

One Grantai

No.1 Tai Tam Shan, Taipa, Macau

“One of the most unique and prestigious residentials situated in mid-level with stunning and panoramic views of Cotai Strip, outer harbour and all the three Macau - Taipa Bridges - truly the home of the rich and famous”



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Location	<p>Located on the mid level of Tai Tam Hill with panoramic view of Cotai Strip, mountain and harbour views</p> <p>Macau's major attractions can all be found on your doorstep including The Venetian Macao, Oriental Golf Course, Galaxy Cotai Mega Resort, Four Seasons Hotel, City of Dreams and Macau Studio City are all just a stone's throw away, not to mention the glamour of the Wynn Macau, MGM Grand, Grand Lisboa, Star World Hotel, Rio Macau, Grand Emperor Hotel and Fisherman's Wharf. One Grantai is truly at the core of Macau</p>								
Developer	Sai Kei Hou Yuen (Kuok Chai) Real Estate Development Ltd (owner of Rio Hotel)								
Construction Management	Hsin Chong Construction (Macau) Ltd								
Architect	P & T Architects and Engineers Ltd								
Quantity Surveyor	Rider Levett Bucknall Macau Ltd								
Tenure	Leasehold until 2049								
Anticipated Completion	Early 2010								
Description	<ul style="list-style-type: none"> * Comprises of 6 high-rise blocks overlooking the Cotai Strip with excellent and unobstructed sea view and mountain view from every direction. It is regarded as the most reputable landmark residential development in Taipa * Consists of 856 high-ceilinged deluxe units boasting spacious living spaces. All rooms are fully double glazed and feature the most up-to-date air conditioning * European design with super high quality finishes * Efficient internal layout * Grand entrance lobby upto 6-star hotel standard * High class imported elevators * Ample car parks on 5 floors comprising over 1,000 spaces * Building Elevation * <table border="0" style="margin-left: 20px;"> <tr> <td style="vertical-align: top;"><u>Floor Level</u></td> <td style="vertical-align: top;"><u>Facilities</u></td> </tr> <tr> <td>G/F & Basement 1 - 4</td> <td>Car Parks</td> </tr> <tr> <td>1/F</td> <td>Club House & Main Entrance to Flats</td> </tr> <tr> <td>2/F – Top Floor</td> <td>Residential Apartments (33, 34 & 36 storey)</td> </tr> </table> 	<u>Floor Level</u>	<u>Facilities</u>	G/F & Basement 1 - 4	Car Parks	1/F	Club House & Main Entrance to Flats	2/F – Top Floor	Residential Apartments (33, 34 & 36 storey)
<u>Floor Level</u>	<u>Facilities</u>								
G/F & Basement 1 - 4	Car Parks								
1/F	Club House & Main Entrance to Flats								
2/F – Top Floor	Residential Apartments (33, 34 & 36 storey)								
Building Facilities	<ul style="list-style-type: none"> * The 300,000 sq ft Club House providing leisure and recreational facilities including golf green, badminton room, tennis court, squash court, sundeck, classical roman pool, kid's swimming pool, sculpted water features, indoor heated Jacuzzi, vending corner, tea corner, wine & cigar room, hall of fame, gym, English billiards, ping-pong sphere, Hollywood theatre, sauna room, yoga, kid's play area, the Choir, piano room, entertainment arena, spa beauty and fun reading * Greenery area is approx. 60,000 sq ft * A garden terrace is approx. 21,000 sq ft * Security & concierge services and butler service 								

Building Facilities (Cont'd)	*	Infinity pool
	*	Banquet hall
	*	Morning trail
	*	Pebble walking trail
	*	Roman viewing deck
	*	The fountain
	*	Covered resting area
	*	Scented garden

Transportation Global excellence in transport comes from Macau International Airport, the forthcoming New Macau Maritime Ferry Terminal and the proposed Macau Light Transit System, whilst superlative infrastructure can be found in Macau Stadium and the Macau University of Science and Technology, not to mention world-class convention centers. One Grantai will be at the heart of this new world order and is offering you the chance to be part of that transformation

Specification	*	All kitchens are state of the art, combining the highest quality appliances with stylish design. 32" custom-made stoves, faux-stone flooring and real wood cabinets
	*	All bathrooms are finished in marble and equipped with the highest quality fittings and central hot water system, enabling you to bathe or shower in luxury

Management Fee HK\$1.5 per sq ft (to be confirmed)

Stamp Duty 3.15%
(0.525% upon signing Sale & Purchase Agreement and 2.625% on completion)

Capital Gain Tax No

Restriction on Ownership No

Selected Indicators

Population 520,000 (as at 31 Mar 2007)

Unemployment 3.0% (during the period between April and June 2007)

Gross Domestic Product 16.6% in 2006
(or 25.6% in 1Q 2007, which is subject to revision later. Please see which figure is more suitable for your case.)

No. of Hotel Rooms 13,052 in May 2007

Hotel Occupancy 72.3% in May 2007

Visitor Arrivals Over 12.6 million in the first 6 months of 2007

MACAU - A FAST GROWING CITY OF THE WORLD, IS NAMED "THE ORIENTAL LAS VEGAS IN ASIA"

Economic Indicators

- * Double-digit economic growth - GDP recorded 25.6% year-on-year growth in 1Q 2007. Gaming and tourism sector saw distinctive performance. Private investment in construction and equipment rose 42.4% year-on-year and 32.5% year-on-year respectively
- * Unemployment rate edging down - Due to the construction of new hotel/casino projects, demand for labour has been on the rise. Thus, in 2Q 2007, unemployment rate edged down to 3.0%
- * Accelerating inflation - The growth of Composite Consumer Price Index ("CPI") accelerated to 5.3% year-on-year in June 2007. One of the key contributors for the rise in CPI was the prices for housing and fuels, which increased 8.3% year-on-year

Residential Market

- * The growing popularity of new residential units is due to the general improvement of price affordability amongst the households. There have been signs of growing leasing demand attributed to the expatriate community. The trend is going to sustain since the market will see the gradual opening of brand new casinos and hotels in the coming two years. As a proxy to demand, the size of hotel stock will increase about 120% in the next 2 years

Hotel Market

- * Buoyant tourism - the Macau Hotel industry remain buoyant thanks to the continued influx of visitors. The official statistics shows that the monthly visitor arrivals increase 20.3% year-on-year to 1,921,384 in June 2007. It is estimated that there will be about 16,500 new 5-star hotel rooms added to the industry over the period from the second half of 2007 to 2009. The number of visitor arrivals will post a significant growth from the current level of 1.9 million per month to 2.5 million per month by 2009

Infrastructure Development

- * The Macau SAR Government announced the optimized plan for the Macau Light Rail Transit System (LRT), which is anticipated to open by the end of 2011. The LRT will comprise about 20 km of tracks and 23 stations in total. It will run along the eastern and southern fringe of the Macau Peninsula to Taipa Island and connect the border, ferry terminal, airport and various casinos. Upon completion, it will enhance traffic flow in the local territory
- * The 20-year urban development plan - The Macau SAR government announced its 20-year urban development plan involving 298-hectare land reclamation principally along the coastal sea bed of Macau peninsula and Taipa. Total population will increase 27% from 480,000 in 2005 to 610,000 in 2023

INFRASTRUCTURE DEVELOPMENT



LEGEND	
	Light Rail Transit System (LRT)
	Stations (LRT)
	Land for Development
	Open Spaces and Roads
	Hong Kong - Zhuhai - Macau Bridge
	Cross-Harbour Tunnel

A Reclaimed Area A

- The reclaimed area covers approximately 105 hectares (1.05 sq km)
- Principally designated for residential/commercial development
- Supporting developments will include schools, shopping centres and other community facilities

B Reclaimed Area B

- The reclaimed area covering approximately 13 hectares (0.13 sq km) will be located along Sun Yat Sen Avenue
- The new land will be used for road expansion and further enhancement of visitors' accessibility to various tourists' spots located nearby

C Reclaimed Area C

- The reclaimed area will be approximately 56 hectares (0.56 sq km)
- It will be designated for low-density residential development

D Reclaimed Area D

- The reclaimed area will be approximately 130 hectares (1.30 sq km)
- It will be designated for residential, retail and hotel development

E Reclaimed Area E

- The reclaimed land will be approximately 94 hectares (0.94 sq km)
- It will be designated for medium-density residential, retail and hotel development
- The area will include schools and other community facilities

F Macau International Airport

- More long-haul routes will be introduced
- Air Macau will fly to Europe starting 2008 with the stop-over point in Bangkok
- ANA and Air Macau will start flying to Osaka by late 2006
- Existing air-service contracts have been signed with 36 countries

G Pac On New Ferry Terminal

- Located in Taipa, it is anticipated to open by the end of 2009
- It will comprise 8 docks and retail facilities
- It will link up with the airport to provide one-stop express check in/out

H Proposed Light Rail Transit System (LRT)

- The LRT network will comprise about 20km of tracks
- A total of 23 stations

I Cross-Harbour Tunnel

- It will be a 1.7 km tunnel connecting Macau Peninsula and Taipa
- Scheduled to open in 2009, it will be a dual-conduit with three lanes each

J Hong Kong-Zhuhai-Macau Bridge

- The Bridge is proposed to be 30 km long connecting Lantau in Hong Kong to Macau and Zhuhai
- Upon completion by 2015, the Bridge will complement the existing sea-route traffic between Hong Kong and Macau/Zhuhai