

SOUTHWORTH COMPANIES INTERNATIONAL



Executive Summary

Summer, 2010



Langfang International IDP ("Intelligent Demonstration Park") The "Smart City"

The Company

Southworth Companies

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About the City of Langfang

Langfang is a "prefecture-level" city of approximately 3.85 million people. It is only 45 minutes away from both China's capital city of Beijing (22 million people) and its largest port city Tianjin (12 million). It is connected to both by freeway and rail and will soon be connected to Beijing by subway. The government has also announced construction of an international airport within 5 kilometers of the city. Every 300 to 500 meters along the city's major streets are parks where local people stroll and exercise. Langfang's 5 kilometer long pedestrian street is now the longest in China. Langfang's economy is developing with an emphasis on computers and technology, such that some have dubbed it "China's Silicon Valley." The vision for Langfang's IDP is to provide residences, support light industry (primarily for the information economy) and create international cultural activities that will make it an enjoyable environment for residents of many cultures.

Business Description

The Southworth Companies (SC) is an international investment banking group with offices in Salt Lake City and Beijing that offers a broad range of financial and opportunity management services. Our clients around the world range from Fortune 500 companies to venture capital businesses to whom we provide services in project finance, asset securitization, receivable financing, counter-trade, emerging asset-backed securities and management consultation. SC employs multiple structures and investment strategies, depending on the unique business conditions and circumstances required. Our innovative financial engineering tools, investment products and creative business strategies have arisen as a continuous by-product of our experience and entrepreneurial drive.

Project Background

In May 2010 the Asia-Pacific Economic Cooperation (APEC) and Bestsun Energy hosted a 3-day conference in Langfang China to discuss the development of Smart Cities and Intelligent Industry in the 21 participating countries of APEC, and throughout the world. Conference invitees included high-level dignitaries from the U.S. (including former President George W. Bush) and top officials from the Chinese government and APEC. SC was invited to attend the conference by Bestsun and CEO Marcus Southworth attended along with SC representatives from Beijing, China and Salt Lake City, Utah, USA.



Neil Bush addresses the
APEC conference

Because of SC's reputation for doing quality business in China and its excellent representation in Beijing by Lo Young, on May 19, 2010 the Southworth Companies were awarded the exclusive rights to develop in Langfang the most advanced international city existing anywhere in the world: Langfang International Intelligent Demonstration Park ("IDP"), an area of approximately 30 square KM in the Guangyang District of Langfang, China. SC is charged to make IDP a model for the global community by employing exclusively clean and green technologies as well as creating an international culture that will attract the regional headquarters of multi-national companies and residents who are involved in global business.

Project Summary and Opportunity

SC is actively seeking partners to assist in developing the model city for the countries of APEC—the city of the future for the global community. Bestsun Energy Group, one of China's leading energy and development companies has received an official signed mandate from the Chinese Government to develop the *Langfang International Intelligent Demonstration Park ("Langfang IDP")*, an area of approximately 30 square KM (18.64 miles) in the Guangyang District of Langfang, China. This area is located about 35 miles southeast of Beijing, and 50 miles northwest of the port city of Tianjin.



Executive Summary, cont.



Corporate Counsel

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The Southworth Companies Management



**Marcus Southworth,
President & CEO**

Marcus Southworth is the founder and principal of Southworth Companies. He has developed an extensive domestic and international network of government officials, financial institutions, banking, investor and industry professionals. He has first-hand experience with commercial, political and governmental issues, projects, and people in the United States, Europe, Central Europe, Africa, and South America. He is a highly effective financial advisor, investment banker, venture capitalist, creative innovator, strategic planner, negotiator, and persuasive communicator. Successful career completion of hundreds of millions of dollars in asset-based and project financing, and has raised over \$60 million of venture capital.

The Langfang IDP is considered to be a world class, state of the art residential, commercial and industrial zone with the highest standard of innovation, technology, comfort, convenience and design. Bestsun Energy Group and Southworth Companies have agreed to work together towards the overall development and success of the Langfang IDP project, and in fulfillment of the Bestsun government mandate. The parties will work together to maintain a green, clean and safe environment characteristic of the highest standards in the world. Bestsun's reputation with the Chinese government is very strong and they will manage the relationship with China. The government has agreed to pave the way for the project when it comes to zoning restrictions, infrastructure needs or removing any regulatory roadblocks.



Signing of the agreement

Southworth Companies' role:

- Identify and propose world class project planners and designers to initiate a rough design for the development of the entire 30 square KM area
- Work with Bestsun and local government officials to complete the overall project design
- Provide and propose a financial structure, investment model, and development plan for the project for Bestsun
- Identify and invite investment partners to invest in the ongoing development of the project
- Identify industrial and commercial developers to purchase or occupy properties and operate businesses from the International Zone

Bestsun Energy role:

- Provide all materials necessary or required by Southworth in order to complete its engagement responsibilities
- Work with local government and other officials to obtain necessary support and approvals as needed
- Collaborate with individuals, local governments, companies and service providers in the development of the project
- Work with Southworth Companies to identify and engage international marketing experts and attract both individuals and businesses to invest and develop properties in the development zone



*Bestsun Chairman Wang Donghai attends
the APEC conference*

The Opportunity

THE PRIVATE BENEFITS: SC's Partners in the development of Langfang's IDP will be richly rewarded financially; but they will also benefit by their association with one of the highest profile projects not only in China, but also in all of APEC and the global community. For those seeking strong connections to the world's fastest growing economy and other multi-lateral organizations of the global community, association with this project will be invaluable.

THE SOCIAL BENEFITS: Beyond these private benefits, since the IDP model we will create will be replicated across the globe, through our unique clean and green design, SC's Partners have the potential to significantly reduce the carbon footprint of cities worldwide. In addition, IDP will design the global model for international civil society, integrating in one community the world's arts, religions, cultures, languages, education, and health programs.

THE INVITATION: There are many ways you can become a partner with Southworth Investment Companies in this exciting project and many others of equal significance. We invite you to meet with us to determine how you might participate.



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