



MANDARIN ORIENTAL
THE RESIDENCES
GRAND CAYMAN

Paradise Without Compromise

- The first Caribbean new construction residential offering managed by Mandarin Oriental.
- 42 oceanfront private two, three, and four-bedroom residences in two architecturally distinguished buildings.
- Strategically located at St. James Point on Grand Cayman, positioned at one of the island's highest natural site elevations – 35 feet above sea level.
- Grand Cayman is the jewel of the Caribbean, a British Overseas Territory and the world's fifth-largest financial center, offering a myriad of cosmopolitan shopping, dining, and professional services.
- Located 20-minutes from the International Airport and adjoining FBO terminal.
- Scheduled for completion Q1 2028.

Privacy Meets Exclusivity

- The resort spans over 2,700 feet of continuous ocean frontage.
- Positioned at the southernmost point of Grand Cayman, offering panoramic sunrise and sunset views.
- Grand, secluded 1,000-foot crescent beach is set within 67-acres of tropical maritime forests.

An Oceanfront Lifestyle

- Residents enjoy preferred access to all services and amenities of the five-star resort featuring 91 guest rooms.
- The beach club offers a protected harbor for swimming, cabana service, water sports, and dive center.
- Signature oceanfront spa with outdoor serenity pool and indoor & outdoor treatment rooms.
- Six distinct culinary & mixology destinations including the signature restaurant, Ocean Grill and Sunset Terrace.
- Five ocean view pools including the lavishly landscaped lagoon pool.
- State-of-the-art ocean view fitness center with adjoining poolside yoga terrace.
- Events center accommodating meetings & celebrations.
- Coastal trails, for running, biking, and walking, lead to meditation pavilions.
- Mandarin Oriental Kid's Club programming includes a nature center and young explorers' playground.

Legendary Hospitality

- Mandarin Oriental manages the most coveted addresses around the world including London, Hong Kong, New York, Beverly Hills, and Miami.
- 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.
- Among the many benefits of ownership is an exclusive invitation to 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.

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.
- 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.
- 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.

Two Distinct Residential Offerings

Beach House

- Crowning the top five levels of the hotel offering owners immediate access to Mandarin Oriental's amenities, lagoon pool, and crescent beach.
- An exclusive offering of 20 two, three- and four-bedroom residences with expansive private terraces and loggias.
- Elevated 10-foot ceiling heights throughout living spaces
- Designed by award-winning architects Hart Howerton and Interior Designer Hall of Fame inductee Meyer Davis.

Ocean House

- Perched on the ocean cliffs, the curvaceous façade, framed by gracious private wrap-around terraces, erases the boundaries between indoor and outdoor living.
- A boutique collection of 22 two, three, and four-bedroom residences.
- Airy 9'6" ceiling heights throughout residences
- Beach House and Ocean House owners enjoy all the amenities and services of Mandarin Oriental in addition to the resident's only Ocean House Club and adjoining ocean view pool.
- Architecture and interiors by Paris-based AW2, winner of the Leading Designer Award.

An Accomplished Team

- Developed by Melkonian Capital Management, in partnership with RAL Development Services, whose extensive combined development experience includes the Four Seasons Hotel, Houston, Texas, Four Seasons Hotel, Vail, Colorado, Carillon Hotel & Spa, Miami Beach, Hotel Madeline, Telluride and globally, The Red Sea Project and AMAALA.
- 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.

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 sole 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.