

BEEF ISLAND DEVELOPMENT



PROJECT DEVELOPERS

QUORUM ISLAND (BVI) LTD.



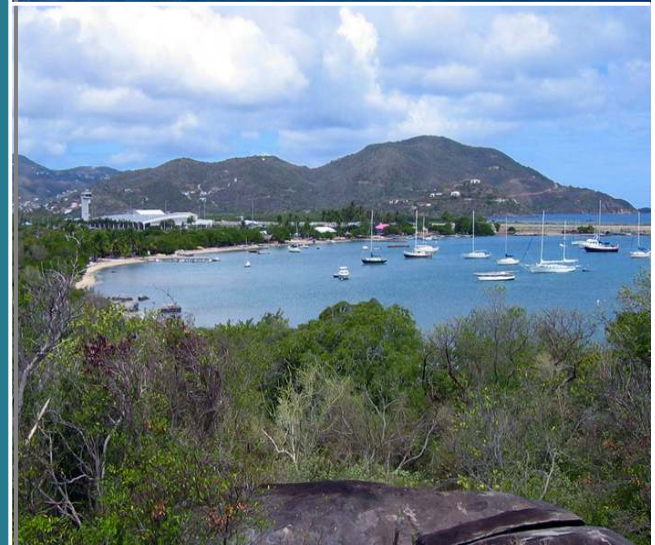
Applied Properties Ltd.





Applied Properties Ltd.

- Applied Properties Ltd is 100% owned by Applied Development Holdings Ltd (ADHL) a publicly listed company on the Hong Kong stock exchange.
- Established in 1975, ADHL's core business is electronic products manufacturing for leading brands.
- Since 1990, Applied Properties Ltd has engaged in real estate investment in North America, Hong Kong and China.
- The Beef Island property was acquired in the 1990's through Quorum Island (BVI) Ltd a wholly owned subsidiary of Applied Properties Ltd.
- In 2004, Raymond Hung, the chairman of Applied Properties Ltd, moved to the BVI to direct the development of the Beef Island.





- Interlink Group has been a leader in the development and construction of high-end resorts, residential and hospitality projects for more than 28 years in Puerto Rico.
- Signature projects include Las Casitas Village at El Conquistador Resort and Golden Door Spa; the renovations of the historic Hotel El Convento in Old San Juan and El San Juan Hotel & Casino in Isla Verde; and Paseos, the first master planned residential community in Puerto Rico.
- Interlink Group is developing Bahía Beach Resort & Golf Club, a 500-acre beachfront property featuring a St. Regis® Resort Hotel, St. Regis Branded Residences, a Robert Trent Jones II Championship Golf Course and multiple luxury residential projects.
- Interlink Group is also the developer of the 500-room Sheraton® Puerto Rico Convention Center Hotel, scheduled to break ground during the Summer of 2006.





THE PREMIER BRAND FOR BERTHING AND SERVICES TO MEGA-YACHT OWNERS AND CAPTAINS

- Ownership and Management of Mega-Yacht marinas and upland facilities from the Caribbean to the Middle East
- Vertically integrated – from design ... to construction management ... to operation
- Creates environments for marinas which integrate local culture with unsurpassed facilities and services
- Recognized for its cooperation and respect for governments and local communities
- Capitalized with over \$120 million of cash equity



THE PROJECT TEAM

Master Planners &
Landscape Architects



Golf Course
Architect



Environmental &
Marine Consultant



Civil Engineer



Resort Architect



Resort Interior Designer



Marina Village Architects



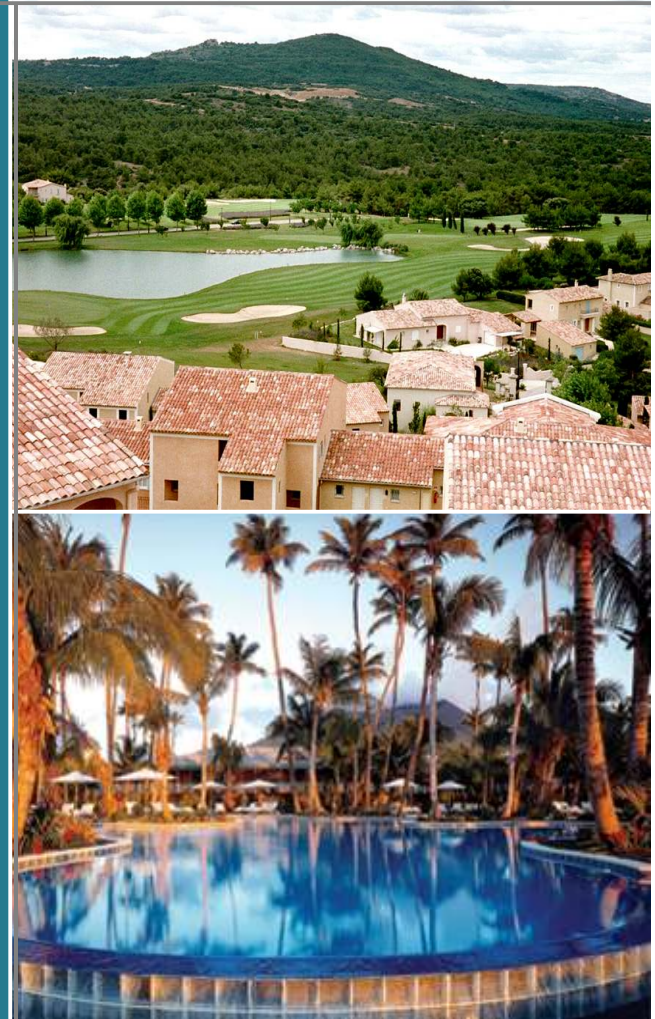
Architect





INTERNATIONALLY RENOWN MASTER PLANNER OF RESORTS AND RESIDENTIAL COMMUNITIES

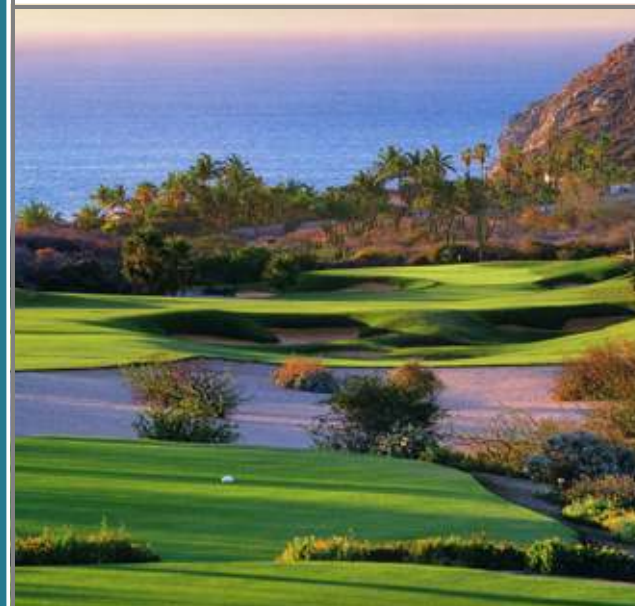
- Over 4 decades of experience
- Multi-national staff representing 33 countries
- 4 U.S. offices, a worldwide satellite office
- More than 200 awards
- Over 60 Caribbean projects built including:
 - Four Seasons Nevis
 - Ritz Carlton, San Juan, Puerto Rico
 - El Conquistador, Fajardo, Puerto Rico
 - Sandy Lane, Saint James, Barbados
 - Little Dix Bay, Virgin Gorda, BVI
 - Atlantis, Paradise Island, Bahamas





THE WORLD'S LEADING GOLF DESIGN FIRM

- Jack Nicklaus was recently named as the “Most Powerful Person in Golf”
- First Jack Nicklaus Signature golf course to be constructed in the Eastern Caribbean
- 36 courses represented in national and international Top-100 lists
- Nearly 500 tournaments held at over 77 different courses
- 246 courses open for play worldwide, 206 solo designs, 28 co-designs and 12 redesigns





- 20+ years International Experience
 - Environmental Engineering, Waterfront Design Team, Coastal Engineering, Environmental Sciences, Water Resources
- Leading Waterfront Design Team
 - Over 300 projects, Destination Specialty
- Role
 - Environmental Services
 - Mare Bello SEIA – Turks
 - Bimini Inlet EIA – Bahamas
 - Marine Services
 - Thatch Cay – USVI
 - Cap Juluca – Anguilla
 - Yacht Haven – St. Thomas
 - Emerald Bay – Great Exuma



HARRIS

Harris Civil Engineers, LLC

- Established in 1986, HCE is a full service civil engineering design firm
- HCE specializes in Hotel / Resort project development throughout Florida, the Bahamas and the Caribbean
- HCE has designed over 82 Caribbean projects including:
 - Viceroy Resort, Anguilla
 - St. Regis Resort, Anguilla
 - Baker's Bay, Abaco, Bahamas
 - Botany Bay, St. Thomas, USVI
 - Frenchman's Cove, St. Thomas, USVI
 - The Atlantis, Paradise Island, Bahamas
 - Our Lucaya, Grand Bahama Island, Bahamas





AN INTERNATIONAL TOP INTERIOR ARCHITECTURAL DESIGN PROFESSIONAL, SPECIALIZING IN CREATING INTERIORS FOR HOTELS AND RESORTS

- The firm built her internationally acclaimed design firm around creating interiors for hotels, restaurants, clubs and casinos; from five-star luxury resorts to the charming whimsy of childhood dreams at Disney World. To date, the firm has designed and installed more than 1,000,000 guestrooms in thousands of hotels worldwide.
- Received numerous awards throughout the world
- It has become an authorized interior architectural designer in America even the worldwide
- Its offices locating in Dallas, New York, Los Angeles, Singapore and Johannesburg, and Shanghai





- The architectural practice has 25 years experience in designing marina villages, including the internationally renowned Port Grimaud development in the South of France, which was the first sensitively designed marina village on an inland lagoon
- The concept was created by the late Francois Spoerry, assisted by Couelle, Bretones and Garcia, now known as CBG.
- CBG has designed marina village projects in Europe, Asia, the Caribbean and the Middle East.
- The company is recognized as respecting the traditional and local architecture whilst maintaining the human scale





**AWARD-WINNING MULTINATIONAL DESIGN FIRM OF LUXURY
HOTELS, RESORTS AND MIXED-USE RESIDENTIAL COMMUNITIES**

- 70 years in the Caribbean region
- 40 years in British Virgin Islands
- Design offices in eight countries
- Specialized in designing for tropical environments
- Currently working on 28 resort projects internationally, including:
 - Westin Rōco Ki Beach and Golf Resort, Macao Beach, Dominican Republic
 - Mainsail BVI, Scrub Island, British Virgin Island
 - Half Moon Resort, Montego Bay, Jamaica
 - The Wave, Muscat, Oman
 - Marsa Alam, Marsa, Egypt



OUR VISION: A WORLD CLASS DESTINATION



PROJECT SUMMARY

- 650 Aprx. acres planned resort community
- 55% Green space (360 acres)
- Five-star luxury resort hotel and spa
- 18-Hole Jack Nicklaus Signature golf course
- Residential Marina with mega yacht basin
- Marina Village
- Low density residential lots & villas
- Trellis Bay Commercial Centre



PROJECT BENEFITS

- Enhance the BVI's tourism product
- Business opportunities for local entrepreneurs and professionals
- Long term projects for local contractors
- Opportunities for workforce training
- Major new source of tax and community revenues
- Public access
- Embrace BVI's Government commitment to environmentally sensitive development

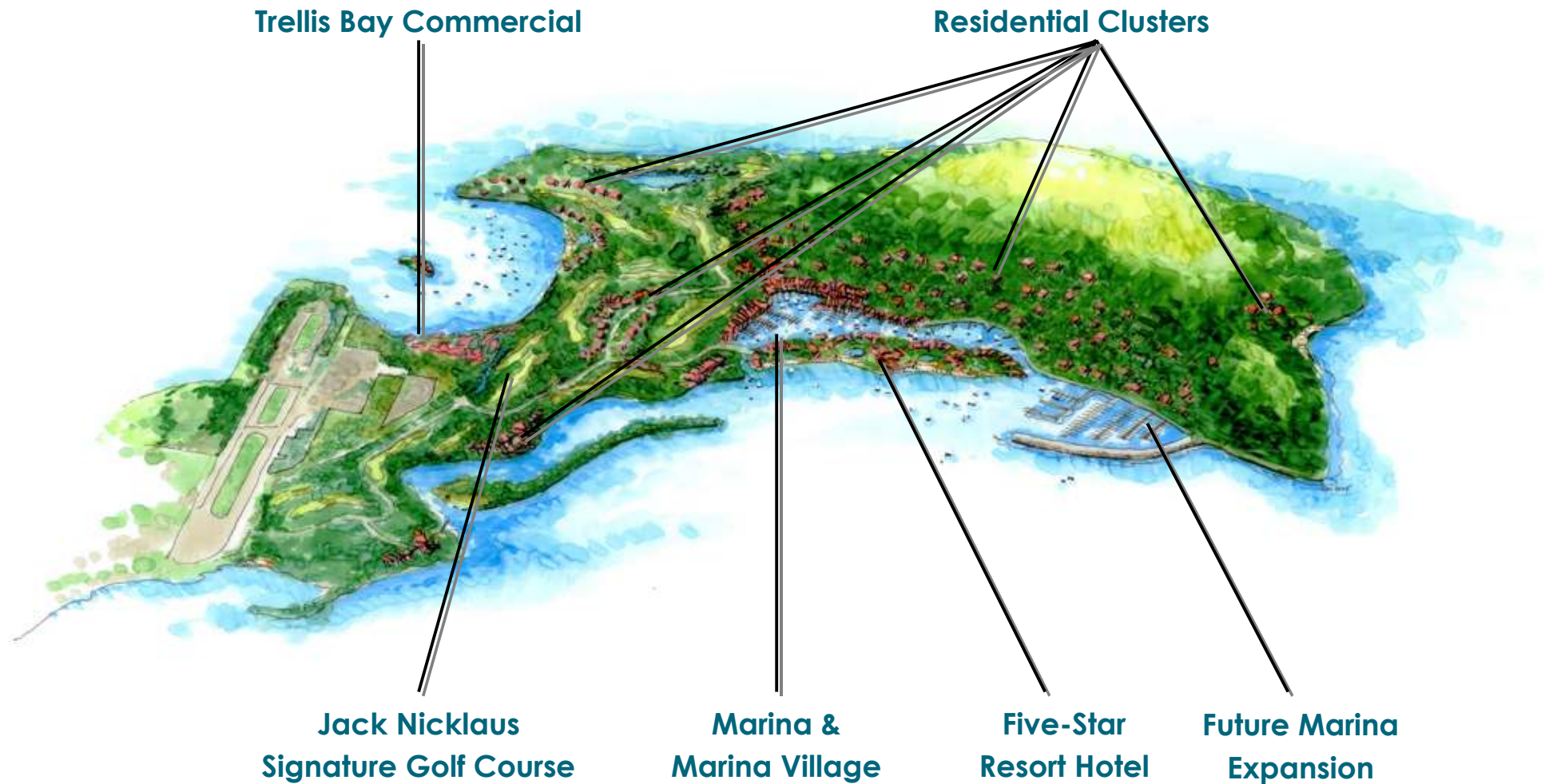


PLANNING HISTORY

- Original development plan approved by BVI Government in 1994
- Property purchased by Quorum Island (BVI) Ltd. in 1995
- The late 1990's saw the expansion of Beef Island Airport and the lengthening of the runway towards Trellis Bay
- In 2004, a new project team was assembled leading to the production of the 2006 master plan.
- Development agreement between the BVI government and Quorum Island (BVI) Ltd. signed December 2005



2006 MASTER PLAN



CONSERVATION AND PROTECTED AREAS



PROJECT TIMELINE

Anticipated
Start of
Construction

Golf Course
Completion

Hotel/Marina
Completion

Residential /
Infrastructure
Completion

Fall 2006

Fall 2008

Fall 2010

Thereafter

BEEF ISLAND DEVELOPMENT

