

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

### OVERVIEW

Wynn Macau, Limited, led by our Chairman of the Board of Directors, Chief Executive Officer and President, Mr. Stephen A. Wynn, is a leading developer, owner and operator of destination casino gaming and entertainment resort facilities. We are a holding company focused exclusively on the largest gaming market in the world — Macau. WRM, which will be our wholly owned subsidiary at the time of the completion of the Reorganization, owns and operates the destination casino resort “Wynn Macau” in Macau and holds one of the six concessions or subconcessions currently authorized to own and operate casinos in Macau. We are widely recognized for the exceptional quality of our casino and guest facilities, service and atmosphere. We have won numerous awards, including the Five Red Pavilions award from Michelin Hong Kong and Macau Guide (2009), the Mobil Five-Star award from Mobil Travel Guide (2008) and the Mobil Five-Star Spas award for the spa at Wynn Macau from Mobil Travel Guide (2008). Mr. Wynn has been involved in casino development and operations for over 40 years and has been responsible for developing, building and operating some of the world’s most recognized resorts and hotels, including The Mirage, Treasure Island, Bellagio, and our affiliates, Wynn Las Vegas and Encore at Wynn Las Vegas. Both Wynn Las Vegas and Encore at Wynn Las Vegas are owned by Wynn Resorts, Limited, our Controlling Shareholder.

Macau is the world’s largest gaming market, as measured by gross gaming revenues, and the only location in China to offer legalized casino gaming. The Macau gaming market generated HK\$105.6 billion in gross gaming revenues in 2008, more than double the HK\$46.7 billion generated by the Las Vegas Strip during the same period. Macau generated HK\$49.9 billion in gross gaming revenues in the first six months of 2009. In 2008, Macau attracted 22.9 million visitors, principally from mainland China and Hong Kong. In addition, Macau reported HK\$ 64,678.1 daily gross win per gaming table in 2008, approximately three times the HK\$21,531.4 reported for the Las Vegas Strip for the same period.

We believe our brand name, high quality offerings, focus on service and attention to detail allow us to penetrate more effectively the premium segments of the gaming market than other operators. As a result, Wynn Macau’s market share of table games revenues was 16.4% in 2008 compared to its market share of total table games of 8.9%. Furthermore, as the Macau gaming market has matured, Wynn Macau’s average daily gross win per gaming table has increased from HK\$112,661.2 in 2007 to HK\$118,861.6 in 2008, almost double the average daily gross win per gaming table in the overall market of HK\$58,528.4 in 2007 and HK\$64,678.1 in 2008. For the year ended 31 December 2008, our total operating revenues were HK\$14,710.6 million, and our profit was HK\$2,039.6 million. For the six months ended 30 June 2009, our total operating revenues were HK\$6.7 billion, and our profit was HK\$903.7 million.

WRM’s concession will expire in June 2022, unless extended pursuant to Macau gaming laws. WRM’s concession may be extended by the Macau government for a maximum of five additional years. Beginning in the fifteenth year of WRM’s concession, the Macau government may exercise its right to redeem the concession by providing WRM with at least one-year prior written notice. In such event, WRM is entitled to fair compensation.

### Wynn Macau

Wynn Macau, the entry Macau property owned and operated by WRM, opened to the public on 6 September 2006 at the center of casino activities on the urban Macau peninsula. In December 2007, Wynn Macau completed an expansion, adding more gaming space and additional food and beverage and retail amenities. As at 30 June 2009, Wynn Macau occupied approximately 16 acres of land in Macau and featured:

- A casino of approximately 205,000 square feet offering 24-hour gaming and a full range of games, including approximately 369 table games of which approximately 149 are VIP tables, approximately 1,220 slot machines and multiple private gaming salons;
- 600 luxury rooms and suites;

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

- Five casual and fine dining restaurants;
- A retail promenade of approximately 46,000 square feet featuring high-end, brand-name retail stores and boutiques such as Bulgari, Chanel, Christian Dior, Dunhill, Ermenegildo Zegna, Fendi, Ferrari, Giorgio Armani, Gucci, Hermes, Hugo Boss, Louis Vuitton, Miu Miu, Piaget, Prada, Rolex, Tiffany, Van Cleef & Arpels, Versace, Vertu and others;
- An approximately one-acre performance lake located at the front of the property and a rotunda show with a Chinese zodiac-inspired ceiling feature and an interchangeable gold “prosperity tree” and “dragon-of-fortune;” and
- Recreation and leisure facilities, including a spa, salon, fitness complex and pool, and lounges and meeting facilities.

### **New VIP Gaming Space**

Wynn Macau is currently being expanded and reconfigured to add new VIP areas with 35 additional high-limit slot machines and approximately 29 VIP table games located in private gaming salons. The expansion is expected to open in the first quarter of 2010. We continue to refine our offerings in response to client demand and, since the opening of Wynn Macau, have continuously been innovative through capital expansion in order to increase revenues and profitability.

### **Encore at Wynn Macau**

We are in the process of constructing Encore at Wynn Macau. The new resort will be a destination in itself and will complement and be fully integrated with the existing operations at Wynn Macau. We believe Encore at Wynn Macau will further solidify our position as a premier destination for VIP clients in Macau and enhance our offerings to premium mass market clients with the addition of Encore at Wynn Macau’s:

- VIP rooms and gaming areas, including approximately 37 VIP table games and approximately 20 high-limit slot machines, which will set a new standard of luxury gaming for our VIP players;
- Premium mass market gaming areas, including 24 premium mass market table games and 75 premium mass market slot machines;
- Approximately 400 luxury suites of approximately 1,000 square feet each;
- Four villas of approximately 7,000 square feet connecting to a private gaming salon;
- A sky casino;
- Retail space for three new premium retail outlets; and
- Two new restaurants.

We expect to open Encore at Wynn Macau in the first half of 2010. The total budget is approximately HK\$5,037.4 million, including amounts under the guaranteed maximum price construction contract of HK\$3,131.8 million representing the major hard construction costs. As at 30 June 2009, approximately HK\$2,398.2 million of construction costs had been incurred and completion of the project is funded through a combination of existing cash balances and cash flow from operations.

With the expansion of Wynn Macau and the opening of Encore at Wynn Macau, Wynn Macau’s aggregate VIP table games will increase from approximately 149 to 215 tables, an increase of 44%, allowing us to serve additional junket-driven and in-house VIP gaming.

### **Cotai and Other Opportunities**

We have identified a site of approximately 52 acres in Cotai and Palo Real Estate Company Limited (which will be our indirect wholly owned subsidiary at the time of the completion of the Reorganization) has submitted an

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

application to the Macau government to obtain the right to lease this parcel. We are currently awaiting final approval for this application. The application, if granted, would permit us to construct an integrated casino and five-star resort of up to approximately 4.8 million square feet (including space for gaming, accommodation, food and beverage, retail, leisure and convention/meeting areas).

We believe our management’s experience, disciplined approach to development and prudent capital management put us in a strong position to evaluate Macau’s evolving gaming market and selectively take advantage of opportunities in Cotai and elsewhere in Macau.

### COMPETITIVE STRENGTHS

We benefit from a number of competitive strengths, including the following:

#### **Innovator in the Design, Development and Operation of Luxury Casino Resorts**

We believe that Mr. Wynn’s involvement with Wynn Macau provides us with a distinct advantage over other gaming enterprises in Macau. We believe that Mr. Wynn is the premier designer, developer and operator of destination casino resorts and, as such, has acquired an elite “brand name” status in the gaming industry. Through careful planning and design and attention to detail, Mr. Wynn has developed a distinct luxury brand. We believe that our brand name recognition cannot be easily replicated by others, as it has been created over 40 years through high-quality luxury properties in their respective markets. Mr. Wynn and many members of the current senior management team were responsible for the design, development and operation of The Mirage, Treasure Island, Bellagio and Wynn Las Vegas, each of which has been recognized as a premier destination resort that sets high standards for quality, luxury and entertainment.



Mr. Wynn has brought the same level of innovation and distinction associated with the Wynn brand to Wynn Macau. In November 2008, the Wynn brand further distinguished itself as Wynn Macau became the only resort in Macau and one of only five in Asia to be honored with the coveted Mobil Five-Star award, Mobil’s highest accolade. The spa at Wynn Macau was also honored with a Mobil Five-Star award and is the only spa in Macau that has been added to the coveted Five-Star list.

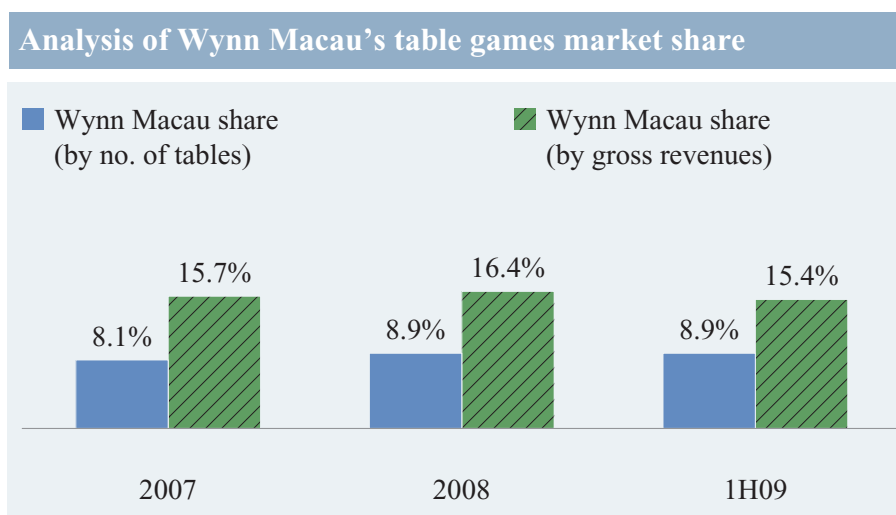
**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

## OUR BUSINESS

### Successful Premium Business Model

We believe our brand name, high quality and luxury accommodations, focus on service and attention to detail allow us to more effectively penetrate the premium segments of the market. With the continued expansion of the Macau gaming market, Wynn Macau increased its market share of table revenues to 16.4% in 2008 with 8.9% of the total tables in the market. Furthermore, in 2008, we achieved a market share of 22.3% of slot machine revenues with 9.8% of the slot machines in the market. The combination of Wynn Macau’s superior offerings and location has allowed us to attract VIP players and premium mass market clients, which we believe represent the most attractive segments of the Macau gaming market. With the expansion of Wynn Macau and the opening of Encore at Wynn Macau, Wynn Macau’s aggregate VIP table games will increase from approximately 149 to 215 tables, an increase of 44%, allowing us to serve additional junket-driven and in-house VIP gaming.

The following graph shows the Macau table game market shares of Wynn Macau by number of tables and by gross revenues.



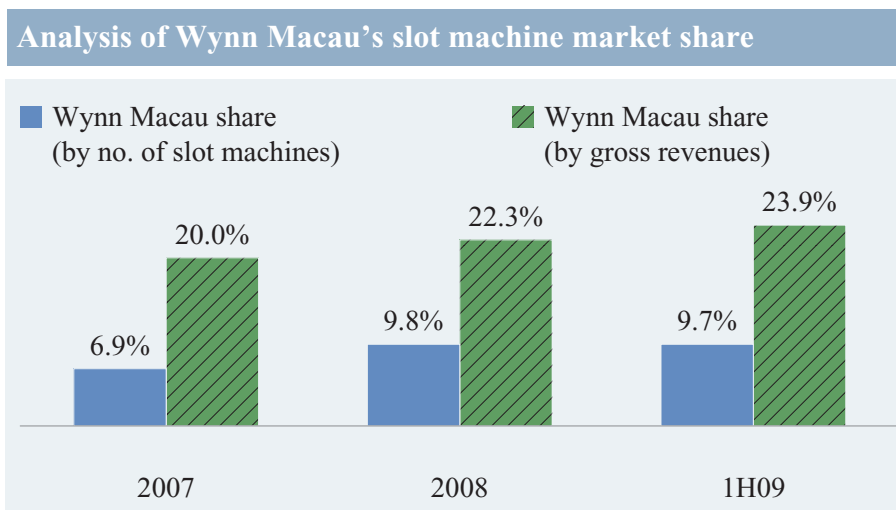
Source: Company, DICJ

Note: Market share by revenues is based on gross table games win (before promotional allowances), including poker tables but excluding slot machine revenues. Market share by number of tables for each period is based on the simple average of our quarter-end number of gaming tables (including poker tables) in the period divided by the simple average of total quarter-end number of gaming tables in Macau (including poker tables) as reported by DICJ.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

## OUR BUSINESS

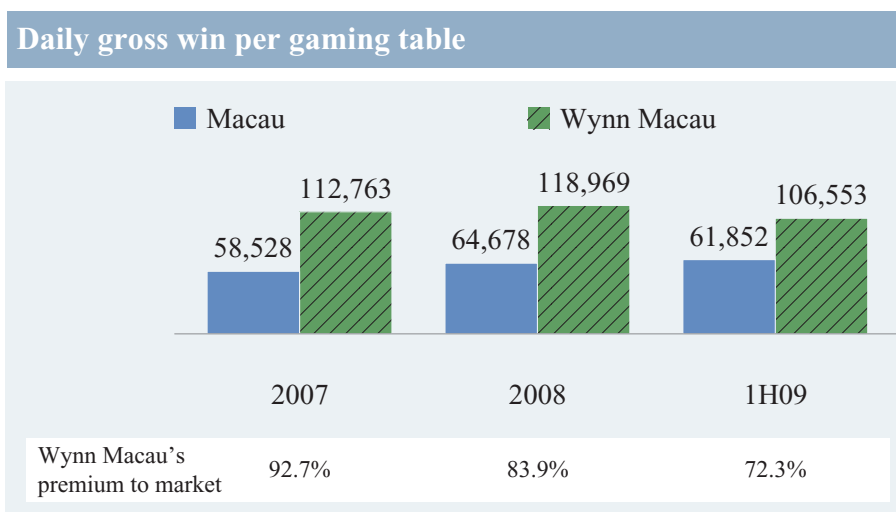
The following graph shows the Macau slot machines market shares of Wynn Macau by number of slot machines and by gross revenues.



*Source:* Company, DICJ.

*Note:* Market share by revenues is based on gross slot win. Market share by number of slots for each period is based on the simple average of our quarter-end number of slots in the period divided by the simple average of total quarter-end number of slots in Macau as reported by DICJ.

The following graph shows that for each year since its opening in 2006, Wynn Macau has generated higher returns in terms of daily gross win per gaming table than the Macau market average, reflecting Wynn Macau’s continuing emphasis on the VIP and premium mass market segments of the Macau gaming market.



*Source:* Company, DICJ.

*Note:* The above calculations are based on gross table games win (before promotional allowances) in each period, divided by the simple average of the quarter-end number of tables in each period in Macau (as published by DICJ) using actual number of days in each year. Gross table games win includes all gaming tables but excludes slot machine revenues. The total gross table games win figures used herein do not correspond to our gross revenues figures in our financial statements, because the total gross table games win figures are calculated before any promotional allowances.

We anticipate that Encore at Wynn Macau, expected to open in the first half of 2010, will represent a further expansion and continuation of our premium business model.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

### **Prudent Capital Management**

As at 30 June 2009, we had cash and cash equivalents of HK\$6,280.3 million. Our net cash flows from operating activities were HK\$3,169.9 million for 2008 and HK\$1,829.1 million for the first half of 2009. Completion of Encore at Wynn Macau is fully funded through a combination of existing cash balances and cash flow from operations, and our prudent capital management has allowed us to avoid mid-construction stoppages or delays. Despite the uncertainty in global economic conditions and its potential adverse effects on consumer and corporate spending and tourism trends, we believe that we are well capitalized to sustain our position in the Macau gaming market. We believe our management’s experience, disciplined approach to development and prudent capital management put us in a strong position to evaluate Macau’s evolving gaming market and selectively take advantage of opportunities in Cotai and elsewhere in Macau.

### **Located in the World’s Largest and Growing Gaming Market**

We are a holding company focused exclusively on Macau, the world’s largest gaming market and the only location in China to offer legalized casino gaming. The Macau market generated HK\$105.6 billion in gross gaming revenues in 2008, more than double the HK\$46.7 billion generated by the Las Vegas Strip during the same period. From 2003 through 2008, Macau’s gross gaming revenues grew at a CAGR of 30.6%. During the same period, visitor arrivals to Macau have grown from approximately 11.9 million in 2003 to approximately 22.9 million in 2008, representing a CAGR of approximately 14.0%. Beginning in late 2008, Macau began to experience the effects of the global economic slowdown as well as changes in Chinese visa policies, affecting mainland Chinese citizens’ ability to visit Macau and, in 2009, the outbreak of H1N1 influenza. As a result of these factors, visitor arrivals in Macau decreased by 11.4% to 10.4 million in the first six months of 2009, from 11.7 million in the same period in 2008 and an decrease of 17.9% compared to the same period in 2007. Total Macau gross gaming revenues for the first six months of 2009 were HK\$49.9 billion, representing a decrease of 12.4% from HK\$57.0 billion in the same period in 2008. However, we expect, based on available 2009 data, that Macau’s total gross gaming revenues will be broadly consistent with 2008 levels and that the Macau market will continue to develop through capital investments in new casino resorts and enhancements in infrastructure.

We believe that Macau will maintain its leading position as the largest gaming market in the world as the prospects for continued revenues growth are driven by strong underlying demographics and increasing regional wealth, long-term trends toward easing travel and currency restrictions and an increase in non-gaming offerings such as dining, shopping and entertainment. We believe that over time, these drivers will help convert Macau from primarily a day-trip market to an overnight destination similar to Las Vegas, increasing the average length of stay and the average amount of spending per visit.

Within the next few years, numerous infrastructure, expansions and new casino resort destinations are expected to be completed in Macau and we believe we will be well placed to take advantage of opportunities presented by this trend. As Macau develops into an all-inclusive resort destination, gaming and non-casino revenues are expected to grow significantly. Slot machines and other electronic games are expected to further penetrate the market and support the growth of market gross gaming revenues. Total gaming space, gaming tables and slot machines are expected to increase significantly, as is the total hotel room supply. Retail, conventions and entertainment offerings are also important non-gaming amenities that can be highly complementary to the gaming facilities, and an integral component of future development plans by gaming operators in Macau.

### **Strong International Client Base**

Wynn Macau has a strong base of clients from throughout the world, many of whom have long-standing relationships with the Wynn Group. We service these clients by an internal marketing team with over 200 members at Wynn Macau and the marketing team of our affiliate Wynn Marketing with offices in Tokyo, Hong Kong, Macau, Singapore, Taiwan, Vancouver and southern California. We also market Wynn Macau directly to gaming clients using database marketing techniques as well as traditional incentives, including reduced room

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

rates and complimentary meals and suites. Gaming promoters also introduce VIP clients as well as other clients to Wynn Macau and typically assist those clients with their travel and entertainment arrangements. We also seek to increase the general awareness of our properties through various media channels including television, radio, newspapers, magazines, the Internet, direct mail and billboards.

We offer several distinct loyalty programs that cater to different market segments:

- For premium clients who satisfy certain criteria related to financial resources and level of gaming play, or clients introduced to us by one of our gaming promoters, we offer membership in the Wynn Club. This membership offers premium gaming at various exclusive venues in Wynn Macau and the option to stay in the Wynn Club, a distinct part of the Wynn Macau hotel tower with 240 rooms/suites and its own Chinese fine dining establishment. Currently the Wynn Club comprises two levels, “Diamond Card” and “Black Card.”
- For the large number of our premium mass market clients who are predominantly walk-in, day-trip visitors to Macau from China, we offer various premium mass market amenities and loyalty programs such as the Diamond Club. The Diamond Club offers a reserved space on the regular gaming floor specifically designed to appeal to premium mass market clients who desire a higher degree of privacy and various other services unavailable to general mass market clients.
- We also operate a mass market client loyalty scheme at Wynn Macau in the form of the “Red Card” player affinity program. As at 30 June 2009, the Red Card program had over 300,000 members who can enjoy a variety of loyalty and affinity benefits such as discounted and complimentary meals, lodging and entertainment.

### **Strong Management Team with Successful Track Record**

Mr. Wynn and our management team have significant experience in designing, developing, marketing and operating integrated casino resorts. In addition to Mr. Wynn, the members of our senior management team are highly respected in the hotel and gaming industries, having an average of approximately 20 years of experience in these industries, including experience working in Macau. Our existing management team has been responsible for the successful development and operation of some of the world’s best known gaming resorts.

Our executive Director, Mr. Ian Michael Coughlan, has more than 30 years of experience in the hospitality industry. He has served as general manager of the Peninsula Hotels in Hong Kong and Bangkok, Thailand and has senior management experience in the hotel industry elsewhere in Asia, Europe and the United States.

WRM’s Executive Vice President – Gaming, Mr. Jay Dee Clayton, has more than 30 years of experience in the gaming industry in the United States and Australia, including senior positions with Mirage Resorts (U.S. and Australia), MGM, Caesar’s and Harrah’s.

Mr. Wynn and our senior management and design team are significantly involved in the development of Encore at Wynn Macau. Under the guidance and design of Mr. Wynn, we believe that Encore at Wynn Macau will set a new standard for quality, luxury and excellence in Macau and generate strong financial returns for investors.

### **Significant Growth Potential**

We are well positioned to capitalize on Macau’s growth potential. We have identified a site of approximately 52 acres in Cotai and Palo Real Estate Company Limited (which will be our indirect wholly owned subsidiary at the time of the completion of the Reorganization) has submitted an application to the Macau government to obtain the right to lease this land parcel. We are awaiting final approval for this application. The application, if granted,

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

would permit us to construct an integrated casino and five-star resort of up to approximately 4.8 million square feet, including space for gaming, accommodation, food and beverage, retail, leisure and convention/meeting areas.

We have not decided whether we will proceed with the potential Cotai project. No construction timeline, no budget or capital expenditure estimate has been made, and no funding arrangements have been put in place for the potential Cotai project. The specific parameters of any potential Cotai project, including whether such project is to be built at all, are subject to change. We believe our management’s experience, disciplined approach to development and prudent capital management put us in a strong position to evaluate Macau’s evolving gaming market and selectively take advantage of opportunities in Cotai and elsewhere in Macau. Furthermore, we will continue to grow by continually refining our offerings in response to client demand and to innovate through capital expansion in order to increase revenues and market share.

### **OUR STRATEGIES**

We aim to create shareholder value by continuing to pursue our management’s well established strategy of identifying opportunities for, and pursuing with the greatest attention to detail, the design, development and operation of luxury casino resorts in Macau. Our principal strategies are set forth below.

#### **Capitalize on the International Reputation of the “WYNN” Brand**

We seek to capitalize on our ability to use the internationally recognized “WYNN” brand to promote Wynn Macau, Encore at Wynn Macau and future projects to a VIP clientele throughout Macau. We also intend to continue to capitalize on our relationships in the Macau gaming industry, such as those with our gaming promoters, which we believe arise to a large degree as a result of the market-wide respect for, and recognition of, Mr. Wynn’s proven track record in the global luxury casino resort industry.

#### **Continue to Develop Properties in Macau**

Our properties are designed and built to provide a premium experience. We seek to use our design and amenities to position our casino resorts as full-service luxury properties in the leisure and travel industries. We intend to continue to be a leading innovator in the design, development and operation of casino resorts in Macau with the construction of Encore at Wynn Macau and our future projects in Macau. We believe that Mr. Wynn’s involvement as our Chairman of the Board of Directors, Chief Executive Officer and President affords us a distinct advantage over other gaming enterprises in Macau because of his vast experience in developing and managing premier luxury casino resorts.

**Wynn Macau Expansion.** Wynn Macau is currently being expanded and reconfigured to add new VIP areas with 35 additional high-limit slot machines and approximately 29 VIP table games located in private gaming salons. The expansion and reconfiguration is expected to open in the first quarter of 2010. We continue to refine our offerings in response to client demand and, since the opening of Wynn Macau, have continued to use innovative capital investment in order to increase revenues and profitability.

**Encore at Wynn Macau.** We are in the process of constructing Encore at Wynn Macau. While the new resort will be a destination in itself, it will also be complemented by and be fully integrated with the existing operations at Wynn Macau. We believe we will further solidify our position as a premier destination for VIP clients in Macau as well as enhance our offerings to premium mass market clients with the addition of Encore at Wynn Macau’s:

- VIP rooms and gaming areas, including approximately 37 VIP table games and approximately 20 high-limit slot machines, which will set a new standard of luxury gaming for our VIP players;
- Premium mass market gaming areas, including 24 premium mass market table games and 75 premium mass market slot machines;



**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

- Approximately 400 luxury suites of approximately 1,000 square feet each;
- Four villas of approximately 7,000 square feet connecting to a private gaming salon;
- A sky casino;
- Retail space for three new premium retail outlets; and
- Two new restaurants.

We expect to open Encore at Wynn Macau in the first half of 2010. The total budget is approximately HK\$5,037.4 million, including amounts under the guaranteed maximum price construction contract of HK\$3,131.8 million representing the major hard construction costs. As at 30 June 2009, approximately HK\$2,398.2 million of construction costs had been incurred and completion of the project is funded through a combination of existing cash balances and cash flow from operations. With the expansion of Wynn Macau and the opening of Encore at Wynn Macau, Wynn Macau’s aggregate VIP table games will increase from approximately 149 to 215 tables, an increase of 44%, allowing us to serve additional junket-driven and in-house VIP gaming.

***Cotai and Other Opportunities.*** We have identified a site of approximately 52 acres in Cotai and Palo Real Estate Company Limited (which will be our indirect wholly owned subsidiary at the time of the completion of the Reorganization) has submitted an application to the Macau government to obtain the right to lease this parcel of land. The application, if granted, would permit us to construct an integrated casino and five-star resort of up to approximately 4.8 million square feet, including space for gaming, accommodation, food and beverage, retail, leisure and convention/meeting areas. We are awaiting final approval for this application.

By positioning a “Wynn” luxury casino resort in Cotai, we would expect to benefit from the strong visitor growth that is expected with the development of Cotai as well as significant infrastructure development by the Macau government, including a new ferry terminal currently under construction at Pac-On, Taipa and an airport upgrade and extension. Due to the current economic environment, no construction timeline has been planned, no budget or capital expenditure estimate has been set, and no funding arrangements have been made for the potential Cotai project. The application submitted does not contain any binding undertakings or conditions with respect to the potential project. Thus the specific parameters of any potential Cotai project, including whether such project is to be built at all, are subject to change.

Despite the uncertainty in global economic conditions and its potential adverse effects on consumer and corporate spending and tourism trends, we believe that we are well capitalized to sustain our leading position in a difficult operating and financing environment. We believe our management’s experience, disciplined approach to development and prudent management put us in a strong position to evaluate Macau’s evolving gaming market and selectively take advantage of opportunities in Cotai and elsewhere in Macau.

### **Expand Our Client Network and Cultivate Client Relationships**

***Gaming Promoters.*** To help expand our client base and attract new players and clients, we increased the number of gaming promoters with whom we have relationships from three as at September 2006 to seven as at 30 June 2009. We believe the gaming promoters and their VIP clients are integral to the success of Wynn Macau and will be a key factor in the expansion of our client base with the expected opening of Encore at Wynn Macau in 2010. We believe we have strong relationships with our gaming promoters. Our commission levels have remained stable throughout our operating history, and we have not needed to materially increase the levels of commissions WRM advances to junket operators in order to continue to attract their business. We intend to constantly pursue opportunities to enter into relationships with gaming promoters who, along with a VIP client base, are capable of satisfying our high standards of probity and integrity in order to expand our revenues base.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

***In-house VIP Program.*** We will continue to expand and develop our already substantial network of loyal international and domestic VIP clients. In addition to our over 200-member internal marketing team who focus on marketing Wynn Macau to VIP players in Asia, we intend to continue to use the services of Wynn Marketing as well as independent marketing representatives in major cities around the world to market Wynn Macau and Encore at Wynn Macau.

Our VIP clients are accustomed to enjoying the finest amenities when they travel, and we strive to satisfy their needs and desires. We are conscious of the ever changing demands and preferences of clients in the destination casino resort industry, particularly at the highest end. The Wynn Macau casino resort offers clients both gaming and non-gaming amenities. We will continue to adapt our offering of luxury accommodations, private gaming salons, fine dining and premium retail offerings to cater to the evolving preferences of our clients, especially our VIP clients.

***Premium Mass Market.*** While we are predominantly focused on providing a luxury casino resort targeted to VIP clients, we also seek to attract a significant percentage of the premium mass market clients visiting Macau from mainland China, Hong Kong and other regions. Our planned expansion at Wynn Macau will include additional gaming space targeting the high end of the premium mass market segment. We also seek to attract these clients to our resorts through billboard and print and electronic media advertising. Wynn Macau’s performance lake, with its music fountains and fire show, as well as its dramatic front feature of an interchangeable gold “prosperity tree” or “dragon-of-fortune,” with its Chinese zodiac-inspired ceiling show and a descending chandelier, is designed to stand out to visitors to Macau and attract local clients. Wynn Macau also continues to offer promotions including free shuttle services to and from the border gate and ferry terminal to attract mass market clients.

### **Take Advantage of Our Strong Balance Sheet**

We plan to use our strong balance sheet and liquidity position to selectively take advantage of opportunities we identify in Macau. As at 30 June 2009, we had cash and cash equivalents of HK\$6,280.3 million while our total debt as at that date was HK\$11,693.0 million. Our net cash flows from operating activities were HK\$3,169.9 million for 2008 and HK\$1,829.1 million for the first six months of 2009. We believe that our net debt position and strong operating cash flows leave us well positioned to finance and fund the development of additional properties in Macau. We will continue to actively seek out such opportunities and to selectively pursue them when we believe economic conditions and other factors justify the investment.

## OUR PROPERTIES AND PROJECTS

### **Wynn Macau Resort and Casino**

Wynn Macau opened to the public on 6 September 2006 and currently occupies approximately 16 acres of land in Macau. In December 2007, Wynn Macau was expanded to include approximately 75,000 square feet of additional gaming space and additional food and beverage and retail amenities. Wynn Macau and the expansion were completed at a cost of approximately HK\$8,531.5 million. As at 30 June 2009, Wynn Macau featured the following:

#### ***Luxury Hotel***

The hotel tower contains 600 hotel rooms and suites atop a low-rise podium structure housing restaurants, retail outlets and the casino. The building has a total floor area of approximately 1.8 million square feet. The high-rise building is configured in the shape of a gentle arc, with the focal point of the tower being the performance lake. The performance lake was designed to provide special effects for the entertainment of our clients and other visitors. In addition, Wynn Macau’s rotunda area features an interchangeable gold “prosperity tree” and “dragon-of-fortune” in conjunction with a Chinese zodiac-inspired ceiling show incorporating a descending chandelier.

## **OUR BUSINESS**

---

### ***Deluxe and Grand Deluxe Guest Rooms***

Wynn Macau’s approximately 460 deluxe and grand deluxe guest rooms are decorated with sophisticated interior design elements and materials. Each deluxe room is designed to have a floor layout of approximately 683 square feet. The signature arc-shaped design of Wynn Macau’s high-rise building provides each room with a view of the performance lake or the city. Each deluxe room comes with a pillow-top bed with Egyptian cotton linens, an LCD high-definition television and a large working desk equipped with convenient and accessible electrical outlets. Additionally, each deluxe room has a dedicated high-speed broadband Internet. Each bathroom has an oversized countertop, double sinks, a makeup area, an LCD high-definition television, a glass shower enclosure, a separate toilet compartment and a large bathtub. Wynn Macau provides hotel clients with its exclusive line of Bambu bath amenities.

Wynn Macau’s grand deluxe guest rooms are located in the Wynn Club and have access to the Wynn Club lounge for exclusive dining. The Wynn Club is separated from the standard guest rooms on each floor by a door, effectively creating a separate but adjoining “Wynn Club” accessible only to occupants of grand deluxe rooms and suites. Occupants of the grand deluxe guest rooms can also make use of a special entrance to the hotel and VIP front desk services.

### ***Single and Multiple Bedroom Luxury Suites***

Wynn Macau also offers single and multiple bedroom luxury suites with superior amenities and furnishings designed to accommodate high-end hotel clients. There are 120 one-bedroom suites and 20 two-bedroom suites in the Wynn Club, a separate part of the Wynn Macau hotel tower.

These elegant and spacious suites are designed to satisfy the expectations of highly sought-after VIP gaming clients. The living rooms and bedrooms of single bedroom suites have floor-to-ceiling views overlooking the performance lake or the city. Each salon suite features a luxurious lounge area with a media center, adjacent dining or conference area, wet bar, a spa therapy room, a powder room and oversized bathroom. Each bathroom has an oversized countertop, double sinks, a makeup area, an LCD high-definition television, a glass shower enclosure, a separate toilet compartment and a large bathtub with air jets.

Occupants of the suites can also make use of a special entrance to the hotel, as well as an exclusive elevator to the suites.

### ***Casino***

Wynn Macau currently occupies approximately 205,000 square feet, offering 24-hour gaming and a full range of games. The casino’s well organized floor plan and well defined pathways allow our clients easy access throughout the casino. As at 30 June 2009, Wynn Macau contained:

- *Table Games.* Approximately 369 table games, including all major types of table games such as baccarat, blackjack, craps, poker, Caribbean stud poker, roulette and sic bo. Baccarat is the most popular game among our clients measured by the level of revenues generated per table.
- *Slot Machines.* Approximately 1,220 slot machines.

Wynn Macau allocates gaming tables and slot machines based upon a number of factors, including the popularity of particular games.

Wynn Macau also has multiple private gaming salons and VIP gaming rooms with direct access from the Wynn Club. Many private gaming rooms have their own private dining rooms. Wynn Macau’s gaming limits accommodate a full range of casino clients and appeal to the VIP gaming market. A substantial majority of gross gaming revenues at Wynn Macau is derived from VIP play.

## **OUR BUSINESS**

---

### ***Restaurants and Bars***

Wynn Macau features Chinese and international restaurants. The restaurants at Wynn Macau provide high quality food, service and décor, which we believe are additional reasons for gaming clients to visit and stay at Wynn Macau. Wynn Macau’s signature restaurants include the following:

- *Ristorante Il Teatro.* Ristorante Il Teatro features authentic Italian cuisine prepared with fresh ingredients imported from around the world and by a team of experienced chefs and client service members who are passionate about the art of fine-dining. The window seats at Ristorante Il Teatro offer stunning views of Wynn Macau’s performance lake.
- *Wing Lei.* Wing Lei serves Cantonese cuisine, featuring both regular and seasonal menus. Apart from offering gourmet Chinese cuisine, Wing Lei has a unique interior design. The centerpiece of the restaurant, the iconic flying dragon, is composed of 90,000 Swarovski crystals and individually blown glass elements.
- *Okada.* Okada serves dishes from Okada Wynn Las Vegas, including teppanyaki, robatayaki, sushi and other Japanese specialties.

Other casual dining venues include Café Esplanada, Red 8, Wing Lei Lounge and our luxury lounge, Cinnebar, which offers indoor and outdoor seating overlooking our pool and garden.

### ***Wynn Esplanade***

Wynn Esplanade is Wynn Macau’s luxurious retail shopping promenade measuring approximately 46,000 square feet. Wynn Esplanade hosts a wide range of high-end, brand-name retail stores and boutiques featuring Bulgari, Chanel, Christian Dior, Dunhill, Ermenegildo Zegna, Fendi, Ferrari, Giorgio Armani, Gucci, Hermes, Hugo Boss, Louis Vuitton, Miu Miu, Piaget, Prada, Rolex, Tiffany & Co., Van Cleef & Arpels, Versace, Vertu and others.

### ***Spa, Salon, Fitness Complex and Pool***

Wynn Macau owns and operates a world-class spa, salon and fitness complex offering high-end spa treatments, fitness equipment, custom label and branded skin and body treatment products, as well as clothing, accessories and athletic wear. Wynn Macau also offers its clients an outdoor heated pool and a whirlpool spa, set among verdant sub-tropical gardens with private cabanas located throughout the pool areas. In 2008, the spa was awarded the coveted Mobil Five-Star award.

### ***Convention, Meeting and Reception Facilities***

Wynn Macau features approximately 13,300 square feet of convention, meeting and reception space (including corridors and patio space), which include a grand ballroom, meeting rooms, boardrooms and a business center. All areas feature advanced technology, including sophisticated audio visual equipment and both broadband and wireless Internet capabilities. Wynn Macau also provides fully catered wedding services in our convention, meeting and reception spaces.

### ***Land Concession***

The Macau government owns most of the land in Macau and, in most cases, private interests in real property located in Macau are obtained through long-term leases and other grants of rights to use land from the government. In June 2004, WRM, which will be our wholly owned subsidiary at the time of the completion of the Reorganization, entered into a land concession contract and leased from the Macau government an approximately 16-acre parcel of land on the Macau peninsula. The term of the land concession contract is 25 years, which may be renewed with government approval for successive periods terminating no later than 19 December 2049. WRM was obligated to pay, in one initial payment and ten semi-annual installments, a total

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

land concession premium of approximately MOP319.4 million (HK\$309.8 million) in aggregate plus an interest at 5% on the ten semi-annual installments. WRM has made all of the semi-annual payments; its final payment of MOP25.1 million (HK\$24.4 million) was paid in August 2009. Approximately HK\$140 million was also paid to an unrelated third party, Nam Van Development Company (“Nam Van”), a Macau company, for its relinquishment of rights to a portion of the land; this land was originally granted by the Macau government to Nam Van for the latter’s use. Upon receiving the HK\$140 million, the market value of the land use right as determined after arm’s length negotiations between the Group and Nam Van, Nam Van relinquished its right to the use of that land and such right was subsequently granted to the Group. In addition, there is an annual rent payment of approximately MOP3.2 million (approximately HK\$3.1 million) for the land concession contract.

We have agreed with the Macau government to amendments to WRM’s land concession arrangement due to the construction of Encore at Wynn Macau and the additional square feet added as a result of such construction. We, through WRM, will make an additional one-time land premium payment of approximately MOP113.4 million (HK\$110.1 million) in connection with such amendments and in consideration of additional usable area being added to Wynn Macau.

### **Encore at Wynn Macau**

In November 2006, WRM announced the intention to develop on its existing property a second, self-contained, fully integrated resort hotel now known as Encore at Wynn Macau. We are in the process of constructing Encore at Wynn Macau. While the new resort will be a destination in itself, it will also be complemented by and fully integrated with the existing operations at Wynn Macau. We believe we will further solidify Wynn Macau’s position as a premier destination for VIP clients in Macau as well as enhance our offerings to premium mass market clients with the addition of Encore at Wynn Macau’s:

- VIP rooms and gaming areas, including approximately 37 VIP table games and approximately 20 high-limit slot machines, which will set a new standard of luxury gaming for our VIP players;
- Premium mass market gaming areas, including 24 premium mass market table games and 75 premium mass market slot machines;
- Approximately 400 luxury suites of approximately 1,000 square feet each;
- Four villas of approximately 7,000 square feet connecting to a private gaming salon;
- A sky casino;
- Retail space for three new premium retail outlets; and
- Two new restaurants.

We expect to open Encore at Wynn Macau in the first half of 2010. The total budget is approximately HK\$5,037.4 million, including amounts under the guaranteed maximum price construction contract of HK\$3,131.8 million representing the major hard construction costs. As at 30 June 2009, approximately HK\$2,398.2 million of construction costs had been incurred and completion of the project is funded through a combination of existing cash balances and cash flow from operations. With the expansion of Wynn Macau and the opening of Encore at Wynn Macau, Wynn Macau’s aggregate VIP table games will increase from approximately 149 to 215 tables, an increase of 44%, allowing us to serve additional junket-driven and in-house VIP gaming.

### ***Construction Schedule and Budget***

We commenced construction on Encore at Wynn Macau in June 2007 and anticipate opening to the public in the first half of 2010. Encore at Wynn Macau is currently being developed according to budget without any significant budget overruns.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

We expect the total development cost of Encore at Wynn Macau to be approximately HK\$5,037.4 million, including design and construction costs, capitalized interest, pre-opening expenses, financing fees, pre-opening costs, construction period interest, and certain furniture fixtures and equipment.

We currently have a guaranteed maximum price contract for HK\$3,131.8 million with Leighton Contractors (Asia) Limited, China State Construction Engineering (Hong Kong) Limited and China Construction Engineering (Macau) Company Limited, acting together as the general contractor for the construction of Encore at Wynn Macau. The guaranteed maximum price is subject to increases due to, among other things, scope changes to the project. Although we have determined the overall scope and design of Encore at Wynn Macau, not all of the plans and specifications for the construction components that are the subject of the guaranteed maximum price contract have been finalized and, under certain circumstances, we could be responsible for excess costs with respect to these components. For more information regarding risks associated with the construction and development of Encore at Wynn Macau, see “Risk Factors – Risks Relating to Our Business.”

As at 30 June 2009, approximately HK\$2,398.2 million of construction costs had been incurred and completion of Encore at Wynn Macau is funded through a combination of existing cash balances and cash flow from operations. All material regulatory approvals have been obtained for Encore at Wynn Macau as at the date of this document, *except* for the relevant certificate of occupancy, which is expected to be obtained, as is customary, shortly prior to the opening of Encore at Wynn Macau.

Design of Encore at Wynn Macau continues to progress and the status of the construction activities as at 30 June 2009 was as follows:

- The low-rise podium structure is complete;
- The high-rise tower structure has topped out;
- Interior fit-out is in progress in all areas;
- The basement structure has been completed; and
- The central plant (located on the roof of Wynn Macau) is complete.

### **Cotai and Other Opportunities**

Cotai, which derives its name from the surrounding islands, is approximately 250 acres of newly reclaimed land between the islands of Coloane and Taipa. The area was developed to provide additional space for gaming and tourism. Cotai is expected to become an extensive development with multiple resorts, including many modern shopping malls, showrooms and spas, among other entertainment facilities and casinos.

We have identified a site of approximately 52 acres in Cotai and Palo Real Estate Company Limited (which will be our indirect wholly owned subsidiary at the time of the completion of the Reorganization) has submitted an application to the Macau government to obtain the right to lease this parcel; no payments or deposits were made to the Macau government when submitting the application. We are awaiting final approval for this application.

On 1 August 2008, Palo Real Estate Company Limited entered into an agreement with Tien Chiao Entertainment and Investment Company Limited (“Tien Chiao”), a Macau company, to make a one-time payment in the amount of US\$50 million in consideration of Tien Chiao’s relinquishment of certain rights with respect to its business interests in the potential Cotai project. Tien Chiao originally entered into a business arrangement with affiliates outside of the Group wherein a Macau company was formed for the purpose of applying to the Macau government for a parcel of land in Cotai for potential development. In 2008, however, Tien Chiao withdrew from the investment, and agreed to sell its shareholding interest in the company to Palo Real Estate Company Limited for US\$50 million, the market value of such interest as determined after arm’s length negotiations between the two parties. The payment is required to be made to Tien Chiao within 15 days after the Macau government publishes the rights of Palo Real Estate Company Limited to the land in the government’s official gazette.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

Due to the current economic environment, we have not decided whether we will proceed with the potential Cotai project, no construction timeline, no budget or capital expenditure estimate has been made, and no funding arrangements have been put in place for the potential Cotai project. The application submitted to the Macau government does not contain any binding undertakings or conditions with respect to the potential project. The proposed draft land concession agreement prepared by the Macau government in connection with the application contains several undertakings and conditions standard for any land concession in Macau, including the obligation to develop the land within a certain period of time (in this case, the development and construction of a hotel complex of a certain size within five years) but such proposals have not yet been finalized with the Macau government and are not binding. Thus, the specific parameters of any potential Cotai project, including whether such project is to be built at all, are subject to change. However, we believe our management’s experience, disciplined approach to development and prudent capital management put us in a strong position to evaluate Macau’s evolving gaming market and selectively take advantage of opportunities in Cotai and elsewhere in Macau.

### **GAMING PRODUCTS**

Wynn Macau offers a wide range of table games, including baccarat, blackjack, craps, poker, Caribbean stud poker, roulette and sic bo. Wynn Macau also offers a wide variety of slot machines and other electronic gaming. There is no designated research and development department for the development of new games, but during the three years ended 31 December 2008 and the six months ended 30 June 2009, new casino games were occasionally developed and implemented at Wynn Macau by the relevant operating divisions. The selection of table games and slot machines made available to our clients within Wynn Macau’s casino is primarily based on the preferences of our clients, feedbacks and suggestions from our gaming promoters with respect to the preferences of their clients, as well as statistical gaming results.

### **ADVERTISING AND MARKETING**

Wynn Macau attracts wealthy Chinese and international VIP gaming clients, due in part to the high degree of name recognition and client loyalty that we believe Mr. Wynn has developed over the last two decades by operating some of the signature properties on the Las Vegas Strip. We also attract VIP clients through internal marketing (so-called “in house” VIP clients) as well as through the use of gaming promoters.

#### **General**

Our advertising and marketing strategy consists of positioning Wynn Macau as a full service luxury resort and casino in the leisure, conference and tour and travel markets. We have created general market awareness about Wynn Macau’s product offerings through various media outlets, including television, radio, newspapers, magazines, the Internet, direct mail and billboards. We believe that the geographic location of Wynn Macau, together with the key design elements of Wynn Macau’s luxury hotel, the prominent display of the “Wynn” name, the performance lake and the special visual effects serve to market Wynn Macau to local gaming visitors. Our third party retailers also engage in their own general advertising and promotional activities, which we believe benefit the resort and casino and the other retail shops at Wynn Macau.

WRM also maintains, through a third party operator, a fleet of shuttle buses and operate shuttle services to and from the Gongbei border gate, the primary ferry terminal, the Taipa ferry terminal and the airport.

#### **Gaming Promoters**

Gaming promoters, also known as junket operators, have historically played a critical role in the Macau gaming market and are important to our business and operations. Upon opening of Wynn Macau in September 2006, we had contracts with three gaming promoters. As at 30 June 2009, we employed the services of seven gaming promoters, including our initial three gaming promoters. Six of our gaming promoters are corporate entities and one is an individual; all are independent third parties licensed as gaming promoters by DICJ. Our gaming

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

promoters' primary business activities involve providing certain services to WRM, including directing clients to Wynn Macau and using best efforts to actively promote Wynn Macau's facilities to existing and potential clients in designated geographical areas. Many of our gaming promoters have affiliates that work with the other casino operators in Macau. We expect to continue to evaluate and selectively add gaming promoters going forward.

Gaming promoters introduce VIP clients to Wynn Macau and typically assist those clients with their travel and entertainment arrangements. In addition, gaming promoters often extend credit to their clients. This extension of credit is one of the gaming promoters' key functions. For a more detailed discussion of the gaming promoters' role in extending credit to clients, see “— Credit Management.”

In exchange for their services, we pay our gaming promoters a fixed percentage of the gross gaming win generated by their clients at our casino. In addition, our gaming promoters receive a monthly allowance of a percentage of the total turnover generated by their clients for room, food and beverage and other expenses. Our gaming promoters are not required to make any minimum purchases — such as non-negotiable chips — from us but are required to generate certain amounts of turnover. If one of our gaming promoters fails to generate the required amounts of turnover, it is typically given a warning, and in some cases tables allocated to such gaming promoter may be reallocated to maximize the tables' utility; termination would be used as a last resort. Such table reallocation has been rare during the three years ended 31 December 2008 and the six months ended 30 June 2009 and no gaming promoter has been terminated to date. We believe that this revenue-based commission structure reduces the volatility of our earnings. Furthermore, we are not obligated to pay commissions to our gaming promoters in the event the gaming promoters' players do not generate any gross gaming win during any monthly period. In addition, most of our junket contracts provide that if the aggregate gaming activity attributable to a given gaming promoter results in a loss during a month, the gaming promoter is obligated to pay Wynn Macau a fixed percentage of such loss in cash prior to commencing operations for the next month, unless Wynn Macau determines in its sole discretion to carry such amounts forward. We seek to ensure the accuracy and completeness of the commissions and allowances payable to our gaming promoters by maintaining accurate records of our revenues. The majority of our revenues are casino revenues, and inspectors from DICJ are involved in the accounting of Wynn Macau's casino revenues on a daily basis; revenues from slot machines and daily revenues from table games are also verified by DICJ. See “Our Business — Quality Assurance, Internal Controls and Government Oversight — Government Oversight.” There has been no material dispute with our gaming promoters with respect to such payments.

We from time to time advance commissions to our gaming promoters based on the amount of past commissions generated by the respective gaming promoter; the amounts of these advance commissions are determined on a case-by-case basis. These advances are typically secured by the commissions earned by the gaming promoter over the course of the applicable month and sometimes by uncertified personal checks from the gaming promoters, and the gaming promoter is legally obligated to repay the advances to us in the event of any shortfall. Most of our junket contracts provide that we may require a deposit from the junket operator at our option. There has been no default by our gaming promoters with respect to the repayment of commissions paid in advance to them during the three years ended 31 December 2008 and the six months ended 30 June 2009. For a more detailed discussion of extending advance commissions to our gaming promoters and clients, see “Our Business — Quality Assurance, Internal Controls and Government Oversight — Credit Management.”

The contracts we enter into with our gaming promoters have a term of one year, matching the duration of the licenses granted to gaming promoters by DICJ. We also believe that the one-year term provides us with the ability to propose changes to both the commercial and legal terms of our gaming promoter arrangements on at least an annual basis as the market or our policies may dictate. Each of WRM's seven gaming promoter agreements may also be unilaterally terminated by WRM without further liability or obligation to the affected gaming promoter. WRM may unilaterally terminate the relevant gaming promoter agreement with each gaming promoter: (i) by giving 30 or 90 days' prior written notice to the affected gaming promoter; (ii) upon 48 hours'



**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

prior written notice to the affected gaming promoter for the purposes of maintaining WRM’s or its affiliates’ privileged licenses and remaining in good standing in the various jurisdictions where WRM and its affiliates operate, as determined by WRM in its sole and reasonable discretion; (iii) automatically if the gaming promoter’s games promotion license is terminated, suspended or materially impaired, see “Regulation — Regulation of Gaming Promoters;” and (iv) if a material breach or failure to observe the representations, warranties or other obligations contained in the gaming promoter agreement is not curable, forthwith upon giving notification to the affected gaming promoter or if the material breach or failure is curable, and the material breach or failure is not cured within five days of it first occurring, forthwith upon giving notification to the affected gaming promoter. All gaming promoter agreements must be filed with DICJ, along with any changes to the agreements. We have been advised by Macau counsel that these gaming promoter agreements are legal and enforceable under Macau law.

All of our gaming promoters undergo a thorough licensing and screening process by DICJ. DICJ examines the parties, including their corporate entities and ultimate owners, who operate and control the gaming promoters, as well as the gaming promoters’ employees and business associates. DICJ monitors each gaming promoter, its employees and any parties having business relationships with the gaming promoter and requires quarterly updates regarding the gaming promoters’ personnel. Each gaming promoter is bound by Macau law and various DICJ regulations and is required to conduct its business in full accordance with the law at all times and to comply with all Macau anti-money laundering laws and regulations. DICJ renews gaming promoter licenses on an annual basis and periodically conducts probity checks on the gaming promoters, their employees and business associates.

Under the terms of our concession agreement and the gaming laws of Macau, we are responsible for violations of gaming laws by gaming promoters operating in Wynn Macau. Thus, in addition to the vetting performed by DICJ, all of our gaming promoters undergo a thorough internal vetting process. Wynn Macau’s corporate security and investigation teams, which comprises fourteen employees, conduct extensive background checks on and continually monitor each gaming promoter, its employees and business associates, and engage in periodic reviews of the gaming promoters. The periodic reviews conducted by such corporate security and investigation teams involve reviewing the activities each gaming promoter, its employees, shareholders, affiliates, partners and collaborators for possible non-compliance with Macau legal and regulatory requirements. Such reviews include investigations into compliance with money-laundering laws and regulations as well as the accuracy of all withholdings. As specified under our gaming promoter contracts, we require all gaming promoters to comply with all requests for information or materials by Wynn Macau as part of such periodic review process, and Wynn Macau has full and complete access to the accounting books and records of each gaming promoter for the purposes of such reviews. We have not been subject to any investigation, sanction, fine, penalty or reputational harm caused by our gaming promoters’ violation of Macau gaming laws during the three years ended 31 December 2008 and the six months ended 30 June 2009, and are not aware of any violation of Macau gaming laws by our gaming promoters.

For more information regarding the risks associated with our relationships with gaming promoters, see “Risk Factors — Risks Relating to Our Business — We depend upon gaming promoters by a significant portion of our casino revenues. If we are unable to maintain, or develop additional, successful relationships with reputable gaming promoters, our ability to attract VIP clients may be adversely affected. Increased competition may exert upward pressure on commission rates paid to gaming promoters.”

### **Loyalty and Marketing Programs**

We market Wynn Macau directly to our gaming clients through the use of our client loyalty programs. Our internal marketing team with over 200 members primarily focuses on marketing Wynn Macau to VIP and mass market players in Asia. Through a service agreement with Wynn Marketing, Wynn Macau currently benefits from the services of experienced international and domestic marketing executives located in offices in Tokyo, Hong Kong, Macau, Singapore, Taiwan, Vancouver and southern California as well as in other major cities

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

around the world. We use information in our database to target specific clients with promotions that might attract them to Wynn Macau. We also offer In-house VIP Players a variety of gaming rebate programs whereby they earn cash discounts and complimentary rooms, suites, meals, beverage and other retail items based on their turnover level at our casino.

### ***Premium Clients/ Wynn Club***

We offer our premium clients the option to stay in the Wynn Club. The Wynn Club is a separate part of the Wynn Macau hotel tower with its own check-in and reception, as well as its own Chinese fine dining establishment. The Wynn Club offers clients their choice of 100 grand deluxe rooms, each measuring over 600 square feet in size, 120 one-bedroom suites, each measuring over 1,900 square feet in size, as well as 20 two-bedroom suites, each measuring over 2,900 square feet in size. While all clients, regardless of gaming status, are welcome to reserve a room in the Wynn Club, the supply of rooms is limited as the majority of the Wynn Club rooms and suites are permanently reserved for our VIP players to ensure that our VIP players always have the option of staying in the Wynn Club.

In addition to its hotel and dining offerings, the Wynn Club also offers the premium gaming at Wynn Macau. Currently comprising two levels, “diamond card” and “black card,” Wynn Club gaming is available only to VIP Players enrolled in Wynn Macau’s in-house program or playing with one of our gaming promoters. The Wynn Club gaming experience includes gaming in several exclusive venues throughout Wynn Macau including the exclusive Sky Casino, the Chairman’s Salon, the main Wynn Club gaming area and a series of private areas reserved for specific gaming promoters. Clients wishing to enjoy the Wynn Club gaming experience must satisfy certain criteria related to financial resources and level of gaming play or be introduced to us by one of Wynn Macau’s gaming promoters.

From time to time, we selectively extend credit to In-house VIP Players based on our knowledge of the player and his or her financial background and payment history. For more information regarding the procedures implemented in connection with the extension of credit to our VIP clients, see “— Credit Management.”

### ***Premium Mass Market/ Diamond Club***

Wynn Macau attracts a large volume of premium mass market clients who are predominantly walk-in, day-trip visitors to Macau from China. Wynn Macau offers a variety of different promotions designed to attract and retain the growing premium mass market players. Our premium mass market clients generally do not take advantage of the luxury amenities provided by Wynn Macau to the same degree as VIP clients, but Wynn Macau does have a variety of premium mass market amenities and loyalty programs, including the Diamond Club, which offers a reserved space on the regular gaming floor and various other services unavailable to general mass market clients.

Premium mass market gaming is a highly profitable segment of the market and an important part of our business. Although adversely affected by the recent economic downturn, the premium mass market will, we believe, continue to have strong potential for future development. Accordingly, Wynn Macau has opened several new areas with higher denomination tables that are specifically designed to appeal to premium mass market clients who desire a higher degree of privacy and some basic amenities such as complimentary snacks and beverages. Our internal marketing team has developed marketing campaigns aimed at attracting new clients to the premium mass gaming segment and is also working to ensure that Wynn Macau’s existing premium mass gaming clients have an enjoyable experience and become regular clients.

In addition, Wynn Macau has a “Red Card” player affinity program that was specifically designed for mass market players in Macau and as at 30 June 2009 had over 300,000 members who enjoy a variety of loyalty and affinity benefits.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

### **GAMING OPERATIONS**

WRM’s concession agreement requires that our casino and gaming areas be open seven days a week, every day of the year. Wynn Macau operates on a 24-hour basis. Wynn Macau’s gaming activities are conducted through a number of gaming operations, including gaming floor, cage and treasury as well as security and surveillance operations. Wynn Macau’s gaming operations referred to herein include operations in all of the VIP player, premium mass market and mass market gaming areas.

#### **Gaming Floor Operations**

Wynn Macau’s gaming floor is organized into multiple gaming pits, each consisting of a configuration of several gaming tables. Inside each gaming pit are playing cards, dice, table inventories of gaming chips and computer terminals used by gaming supervisors. As at 30 June 2009, we had 2,873 employees working in our gaming division. Of those, 1,324 were dealers, 1,403 were gaming operations managers (including supervisors, pit managers and shift managers) and the remaining employees were technicians and other administrative staff.

Wynn Macau’s dealers are responsible for conducting and facilitating various table games (such as baccarat, blackjack or roulette), handling chip exchanges occurring at their tables and assisting in chip counts. While most gaming tables have one dealer during operating hours, some table games, such as craps and baccarat, require more than one dealer to run. All of our dealers are trained to identify high value and suspicious transactions occurring at their gaming table and are required to report any such transaction to their supervisors for immediate and appropriate action.

Gaming operations managers are primarily responsible for the supervision of Wynn Macau’s gaming operations. In particular, they monitor the performance of our dealers and gaming supervisors to ensure that all gaming floor operations are conducted properly and in accordance with both Wynn Macau’s internal rules and regulations as well as with applicable laws and regulations imposed by the Macau government. Wynn Macau’s gaming supervisors and operations managers also monitor, through either Wynn Macau’s electronic surveillance system or direct on-site supervision, the gaming activities of our clients with a view to ensuring that no high value or suspicious transactions take place or any other illegal or fraudulent activities are conducted in our casino or gaming areas.

Wynn Macau’s gaming operations managers conduct chip counts and certify the amount and value of all chips contained in each gaming table’s chip tray on a regular basis. This process, which is recorded by Wynn Macau’s video surveillance system, is completed in the presence of dealers and supervisors and with the assistance and under the supervision of DICJ.

The chips contained in a gaming table’s chip tray represent the initial daily capital for each gaming table. Upon the closing of a gaming table, the supervisor in charge of the gaming table, under the supervision of DICJ, counts and certifies the amount and value of all chips in that gaming table’s chip tray and puts any chips in excess of the initial daily capital into the gaming table’s drop box. The drop boxes are collected for centralized handling, and the total gross table games win is tabulated and certified by DICJ.

#### **Cage and Treasury Operations**

Wynn Macau’s cage and treasury operations are primarily responsible for verifying and certifying the accuracy of gross table games win generated by its gaming operations. Other key responsibilities carried out by Wynn Macau’s cage and treasury operations include:

- Checking and counting chips from gaming tables;

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

- Computing, verifying and recording wins of each gaming table;
- Collecting cash from slot machines and preparing cash collection reports under the supervision of DICJ;
- Managing bank accounts, including the receipt and remittance of payments;
- Monitoring credit risks associated with the extension of credit to our VIP clients; and
- Identifying high value and suspicious transactions.

### **Security and Surveillance**

The security of Wynn Macau’s gaming operations and safety of our clients and employees is of utmost importance to us. Wynn Macau employs a security team whose primary responsibilities are to ensure the safety of the casino and gaming area employees and clients and the security of its casino and gaming areas, in particular the gaming floors and the cage and treasury facilities. In addition, Wynn Macau’s security team is in charge of guarding and protecting Wynn Macau’s premises and properties against theft, vandalism and other criminal and unlawful activities as well as transporting cash and chips within the casino and gaming areas. All members of Wynn Macau’s security team are carefully screened and selected, and properly and extensively trained in law enforcement, crisis management, communications and client service. As at 30 June 2009, the security team had over 370 full-time employees, including 12 full-time corporate investigation specialists.

Wynn Macau’s casino and gaming areas are divided into different security patrol sections. Each patrol section consists of a specified area of the gaming floor and generally includes several gaming tables, cash counters and slot machines. We generally assign at least one security officer to each cash counter and private casino VIP room, and typically position several security officers in key areas of the gaming floor, such as at the entrances and exits of the casino and gaming areas as well as near the casino cages.

Wynn Macau uses a sophisticated electronic surveillance system consisting of moving closed circuit television cameras that rotate randomly to monitor and record all activities in the casino and gaming areas, as well as surveillance cameras capturing still images of key revenue areas such as gaming tables and casino cages. Wynn Macau’s surveillance system is designed to assist our security team in maintaining the highest levels of client and employee security in the casino and gaming areas.

### **QUALITY ASSURANCE, INTERNAL CONTROLS AND GOVERNMENT OVERSIGHT**

Wynn Macau employs internal controls and procedures designed with a view to ensure that gaming and other operations at Wynn Macau are conducted in a professional manner and in compliance with Macau’s gaming regulations and provisions against money laundering. Furthermore, Wynn Macau is subject to on-site government oversight by DICJ and the Macau Judiciary Police. For more information regarding the regulations to which Wynn Macau is subject in Macau, see “Regulations.”

#### **Internal Controls on Gaming Operations**

Wynn Macau’s gaming operations are subject to risk of loss resulting from employee or client dishonesty or fraud by our gaming promoters. Minimizing these risks requires the development of procedures that can control the authorization, accountability and safekeeping of gaming chips, cash and gaming equipment. Accordingly, we take numerous preventative and mitigating measures for the handling of chips, cash and gaming equipment to prevent, detect and deter the use of counterfeit chips, playing cards and currency as well as other fraudulent activities within the casino and gaming areas. These measures include:

- Video surveillance;

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

- Employee training;
- Regular rotation of dealers;
- Gaming supervisors and cash counter clerks;
- Radio frequency identification device (“RFID”) supported gaming chips; and
- Computer supported security systems.

Access to all sensitive areas such as count rooms, electronic storage rooms, cashiers and accounting offices is safeguarded with the use of physical access controls, including staff identification cards, passwords, keys, double-layered doors and security guards.

In addition, Wynn Macau’s gaming operations as well as internal controls and procedures are subject to strict management oversight. Management has set up a “whistle blowing” hotline that allows employees to report irregularities or suspected fraud to management. Members of WRM’s senior management have the ultimate responsibility to report all operation matters to the President of WRM, Mr. Ian Michael Coughlan. The Director of Surveillance, Mr. Nathan Fisher, and the Director of Security & Corporate Investigations, Mr. Peter Barnes, are responsible for reporting on the general risk environment at Wynn Macau, while Mr. Jay M. Schall and Ms. Bernadette Theresa Keefe are responsible for reporting anti-money laundering matters. All division heads are responsible for reporting any significant issues relevant to their respective divisions to the President of WRM on a timely basis. Mr. Coughlan, in turn, is responsible for reporting any significant findings to the board of directors at the parent level.

On 28 May 2008, SLP, an independent third party, was engaged to conduct a review of the internal controls of Wynn Resorts (Macau), Ltd., WRM and Palo Real Estate Company Limited (including their anti-money laundering policies and procedures). SLP was formed in 2003 and now specializes in providing corporate governance and risk management related services such as internal control review, prelisting internal control review, risk assessment, IT risk advisory services and internal auditing. To date, SLP has served more than 70 public and private Hong Kong, China or overseas companies with a team of professionals with relevant qualifications in internal auditing and IT auditing. We had no prior business dealings with SLP; the review was done as a part of the preparation for the Reorganization. No material deficiencies in the internal control policies were discovered by SLP in its review.

### ***Internal Control Measures Relating to Chips and Cards***

All gaming activities at Wynn Macau’s table games are conducted exclusively through the use of gaming chips. All players are required to purchase gaming chips prior to gaming and the total amount of chips purchased is monitored and recorded by Wynn Macau’s internal accounting security and surveillance procedures.

Wynn Macau uses plastic-compound, high-quality, injection-molded chips with embedded RFID technology as authentication features. The placement and the type of authentication markings in different series of chips are different. Each series of chips has different denominations and the appearance of each denomination is also different. These chips allow Wynn Macau to both protect gaming integrity and monitor drop and turnover. Wynn Macau has also implemented various measures to prevent the use of counterfeit chips, including:

- Inventory checks at the end of each shift to verify receipts and issues of chips from the inventory room; and
- Storage of chips not in use in secure locations.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

Wynn Macau employs stringent internal control measures on the creation, issuance and redemption of chips, including the following measures:

- DICJ governs the issuance of new chips. Before issuing any new chips, Wynn Macau must submit to DICJ samples of the new chips to be used and other details, including the intended location(s) of the new chips to be used and the number of new chips to be issued in such location(s), for record-keeping purposes;
- Chips that are not yet in circulation are stored in secure locations; and
- Electronic security systems and surveillance cameras have been installed in all sensitive cash and chip handling areas.

Wynn Macau has established elaborate recording and control systems with respect to the chips in inventory and in circulation. Wynn Macau maintains inventory accounts for gaming chips and informs DICJ of Wynn Macau’s inventory of chips. Wynn Macau periodically inspects its chips and retires chips which are worn or damaged. Wynn Macau informs DICJ before destroying issued chips or taking chips permanently out of circulation.

Wynn Macau uses special technologies to prevent and detect potential fraudulent and counterfeiting activities in its casino and gaming areas. These methods include the use of electronic equipment, infra-red readers, money note scanners and a 24-hour closed circuit television surveillance system. All gaming equipment inventory is also under 24-hour closed circuit television surveillance. Wynn Macau has installed scanning technology on its currency sorters in the soft count room and main cage that facilitates detection of counterfeit currency notes.

### ***Overall Internal Control Compliance***

During 2008, Wynn Macau detected counterfeit chips in two separate incidents. On both occasions the counterfeiters tried to introduce a moderate number of counterfeit chips in the Wynn Macau casino resort, and in both instances Wynn Macau successfully detected the counterfeit chips before it suffered any significant monetary damages. In both instances, the perpetrators were arrested. A similar incident occurred in September 2009, with altered chips. Those responsible were identified and arrested and all altered chips were recovered. Other than these three incidents, no counterfeit or altered chips have been detected and there have been no instances of material fraudulent activity detected or reported at Wynn Macau.

Wynn Macau did not identify any material failure of its anti-cheating and anti-counterfeiting surveillance systems during or since the three years ended 31 December 2008 and the six months ended 30 June 2009. In the event any failure is identified, we will seek to identify where the system failed, promptly fix such failings and write off any losses resulting from such failings.

As a concessionaire and the owner and operator of Wynn Macau, WRM maintains regular contact with the other concessionaires and subconcessionaires in Macau in order to stay abreast of current issues in the area of casino security and potential fraudulent activity.

### **Credit Management**

In 2004, the law in Macau was changed to permit casino operators to extend credit to gaming clients. WRM provides credit to individual VIP players and periodically advances commissions to its gaming promoters. Currently, the gaming tax in Macau is calculated as a percentage of gross gaming revenues, and the revenues calculation in Macau does not allow for deductions for bad debt.

From time to time, we selectively extend credit to In-house VIP Players based on our knowledge of the player and his or her financial background and payment history. In-house VIP Players who receive credit from Wynn

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

Macau are typically members of Wynn Club, though club membership is not necessary for players to receive credit if such players pass our checks into their financial background and payment history. Prior to extending credit, we follow a series of credit procedures to ensure the debt can be legally enforced in the jurisdiction where such player resides. For example, each VIP client to whom credit is extended must sign various documents intended to guarantee that, to the extent permitted by applicable law, the debt can be legally enforced in the player’s jurisdiction of residence. The enforceability of markers and other forms of credit related to gaming debt outside of Macau varies from country to country. Some foreign countries do not recognize the enforceability of gaming related debt, or make enforcement particularly burdensome. We closely consider the likelihood and difficulty of enforceability, among other factors, when issuing credit to clients. In addition to our internal credit and collection department located in Macau, we have a network of legal, accounting and collection professionals to assist us in our determinations regarding enforceability and our overall collection efforts. In the event the player does not reside in a jurisdiction where gaming debts are legally enforceable, we often try to assert jurisdiction over assets the player maintains in jurisdictions where gaming debts are legally enforceable. In addition, we typically require a “front money” deposit or an uncertified personal check as collateral from our In-house VIP Players to whom we extend credit.

We also from time to time advances commissions to our gaming promoters in order to provide them with liquidity for their business operations. We determine the amount of advance commissions to extend to our gaming promoters based upon, among other factors, the current and historical levels of play generated by a specific gaming promoter as well as a background check we conduct on the gaming promoter. These advances are typically secured by the commissions earned by the gaming promoter over the course of the applicable month and sometimes by uncertified company or personal checks from the gaming promoters, and are settled on a monthly basis. There has been no default by our gaming promoters in the repayment of commissions paid in advance to them during the three years ended 31 December 2008 and the six months ended 30 June 2009. For more information regarding risks associated with our credit management policies, see “Risk Factors — Risks Relating to Our Business — We are exposed to credit risk on credit extended to Wynn Macau’s clients and commissions advanced to WRM’s gaming promoters.”

Pursuant to agreements with our gaming promoters, gaming promoters are permitted to extend credit to their clients to use while playing in the Wynn Macau casino resort. We, WRM and Wynn Macau are not involved in these credit arrangements between the gaming promoters and their clients, and do not assume credit risk with respect to such extensions of credit. The extension of credit by gaming promoters to clients is an important function of the gaming promoters, as it helps WRM and Wynn Macau minimize credit risk caused by the lack of a reliable credit databases in which to perform accurate credit check or asset verifications on our clients. The use of gaming promoters in this way also reduces our exposure to credit risk associated with clients who reside in jurisdictions where gaming related debts are not legally enforceable or where the enforcement of such debts is burdensome.

As at 31 December 2008 and 30 June 2009, our casino accounts receivable was HK\$446.4 million and HK\$477.8 million, respectively, and our allowance for doubtful casino accounts receivable as a percentage of casino accounts receivable was 65% and 65%, respectively. The increase in the allowance for doubtful accounts in recent periods as compared to previous years as a percentage of casino accounts receivable is due to a change in our reserve estimates effective September 2008, as a result of the current global economic uncertainty. Our reserve for doubtful casino accounts receivable is based on our estimates of amounts that can be collected and depends on the risk assessments and judgments by our employees regarding realizability, the state of the economy and our credit policy. As our client payment experience evolves, we will continue to refine our estimated reserve for bad debts. Accordingly, the associated provision for doubtful accounts expense may fluctuate, especially as the Wynn Macau casino operations expand and the outstanding issued credit ages. Because individual client account balances can be significant, the reserves and provisions can change

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

significantly between periods as we become aware of additional information about a client or changes in a region’s economy or legal system. We regularly evaluate our reserve for bad debts based on a specific review of client accounts as well as management’s prior experience with collection trends in the casino industry and current economic and business conditions. For more information regarding allowances for doubtful accounts, see “Financial Information — Allowance for Estimated Doubtful Accounts Receivable.”

### **Internal Controls on Money Laundering**

The terms of WRM’s concession agreement and relevant laws and regulations impose strict obligations upon WRM and by extension, us with respect to anti-money laundering protections. We have developed a comprehensive anti-money laundering policy and related procedures for our financial closing and reporting process; the procedures cover accounts preparation, recording, reconciliations and reporting and are overseen by Mr. Jay M. Schall and Ms. Bernadette Theresa Keefe, both of whom have been extensively involved in the development and implementation of a set of comprehensive anti-money laundering policy and related procedures for WRM. WRM updates its internal policies and compliance procedures accordingly whenever there are changes in the anti-money laundering laws and regulations. Any new legal and regulatory changes are communicated to WRM by, among others, DICJ, upon the receipt of which WRM would revise its policies and procedures. Any unclear issues are discussed with DICJ or other applicable authorities to achieve a common understanding and interpretation of the regulatory requirements. In principle, approval given by DICJ for WRM’s anti-money laundering policies and procedures is one-off, meaning it is sufficient to annually send any minor revisions to the government for information and record purposes. However, if there are any major changes in the relevant laws and regulations, WRM is required to substantially amend its anti-money laundering policies and procedures and to submit the revised version to the DICJ for approval.

Wynn Macau uses integrated technology to track high value and suspicious transactions and generate a report when it detects any suspicious or high value transaction. Upon receiving reports of high value or suspicious transactions, WRM reviews the details of the case and decides on the course of action. WRM has successfully undergone several DICJ audits and has not encountered any problems with other Macau regulators with respect to Wynn Macau’s anti-money laundering regulations. In accordance with regulatory requirements, all suspicious and high value transaction reports are generated and, to the extent required, submitted to DICJ and the Financial Intelligence Bureau, as applicable. Our cashiers and gaming staff are trained to identify and to follow correct procedures in relation to high value and suspicious transactions. In addition, all of our employees receive and are required to acknowledge receipt of our code of business conduct and ethics, and are provided with access to its anti-money laundering policy and training modules both on Wynn Macau’s intranet and its website. WRM also receives and monitors significant transaction reports from our gaming promoters with respect to transactions between our gaming promoters and their clients. We also maintain a register to capture information on our gaming promoters, including matters such as responsible persons, commission schemes and license numbers.

We have not been subject to any incident of non-compliance with anti-money laundering laws and regulations during the three years ended 31 December 2008 and the six months ended 30 June 2009.

### **Government Oversight**

The activities and operation of WRM are closely monitored by DICJ. DICJ maintains an office inside Wynn Macau where officials are stationed 24 hours a day. WRM’s management is in continuous close contact with DICJ regarding compliance with its gaming concession and all applicable Macau laws. Inspectors from DICJ are involved in inspecting and monitoring key processes, such as the issuance of chips, table fills and credits, drop box collections and the counting of cash and chips, on a daily basis. Weekly revenues from slot machines and daily revenues from table games are verified by DICJ. Our dealers, gaming supervisors, other senior gaming



**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

operations managers, cashiers and also security and surveillance personnel are subject to a rotation plan in order to mitigate the risk of wrongdoing resulting from collusion.

Monthly and quarterly financial reports are prepared by our accounting department and reviewed by our management. WRM is also required to provide periodic reports to DICJ that include, but are not limited to:

- Quarterly reporting of trial balances;
- Quarterly reporting of cash count reports;
- Annual reporting of lists of bank balances;
- Annual reporting of lists of fixed assets; and
- Monthly reporting of gaming tax payment schedules.

DICJ also performs periodic site audits and obtains third party confirmations relating to us, including those from our banks.

The Macau Judiciary Police also maintains an office inside Wynn Macau.

## **INTELLECTUAL PROPERTY**

Our most important marks are trademarks and service marks that use the name “WYNN.” The WRL Group has filed applications with the U.S. Patent and Trade Office (the “PTO”) to register a variety of “WYNN”-related trademarks, copyrights and service marks in connection with a variety of goods and services, including the marks “WYNN MACAU” and “ENCORE” as well as trademarks of the Chinese characters representing “WYNN.” Some of the applications are based upon ongoing use and others are based upon a bona fide intent to use the marks in the future.

A common element of these marks is the use of the surname “WYNN.” As a general rule, a surname (or a mark primarily constituting a surname) cannot be registered in the United States unless the surname has acquired “secondary meaning.” To date, the WRL Group has been successful in demonstrating to the PTO such secondary meaning for the Wynn name in certain applications, based upon Mr. Wynn’s prominence as a resort developer, but there can be no assurance that they will be successful with other pending applications.

U.S. federal registrations are not completely dispositive of the right of such marks. Third parties who claim prior rights with respect to similar marks may nonetheless challenge our right to obtain registrations or our use of the marks and seek to overcome the presumptions afforded by such registrations.

The WRL Group has also filed applications with various patent and trademark registries including registries in Macau, the PRC, Hong Kong, Taiwan, Japan, certain European countries and various other jurisdictions throughout the world to register a variety of “WYNN”-related trademarks and service marks in connection with a variety of goods and services. These marks include many of the same marks filed with the PTO and include “WYNN MACAU” and “ENCORE.” Some of these applications are based upon ongoing use and others are based upon a bona fide intent to use the marks in the future. As part of a key design element of Wynn Macau, the marquee sign for Wynn Macau is also patented.

We recognize that our contractual rights to use certain intellectual property assets, especially the logo version of “WYNN,” are among our most valuable assets. The WRL Group has undertaken a program to register its trademarks and other intellectual property rights in all relevant jurisdictions, some of which pose a risk of

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

unauthorized use or counterfeiting. We believe the WRL Group will take all steps necessary to not only acquire but protect our intellectual property rights against such unauthorized use throughout the world.

On 6 August 2004, the WRL Group entered into agreements with Mr. Wynn that confirm and clarify our rights to use the “WYNN” name and Mr. Wynn’s persona in connection with our casino resorts. Under a Surname Rights Agreement, Mr. Wynn has granted Wynn Resorts Holdings, LLC an exclusive, fully paid-up, perpetual, worldwide license to use, and to own and register trademarks and service marks incorporating, the “WYNN” name for casino resorts and related businesses, together with the right to sublicense the name and marks to Wynn Resorts, Limited’s subsidiaries, affiliates and joint ventures. Under a Rights of Publicity License, Mr. Wynn has granted Wynn Resorts Holdings, LLC the exclusive, royalty-free, worldwide right to use his full name, persona and related rights of publicity for casino resorts and related businesses, together with the ability to sublicense the persona and publicity rights to the subsidiaries, affiliates and joint ventures of Wynn Resorts, Limited, until 24 October 2017.

### **EMPLOYEES**

As at 30 June 2009, we had approximately 6,311 employees. Of our current employees, approximately 45% are gaming employees, with the balance being primarily hotel, food and beverage employees. A small number of our employees are employed by WRL Group and Worldwide Wynn. See “Relationship with Wynn Resorts, Limited.” We will undertake a recruiting and training program before the opening of Encore at Wynn Macau. However, we believe that we will be able to attract and retain a sufficient number of qualified individuals to operate the hotel and casino.

Wynn Macau makes extensive efforts on employee retention with a focus on the particularities of the Macau labor market. Wynn Macau’s human resource experience and familiarity with the Macau market has led to the creation of key policies, such as highly specialized health insurance and medical care packages that provide for non-conventional medical coverages. None of our employees are members of any labor union, and we are not party to any collective bargaining or similar agreement with our employees. We believe that we have a good relationship with our employees. We hire a number of non-skilled foreign laborers through Wynn Manpower and non-skilled PRC laborers through SH, in compliance with Macau government requirement. See “Relationship with Wynn Resorts, Limited.” The Macau government has recently reduced foreign and PRC labor quotas for Macau employers. The reduced foreign labor quotas, together with our natural employee attrition rate, led to a reduction in our total employee headcount. Due to the recent slowdown in global markets, we did not elect to replace all of the jobs that were thus vacated and as a result, have reduced payroll expenses without substantially sacrificing service or quality.

### **CLIENTS**

Our clients are individual players and our five largest clients, together, generate substantially less than 30% of our total operating revenues.

### **SUPPLIERS**

We depend on our suppliers to provide us with products and services such as slot machines, security and surveillance systems, retail goods, gaming equipment and accessories, ferry tickets, and construction and other administrative services. In 2006, 2007 and 2008 and the six months ended 30 June 2009, our five largest suppliers accounted for approximately 51.9%, 58.3%, 66.1% and 69.5% of our total purchases, respectively. In 2006, 2007 and 2008 and the six months ended 30 June 2009, our single largest supplier accounted for approximately 45.5%, 49.6%, 47.8% and 59.7% of our total purchases, respectively. In 2008, our five largest suppliers were Leighton China State Joint Venture, a joint venture among Leighton Contractors (Asia) Limited.

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## OUR BUSINESS

---

China State Construction Engineering (Hong Kong) Limited and China Construction Engineering (Macau) Company Limited (approximately 47.8% of total purchases); Rolex (Hong Kong) Limited (approximately 9.2% of total purchases); Companhia de Electricidade de Macau-CEM (approximately 4.7% of total purchases); Shun Tak-China Travel Ship Management Limited (approximately 2.4% of total purchases); and Angel Co., Ltd. (approximately 2.0% of total purchases).

### COMPETITION

We operate in a highly competitive industry. Prior to 2002, gaming in Macau was permitted as a government-sanctioned monopoly concession awarded to a single concessionaire. However, under the authority of Macau’s Chief Executive and the Tender Commission of Macau, the Macau government liberalized the gaming industry in 2002 by granting concessions to operate casinos to three concessionaires, who in turn were permitted, subject to the approval of the Macau government, to each grant one subconcession to other gaming operators. WRM is one of the three original concessionaires. Each concessionaire and subconcessionaire can operate multiple casinos subject to the approval of the Macau government.

As at 30 June 2009, there were approximately 30 operating casinos in Macau. In addition, there are several large casino resorts currently under construction and development. We believe that the newer casinos are the most significant source of competition for VIP clients seeking the luxury amenities which Wynn Macau offers.

WRM’s casino concession agreement permits the government to grant additional concessions for the operation of casinos after 1 April 2009. In April 2008, the Macau government announced that it would be undertaking a series of reforms aimed at the gaming market. While such reforms have yet to result in new regulations or orders promulgated through executive dispatches, the Macau government, through DICJ, is exploring various measures, including maintaining the existing number of gaming concessions and subconcessions and limiting the number of tables in the overall market. In July 2008, the Macau government decided to implement a cap on commissions paid to junket operators, although the cap has not yet been formally implemented. The Macau government also indicated that no additional land would be allocated for casino development and that no more casino venues would be permitted. Subsequently, senior officials of the Macau government have made further public comments regarding the potential policy changes and new regulations. Until such measures have the force of law and are available for review, it is difficult to estimate the impact that these measures will have on the gaming market and Wynn Macau.

Wynn Macau has been able to maintain its position in the market without increasing the commissions paid to its gaming promoters from their original 2006 levels. In light of Wynn Macau’s position in the market, we do not anticipate that the recent Macau government pronouncements, should they take legal effect, will have an adverse impact on Wynn Macau’s operations. Nonetheless, if the Macau government decides to award additional concessions or permit additional subconcession, we will face increased competition from casino operators in Macau.

Our key competitors in Macau include:

- SJM, which as at 30 June 2009, operated 19 casinos in Macau, including two of the larger casinos in Macau, the Hotel Lisboa and The Grand Lisboa, and which is controlled by Dr. Stanley Ho who, through another entity, had held a monopoly concession to conduct all legal gaming operations in Macau for more than 40 years until 2002; in addition, an affiliate of SJM owns most of the water ferry services and the helicopter shuttle service that links Macau to Hong Kong. SJM has announced that it expects to open two more casinos, L’Arc and Oceanus, in the second half of 2010, and that it will defer its plans to redevelop the Lisboa casino;
- Venetian Macau S.A., the owner and operator of The Venetian and The Palazzo resorts in Las Vegas and a former partner of Galaxy, is a subconcessionaire of Galaxy and independently develops and operates

**THIS INFORMATION PACK IS IN DRAFT FORM. The information contained in it is incomplete and is subject to change. This Information Pack must be read in conjunction with the section headed “Warning” on the cover of this Information Pack.**

---

## **OUR BUSINESS**

---

casinos in Macau. The Sands Macau opened in 2004. In August 2007, Venetian Macau S.A. opened the Venetian Macau Resort Hotel, the largest casino resort in Macau in terms of size and total number of gaming tables. In August 2008, it opened the Four Seasons Hotel Macau next to the Venetian Macau. In addition, it has proposed a master plan for other large developments in Cotai that would include additional hotel properties and additional retail and related space. In late 2008, Venetian Macau S.A. suspended further development of its Cotai master plan in addition to suspending Phases 5 and 6 of its Cotai development;

- Galaxy, which was also awarded a casino concession in June 2002, opened the Waldo Hotel/Casino on the Macau peninsula in 2004, the Grand Waldo Cotai in the summer of 2006, and Galaxy Star World hotel casino immediately adjacent to Wynn Macau in October 2006, in addition to managing two more casinos in Macau. Galaxy has announced the delay of its staged opening of Galaxy World Mega Resort in Cotai from 2009 to 2010;
- Melco Crown, a joint venture whose partners include Melco International Development Limited, a Hong Kong Stock Exchange-listed company, and Crown Limited, a company listed on the Australian Stock Exchange. In addition to operating Altira and Mocha Clubs, Melco Crown’s newest casino and resort development, the City of Dreams, began operations in Cotai on 1 June 2009; and
- MGM Grand Paradise Limited, a partnership between MGM Mirage and Pansy Ho Chiu-King, and which operates the MGM Grand Macau which opened during December 2007.

We also face competition from casinos located in other areas of Asia, such as Genting Highlands Resort, a major gaming and resort destination located outside of Kuala Lumpur, Malaysia, and casinos in the Philippines. Two large-scale casino resorts that are being developed currently in Singapore will add further competition to the region. We also encounter competition from other major gaming centers located around the world, including Australia and Las Vegas and cruise ships in Asia that offer gaming.

### **INSURANCE**

We currently have a global terrorism insurance policy which provides coverage for occurrences of terrorist acts with respect to Wynn Macau, Encore at Wynn Las Vegas and Wynn Las Vegas for up to US\$800 million in the aggregate, for losses that could result from these acts. We also maintain a property damage and business interruption insurance in the amount of US\$1 billion, as well as crime and fidelity insurance.

We believe that our insurance coverage is consistent with industry and regional practice and adequate and appropriate for our operations and we expect to adjust our coverage going forward as appropriate.

### **LEGAL COMPLIANCE AND PROCEEDINGS**

We are currently not a party to any material legal or administrative proceedings and are not aware of any material legal or administrative proceedings pending or threatened against us. We may from time to time become a party to various legal or administrative proceedings arising in the ordinary course of our business.