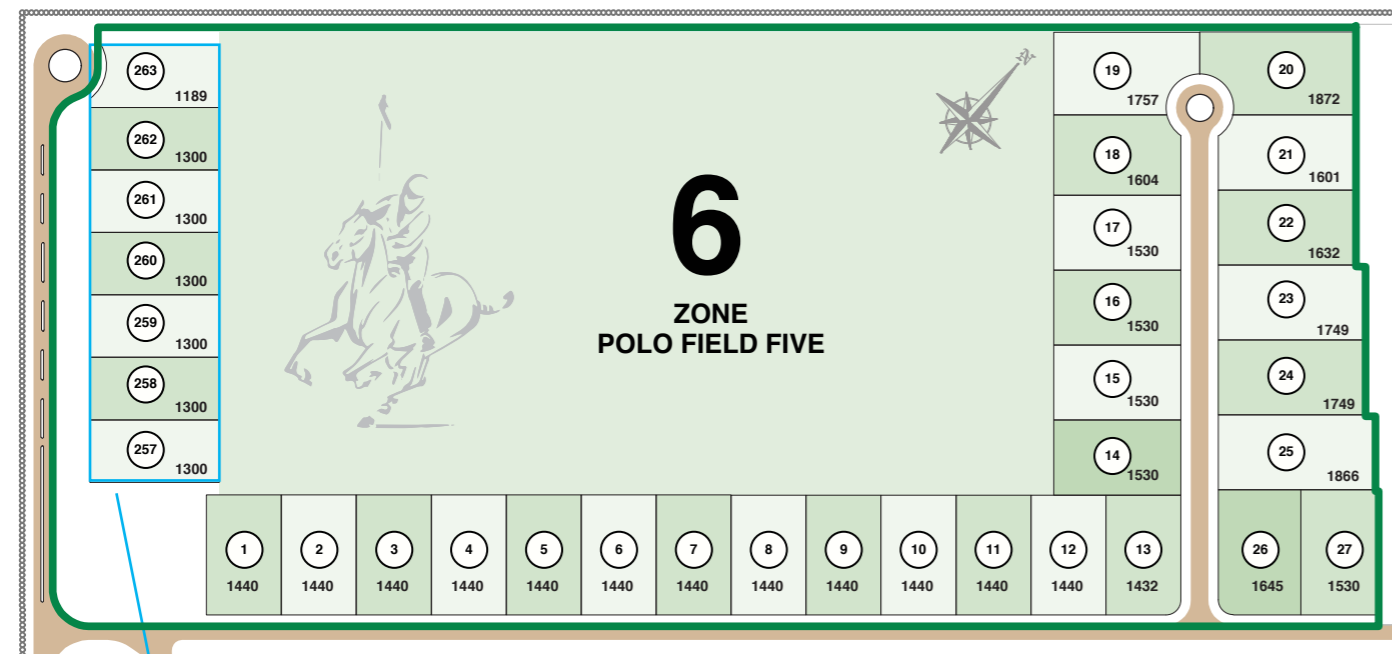
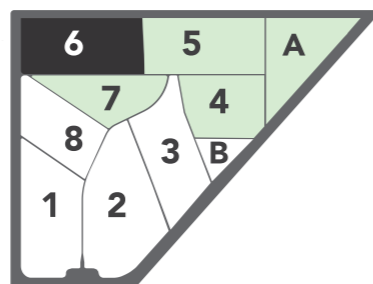
Stages of development

1° Stage: Zones 4, 5, 6, 7 y Area A Stables

Zone 6

Polo Field Five

27 Plots: From 1 to 27
 + 7 Plots: From 257 to 263 (48 Apartments)
 Value m²: USD 60

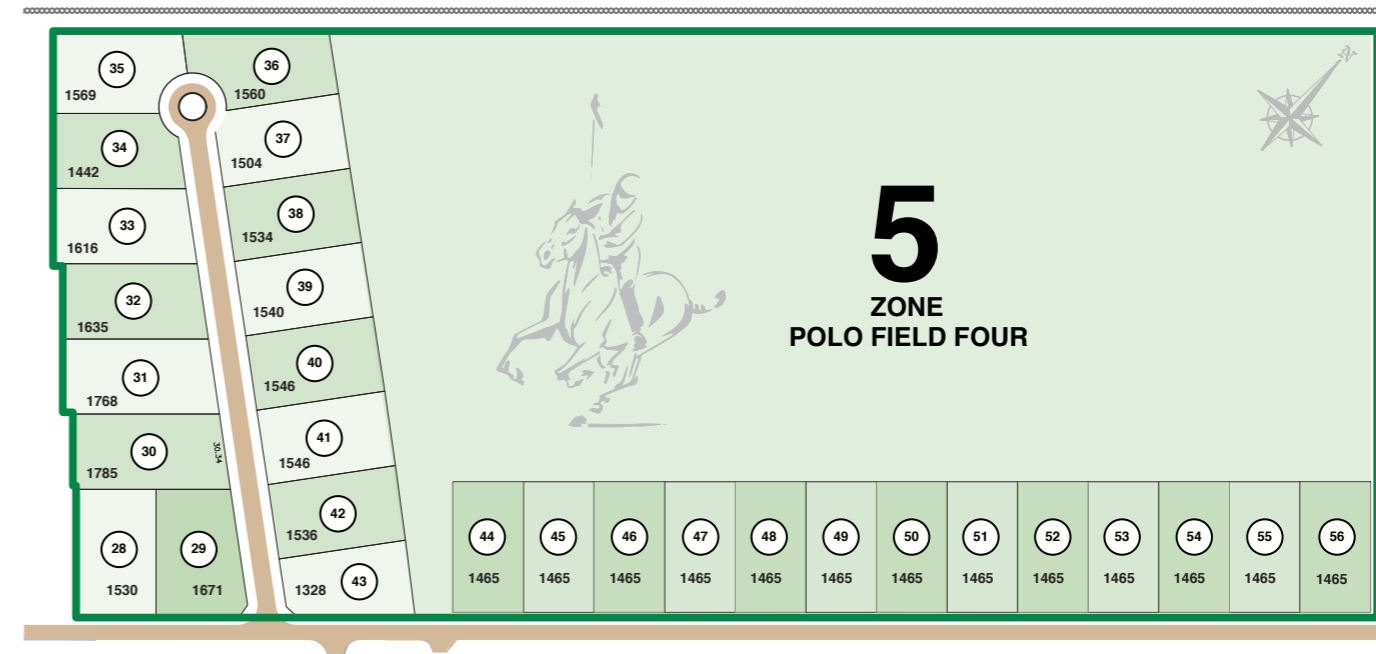
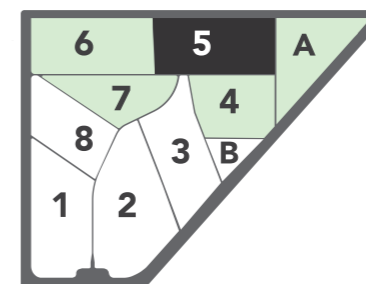


1° Stage: Zones 4, 5, 6, 7 y Area A Stables

Zone 5

Polo Field Four

28 Plots: From 28 to 56
 Value m²: USD 60



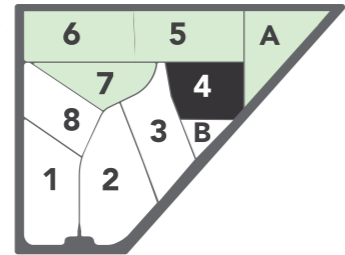
STABLES AREA

Stages of development

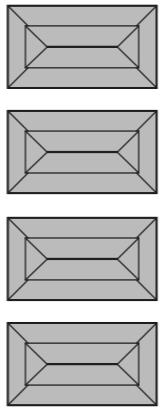
1° Stage: Zones 4, 5, 6, 7 and Area A Stables

Zone 4

Equestrian Zone
34 Plots: From 57 to 91
Value m²: USD 55



Area "A" STABLES



5 ZONE

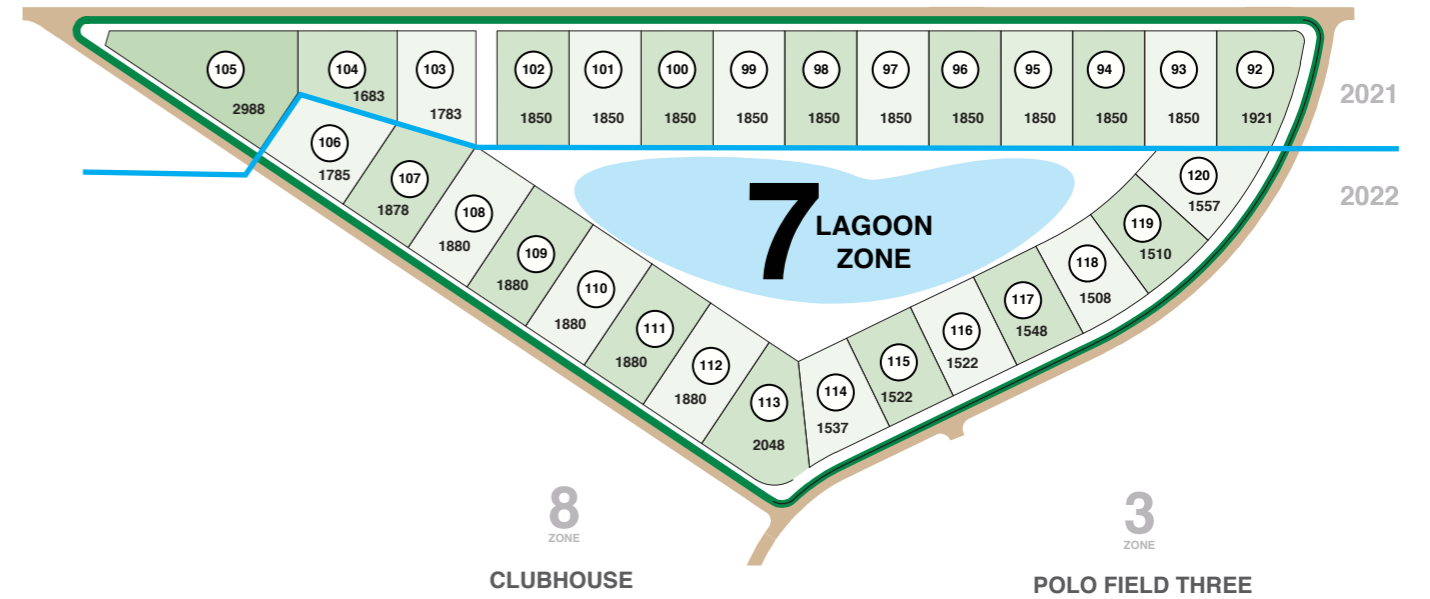
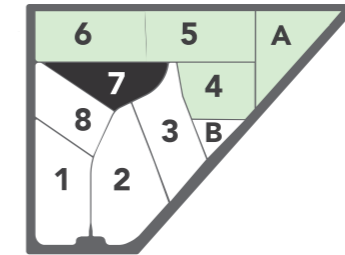
POLO FIELD FOUR



1° Stage: Zones 4, 5, 6, 7 and Area A Stables

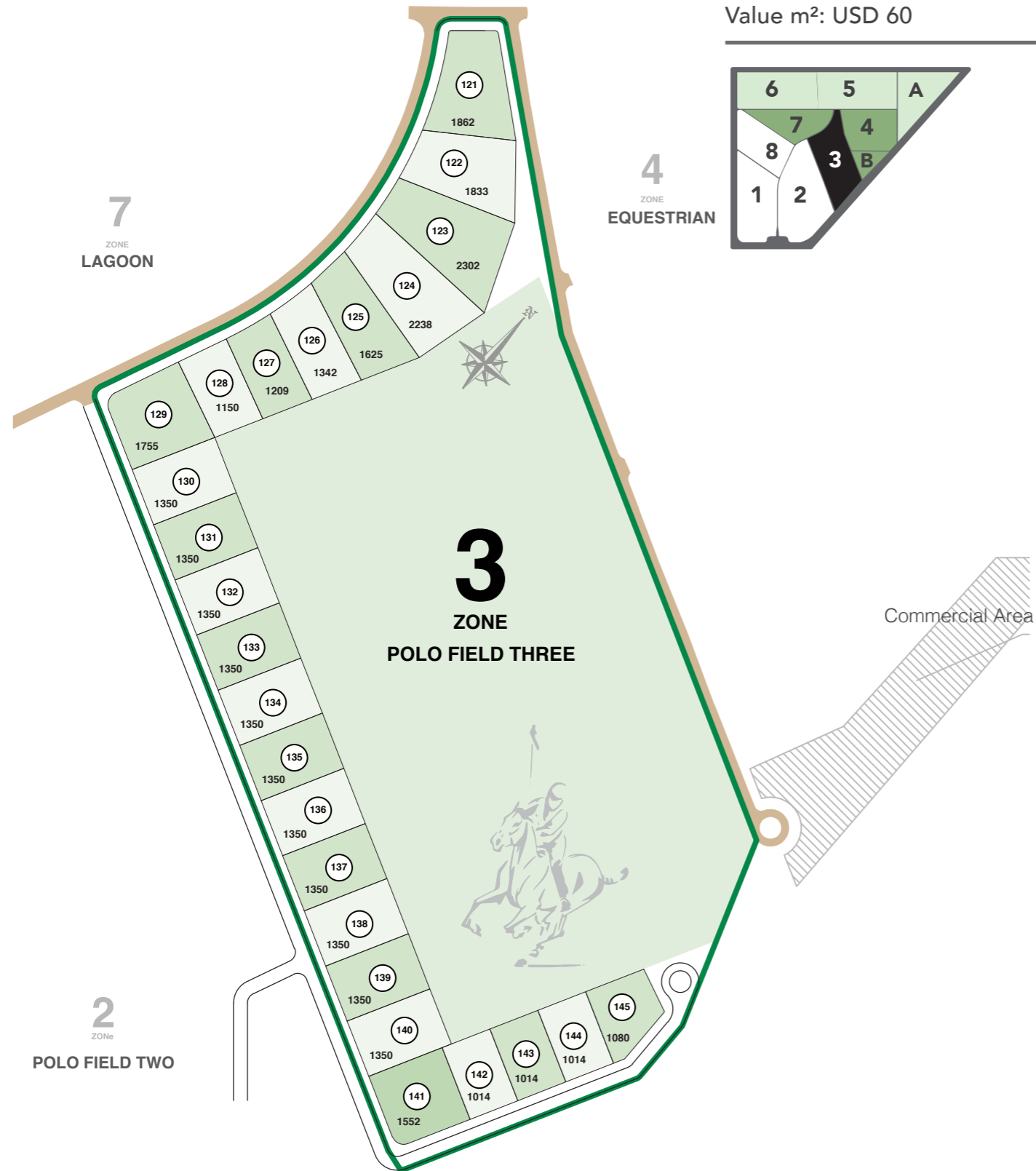
Zone 7

Lagoon
28 Plots: From 92 to 120
Value m²: USD 60

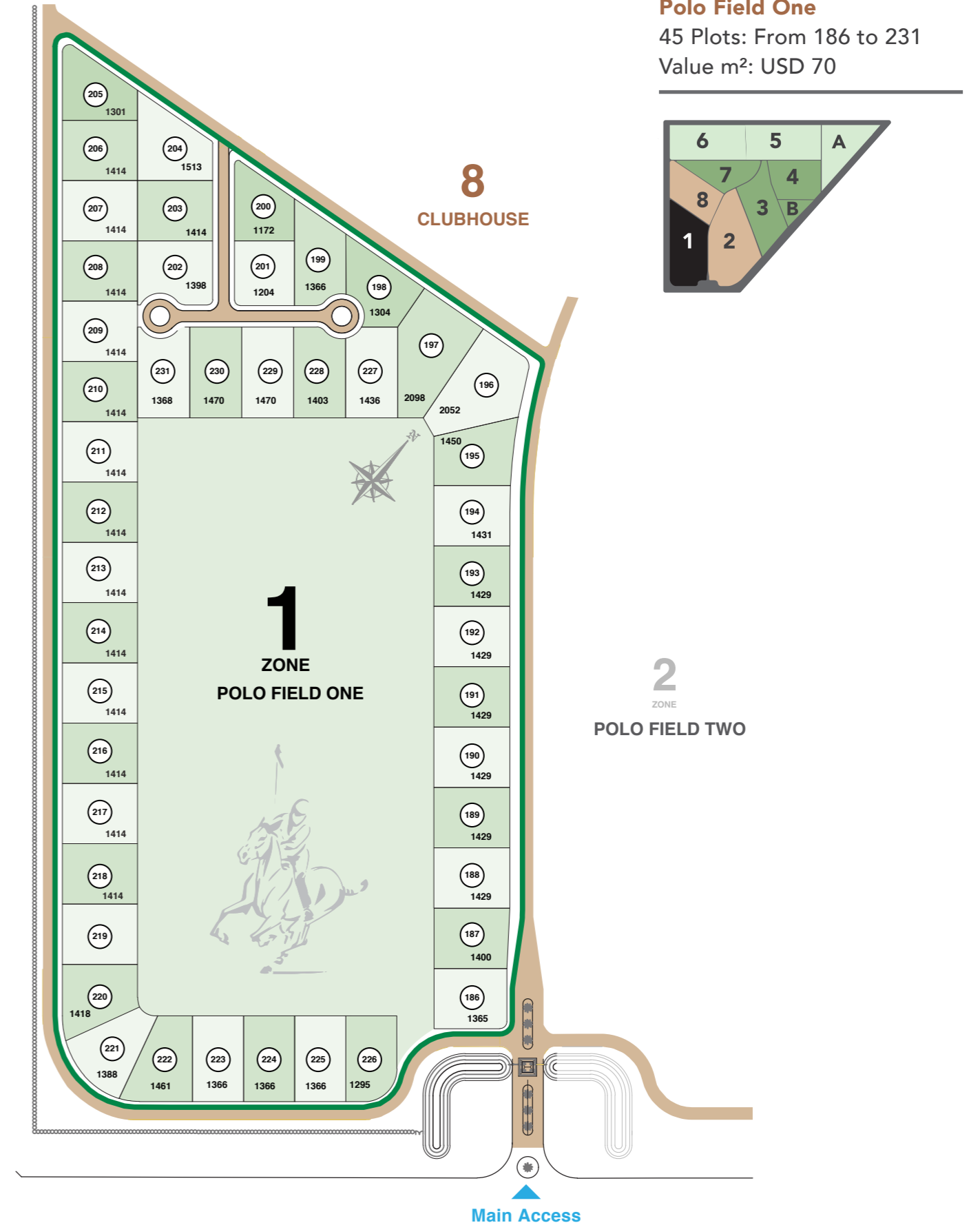


Stages of development

2° Stage: Zones 3, 4, 7, 8 VIP Area and Area B Commercial Area

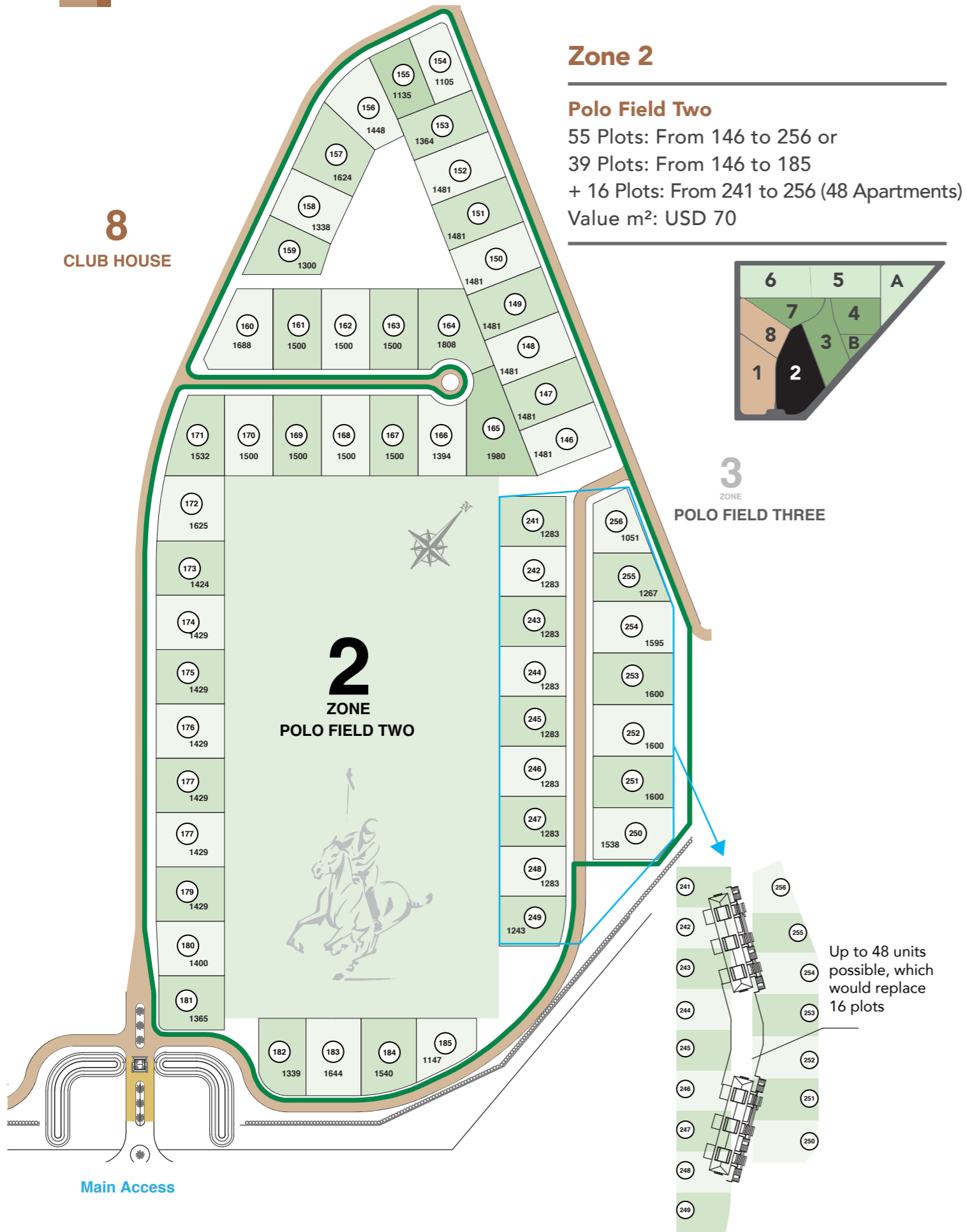


3° Stage: Zones 1, 2, and 8 VIP Area



Stages of development

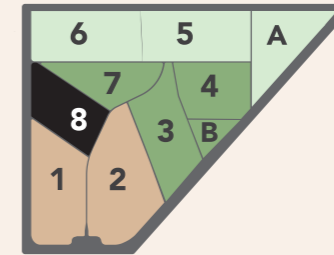
3° Stage: Zones 1, 2, and 8 VIP Area



3° Stage: Zones 1, 2, and 8 VIP Area

Zone 8 - VIP AREA

Club House and Hotel Zone
8 Plots

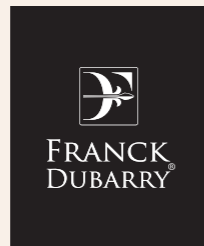


Who is Franck Dubarry?

A bold visionary and successful French entrepreneur who founded and managed leading global companies and brands, including the innovative watch brand TechnoMarine.

He obtained his law degree from the University of Aix-Marseille and subsequently completed an MBA in a joint program between NYU Stern (New York), HEC (Paris) and the London School of Economics (London).

Early in his career, he has worked as an international licensing consultant, an intellectual property consultant, an advertising entrepreneur, and a graphic arts industrialist.



In 2014, after consulting on Apple's I.Watch project, he decided to return to the watch industry with his eponymous brand, incorporating new technologies and materials and applying revolutionary concepts and designs.



Picture:
From right to left:
Franck Dubarry with his son Joshua,
Olivier Cudmore, Facundo Sola and
Pablo Mac Donough



He practiced Polo for almost three decades, crowning himself National Champion in France in 1992. Following his passion for this sport he visited different countries, participating in international tournaments until 2013. That same year, he won the trophy for the best mare of the Argentine Polo Breed "RAZA POLO ARGENTINO" with the MARE CALLED "EMOCIONADA", which played the 3 Argentine Polo Open Tournaments with Pablo Mac Donough from with La Dolфина team. He also wrote a the book "Birth of a passion" about the birth of Polo in Mongolia.

Throughout his career Franck managed to overcome the challenge of turning something complex into simple and accessible; daring to give life to his dreams. His restless spirit, entrepreneurial vocation and love for Polo led him to his latest venture: TechnoPolo. This project embodies his vision of creating an environment where you can live a full experience which includes, and at the same time transcends, the practice of this wonderful sport.

"BE PART OF THE POLO WORLD
WITH YOUR FAMILY"



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