MASS GAMING & ENTERTAINMENT: BROCKTON PROPOSAL

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GOODWIN

BENEFITS TO BROCKTON AND MASSACHUSETTS

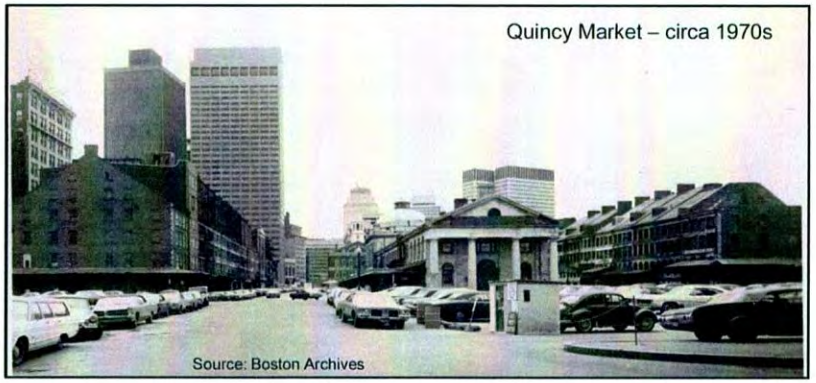
- 2,000 construction jobs.
- 1,800 well-paid permanent jobs.
- Approximately $55M in net annual tax revenues to the Commonwealth.
- Repatriation of tens of millions of dollars annually from RI and CT back to Massachusetts.
- Revitalization of Brockton.

MG&E/RUSH STREET: PROVEN COMMITMENT TO AND PROVEN TRACK RECORD OF COMMUNITY REVITALIZATION

- Faneuil Hall
- Copley Place
- Fallsview Casino & Resort, Niagra Falls, Ontario
- Rivers Casino, Pittsburgh, PA
- Sugarhouse Casino, Philadelphia, PA
- Rivers Casino, Des Plaines, Ill.
- Rivers Casino, Schenectady, N.Y.
- [Brockton, MA]

FANEUIL HALL - BOSTON

BEFORE

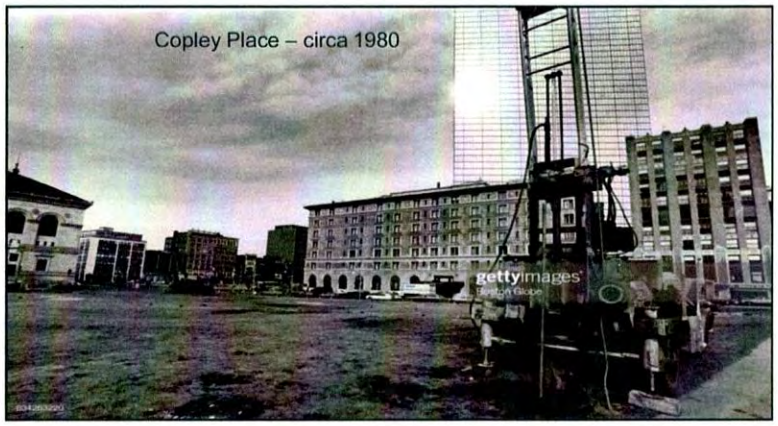


AFTER

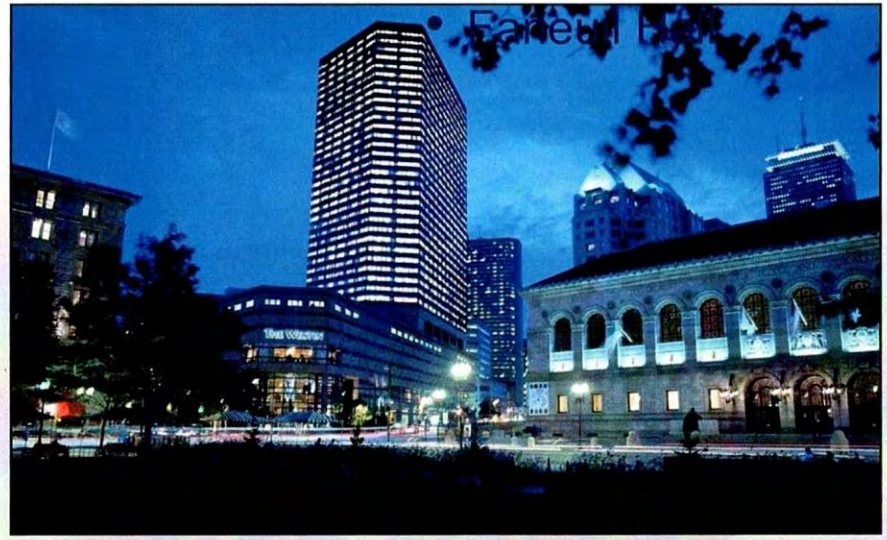
- JMB provided equity and was 50% owner

COPLEY PLACE - BOSTON

BEFORE



AFTER

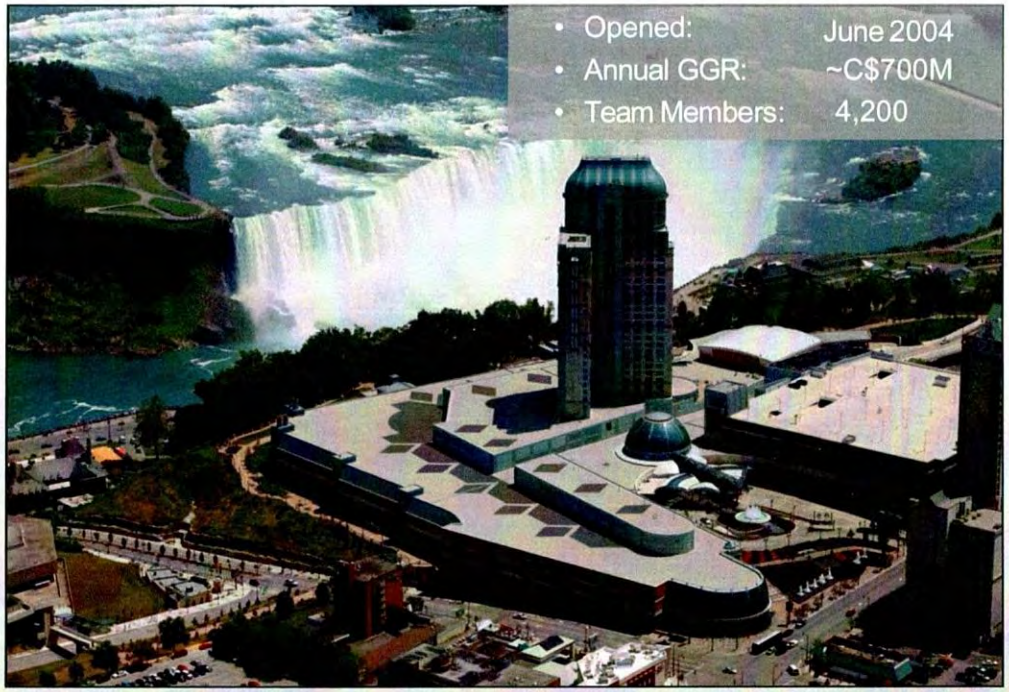


- JMB was a development partner and became the 100% owner.

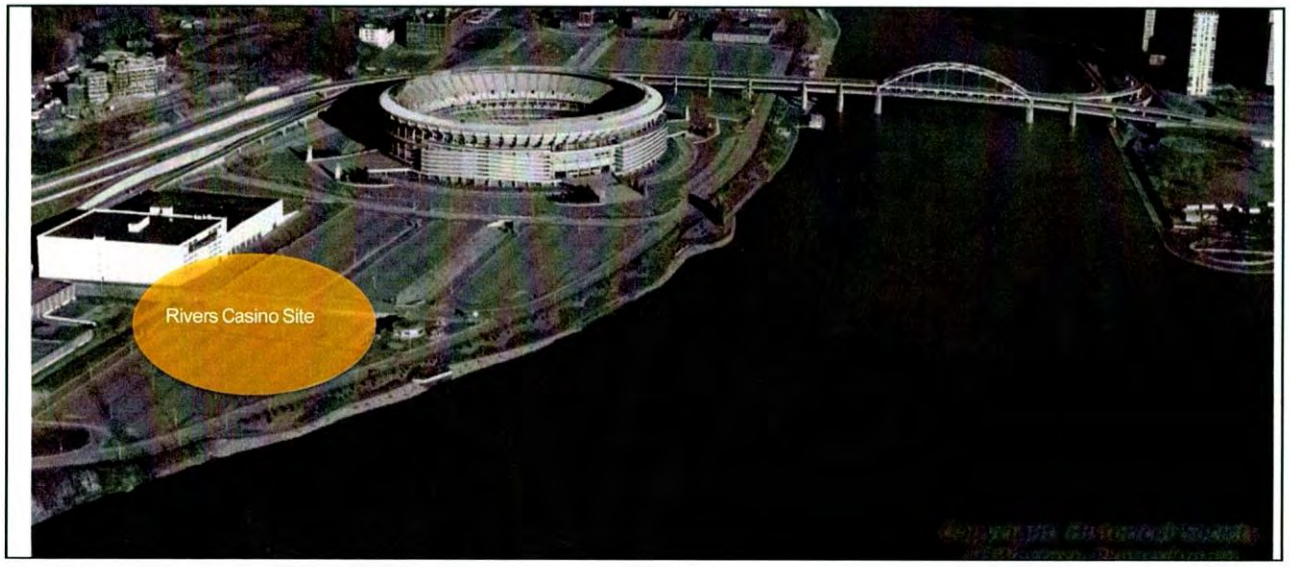
FALLSVIEW CASINO & RESORT – NIAGARA FALLS, ONTARIO

BEFORE

AFTER



RIVERS CASINO PITTSBURGH



BEFORE

AFTER

RIVERS CASINO DES PLAINES

BEFORE

AFTER

SUGARHOUSE

BEFORE

AFTER

SUGARHOUSE – REGIONAL REVITALIZATION CASE STUDY

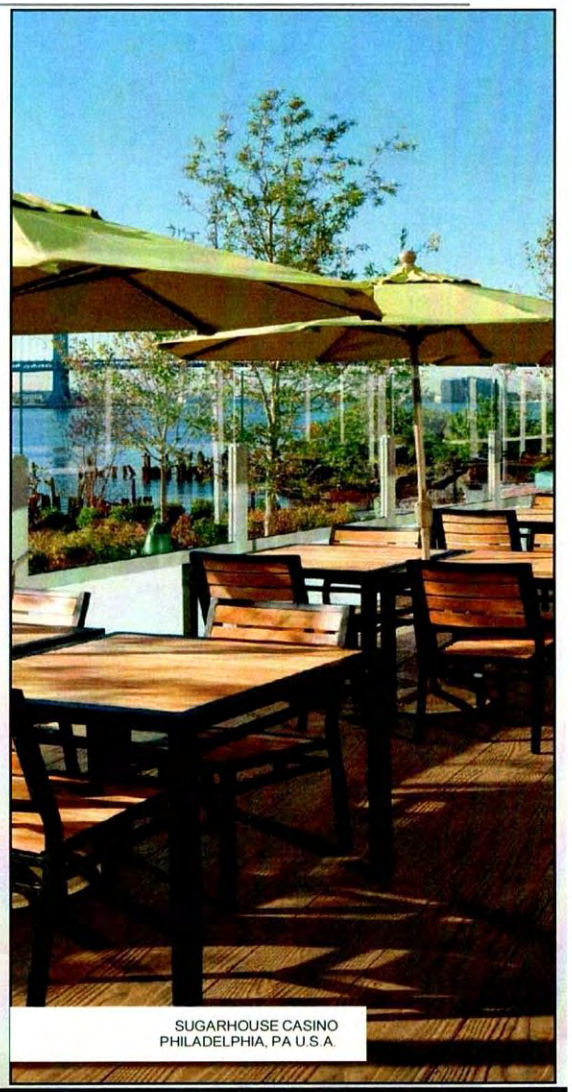
"Over the last five to 10 years, Fishtown has exploded with bars, restaurants, amenities and new construction to accommodate an increasingly younger, artistic base of residents." ***Billy Penn***

Business Insider, an international news magazine, recently published a list of "The Eight Hottest Housing Markets in America Right Now." Fishtown was #1.

Next City, a nonprofit that studies urban development, ranked SugarHouse Neighborhood as "making greatest advantages" in 2017 five-year study showing:

- Crime down 20%
- Income up 12%
- Population up 25%
- Home prices up 23%

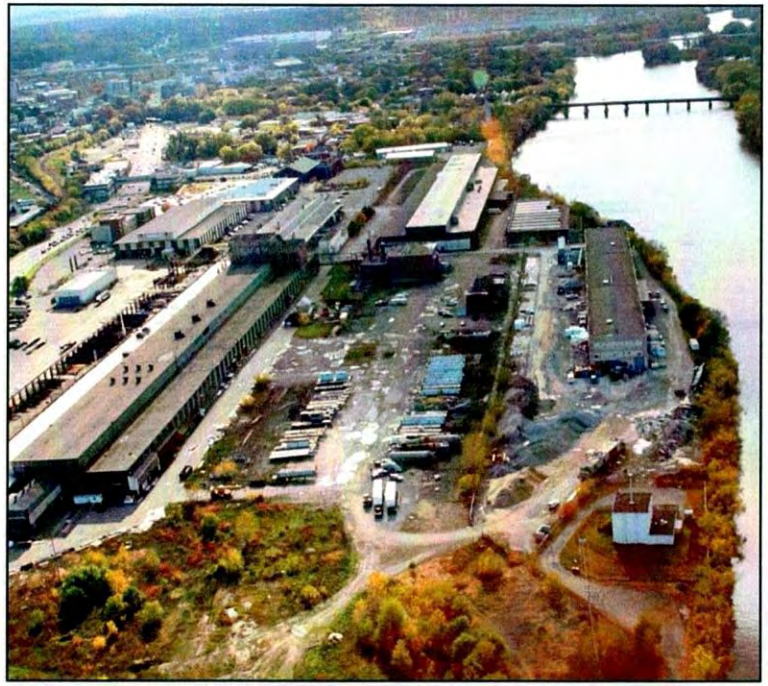
- Community Impact of 2,500 jobs (1,590 direct employment)
- $134 million annual gross output in local economy
- $800+ million gaming taxes to local government cumulatively
- $6 million annual property and other local taxes
- ~$5 million annually from employment tax (Commonwealth & local)
- ~$1 million annually in local share of sales tax



SUGARHOUSE CASINO
PHILADELPHIA, PA U.S.A.

RIVERS SCHENECTADY

BEFORE



AFTER

BROCKTON

BROCKTON – THE FAIRGROUNDS TODAY

BROCKTON - THE FAIRGROUNDS AFTER $700M+ INVESTMENT

2015 PLAN – MG&E HAS LISTENED

CURRENT PLAN – MG&E HAS LISTENED

2015 PLAN – MG&E HAS LISTENED

BROCKTON - THE FAIRGROUNDS AFTER $700M+ INVESTMENT

THE LANDING HOTEL

THE LANDING HOTEL
RIVERS CASINO

EVENT CENTER

CONCLUSION

- Readiness to partner with Brockton and the Commission

CONCLUSION

- Market is not saturated
- MG&E would generate approximately:
  - $351M in annual revenue
  - $55M in net new gaming taxes
  - $126M of repatriated MA resident revenue
  - $30M of new non-MA resident revenue

BROCKTON
CITY OF CHAMPIONS

- We are committed to Brockton
- Host agreement signed that assures city of:
  - At least $10M per year
  - $3M upfront community enhancement fees
  - Hiring preference for construction and permanent jobs
  - Local vendor/contractor preferences
  - Mitigation of traffic (~$10M), infrastructure (~$1M upfront), public safety ($2M upfront + an annual payment) and more.

Source: Innovation Group

* Projection is estimate for 2024, anticipated to be Rivers Brockton's second year of operations.