

MAJOR PROJECTS

Melbourne, Australia



Project Name: The FIFTH

Development Address: 605 Lonsdale Street

District: Central Business District, Melbourne

Property Website: www.thefifthapartments.com.au

Approximate Saleable Floor Area (Sq. ft.): 284,000

Expected Net Lettable Floor Area (Sq. ft.): 3,200

Number of Residential Units: 402

Launch Time: FY 2015

Expected Completion: FY 2018

Building Floors (including retail area): 50

Geographical Environment:

The site fronts onto Lonsdale Street, between King and Swanston Street in Melbourne. It shares Rose Lane with Tower 3 at Upper West Side. Short walking distance to the site is Spencer Street train station and the Spencer Street shopping precinct. The Property is located within the Melbourne CBD Grid.

Planning and Design:

- It is equipped with its very own ground-floor retail precinct, 8 levels of car parking and bicycle storage.
- It offers stunning North, East and South views of Melbourne CBD.
- The FIFTH's residential recreational space located on level 5 is designed by Jack Merlo, a renowned award winning landscape designer and architect, and features a pool, spa, gym, garden lounge, landscaped rooftop garden, residents' lounge with fireplace and communal dining space with teppanyaki grills, offering the best of indoor and outdoor urban design in the heart of the CBD.

Project Highlight:

The property is a 50-storey building that includes ground level retail shops and residential uses. The development will consist of 402 apartments, and includes a structured parking garage which will consist of 206 car park spaces.

MAJOR PROJECTS

Perth, Australia

**Project Name:** The Towers at Elizabeth Quay**Development Address:**

Elizabeth Quay Perth, edge of CBD and Swan River along the Eastern Promenade on Barrack Street, Perth

District: Central Business District, Perth

Property Website: www.thetowersperth.com.au

Approximate Saleable Floor Area (Sq. ft.): 320,000

Approximate Net Lettable Floor Area (Sq. ft.): 18,000

Number of Residential Units: 379

Number of Hotel Rooms: 204 rooms (Ritz – Carlton hotel)

Launch Time: FY 2016

Expected Completion: FY 2020

Geographical Environment:

- The Towers with the proposed Ritz-Carlton hotel as its centrepiece at Elizabeth Quay is located on the water's edge of the Swan River, and nestled between the Perth CBD, beautiful and expansive Kings Park, and Stirling Gardens.
- Elizabeth Quay reconnects the CBD with the Swan River, across 10 hectares of riverfront land between Barrack and William Streets. It will play host to a diverse mix of event and recreational spaces, transforming into a vibrant, contemporary, city destination.

- This exclusive riverside precinct will feature a stunning inlet connected by 1.5km of continuous boardwalks and promenades. At its entrance, a bridge will lead to an island complete with winding paths, kiosk and children's playground with spectacular views back to the city.
- As a mixed-use residential and commercial hub, it will feature restaurants, shops, cafes and entertainment venues, providing a new opportunity for Western Australians to celebrate by the water.

Planning and Design:

- The Towers at Elizabeth Quay will feature premium 1, 2 and 3 bedroom residential apartments, pool, gym and prestigious ground-floor retail precinct. The two towers contain 379 apartments, 104 apartments in tower 1, incorporating the Ritz-Carlton Hotel also, and 275 apartments in tower 2.

Project Highlight:

- Designed as part of a planned mixed-use complex that is intended to include the proposed "The Ritz-Carlton, Perth", which is part of the iconic luxury chain of Ritz-Carlton hotels and resorts.
- With sweeping views over the Swan River, 400-hectare Kings Park and Botanic Gardens, the hotel is expected to be the centrepiece of the new Elizabeth Quay development and is part of the most significant and ambitious waterfront project ever undertaken in Western Australia.

MAJOR PROJECTS

Melbourne, Australia


Project Name: West Side Place

Development Address: 250 Spencer Street

District: Central Business District, Melbourne

Property Website: www.westsideplace.com.au

Approximate Saleable Floor Area (Sq. ft.) *: 2,600,000

Approximate Net Lettable Floor Area (Sq. ft.):
83,800 (104 retail shops)

Number of Hotel Rooms: 263 rooms (Ritz – Carlton hotel)
305 rooms (Dorsett hotel)

Number of Residential Units: More than 2,800

Launch Time: FY 2017 (Towers 1 and 2)
FY 2018 (Tower 4)

Expected Completion: FY 2021 (Towers 1 and 2)
FY 2022/FY 2023 (Tower 4)

Building Floors (Include Retail Area):

Tower 1: 81 Floors
Tower 2: 64 Floors
Tower 3: Under planning
Tower 4: 70 Floors

Geographical Environment:

- The property represents a two-stage development known as “West Side Place”, a major mixed-use development that will comprise four towers across the overall site.
- The site has main frontages with Spencer Street and Lonsdale Street and Little Lonsdale Street and Merriman Lane.
- The site is in immediate proximity to Spencer Street Train Station and Spencer Street Shopping Town.
- The property is located within the Melbourne CBD Grid.

Planning and Design:

Featuring four high-rise towers with over 2,800 apartments as well as Ritz-Carlton hotel at the top levels of Tower 1, West Side Place, Melbourne embodies a new height of luxury inner city living. Proudly positioned at the corner of Lonsdale and Spencer Streets, the highest tower at West Side Place will soar an impressive 81 storeys with the prestigious Ritz-Carlton hotel occupying the top levels, becoming Australia’s tallest hotel.

Project Highlight:

- West Side Place is a mixed-use residential development located next to the Upper West Side development. It consists of saleable floor area for residential apartments of approximately 2.6 million sq. ft., a Ritz-Carlton hotel, with 263 hotel rooms, a Dorsett Hotel with 305 rooms retail components and other facility components.
- Towers 1 and 2 with approximately 1,400 apartments were already under presale in June 2016.
- Tower 4 with 835 apartments was launched in June 2017

* Approximate saleable floor areas, including the retail and hotel components of the development, may vary subject to finalization of development plans.

MAJOR PROJECTS

Brisbane, Australia



Project Name: Queen's Wharf

Development Address: Queen's Wharf

District: Central Business District, Brisbane

Property Website: <http://www.destinationbrisbaneconsortium.om.au/>

Approximate Saleable Floor Area * (Sq. ft.): 1,800,000

Number of Residential Units:

Towers 4, 5 and 6 (residential units) approximately 2,000
5 hotels with approximately 1,100 rooms

Expected Launch Time: Tower 4: FY2019

Expected Completion: Planning

Building Floors (Include Retail area):

Tower 4: max. 67 storeys
Tower 5: max. 63 storeys
Tower 6: max. 50 storeys

Planning and Design: The project comprises both the integrated resort component and the residential component and encompasses approximately 2,940,000 sq.ft, with approximately 1,290,000 sq.ft being over land and approximately 1,650,000 sq.ft being over river, consisting of three residential towers comprising approximately 2,000 apartments, 5 world class hotels (including the Ritz-Carlton Hotel owned by The Star), high end food and commercial outlets and a casino in Brisbane's prime waterfront district.

Geographical Environment

Given the CBD location of the site, the surrounding uses include a broad range of tourism, and education activities, in addition to the commercial and retail activities of the CBD itself. These include:

- Cultural Precinct (opposite the site, adjoining the Victoria Bridge) – which includes the Queensland Performing Arts Centre (QPAC), Queensland Conservatorium, Queensland Museum and Science Centre, the State Library, the QAGOMA and the Brisbane Entertainment and Convention Centre (BECC).
- South Bank (directly opposite the site on the southern bank of the Brisbane River) – the parklands, retail and dining throughout the precinct (focused on Little Stanley Street and the waterfront) and the entertainment facilities within and surrounding the parklands;
- QUT (adjoining the site to the south-east) – QUT is located to the south-east of the site, and will be connected to the QWBIRD by the proposed boardwalk and upgraded Bicentennial Bikeway;
- Queen Street Mall – the retail heart of the CBD; and
- CBD – the core of the city, providing for principal business and administration functions, complemented by a wider range of uses including retail, entertainment, education and residential.

Project Highlight

The renewal of Queen's Wharf Brisbane represents a once-in-a-generation opportunity to shape the future vibrancy and success of almost 20% of the city centre, to deliver integrated mixed-use development on a scale rarely seen in Australia, to unlock the river front of our 'river city', and, significantly, an opportunity to breathe life into what is arguably the greatest collection of heritage buildings and places in Australia.

Remarks:

The Group has 50% stake of the residential component and 25% stake of the integrated resort component, excluding the Ritz-Carlton Hotel, of the project

* Approximate saleable residential floor areas may vary subject to finalization of development plans.

MAJOR PROJECTS

Guangzhou, China


Project Name: Royal Riverside
Development Address:

Yuhao 1 Jie, Li Wan District, Guangzhou

District: Guangzhou Li Wan District

Property Website: www.royalriverside.com
Approximate Saleable Floor Area (Sq. ft.): 683,000

Number of Residential Units: 607

Launch Time: FY 2017/2018

Expected Completion: FY 2018/2019

Building Floors (Include Retail Area):

Five Residential Buildings

Tower 1 (御豪軒): 20 Floors, Tower 2 (御龍軒): 15 Floors,
Tower 3 (御景軒): 15 Floors, Tower 4 (御翠軒): 31 Floors,
Tower 5 (御雅軒): 32 Floors

Geographical Environment:

Centrally located in the heart of the city, Royal Riverside is just a 15-minute walk away from the metro Station and offers convenient access to Huadiwan Station or Fangcun Metro Station. It is only a 15- minute drive to the new international airport.

Planning and Design:

Situated at the riverside with a large community of nature and an endless inspiration for design concept. In addition to the practicability of architecture, Royal Riverside is designed in modern art deco style. The designer is focused on the details of the decoration with European artistic taste and well-proportioned sculpture and water features, rendering an artistic atmosphere nearby.

Project Highlight:

- Royal Riverside is fully equipped with a private club house, outdoor swimming pool, leisure foot massage pool, underwater loungers etc. The club house features a world-class resort that offers cinemas, bars and elderly center.
- There is 100,000 square meters of space comprising standardized public kindergartens, open boutique community, commercial streets, private clubs, barbecue area and markets, and effecting a "LOHAS" community-based living.

Awards:

- Leju 2015 Premium Property
- SouFun – 2015 Guangzhou High Quality Property
- 2015 China Properties and Houses Champion Chart – The Best Quality Property with an Attitude

MAJOR PROJECTS

Shanghai, China

**Project Name:** Royal Crest II**Development Address:** Lane 699, Jin Qiu Road (California Garden District 17B)**District:** Baoshan District, Shanghai**Approximate Saleable Floor Area (Sq. ft.):** 259,000**Number of Residential Units:** 180 apartments and 42 townhouses**Launch Time:** FY 2017**Expected Completion:** FY 2018**Building Floors (including retail area):**

Six-storey residential buildings with elevators
 Six townhouses (3 storeys aboveground and 1 storey underground)

Geographical Environment:

Royal Crest II offers both accessible transportation and everyday livelihood, with Metro Line 7 Shanghai University Station located at the entrance of the community, and the planned Metro Line 15 intersecting the most prosperous CBDs in Shanghai including Jing'an, Xuhui, Pudong. In addition, the Central Elevated Expressway connects the People's Square, Shanghai Hongqiao Hub, Shanghai South Railway Station, and Pudong International Airport. It is only 10 to 45-minute drive away from the popular areas in Shanghai.

Project Highlight:

- | | |
|-----------------------|--|
| Shopping | : California Garden Xintiandi, Dufang Guomao, Carrefour, Xinhugang Seafood hotel, Hongji Leisure and Cultural Square |
| Auxiliary facilities | : Dachang Hospital, Huashan Hospital, Lianhua, Hualian Supermarket, banking outlets |
| Sports and recreation | : Dachang Sports Park (under construction), Gucun Park |

MAJOR PROJECTS

Hong Kong, China

**Project Name:** Marin Point**Development Address:**

31 Shun Lung Street, Sha Tau Kok

District: Sha Tau Kok**Property Website:** www.marinpoint.com**Approximate Saleable Floor Area (Sq. ft.):**

Residential: 103,000

Approximate Net Lettable Floor Area (Sq. ft.):

Commercial: 10,319

Number of Residential Units: 261**Launch Time:** FY 2018**Expected Completion:** FY 2019**Building Floors (including retail area):** 6**Customer Position:**

Residents with valid Frontier Closed Area Permit for Sha Tau Kok area issued by the Commissioner of Police

Project Status: Construction Site**Geographical Environment****Favorable Description on Location, Facilities, School, Transportation, Hospital and Restaurant:**

- Located at seaside site of Sha Tau Kok Town Center with 270° panoramic sea view and hilly landscape along Pat Sin Leng and Plover Cove Country Park.
- Surrounded by green and natural environment adjacent to green areas, such as Pat Sin Leng, Plover Cove Country Park, Luk Keng and Lau Shui Heung, as well as Sha Tau Kok Farm which offer a peaceful and healthy lifestyle.
- Adjoining various historic landmarks, of which Ha Wo Hang Fat Tat Tong, the Residence of Ip Ting-sz in Lin Ma Hang Tsuen and Kang Yung Study Hall are named as Declared Monuments in Hong Kong.
- Buses and green minibuses routes to Fanling and Sheung Shui in the district provide easy access to districts in Hong Kong by interchange of MTR or highways and roads. Cross-border buses provide routes to Mainland China, as well as Sha Tau Kok Boundary Control Point, and Liantang/Heung Yuen Wai Boundary Control Point, which is expected to be completed in 2018 facilitate the cross-boundary advantage.
- Ancillary communal facilities in Sha Tau Kok are well placed with mature development, such as restaurants, banks, markets and ancillary stores.

Project Highlight:

Marin Point is well designed with space concepts of low density and resort hotels that apply the unique concept of "embracing the landscape into the room", in order to create more space for leisure scenery in balconies with panoramic view of the swimming pool in the clubhouse to the seacoast in Sha Tau Kok.

The only star-rated private clubhouse with facilities:

- Outdoor swimming pool
- Marin Point Banquet Hall
- Gym rooms
- Activity rooms
- Children's playground
- Study and leisure rooms
- Recreational rooms
- Game rooms

MAJOR PROJECTS

Singapore



Project Name: ARTRA

Development Address: 10 Alexandra View

District: Central Business District

Property Website: www.artra.sg

Approximate Saleable Floor Area (Sq. ft.): 408,537

Approximate Net Lettable Floor Area (Sq. ft.):
Commercial – 20,312

Number of Residential Units: 400

Launch Time: FY 2018

Expected Completion: FY 2021

Building Floors (including retail area):
44 storeys with 2 levels of basement carpark

Geographical Environment:

- Close to Alexandra Park Connector and Singapore Botanic Gardens
- Right next to Redhill MRT Station, supermarket & commercial units at 1st storey, and childcare centre at 2nd storey
- Shopping: China Town, Raffles Place, Marina Bay, Orchard Area
- School: Gan Eng Seng Primary School, Queensway Primary School, Alexandra Primary School, Henderson Secondary School, Bukit Merah Secondary School, Crescent Girls' School
- Other auxiliary facilities: Singapore General Hospital

Project Highlight:

- Friendly amenities include shops, gourmet supermarket and childcare
- Excellent recreational facilities such as 50m lap pool, leisure pool, leisure tennis court, sky fitness, sky jacuzzi, sky terraces and roof terrace
- All units are north-south facing within an elegant 44-storey tower
- Every master bedroom is fully-fitted with a walk-in wardrobe Well-appointed, thoughtful and spacious two-bedroom+study, three-bedroom and three-bedroom+study layouts
- Large premium three-bedroom+study and 5-bedroom+family layouts with private lift lobby

Awards:

Green Mark Gold

Remarks:

The Group has a 70% stake in the project

MAJOR PROJECTS

London, the United Kingdom


Project Name: Alpha Square
Development Address:

50 Marsh Wall 63-69, 68-70 & 74 Manilla Street, London

District: Canary Wharf, London

Approximate Saleable Floor Area (Sq. ft.): 377,000

Approximate Net Lettable Floor Area (Sq. ft.): 74,000

Number of Residential Units: 634

Expected Launch Time: FY 2018/2019

Expected Completion: Planning

Building Floors (including retail area):

Two high rise towers (65 storeys and 35 storeys)

Geographical Environment

- Located adjacent to Canary Wharf London, Alpha Square is a mixed use development comprising residential apartments, hotel accommodation, and education and health care facilities. Meeting the current shortage in primary education in the area, the new onsite primary school will accommodate up to 400 students.
- The availability of local transport means such as underground, buses and cross rail (starting 2018) make Alpha Square easily accessible from various London prime locations.

Project Highlight:

Alpha Square will comprise of 634 apartments across two slender high rise towers (65-storey and 35-storey) with views across London city featuring state of the art facilities including swimming pool, gymnasium, spa, rooftop gardens, 24 hour concierge and security.

* Approximate saleable residential floor areas may vary subject to finalization of development plans.

MAJOR PROJECTS

London, the United Kingdom

**Project Name:** Hornsey Townhall**Development Address:**

Hornsey Town Hall, the Broad Way, London

District: Crouch End, London**Approximate Sellable Floor Area (Sq. ft.):*** 102,000**Approximate Net Lettable Floor Area (Sq. ft.):** 76,000**Number of Residential Units:** 132**Expected Launch Time:** FY 2018/2019**Expected Completion:** Planning**Building Floors (include retail area):** 5**Geographical Environment**

The Hornsey Town Hall is the center of the local community with a landscape garden to the front of the town hall with adjacent shops and restaurants on a busy high street with good local communication routes via bus.

Project Highlight:

The transformation of the existing Town Hall, which has become dilapidated in recent years, becomes necessary. This will establish the Town Hall as the focal point in the community.

Planning and Design:

We are currently working up the scheme's design to deliver new residential space and serviced apartments within the existing Town Hall. Additional works will include the refurbishment of the internal areas and the creation of co-workers facilities.

* Approximate saleable residential floor areas may vary subject to finalization of development plans.

MAJOR PROJECTS

Manchester, the United Kingdom


Project Name: Angel Meadow at NOMA
Development Address:

Angel Meadows, Aspin Lane, Manchester

District: Central Business District, Manchester

Approximate Sellable Floor Area (Sq. ft.):* 551,000

Number of Residential Units: 754

Expected Launch Time: FY 2018

Expected Completion: FY 2020/2021

Building Floors (include retail area):

Plot 2 – 22

Plot 3 – 16

Plot 4 – 41

Plot 5 – 12/14

Project Status:

Planning application being processed

Geographical Environment:

The development sits around one of the only green spaces within the city centre and is within walking distance of the Central Business District and major transport hubs.

* Approximate saleable residential floor areas may vary subject to finalization of development plans.

MAJOR PROJECTS

Manchester, the United Kingdom

**Project Name:** Northern Gateway

District: Lower Irk Valley,
Collyhurst and New Cross, Manchester

Site Area (Sq. ft.): 15,000,000

Number of Residential Units: more than 10,000

Project Status:
Under Planning

Geographical Environment

- The vision is to create a series of distinct yet clearly connected communities making the most of the area's natural resources including the River Irk and its location close to the city centre.
- Unlock the residential potential of more than 350 acres of land that sweeps north from Victoria Station taking in the neighbourhoods of New Cross, the Lower Irk Valley and Collyhurst.

Project Highlight:

The project will deliver more than 10,000 new homes over the next decade with an emphasis on design quality and sustainability, open space and green walking and cycling routes.

