



MANDARIN ORIENTAL

THE RESIDENCES
GRAND CAYMAN



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Paradise Without Compromise

Mandarin Oriental, Grand Cayman will be the preeminent resort on this island nation, celebrated for its crystalline waters and the highest standard of living in the Caribbean. Ideally located, the resort is nestled at St. James Point, within a private and secluded enclave of coastal gardens at the island's southernmost point, yet easily accessible to every convenience. This lushly landscaped retreat offers signature culinary experiences, wellness amenities, and an oceanfront destination spa... all enhanced by Mandarin Oriental's legendary five-star service.

The Resort Privacy Meets Exclusivity

- The first Caribbean new construction residential offering managed by Mandarin Oriental.
- The resort spans over 2,700 feet of continuous ocean frontage set within 67-acres of tropical maritime forests.
- The curated collection of 42 private residences is located within two distinct architectural landmarks, Beach House and Ocean House.
- Residents enjoy preferred access to all services and amenities of the five-star resort featuring 91 guest rooms.
- Positioned at one of the island's highest natural site elevations – 35 feet above sea level, offering panoramic sunrise and sunset views.
- Scheduled for completion Q1 2028.

Grand Cayman The Jewel of the Caribbean

- This island nation is a British Overseas Territory and the world's fifth-largest financial center.
- Grand Cayman offers a wealth of cosmopolitan conveniences including sophisticated shopping, gourmet dining, and state-of-the-art medical facilities.
- The resort is located 20-minutes from the International Airport and the adjoining FBO terminal.

Beach House Residences – levels 5-9
Hotel Rooms – levels 1-4

Arrival Lobby
Library Bar
Sunset Bar
Specialty Restaurant

Oceanfront Spa
Fitness Center
Lap Pool
Ocean Grill

Ocean House Residences
Owner's Lounge & Infinity Pool

Kid's Pool
Kid's Club

Family Pool

Pool Bar

Adult Pool

Fitness Lap Pool



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- A. Beach House Residences & Hotel
- B. Restaurants & Resort Reception
- C. Family Pool & Adult Pool
- D. Kid's Pool & Kid's Club
- E. Oceanfront Spa, Fitness Center, Lap Pool, Ocean Grill
- F. Event & Celebration Pavilion
- G. Ocean House Residences
- H. Club House & Sports Center



Beach, Pools & Coastal Gardens Shaped by Nature

Pristine & verdant, the resort is set within 67-acres of expansively landscaped grounds, framed by the soft, white sands of the 1,000-foot crescent beach. Garden pathways connect the series of aquatic experiences to the Beach Club.

Five distinctively designed ocean view pool experiences including:

- Family, Kid & Adult Pools: at the base of the Beach House residences, offering lush landscaping, lounging cabanas, and a poolside bar and restaurant.
- Ocean House Pool: an elegant infinity pool and adjacent resident's lounge, exclusively for owners.
- Fitness Lap Pool: framed by palm trees and situated adjacent to the wellness offerings with cinematic views of the Atlantic Ocean.

The Beach Club & Swimming Crescent:

- Protected harbor for calm swimming.
- 1,000 foot expanse offers cabana service with food and beverage offerings.
- Water Sports include guided snorkeling, kayaks and sea crafts, and aqua bikes.
- On-site Dive Center arranging personalized access to diving sites, fishing excursions, and tailored boat tours.

The Oceanfront Spa at Mandarin Oriental A Journey of Natural Discovery

Mandarin Oriental features more Forbes Five-Star rated spas than any other hotel group in the world. The spa is designed to be a transformative indoor/outdoor experience, where nature plays a recurring role by embracing the lush tropical setting.

- Elevated setting offering direct ocean views.
- Ocean view private indoor/outdoor spa treatment cabanas for couples and private vitality plunge pool.
- Infinity serenity pool overlooking the Atlantic.



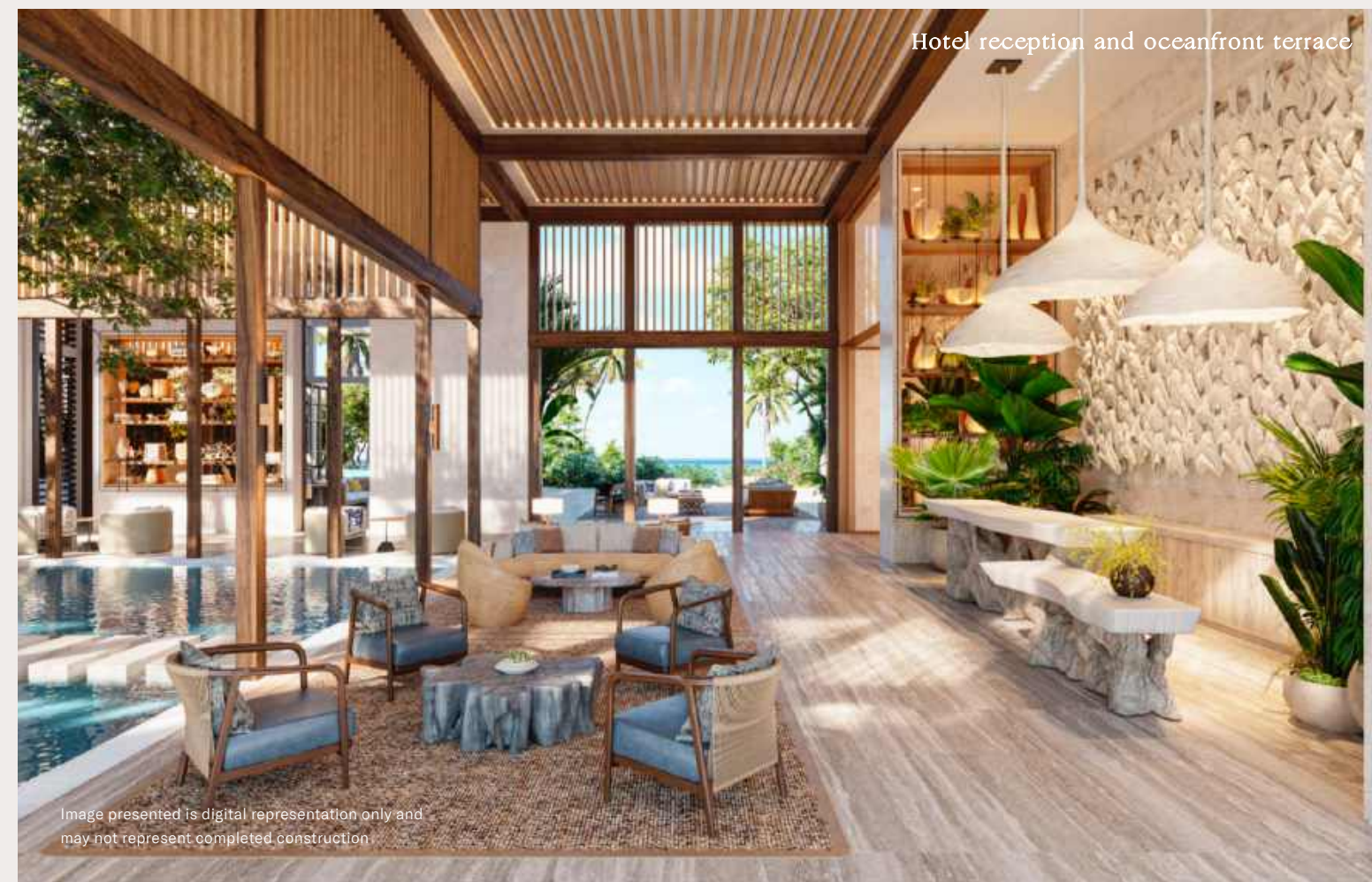
The oceanfront Spa at Mandarin Oriental floats above the Atlantic.

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The Lifestyle Sea and Be Scene

A sanctuary of sophistication, owners will enjoy preferred access to all services and amenities of this five-star resort. Guests can be received at the spectacular arrival and open-air reception offering infinite views of the ocean. Reflecting Mandarin Oriental's Michelin-star heritage, this will be Grand Cayman's premiere destination for dining and socializing.

- Attended reception, framed by a landscaped Water Garden, offers dedicated concierge service to assist residents and their guests.
- Complementing the oceanfront Spa, the extensive wellness offerings encompass:
 - State-of-the-art ocean view fitness center with adjoining changing rooms & private showers.
 - Yoga and meditation terrace overlooking the adult pool.
 - Racquet and padel courts, nestled in a garden setting.
- Mandarin Oriental Kid's Club programing includes a nature center and young explorers' playground.
- Six distinct culinary & mixology destinations including:
 - The Ocean Grill – a day to night brasserie, featuring bountiful displays of in-season produce, locally-sourced seafood and freshly baked goods, offering breakfast, lunch and dinner.
 - The Restaurant – the signature culinary offering features a chef's dining counter, an exhibition kitchen, a wood-fire pizza oven and an oceanfront dining terrace.
 - The Sunset Terrace – positioned on the waterfront terrace with lounge seating and a sophisticated mixology program and small plates menu.
 - The Library – this intimate louvered solarium with a barista bar and cocktail pantry offers drinks and light bites.





The private Beach House and Ocean House residences are carefully situated providing the most memorable vistas in the Caribbean.

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Private Residences Beach House

A synthesis of indoors and outdoors, the Beach House residences crown the top five levels of the hotel offering owners immediate access to Mandarin Oriental's amenities, resort pools, and crescent beach. The open, contemporary layouts are designed to erase the boundaries between the indoors and outdoors with all principal rooms showcasing direct views of the beach and ocean.

- An exclusive offering of 20 two, three- and four-bedroom residences with expansive private outdoor spaces.
- Designed by award-winning architects Hart Howerton and Interior Designer Hall of Fame inductee Meyer Davis.
- Private ocean view verandas and terraces are equipped with electricity and water service; these expansive private spaces are designed for outdoor entertaining.
- Chef's kitchens are integrated into the entertaining spaces with custom millwork cabinetry, Calacatta countertops and backsplashes, and a best-in-class imported European appliance suite.
- Bathrooms are appointed in a selection of natural stones including travertine and limestone. Most five-fixture primary baths offer windowed soaking tubs capturing views of the Ocean.
- Elevated 10-foot ceiling heights throughout living spaces.
- Secured parking and controlled access through private elevators.
- Owners meeting specified requirements can participate in Mandarin Oriental's rental program.



Private Residences Ocean House

Perched on the ocean cliffs, Ocean House offers the utmost in privacy. The exclusively residential offering features a curvaceous façade, framed by gracious private wrap-around terraces, erasing the boundaries between indoor and outdoor living.

- A porte cochere leads to the double-height attended lobby, finished in handsome oak millwork and luminous limestone flooring and surrounds.
- A boutique collection of 22 two, three, and four-bedroom residences.
- Ocean House Club, reserved for owners, includes a grand social lounge opening onto a dramatically landscaped infinity pool overlooking the ocean.
- Owners enjoy all the amenities and services of Mandarin Oriental.
- Architecture and interiors by Paris-based AW2, winner of the Leading Designer Award.
- The finishes reflect the caliber of a private home commission, pairing limestone flooring with oak millwork and stone, marble, and brass detailing.
- Exhibition kitchens fitted with a best-in-class integrated appliance package and hand-crafted millwork cabinetry with a fluted oak upper cabinet design.
- Primary baths are clad in richly luminous limestone, oversized soaking tubs are framed by the background of the ocean.
- Airy 9'6" ceiling heights throughout residences.
- Owners meeting specified requirements can participate in Mandarin Oriental's rental program.





Services Legendary Hospitality

Mandarin Oriental manages the most coveted addresses around the world including London, Hong Kong, New York, Beverly Hills, and Miami. Now their legacy of intuition and sophistication arrives on the shores of Grand Cayman as the first Mandarin Oriental Residences in the Caribbean.

- Property management by Mandarin Oriental.
- Preferred access to all restaurants, amenities, and oceanfront spa with charging privileges.
- A la carte services including housekeeping, childcare, personal training and in-residence dining.

Legacy Mandarin Oriental Hotel Group

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Each outstanding property reflects the Group's dual Asian heritage, while proudly distilling the Essence of the Destination, reflected in every hotel's own fan - carefully crafted by local artisans. Driven by a passion for the exceptional, every day, everywhere, the Group's mission is to craft time-enriching experiences that transform the ordinary to the exceptional and guests to fans through its legendary service. The Group now operates 43 hotels, 12 residences and 26 exceptional homes in 26 countries and territories with many more projects under development. Mandarin Oriental continues to drive its reputation as an innovative leader in luxury hospitality, delivering sustainable growth over the long term.

Enjoy poolside service enhanced by cinematic views of the Atlantic Ocean

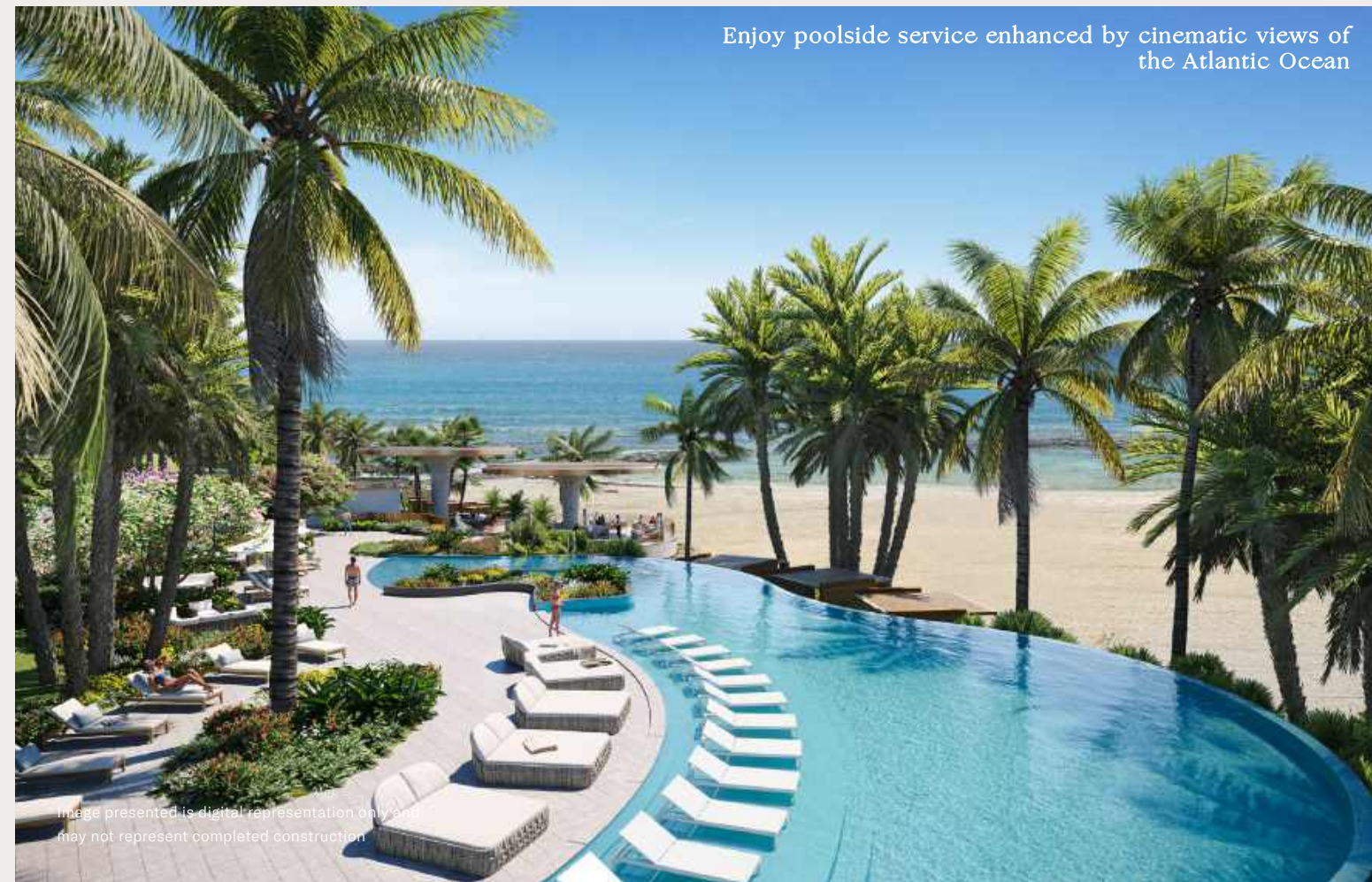


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Oceanfront spa & fitness center overlook the lap pool



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Recognition Residences Elite

Residence owners are among the most valued members of the Mandarin Oriental family. Among the many benefits of ownership is an exclusive invitation to Residences Elite. This awards top status across Mandarin Oriental's groupwide recognition program, Fans of M.O. Representing the highest tier of the program, Residences Elite is by invitation only and was created exclusively for Mandarin Oriental's most select guests.

- When an owner is in their Residence, they are at home in accustomed surroundings, in a place they know well. They will find delight in the harmonious blend of familiar Mandarin Oriental staff, attunement to personal preferences, and imaginative service and amenities that deliver the unexpected.
- Mandarin Oriental's dedicated Residential team will offer exceptional experiences, special privileges, and benefits for homeowners to ensure an elevated lifestyle at home.
- As a member of Residences Elite, owners will be the first to know about the latest offerings and special programming at Mandarin Oriental's portfolio of luxury hotel properties.
- Residence owners will enjoy special status, including preferential rates on rooms and suites, when they stay at Mandarin Oriental's award-winning hotels around the world.
- At each Mandarin Oriental hotel, a Residences Elite Ambassador will personally coordinate an owner's welcome upon arrival, address preferences throughout their stay, and highlight benefits available exclusively to Residences Elite members.



Frequently Asked Questions

What are the benefits of owning on Grand Cayman?

Grand Cayman enjoys the highest standard of living in the Caribbean. As a British Overseas Territory, the Cayman Islands have a stable UK-based government and a legal system based on English common law. The Cayman Islands use U.S. currency interchangeably with the Cayman dollar at a fixed exchange rate. Grand Cayman offers a strong economy, a temperate climate, and a vibrant lifestyle – including a reputation as “the Culinary Capital of the Caribbean” with more than 200 restaurants. Multiple direct daily flights arrive at The Owen Roberts International Airport (GCM) from Miami and Tampa (about a 90-minute flight), with regular direct flights from New York, Charlotte, Chicago, Atlanta, Dallas, Houston, Toronto, London (with a stop in Nassau) and other gateways. Airlines that service GCM include Air Canada, American Airlines, British Airways, Caribbean Airlines, Delta Airlines, JetBlue Airways, Southwest, United Airlines and WestJet, as well as Cayman Airways.

Where is Mandarin Oriental, Grand Cayman located?

St. James Point is about 20 minutes east of the international airport, on the southern-most coast of the island. Its location provides seclusion from tourist crowds, but easy access to conveniences. The South-facing oceanfront resort location also features open spaces and tropical vegetation not found at other luxury properties on Grand Cayman.

Where are the nearest medical facilities?

Grand Cayman has three fully equipped, modern hospitals. A state-of-the-art health center is less than 10 minutes from the resort.

How are the schools?

Grand Cayman has a wide variety of excellent public and private schools from preschool to university level, many situated in nearby George Town. Schools following the US system offer either the IB program or prepares students to take the Scholastic Aptitude Test (SAT) and attain a US High School Diploma; those following the UK system take GCSEs and A Levels.

How is the Grand Cayman economy?

The Cayman Islands’ well-regulated, tax neutral environment is highly regarded internationally. As the world’s leading domicile for offshore hedge funds and one of the largest captive insurance centers, it is the offshore jurisdiction of choice for both private and institutional investors. There are 125 banks in the Cayman Islands, most of which are subsidiaries of global banks. Grand Cayman imposes no income, capital gains, payroll or other direct taxation on corporations or individuals resident in the Cayman Islands.

Can Residences owners obtain Cayman Island residency?

Our owners can obtain a Certificate of Permanent Residence that provides a lifetime right to reside in the Cayman Islands by investing a minimum of US \$2.4 million in developed real estate. This option can offer a pathway to naturalization as a British Overseas Territories Citizen, which enables you to apply for full British Citizenry and obtain a British passport.

How does real estate ownership work in The Cayman Islands?

The Cayman government maintains the Cayman Islands Land Registry, in which every parcel of property is mapped and given a descriptive title number. Any encumbrances, such as mortgages, easements/rights-of-way and pending purchase contracts are recorded on the title register of the property. Since title is guaranteed by the Cayman government, there is no need for title searches, title companies or title insurance.

What is the land tenure?

The land tenure is defined as a ‘Strata’. A freehold property is subdivided into strata lots, each with its own strata title. This is the most common type of property tenure for residential condominiums. Strata owners are members of the strata corporation, which is responsible for the insurance, maintenance, and upkeep of the common areas of the property.

Is Cayman financing available for the purchase of my Residence?

Yes. The developer’s sales team will be pleased to recommend a selection of lenders and the loan officer will advise on their bank’s requirements.

How is closing on my Residence handled in Grand Cayman?

A typical conveyance takes no more than four weeks, with registration of the new owner at the Land and Survey Department occurring four to six weeks after that. While there are no property taxes in The Cayman Islands, there is a Stamp Duty of 7.5% of the sales price of the property that is paid after closing to register title.

When will the Residences be completed?

Completion of the Resort is scheduled for Q1 2028.

How has the resort’s construction taken hurricanes into account?

Renowned resort architects Hart Howerton have taken advantage of St. James Point’s elevation and have incorporated the best-in-class Miami- Dade weather sustainability standards which are some of the strictest building codes in the United States.

Is there a Homeowners’ Association for the Residences?

A number of Strata Corporations (Homeowners’ Associations) will be established to insure the property and maintain it for the benefit of the owners. The Strata budget is being prepared in collaboration with the Developer and Mandarin Oriental, and will encompass utilities, common area maintenance, replacement cost insurance and other shared expenses.

Am I allowed to rent my Residence?

Yes. Residences that meet Mandarin Oriental’s standards and furniture requirements can participate in the resort’s rental program. More information is available in separate documents.

Is the Resort pet friendly?

Yes! Specific limitations will be included in the Strata documents.



The Team A Visionary Partnership

MELKONIAN CAPITAL
Developer

RAL
Developer

MANDARIN ORIENTAL HOTEL GROUP
Hotelier

HART HOWERTON
Master Planner

ARGO
Architecture
Hotel & Beach House Residences

MEYER DAVIS
Interior Design
Hotel & Beach House Residences

AW2
Architecture & Interior Design
Ocean House Residences

**SKS STUDIO
40 NORTH**
Landscape Architecture

SKYLLA GROUP
Exclusive Sales & Marketing



Mandarin Oriental Residences, Grand Cayman and any affiliates thereof ("Developer") SJP Development Corp, Ltd and SJP Condo Corp, Ltd are the solo offerors of a) the real property being offered for sale as Mandarin Oriental Residences, Grand Cayman, Cayman Island ("Residences") and b) any rental program offered to purchase in connection with the sale of the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective officers, directors, agents or employees (collectively, "MOHG"), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or similar written or oral statements relating to the Residences. Developer has the solo right and responsibility for the manner and means by which the Residences are sold, and all representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences subject to the terms and conditions of non-exclusive license agreement(s) which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreement are terminated, or MOHG ceases to manage the Residences for any reason, use of the MOHG Marks in connection with the Residences may be terminated at MOHG's discretion. All purchases should seek their own legal, financial and professional advice before entering into any agreement in respect of the Residences.