



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

Real Estate Project

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 SOPHISTICATION AND TRANQUILITY EASY LAID-BACK

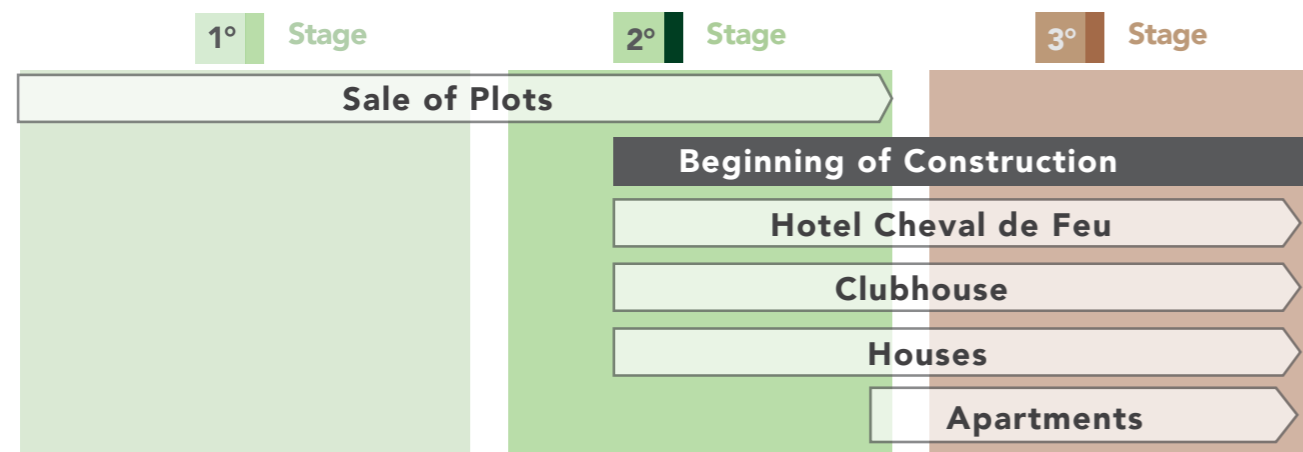
TechnoPolo, a property of approximately 115 hectares (285 Acres)

- 5 professional polo fields (2 in operation)
- Stables (1 built for the polo school) and 1 exercise track (built)
 - Equestrian zone
 - Polo club (in operation)
 - Polo school (in operation)
 - Lagoon
 - Houses and apartments
 - Commercial area
 - Clubhouse
- Five-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 TECHNOPOLO 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”

www.chevaldefeu.com.ar

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.



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



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



Prize-giving ceremony.

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.

Players: The highest possible handicap in polo is ten 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 our ambassador, Pablo Mac Donough, a ten-goal player who has won The Argentine Open Polo Championship ten times. With his team, La Dolfina, the most successful team in the 125 years of polo history, Pablo won nine of the last ten editions of this tournament, eight of them consecutively.

Tournaments: The Argentine Open Polo Championship is considered the main competition in the world and grants the most coveted trophy in polo. Together with the Tortugas Open and the Hurlingham Open, it forms part of the Triple Crown (Triple Corona) —a set of three tournaments where only the best players in the world compete.

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 Polo Argentino breed is a fine example of it.

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



BUENOS AIRES, POLO CAPITAL OF THE WORLD

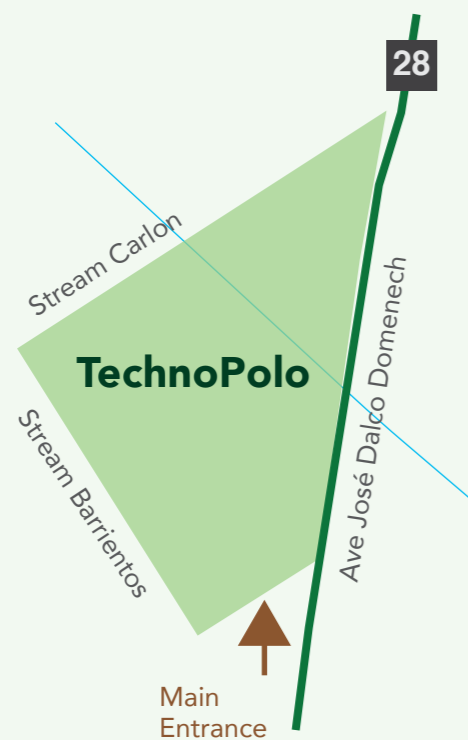
Location and Surroundings

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

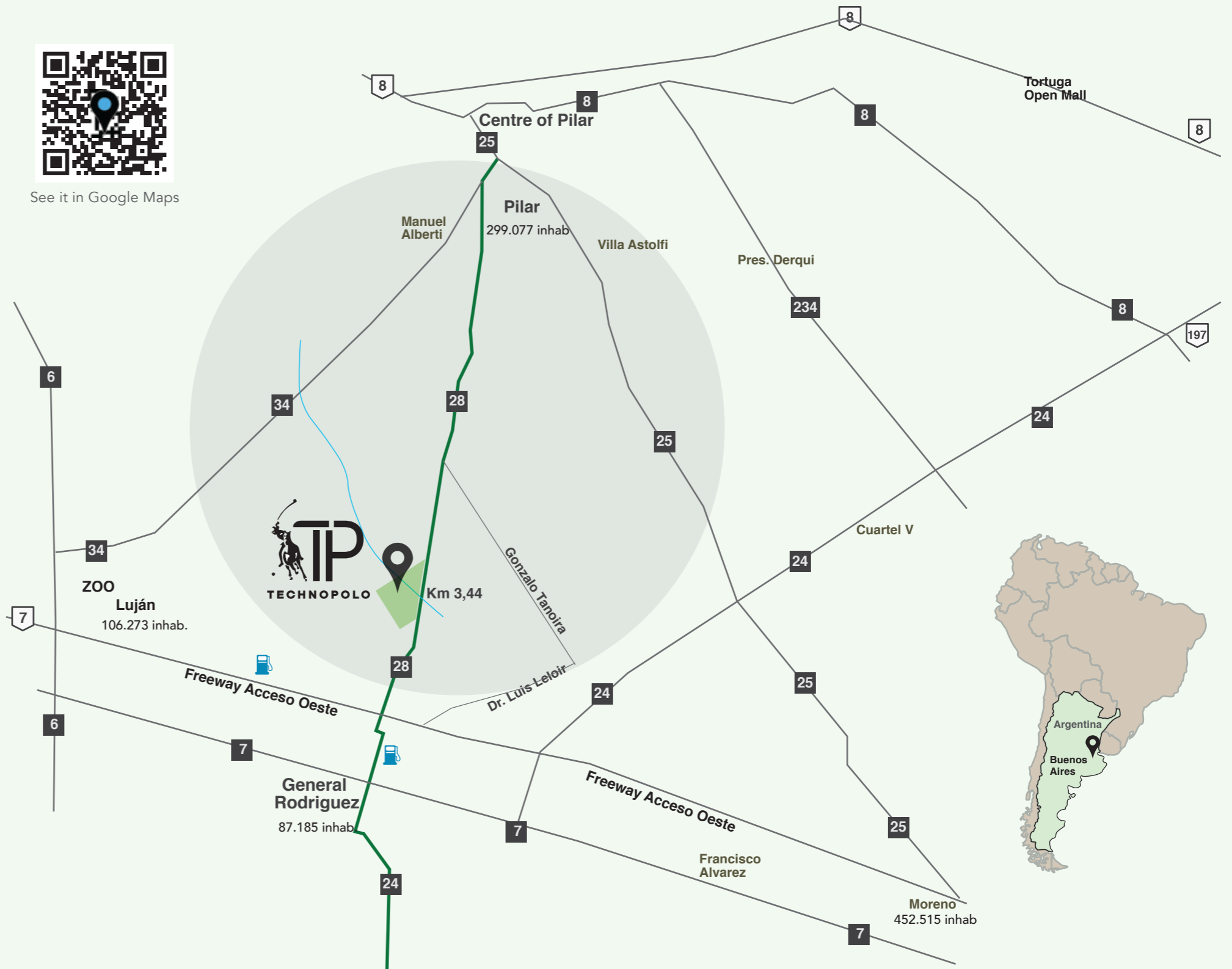
Strategically located in the district of General Rodríguez, in the western zone of Greater Buenos Aires, where approximately 950,000 people live, TechnoPolo is being developed in an area surrounded by prestigious polo clubs, such as Ellerstina, Centauros, Cuatro Vientos, among others.

At just five minutes' drive from Autopista Acceso Oeste/RN7 and twenty minutes' drive from Ramal Pilar/RN8, the property is conveniently located and practically equidistant from 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.



See it in Google Maps



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





TECHNOPOLO
Resort & Country Club



TECHNOPOLO LIFESTYLE



JOIN TECHNOPOLO
Share the values of this community



LUXURY



EXCLUSIVE



LIMITED
COMMUNITY



FRIENDLY



2021
1° Stage

2022
2° Stage

2023
3° Stage

Master Plan

Three stages of development: 2021, 2022, 2023

- 1 45 plots and 1 polo field
- 2 38 plots + apartments and 1 polo field
- 3 27 plots and 1 polo field
- 4 34 plots and equestrian zone/jumping track
- 5 29 plots and 1 polo field
- 6 35 plots and 1 polo field
- 7 30 plots and lagoon
- 8 Cheval de Feu hotel and clubhouse
- A Sector - Stables and exercise track
- B Sector - Commercial area



ZONES, DETAILS & SURFACES

	Zones	Details	Surfaces per zone	
Cheval de Feu Hotel*	8 (VIP Area)	Circuit spa, wellness center, fitness center, sky bar/rooftop, restaurant, cafeteria, bakery, winery, cigar room, swimming pool, hairdresser, grand salon for events, French garden, heliport	Total	113,600 hectares
			Zone 1	131.116 m ²
Clubhouse*	8 (VIP Area)	Outdoor terrace for social events, swimming pool, tennis courts, football pitches, kids recreational area	Zone 2	127.066 m ²
			Zone 3	117.465 m ²
Houses	1 to 7	3 types of modern-style houses with surfaces ranging from 250 m ² to 550 m ²	Zone 4	99.636 m ²
Apartments	2	The construction of buildings of 1 ground floor and 2 upper floors is projected. They will include units from 40 m ² to 120 m ² .	Zone 5	125.118 m ²
			Zone 6	125.428 m ²
Lagoon	7	A water surface of around 13,500 m ² and 25,000 m ³ is projected.	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
			Area A	80.000 m ²
Exercise track	Sector A	438 m/14 m	Area B	7.317 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.	Stables	840 boxes
			School	40 boxes
Stables	Area A	Each of the sixty members of the polo club will be able to build 1 independent stable with 14 boxes (with a tack room, a veterinary clinic, and housing for three grooms). Currently, there is 1 stable with 40 boxes for the polo school.		
Stick & ball zone	Non exclusive Zone	A field with specific schedules will be allocated to the members of the polo club.		
Commercial Area	Sector B	Cafeteria, veterinary clinic, bio-organic food and TechnoPolo offices		
Equestrian Zone	4	It has 38,000 m ² . 1 jumping track of 100 x 80 meters, 1 stable with 80 boxes, 2 warm-up tracks, stands, and 1 parking lot will be built.		

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

A LIFE WITH STYLE

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



Franck Dubarry disputando un partido con el N° 1 del mundo Aldolfo Cambiasso.

Attend social and cultural activities at TechnoPolo Resort & Country Club

- Watch international Polo tournaments
- Participate in social events at the Clubhouse
- Enjoy a country barbecue (asado) with family and friends
- Refresh yourself in the pool after playing tennis.
- Relax in the five-star circuit spa.

EXPERIENCE POLO IN ALL ITS DIMENSIONS

CLUBHOUSE



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.
- Build unique memories during a tango-show.
- Enjoy a Mendoza wine tasting and the gastronomic offer 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.



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AN ICON OF FRENCH STYLE

CHEVAL DE FEU

TechnoPolo provides the infrastructure to experience and enjoy the practice of polo, and **Cheval de Feu** offers the necessary services to lead polo's luxury lifestyle, with a French tone. Running in perfect synergy, both enterprises offer the best of France and Argentina.

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.

Servicios

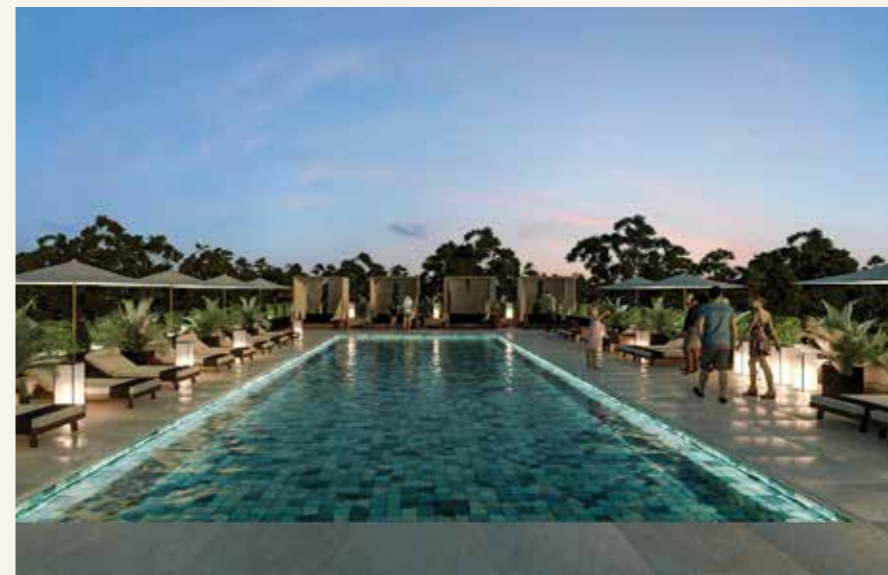
- Bakery
- Restaurant
- Piano bar
- Winery
- Cigar room
- International buffet
- Skybar/Roof top
- Wellness center
- Circuit SPA
- Fitness center
- Swimming pool
- Hairdresser
- Grand salon for events
- French garden
- Tennis courts
- Heliport



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

Values of Cheval de Feu

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



POLO CLUB

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



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 stick & ball
- 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



Oiki field 2

EQUESTRIAN CLUB

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

The purchase of the share includes:

- A place to keep your horse
- Access to the track to practice horse 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
- The possibility of training and playing with the family: men's, women's, and kids' polo

Polo School		Prices in dollars 2021
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"



Best horses,
best grounds,
best players.

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 and advise you on how to care, breed, and train them. We offer the infrastructure, technology, and professional advice necessary to acquire the most appropriate techniques on horse breeding

Contribute to the quality and prestige of the Polo Argentino purebred horse

- Obtain your new horse, which will give you all the confidence to start practicing polo
- Keep and take care of your horses in your private box —as member of the club— or of your first horse in the school
- Practice polo or horse 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 Ricardo Balzano, Arch., recognized worldwide in the polo environment for the safety and functionality of his facilities



FEEL THE CONNECTION WITH THE HORSE

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

Technical Report / Terminations

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

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



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APARTMENTS



109 apartments will be built.

There will be three-storey buildings (1 ground floor and 2 upper floors).

The apartments will have surfaces from 90 m² to 110 m².

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See the houses

HOUSES

Three types of houses of 1 or 2 floors, with surfaces from 300 m2 to 550 m2. In zone 4, the minimum surface is 250 m2.

1



2



3



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Why invest in TechnoPolo?

It is the largest property in the area dedicated to polo, with approximately 115 hectares
 It is the only luxury polo development and meets international standards
 It gives the opportunity to belong and live in a polo hub, where the season brings together the best players, horses, and foreign fans
 Capitalization and return on investment
 Excellent location with multiple connections
 A safe and reliable investment because it is a **Real Estate Trust: TechnoPolo Club de Campo**. Its trustors, **TechnoPolo Real Estate S.A. and Franck Dubarry**, have no debts

Terms

Interest-free financing is provided to players with, at least, a 3-goal handicap (for 50% of the total value in 24 monthly installments)
 If the owners start the construction work within a period of six months following the delivery of the plot, 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 the Territorial Planning Directorate of the Province of Bs. As.
 Stream to be piped (urban planning already approved)
 Significant investments already made
 Security
 Lagoon completed
 Internal roads demarcation
 Cul-de-sac roads opening
 Landscaping
 Lightning

Progression of values

Price per m² - Dollar currency

Zonas	2020	2022	2024	2028
Zona 1	70 USD	91 USD	140 USD	280 USD
Zona 2	70 USD	91 USD	140 USD	280 USD
Zona 3	60 USD	78 USD	120 USD	180 USD
Zona 4	55 USD	71 USD	110 USD	165 USD
Zona 5	60 USD	78 USD	120 USD	180 USD
Zona 6	60 USD	78 USD	120 USD	180 USD
Zona 7	60 USD	85 USD	130 USD	195 USD

In Operation

2 professional polo fields (where international championships have been organized for eight years and where the best polo players have competed)
 1 stable with 40 boxes
 Exercise track of 438 m and a width of 15 m
 Sports events
 Corporate events

3 to 5 years plan

Cheval de Feu hotel, in operation, provides five-star international services
 Clubhouse, swimming pool, and two tennis courts built
 Each member of the polo club will have the possibility to build a stable with 14 boxes in Sector A or keep their horse in the Equestrian Zone

Corporation Type: Fideicomiso TechnoPolo. Trustee: DB Fiduciaria

URBAN ZONES / AREAS

8 Urban Zones

Zones	Number of Plots	Plots	Apartments	Sectors	Surface From / to	Approx. Value of m ² in dollars 2021
Zone 1	45	187 to 231		POLO FIELD	1337 m ² to 1998 m ²	65 to 70
Zone 2	38	149 to 186		POLO FIELD	1000 m ² to 1999 m ²	65 to 70
		Apts.	107		40 a 120m2	Coming soon
Zone 3	27	122 to 148		POLO FIELD	1014 m ² to 1977 m ²	55 to 65
Zone 4	34	58 to 91		EQUESTRIAN ZONE	1000 m ² to 1947 m ²	45 to 60
Zone 5	29	29 to 57		POLO FIELD	1376 m ² to 1785 m ²	55 to 60
Zone 6	34	1 to 28 y 232 to 238		POLO FIELD	1221 m ² to 1866 m ²	53 to 60
Zone 7	30	92 to 121		LAGOON	1388 m ² to 1938 m ²	58 to 70
Zone 8				CLUBHOUSE CHEVAL DE FEU HOTEL		

2 Areas

Sctor A	Stables	For 60 members of the polo with 14 boxes each	840 boxes	880 boxes
		Polo School	40 boxes	
Sector B (Zone 4)	Commercial area	Cafe, 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
- Five-year financial project
- Investing to build (Apartments and Houses)

Characteristics of the process

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

2°

CHEVAL DE FEU HOTEL

COMMENCEMENT OF CONSTRUCTION WORKS

First stage

- Three-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
 - Governor Suite
 - Presidential Suite
 - Royal Suite
- Units from 32 m² to 150m²
- Large windows overlooking the gardens

HOUSES

ZONES 1 TO 7

First stage

- Three types
- Surfaces from 300m² to 550m²
- One-storey or two-storey
- Turnkey condition
- Zone 4. Houses from 250m² to 550m²

3°

APARTMENTS

ZONE 6

- 107 Apartments
- Three-storey buildings (1 ground floor and 2 upper floors)
- Surfaces from 40 m² to 120 m²
- High quality finishes

VIP AREA

ZONE 8 - Second stage

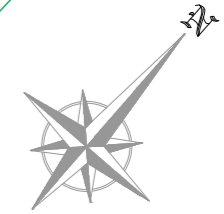
The clubhouse and Cheval de Feu hotel will be developed on a single plot of four hectares. TechnoPolo owners will be able to use the clubhouse and the common areas of the hotel

CLUBHOUSE

- Swimming pool
- 2 tennis courts
- Football pitch
- Kids recreational area

HOTEL CHEVAL DE FEU

- | | | |
|------------------------|-------------------|--------------------------|
| ▸ Bakery | ▸ Wellness center | ▸ Grand salon for events |
| ▸ Restaurant | ▸ Circuit SPA | ▸ French garden |
| ▸ Piano bar | ▸ Fitness center | ▸ Tennis courts |
| ▸ Winery | ▸ Swimming pool | ▸ Heliport |
| ▸ Cigar room | ▸ Hairdresser | |
| ▸ International buffet | | |
| ▸ Sky bar/Rooftop | | |



Three stages of development

2021
1° Stage

- Zone 4 (half)
- Zone 5
- Zone 6
- Zone 7 (half)

2022
2° Stage

- Zone 3
- Zone 4 (half)
- Zone 7 (half)
- Zone 8 - VIP Area**
- Cheval de Feu Hotel**

2023
3° Stage

- Zone 1
- Zone 2
- Zone 8 - VIP Area**
- Cheval de Feu Hotel**
- Clubhouse**



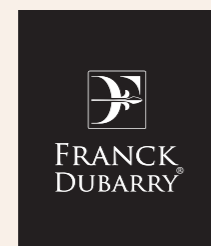
Franck Dubarry

www.franckdubarry.com

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 Dolfina 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.





Contact

✉ ventas@technopolo.com.ar / contacto@technopolo.com.ar

🌐 www.technopolo.com.ar

Discover TechnoPolo



in TechnoPolo

▶ TechnoPolo

@ TechnoPolo

f TechnoPolo

Partners



franckdubarry.com



sdc.tax

ESTUDIO BALZANO & ASOC.

estudiobalzano.com



mcabogados.com.ar

TOMÁS ARNEO BARREIRO
Escribano

tab@abescribania.com.ar

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