



THE RITZ-CARLTON RESIDENCES®
SINGAPORE, CAIRNHILL

Updated as of March 2010

About Hayden Properties



The Ritz-Carlton Residences, Singapore, Cairnhill
(Artist's impression)



The Hamilton Scotts

A subsidiary of KOP Group, Hayden Properties' residential projects include the super-luxurious Ritz Carlton Residences (www.rcresidences.com.sg), first of its kind in Asia and The Hamilton Scotts (www.hamiltonscotts.com), the world's tallest ensuite car porch residence.

About KOP Group Pte Ltd

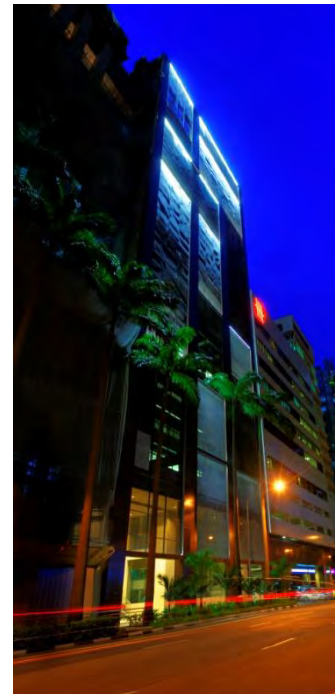
KOP GROUP Pte Ltd (“KOP”) is a diversified and fully integrated real asset investment, development and management company headquartered in Singapore. Our businesses are founded on integrated lifestyle and real estate products and services. KOP works closely with strategic brand partners as well as our own house labels.

KOP’s dynamic portfolio includes Hayden Properties, the developer of high-end luxury properties such as The Hamilton Scotts and The Ritz-Carlton Residences; Aqua Voyage, a yacht management company that specialises in bespoke travel including luxury charters and cruises; as well as Franklyn Hotels & Resorts, an international hospitality management and services arm. KOP Group also owns the exclusive rights to distribute Princess yachts throughout Singapore and China*.

Established in 2006, KOP has received wide recognition across Asia for its bold vision and exciting business and project concepts, partnerships with internationally acclaimed brands, innovative products and service offerings, and track record in value creation and enhancement in each of their projects

KOP Group is helmed by a creative professional team with international experience in real estate, leisure and hospitality development, sales and marketing, creative deal structuring, financing, project and asset management. It has the financial backing of and access to the extensive networks of its majority stakeholder, the Dubai Group, a member of Dubai Holdings, one of the most prominent conglomerates in Dubai.

*Except HK SAR and ZheJiang province



From left: The Spazio, Montigo Resorts, Nongsa (Artist’s impression) & Scotts Spazio

Unique Selling Point

First full strata titled luxury residential project of its kind launched in Asia.

One of the exclusive stand-alone Ritz-Carlton residences in the world

Built on elevated ground in the highly coveted Cairnhill area, a stone's throw from Orchard Road.

Comes with the legendary amenities and service excellence of The Ritz-Carlton.

Spacious 3 and 4 bedroom type of development



The Ritz-Carlton Residences, Singapore, Cairnhill

Address	No. 65 Cairnhill Road		
District	9		
Site Area	59,000 sq ft (Approx)		
Elevation	36 storey		
Tenure	Freehold		
Total Units	58		
Unit Mix	3 BR	2,831 sq ft	Level 5 – 23
	4BR	3,057 sq ft	Level 25 – 33
	Junior PH	3,574 sq ft	Level 34
	Superior PH	6,501 sq ft	Level 35, 36 & lower roof
Facilities	Indoor (3 sky terraces) & outdoor facilities		
Architect	Eco-Id Design Consultancy Pte Ltd		
Expected Completion	1 st Half 2011		
Estimated Maintenance Fee	Approx. S\$2,500/ month		



Artist's Impression

Main Lobby

4 m ceiling height

Private lift to every unit

24 hour state of the art security system

- Biometrics entrance system
- Audio-video intercom system
- Full ERP carpark system
- Wireless guard tour system
- Digital colour wireless CCTV with Artificial Intelligent System

3 basement carpark levels – 134 lots



Ritz-Carlton Legendary Services

Privileges As a Resident

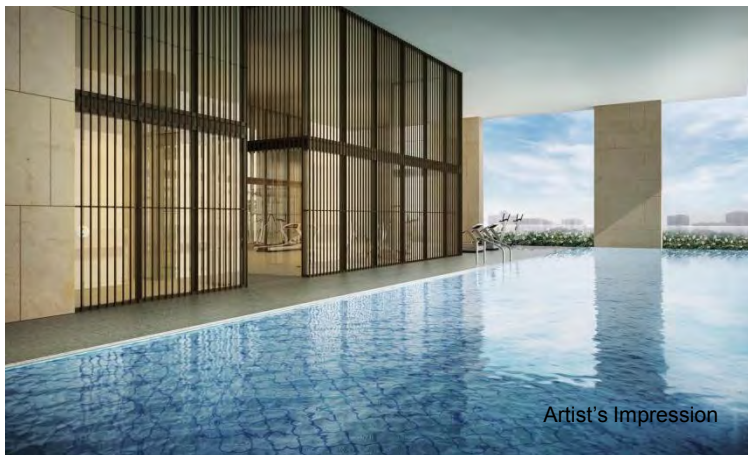
Special privileges at Ritz-Carlton hotel worldwide
Ritz-Carlton Director of Services available for planning and consultation
24 hours Ritz-Carlton full concierge service
Utilization of full amenities in the Residences
Ritz-Carlton labeled mineral water available daily
Selection of pastry/ fruit served on common deck
Ritz-Carlton logo towel for residents' use
Ritz-Carlton loss prevention officer
Ritz-Carlton sommelier & barista
Ritz-Carlton day maid
Ritz-Carlton valet service
Fresh flowers for display at selected common areas
Toiletries in common washrooms

Suggestions of a-la-carte services available to residents:

In-apartment housekeeping services
Laundry services
Baby sitting services
Limousine services
In-apartment / function areas catering
Events planning / management



Amenities



Outdoor Facilities

Exclusive multi-purpose entertainment area

Barbeque area

Gazebo

Maze garden

Reflective pool

Swimming pool – 25 m

Tennis court

Wading pool

Jacuzzi

Indoor Facilities - Sky Terrace at 4th Level *

Hydro pool

Gymnasium

Lap pool – 34 m

Steam room

Yoga deck/ Outdoor gymnasium

* Complete with service staff on duty

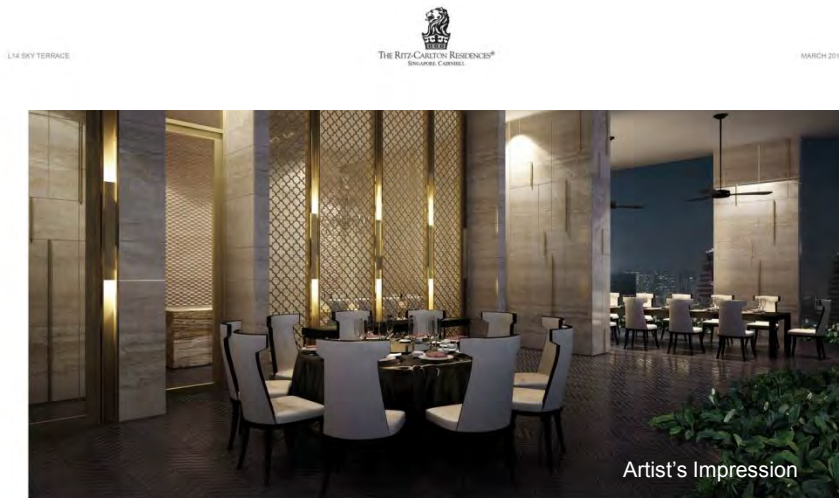


Amenities



Indoor Facilities - Sky Terrace at 14th Level *

Reading Room
“All-Day” café
Games area
Pool / Billiard tables



Indoor Facilities - Sky Terrace at 24th Level *

Five star multi-purpose function room
Gourmet kitchen
Wine cellar

*Complete with service staff on duty

Living and Dining Area

Separated living and dining area

Double glazed windows

High ceiling (3.1 m/10 ft) with Variable Refrigerant Volume (VRV) ducted air-conditioning system

Slab cut Grade A moca crème polished limestone flooring

Moca crème polished limestone with chamfered edge on bay windows

Lutron Home Works for control of lighting system/ air-conditioning/ water heater

Bang & Olufsen ready

Heat detectors and fire sprinklers – a Ritz-Carlton requirement not available commonly in the market



Bedrooms

High ceiling (3.1 m/10 ft)

White oak timber strips laid in herringbone pattern for flooring

Walk-in wardrobe

B&B Italia built-in wardrobes with built-in dehumidifier
Wardrobe doors in solid white oak

Door handle/knob are polished chrome olive knuckle



Bathrooms

Powder Room

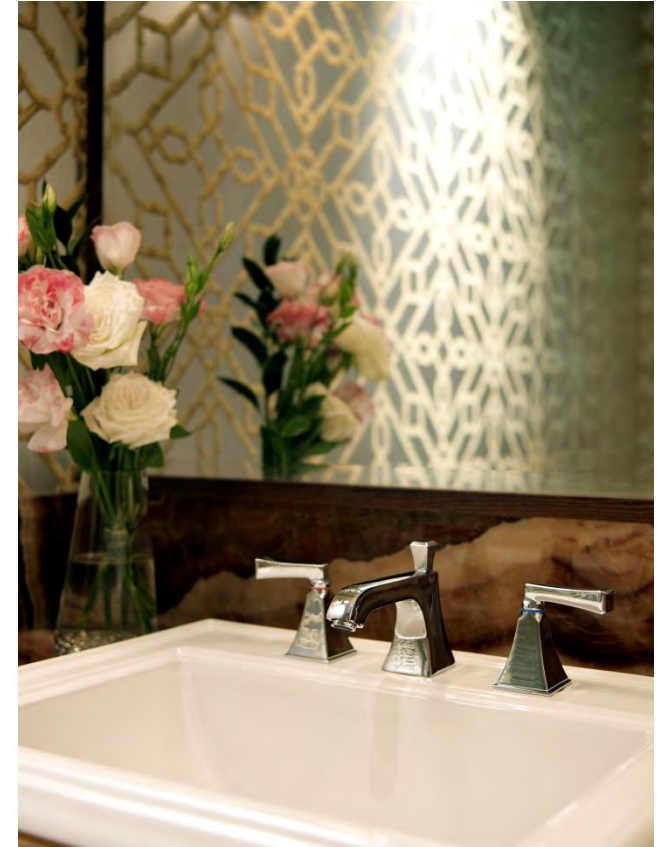
- Moca crème polished limestone flooring
- Onyx vanity top
- Kohler cistern and bath accessories

Master bathroom only

- Palisandro classico vanity top, flooring and wall
- Thasso white marble master shower wall
- Ann Sacks - Selvaggio feature wall
- Toto hands-free cistern and bidet
- Dornbracht sanitary fittings

Other bathrooms

- Moca crème polished limestone flooring and wall
- Silver dragon polished marble vanity top
- Kohler cistern and bath accessories



Kitchen

One way designer's mirror door

Poggenpohl kitchen system with granite counter top

Top range Miele series

- Island cooker hood with commercial ducting system and ozone technology
- Built-in oven
- Fully integrated dishwasher
- Built under wine conditioning unit
- Induction hob
- Wok burner
- Built in combi oven (microwave & conventional)

Sub-zero refrigerator



Quotes from Media

- *“The residences of branded hotels are the first-class homes of the wealthiest guests in the world”*
 - Lianhe Zaobao zbNow, 6 October 2007
- *“Luxury living goes up a notch with personal housekeeping and sommelier services at the first Ritz-Carlton Residences in Singapore”*
- *“The first Ritz-Carlton Residences in Singapore – and Asia – is sparing no expense to make its residents feel right at home”*
 - The Straits Times, 28 March 2008
- *“The focus here is a sense of opulence without being in your face, and a world of convenience literally at your doorstep”*
 - Prestige, June 2009

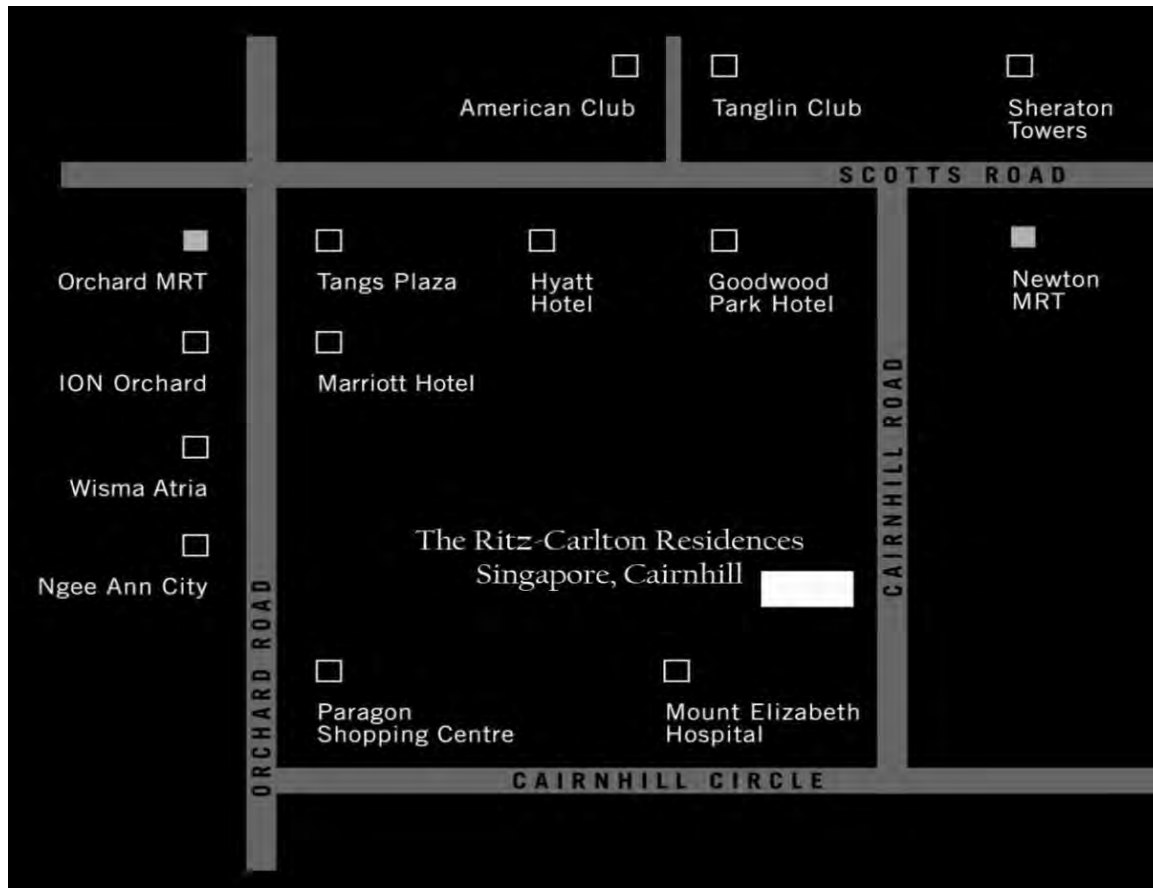


Diagrammatic/ Elevation Chart

Penthouse	#36-01	#36-02
4 Bedroom	#34-01	#34-02
4 Bedroom	#33-01	#33-02
4 Bedroom	#32-01	#32-02
4 Bedroom	#31-01	#31-02
4 Bedroom	#30-01	#30-02
4 Bedroom	#29-01	#29-02
4 Bedroom	#28-01	#28-02
4 Bedroom	#27-01	#27-02
4 Bedroom	#26-01	#26-02
4 Bedroom	#25-01	#25-02
24th Storey Sky Terrace: Wine cellar, gourmet kitchen		
3 Bedroom	#23-01	#23-02
3 Bedroom	#22-01	#22-02
3 Bedroom	#21-01	#21-02
3 Bedroom	#20-01	#20-02
3 Bedroom	#19-01	#19-02
3 Bedroom	#18-01	#18-02
3 Bedroom	#17-01	#17-02
3 Bedroom	#16-01	#16-02
3 Bedroom	#15-01	#15-02
14th Storey Sky Terrace: Reading room, café		
3 Bedroom	#13-01	#13-02
3 Bedroom	#12-01	#12-02
3 Bedroom	#11-01	#11-02
3 Bedroom	#10-01	#10-02
3 Bedroom	#09-01	#09-02
3 Bedroom	#08-01	#08-02
3 Bedroom	#07-01	#07-02
3 Bedroom	#06-01	#06-02
3 Bedroom	#05-01	#05-02
4th Storey Sky Terrace: Lap pool, gym etc.		
(Lobby) 1st Storey: Swimming pool, Maze garden, BBQ area, Tennis court etc.		



Location Map



Ample retail, restaurants and leisure facilities

10 minute's walk to Paragon Shopping Centre
as well as Takashimaya Shopping Centre

10 minute's walk to Tanglin Club

11 minute's walk to Goodwood Park Hotel

9 minute's walk to The American Club,
Singapore

14 minute's walk to Orchard MRT station

Site Plan



Artist's Impression

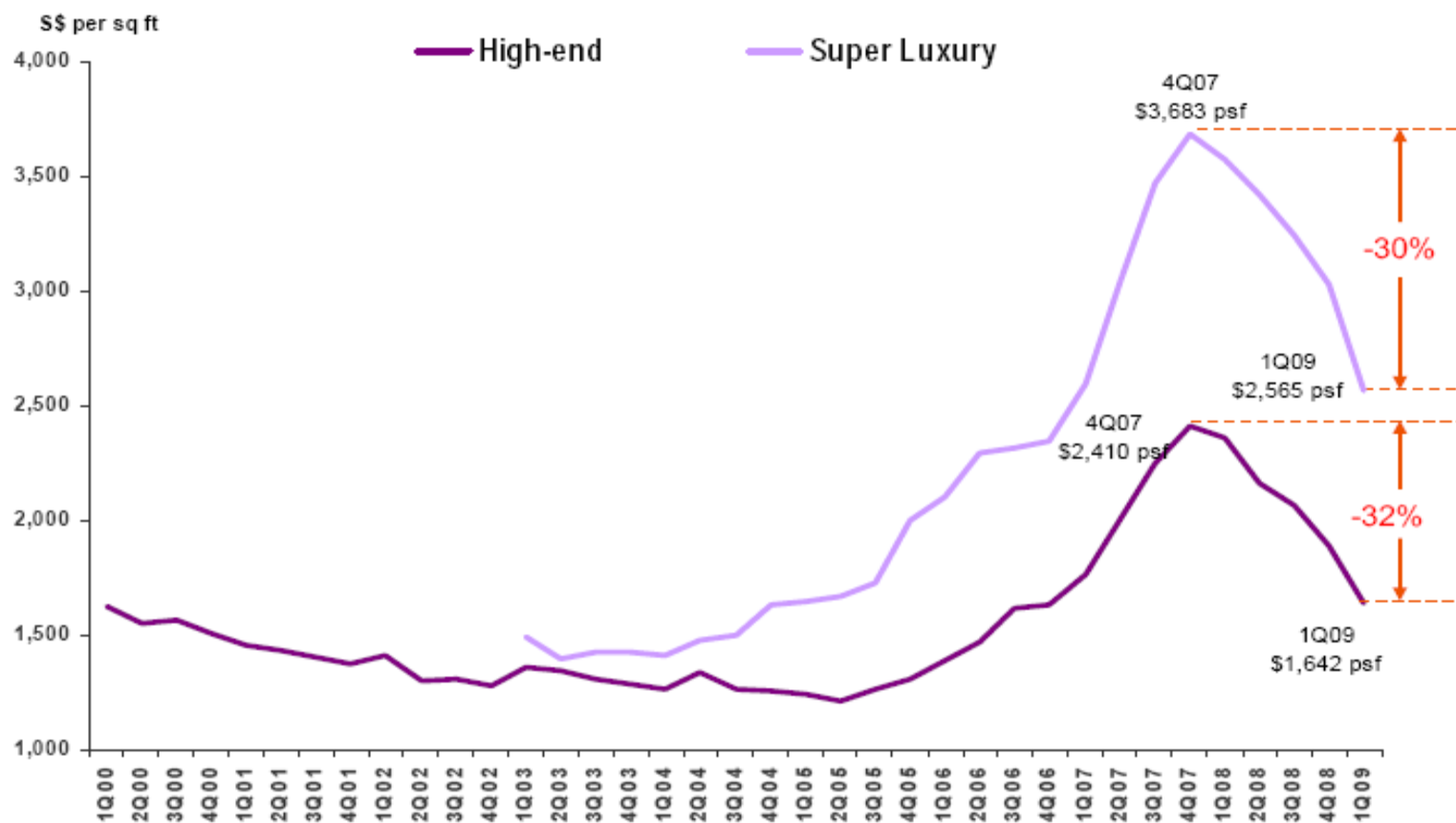
Other Developments in Vicinity

Building	The Hamilton Scotts	Nassim Park Residences	Parkview Eclat	St Regis Residences Singapore	The Marq on Paterson Hill	The Orchard Residences
Location	Scotts Road	Nassim Road	Grange Road	Tanglin Road/ Tomlinson Road/ Cuscaden Road	Paterson Hill	Orchard Road/ Paterson Road/ Orchard Boulevard
District	9	10	10	10	9	10
Tenure	Freehold	Freehold	Freehold	999 year leasehold	Freehold	99 year leasehold from 13/03/2006
Expected TOP	2011	2011	2009	2008	2011	2010
Description	30 storey development with 56 units	2 blocks of 5-storey & 2 blocks of 5-storey containing 100 residential units	21 storey development with 35 units in total	2 towers of 23 storey development housing 173 units	2 24 storey towers (Premier Tower & Signature Tower) with 66 units	56 storey development with mix retail and 175 residential units from 9 th to 54 th storey
Unit Type and Mix	3 BR: 2,756 sq ft	4 & 5 BR Typical size: 3,175 – 4,284 sq ft	3 BR: 2,895 sq ft 4 BR: 3,250 sq ft	3 BR: 1,507 sq ft 4 BR: 1,959 – 4,069 sq ft	4 BR fm 3,000 sq ft 5 BR fm 6,000 sq ft	3 BR: 1,808 sq ft , 3+1 BR: 2,174 sq ft 4 BR: 2,465 sq ft
Amenities	BBQ area, reflective pool, swimming pool, theme pool, gym & lounge	Lounge, library, yoga pavilion, spa & steam room, gym, private dining & function room	Private infinity pool – 3 m x 8 m, gym, reading room, video room & concierge	BBQ pits, fun pool, Jacuzzi, lap pool, lounge, playground, swimming pool, tennis court & concierge	Private 15 m lap pool for Signature Tower owners 6.5 m double volume ceiling for living, dining & kitchen area	Lounge, garden, Jacuzzi, spa, tennis court, function room, BBQ lawn, pools, gym, reading room & yoga room
Price Quantum	\$9 - \$10 million	\$10 - \$12 million	\$8 - \$10 million	\$4 - \$11 million	\$10 - \$26 million	\$5 - \$11 million
Average psf	\$3,000	\$2,984	\$3,174	\$2,617	\$4,274	\$3,277
Units Sold	18	89	20	162	27	152
Developer	Sardinia Properties Pte Ltd	Nassim Park Developments Pte Ltd	Stream Ahead Pte Ltd	Richmond Hotel Pte Ltd	Grandon Pte Ltd	Orchard Turn Residential Devt Pte Ltd

Info extracted from URA on March 2010

Residential Market Update

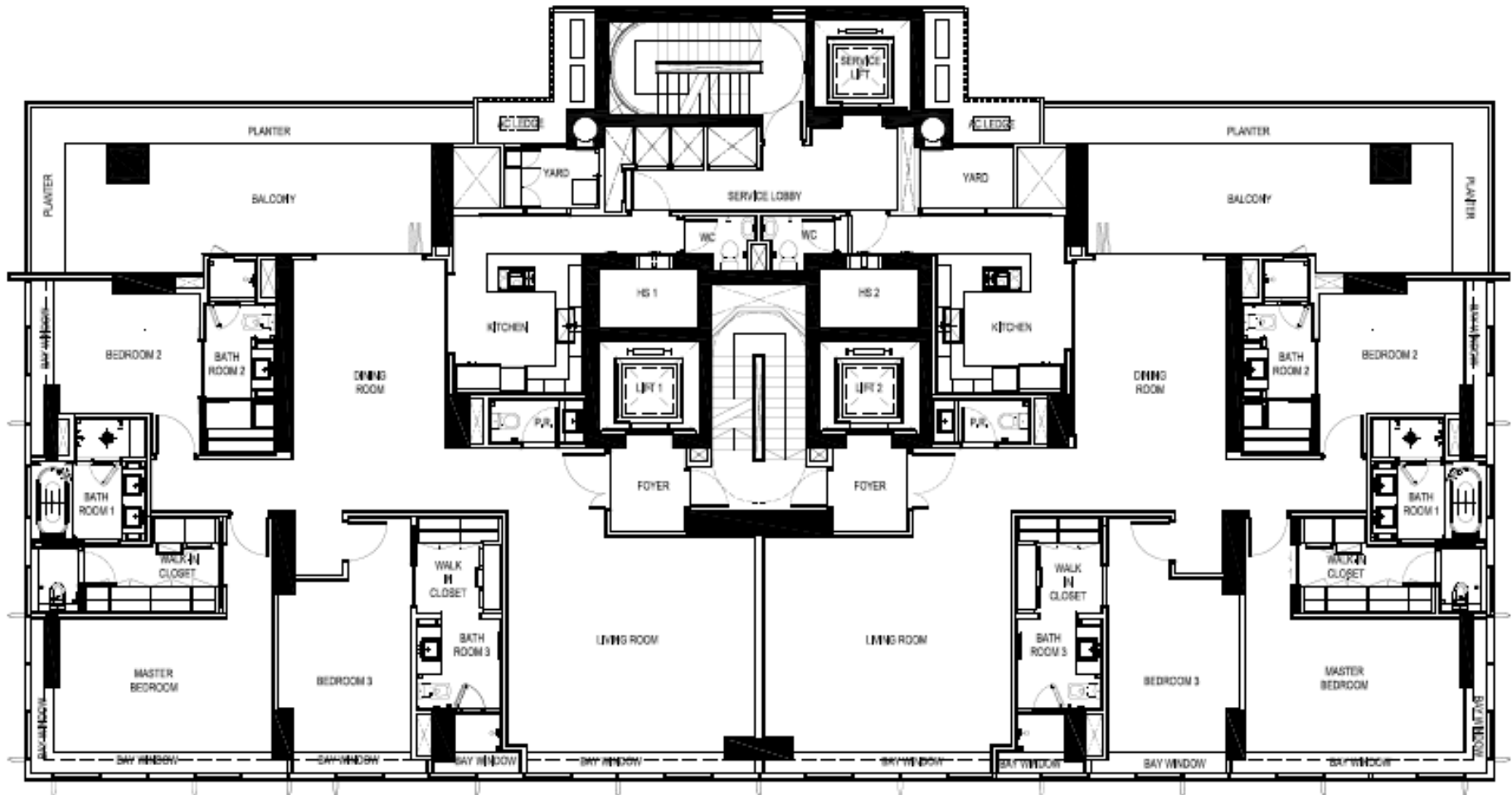
Prime Non-Landed Residential Price, 1Q/2000 – 1Q/2009



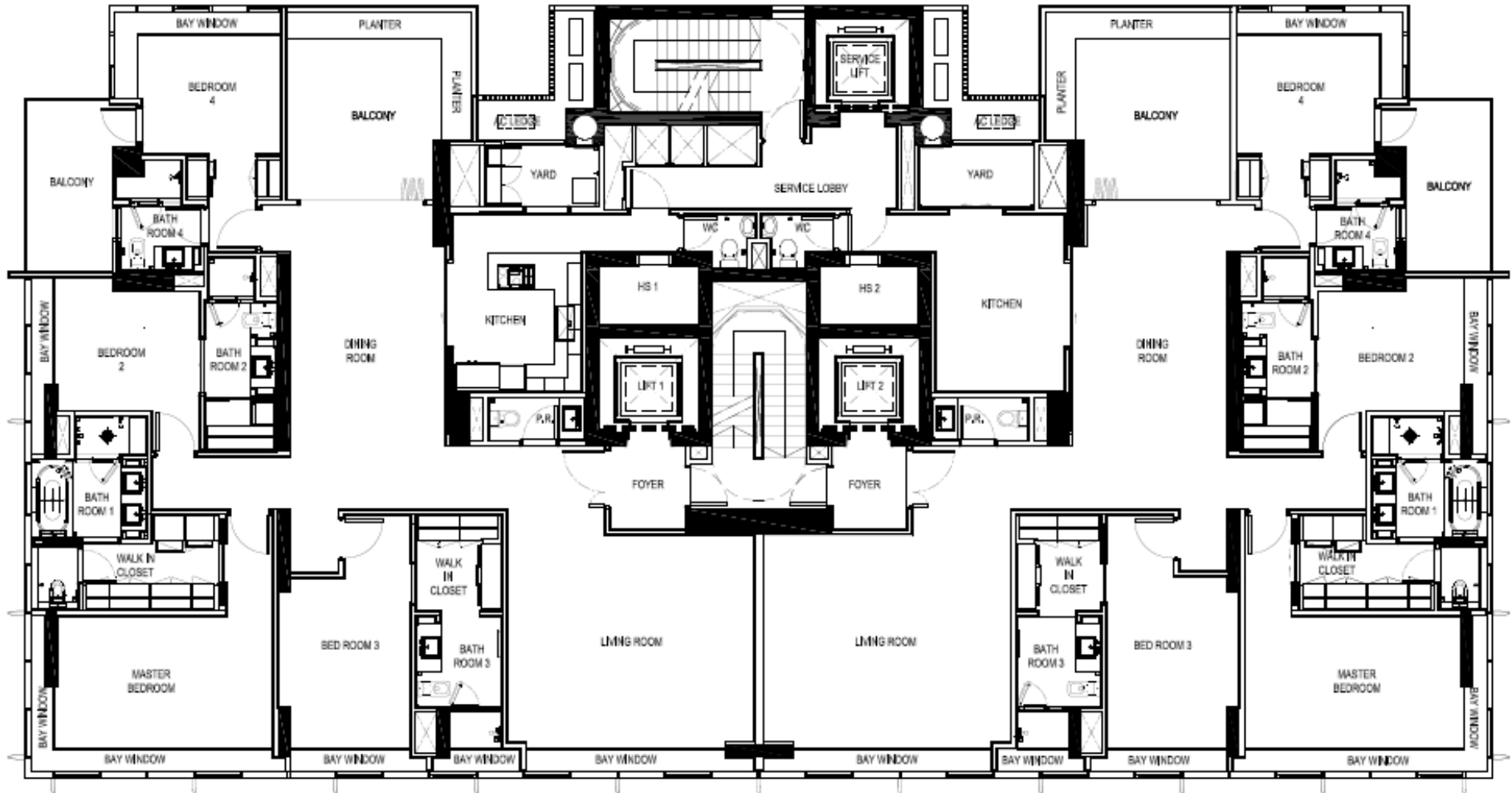
Source: URA, Savills Research & Consultancy



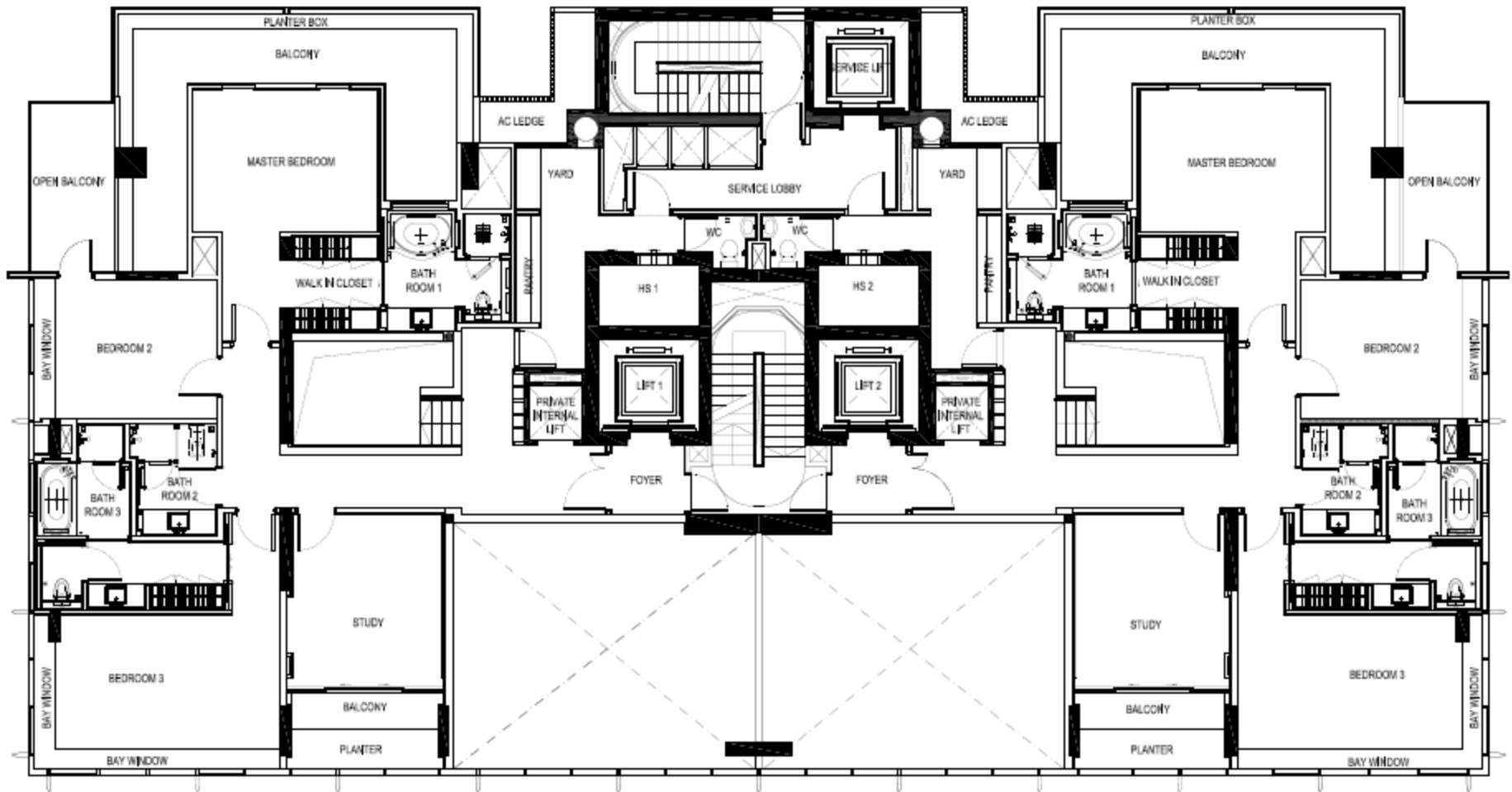
Layout Plan – Typical 3 Bedroom (2,831 sq ft)



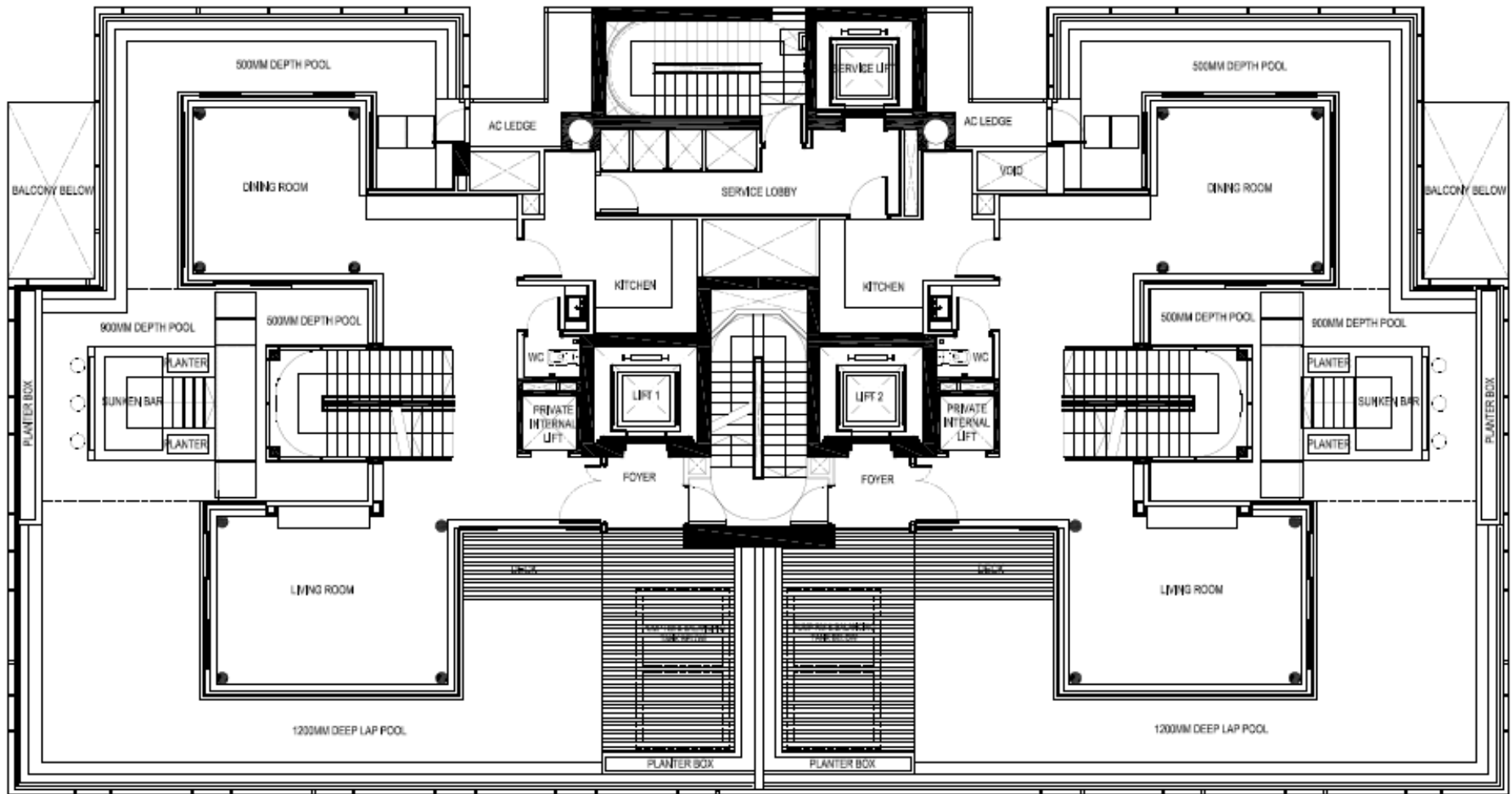
Layout Plan – Typical 4 Bedroom (3,057 sq ft)



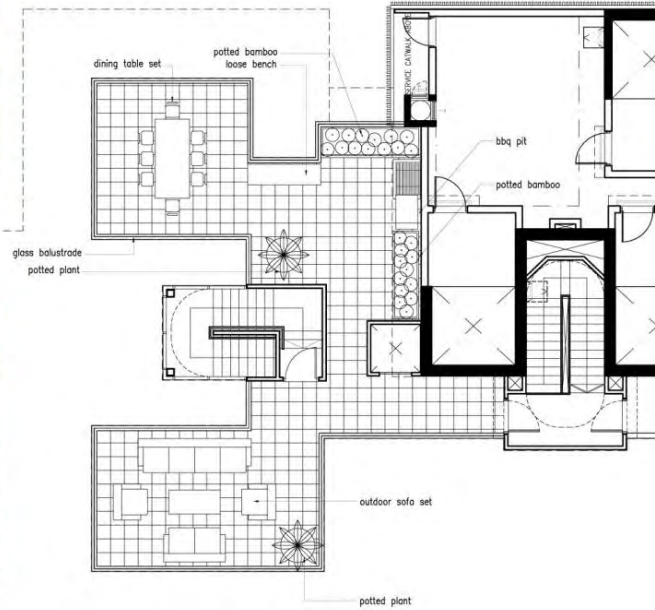
Layout Plan – Penthouse Level 35 (approx. 2,551 sq ft)



Layout Plan – Penthouse Level 36 (approx. 2,852 sq ft)



Layout Plan – Penthouse Lower Roof (approx. 1,098 sq ft)



RITZ CARLTON RESIDENCES
Roof Terrace at Penthouse



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