

Wynn.[®]
EVERETT

Wynn Everett

PROJECT UPDATES

Community Support

Eight Community Agreements completed

Everett, Medford, Malden, Chelsea, Somerville, Cambridge, Lynn, Melrose

One-year anniversary of the Wynn Everett 87% favorable vote

600 business in the local and surrounding communities have signed Wynn Everett support cards

More than 80 local community groups have met with Wynn Everett

Action for Regional Equity
Bank of America Pavillion
BEST Corp (Local 26 Hotel Training Center)
Boston Career Link
Boston Harbor Association
Boston Harbor Island Alliance
Boston Symphony Orchestra
Boys and Girls Club of Middlesex County
Bryant Terrace Apartments
Bunker Hill Community College
Cambridge Carnival International
Cambridge Chamber of Commerce
Cambridge Health Alliance
Cambridge Local First
Cambridge Office of Tourism
Cape Cod Melody Tent, Hyannis
CHAD: Charlestown Against Drugs
Charlestown Little League
Charlestown Mothers Association
Charlestown Neighborhood Council
Charlestown Townie Association
Charlestown Waterfront Coalition
Chelsea Chamber of Commerce
Chelsea Collaborative
Convention Center Authority
Massachusetts Department of Veterans Services
E Club



Mitigation

Wynn Everett will have its FEIR certificate on time and before the commission decision

FEIR will be filed June 30th

FEIR Secretary Certificate expected in August

Positive environment comments received

Mass Audubon Society

The Boston Harbor Association

Mystic River Watershed Association

In-depth transportation briefing completed

Wynn Everett will spend \$50 million in transportation infrastructure improvements

Positive negotiations continue with the MBTA

Design

Parking

Expanded to include 3,700 parking spaces

Includes multiple electric vehicle charging stations

Will permit more convenient guest access to destinations within the building



Casino

Expanded to meet anticipated demand

160 total games

3,200 slots



Green Space

Expanded in response to public comment letters to allow more waterfront access



Labor

**Project Labor Agreement (PLA)
negotiated and awaiting signature
from the Building Trades Council**

Wynn is committed to building and
operating with union labor

**More than 50% of our Las Vegas
team are union members**

Wynn enjoys unprecedented harmony with
unions in Las Vegas

Labor

Wynn Everett's Suffolk Downs Employee Commitment

Hiring preference should the track decide
to close

Job training to assist with career transfers



Wynn Everett

WHY WYNN?

Massachusetts Key Objectives

Stimulate local and international tourism

Create jobs

Stimulate development

“Recapture” leisure revenues



Globally Recognized Brand

The World's Most Trusted Leisure and Travel Brand



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The top-rated gaming company
in Entrepreneur's Top 120 Most
Trusted Brands in America®

-Entrepreneur, 2014

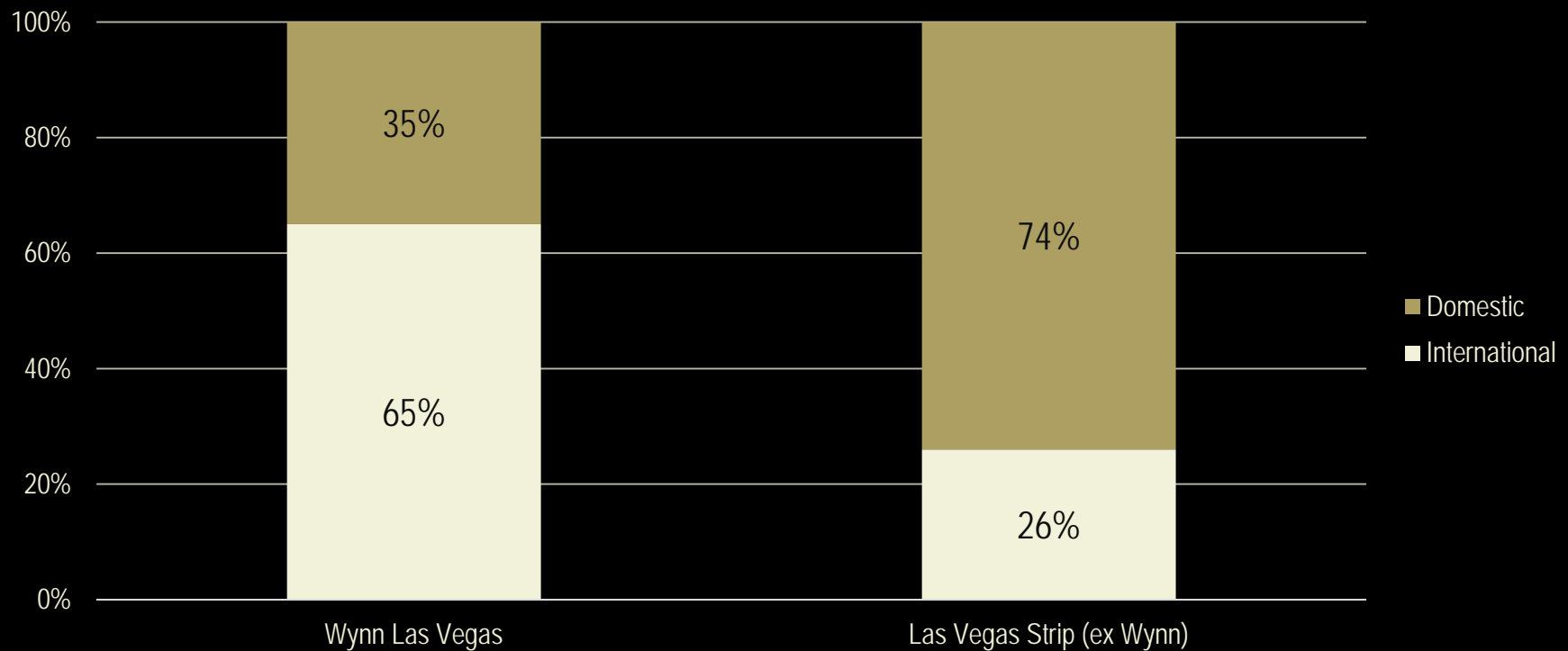
The only resort company
among Forbes' America's 100®
Most Trustworthy Companies

-Forbes, 2014

Appeal to International Customers

Wynn Las Vegas is the Top Gaming Destination in the US for International Customers

Wynn Las Vegas Generates 65% of its Gaming Revenue from International Customers



Sources: Company data and Nevada Gaming Control Board (2013 data)

Our Employees Are Family

"Best Place to Work"



Wynn Las Vegas
#1 Large Employer

Las Vegas Review-Journal's
Top Workplaces Survey 2013

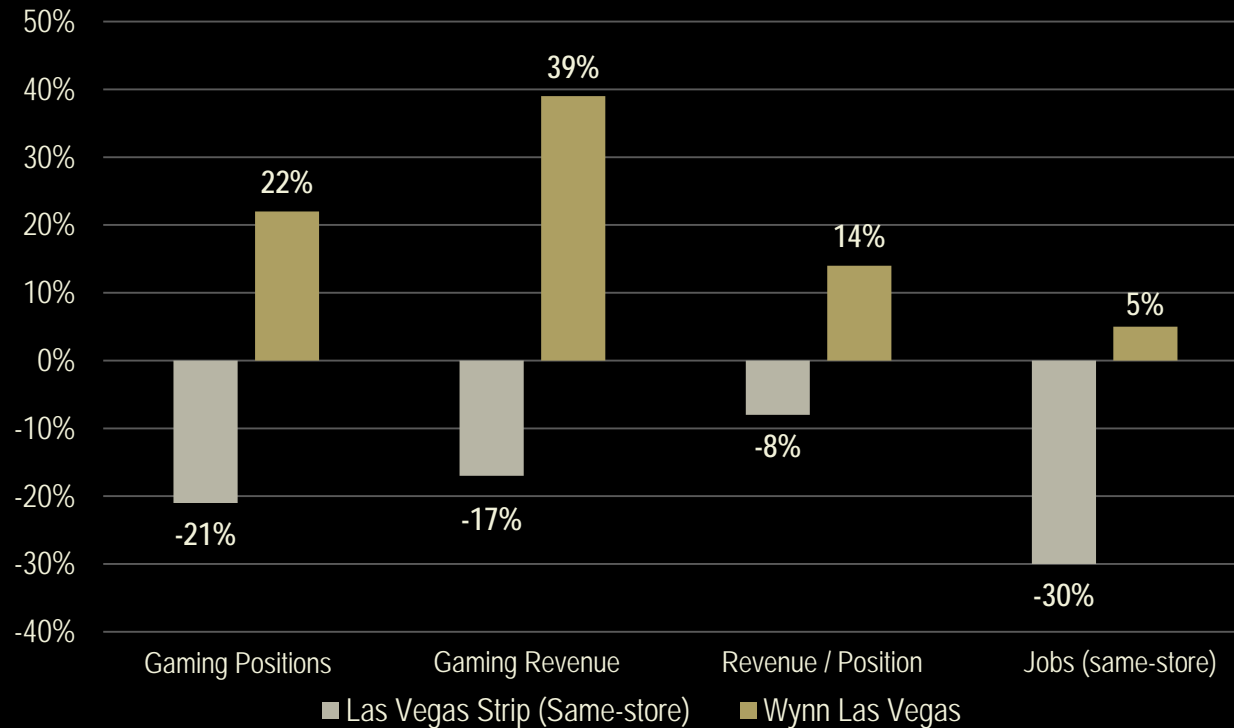


Wynn Resorts, Limited
"#1 Employer of Choice"

12th Annual Bristol Associates and
Spectrum Gaming Group
Executive Satisfaction Survey

The Wynn Effect

Establishing a competitive advantage and outperforming in the face of new competition

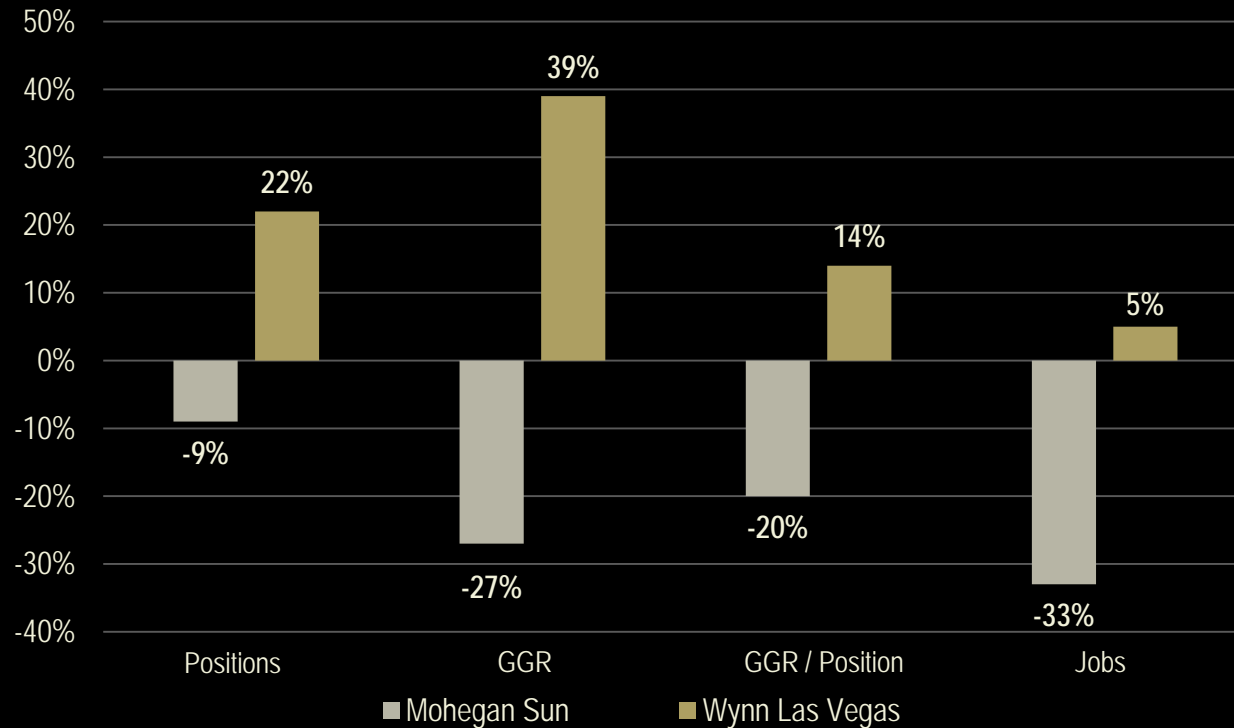


Wynn Las Vegas has outperformed all operators on the Las Vegas Strip across all metrics

Since 2006, after 8,500 new gaming positions (+15%) have been added to the LV Strip, Wynn Las Vegas grew its same-store revenues and jobs while its competitors experienced significant declines

The Wynn Effect

Establishing a competitive advantage and outperforming in the face of new competition



Wynn Las Vegas vs. Mohegan Sun (CT)

Wynn Las Vegas has grown its revenue 40% since 2006; Mohegan Sun (CT) has seen its revenues decline 30%.

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