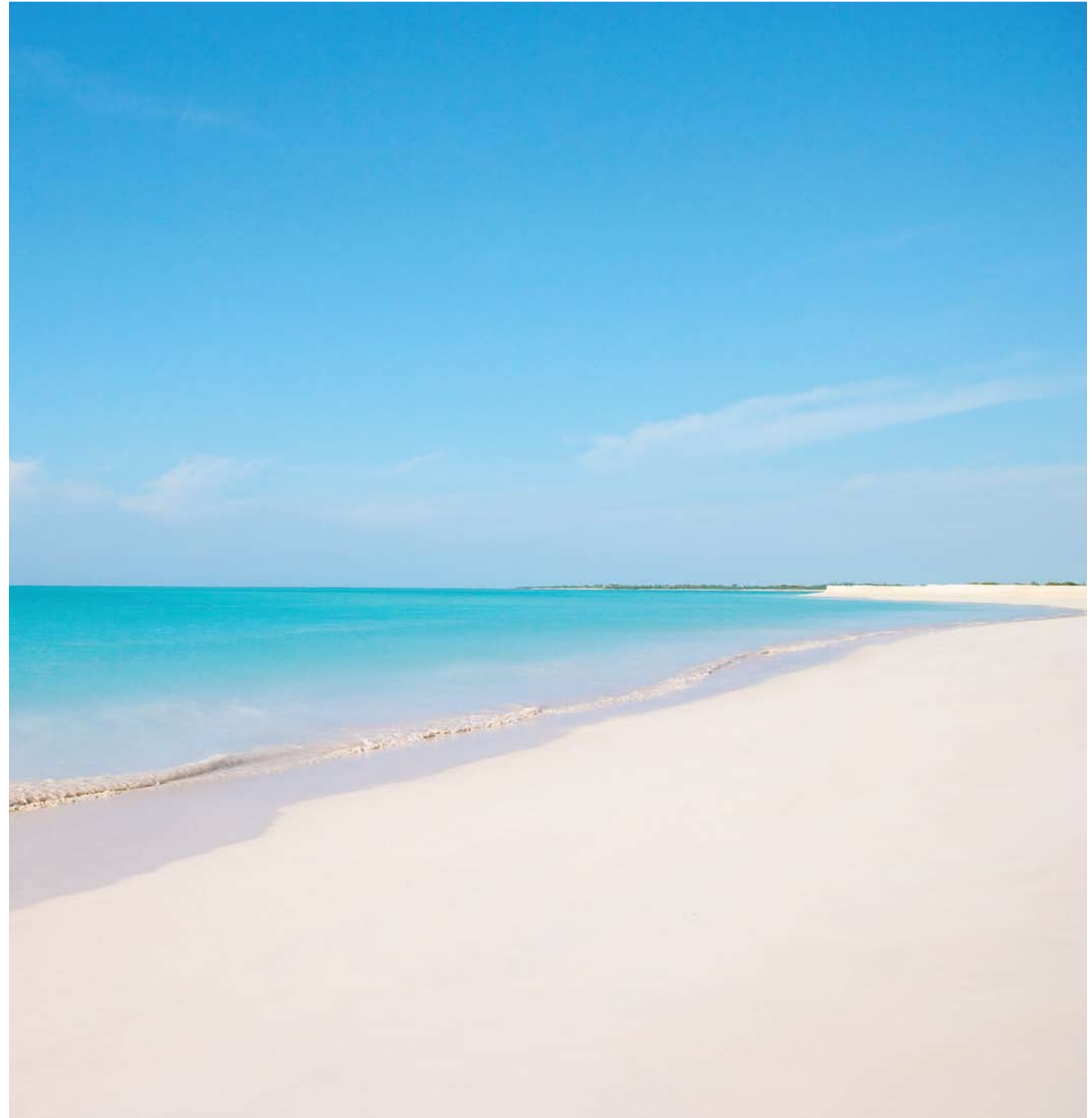


THE VISION

“THE BEAUTY OF THIS ISLAND SHALL BE FULLY REALIZED BY THE VISION OF ITS ARCHITECTS AND THE LUXURY SERVICES OF MANDARIN ORIENTAL. THIS HAS ALWAYS BEEN MY DREAM. NOW IT IS TO BECOME A REALITY.”

DR. CEM KINAY
CHAIRMAN AND CEO OF THE O PROPERTY COLLECTION



DELLIS CAY LOCATION

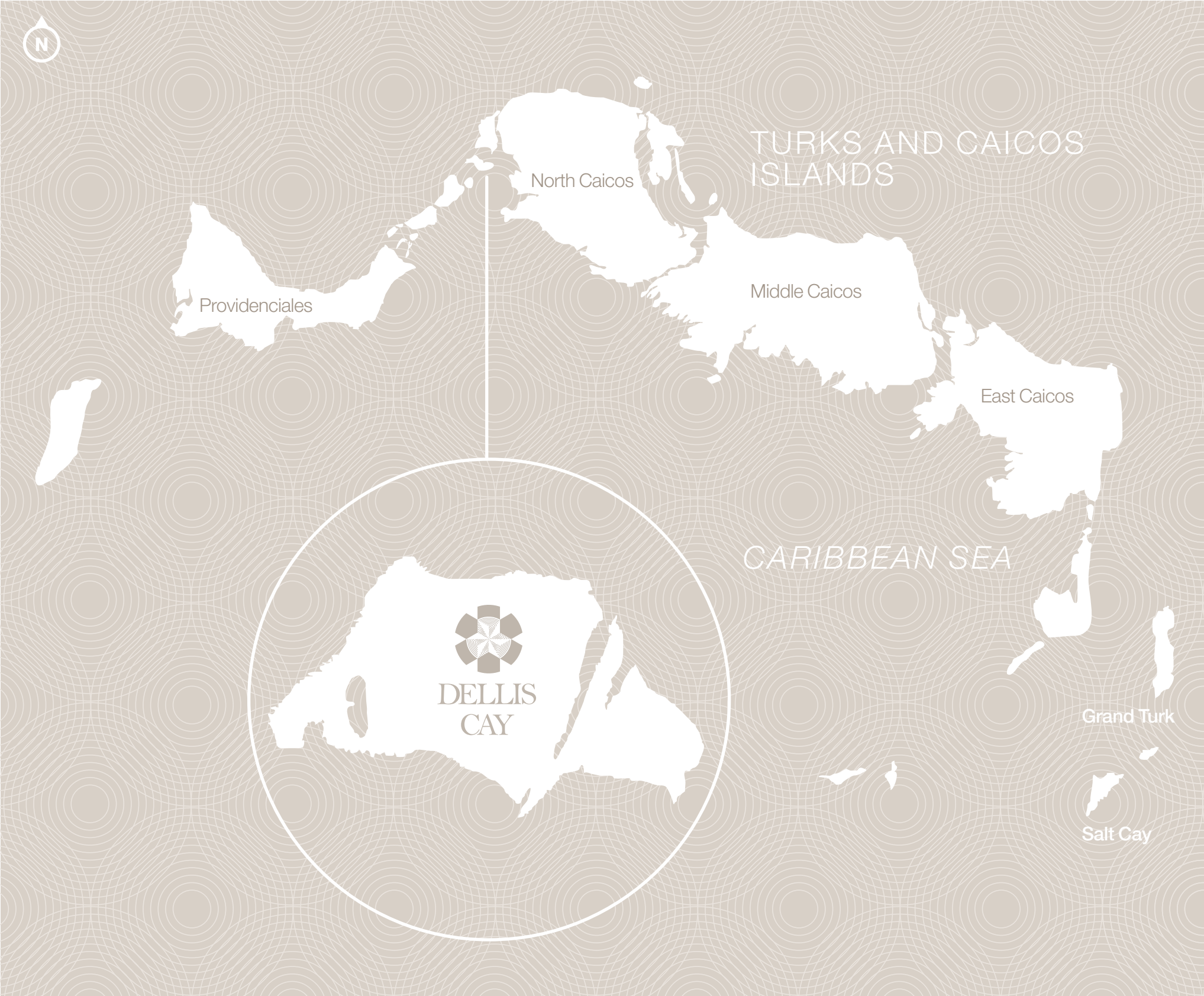
The islands of the Turks and Caicos represent a world at one with the water with their colorful coral reefs, enchanting bays and lively harbors.

A British Overseas Territory, the Turks and Caicos Islands offer year-round sunshine and are situated just 575 miles southeast of Miami, 30 miles south of the Bahamas, and 90 miles north of the

Dominican Republic. The main and largest island, Providenciales, is home to a challenging golf course and many other local treasures.

Ideally located a few miles from Providenciales and accessible by a 20-minute boat ride, Dellis Cay is the springboard from which you can delight in all the pleasures of land and sea, and the

incomparable natural beauty of the Turks and Caicos Islands.



AN AERIAL VIEW
OF DELLIS CAY



MANDARIN ORIENTAL HOTEL GROUP

Our partnership with Mandarin Oriental Hotel Group ensures that ownership at Dellis Cay is a pleasure in itself. Residential owners can relax in the knowledge that they will be permanent guests of Mandarin Oriental, free to relax and enjoy every moment of their day.

Mandarin Oriental will also manage an intimate five-star luxury hotel at Dellis Cay, designed by Piero Lissoni. Positioned to take full advantage of the sea breezes and ocean views, it will include a restaurant, bar, private dining room, boutique shop, cinema, business center, cigar room and library.



THE SPA AT MANDARIN ORIENTAL DELLIS CAY

Designed by leading Japanese architect Kengo Kuma, renowned for his sensitive reinterpretation of traditional Japanese architecture, the 30,000 square feet Spa at Mandarin Oriental Dellis Cay will offer a wide range of approaches including Shiatsu, Ayurveda, reflexology, Thai massage and Tui Na.

Located by a lake surrounded by nationally protected mangrove trees, it will share the same holistic philosophy as other Mandarin Oriental spas, devoted to the restoration and renewal of body, mind and soul. With seventeen private treatment rooms, salon facilities and dedicated personal

trainers, The Spa at Mandarin Oriental Dellis Cay will offer residents and their guests an experience of complete pleasure and relaxation.



THE ARCHITECTS

Seven of the world's foremost architects will bring Dellis Cay to life with masterful designs that harmonize with the island's natural beauty.

Shigeru Ban
One of the world's most innovative contemporary architects, Shigeru Ban is celebrated for his use of unusual construction materials. Ban has designed over 40 private villas around the world. Reworking the classic glass pavilion and breathing new life into the modernist aesthetic.
www.shigerubanarchitects.com

SHIGERU BAN
DAVID CHIPPERFIELD
CARL ETTENSPERGER
ZAHA HADID
KENGO KUMA
PIERO LISSONI
CHAD OPPENHEIM



THE ARCHITECTS

David Chipperfield
British-born David Chipperfield's sleek modernist style has brought him important commissions in the United States, Japan and Europe, including the major restoration of the Neues Museum in Berlin due for completion in 2009. His Shore Villas on the northern tip of Dellis Cay are among his most striking designs to date.
www.davidchipperfield.com

Carl Ettensperger
Raised in the USA but currently based in Singapore, Carl Ettensperger has built an unrivalled portfolio of designs for many of the world's most exclusive hotels and beach resorts, making him the perfect match for Dellis Cay. His limited collection of the Caribbean's first Over Water Villas will follow the natural curves of the southern bay.
www.ccstudiodesign.com

Zaha Hadid
Visionary and futuristic, the work of Zaha Hadid has brought her global fame and a roster of blue-chip clients. Most recently she won an international competition to design the proposed Guggenheim Hermitage Museum in Vilnius, scheduled to open in 2011. Her pivotal role at Dellis Cay includes overseeing the island's masterplan and designing the Marina Villas.
www.zaha-hadid.com



THE ARCHITECTS

Kengo Kuma
One of the most thoughtful and historically aware of contemporary architects, Kengo Kuma’s subtly modern take on traditional wood-framed Japanese architecture has won him many admirers. The lakeside Mandarin Oriental Spa and Spa Villas, Arrival Building and General Store at Dellis Cay will form a superb showcase for his work.
www.kkaa.co.jp

Piero Lissoni
Milanese architect Piero Lissoni has designed everything from fashion stores and private houses to yachts and luxury hotels, as well as working with many of the world’s leading interiors companies, such as Boffi, Cassina and Flos. His typically stylish designs for Dellis Cay include The Residences at Mandarin Oriental Dellis Cay, Beach House Residences, Ocean Villas and Beach Villas.
www.lissoniassociati.it

Chad Oppenheim
Miami-based Chad Oppenheim is known for his exuberantly tropical take on modernist style. Having transformed the Miami skyline, he brings his imaginative vision to Dellis Cay designing the stunning Treetop Villas with their “floating” swimming pools and star-gazing platforms.
www.oppenoffice.com



DELLIS CAY LAND AND SEA

Dellis Cay offers unparalleled opportunities for pure relaxation; a world of endless leisure or vigorous activity depending on your mood.

There is a range of fishing to seduce the beginner and challenge the expert; diving experiences that are both exciting and unexpected; sailing to satisfy the appetite of even the most seasoned navigator;

and the exhilaration of world-class windsurfing to challenge the spirit.

Back on dry land every pursuit can be catered for, every activity arranged. Climate and landscape, sea and sky conspire to provide an ideal environment for sport and leisure activity, and you are invited to participate in whatever way and at whatever level

you desire. World-class facilities include tennis and basketball courts, while the nature-rich island contains extensive, beautiful trails for hiking, cycling and jogging. Whether you want activity, adventure or simply peace and quiet, Dellis Cay provides an unspoilt natural environment in which to indulge yourself. You are limited only by your imagination.





DELLIS CAY SERVICES & AMENITIES

Private island

- Secluded beaches & gardens
- Gazebo / pavilion
- Swimming pools
- Promenade
- Nature reserve / Bird sanctuary

Island amenities

- Helipad
- Private boat service to Providenciales
- Medical clinic
- Kids' club
- Gourmet shop

Water activities

- Certified scuba diving
- Snorkeling
- Kayaking
- Bone fishing
- Deep sea fishing
- Hobie Cat
- Yacht charters
- Windsurfing

Outdoor sports

- Tennis
- Jogging course
- Beach volleyball
- Half court basketball

Nature activities

- Biking & hiking
- Guided eco tours / Nature walks

MANDARIN ORIENTAL SERVICES & AMENITIES

Hotel services

- Valet guest service
- Concierge
- 24-hour security
- Business center
- Boutique
- Cinema
- Library
- Laundry / dry cleaning services
- Shuttle throughout the island

Dining

- Signature restaurant with gourmet cuisine
- Private dining
- Poolside dining
- Beach grill

Bars & lounges

- Cigar lounge
- Pool lounge
- Bar
- Beach grill bars

Spa

- Salon facilities
- Separate men's and women's facilities
- 17 treatment rooms
- Saunas and vitality pools
- Hammam
- Steam bath & experience showers
- SPA boutique
- Tea lounge

Fully equipped fitness center

- Fitness & aerobics studio
- Yoga & pilates studio
- Tai Chi / Chi Gong room



Developer

The O Property Collection
Created to establish the highest level of design and service across a variety of territories, The O Property Collection concentrates on detail and pioneering new levels of excellence in services and property management. It aims to become one of the most admired luxury brands - irrespective of sector. In 1990, Dr. Cem Kinay and Mr. Oguz Serim founded the Magic Life Group. During its lucrative 14-year history, this group has become synonymous with ground-breaking business practices in the travel and property sectors. 2004 saw the sale of the Magic Life Group to TUI, one of the world's largest tour operators, and the two immediately set about to found The O Property Collection.

Hotel Operator

Mandarin Oriental Hotel Group
As one of the finest luxury hoteliers in the world, Mandarin Oriental is renowned for the legendary service that is at once gracious and sincere, steeped in the values of the Orient. The group focuses on bringing ‘21st century luxury with Oriental charm’ to a highly discriminating global clientele who seek the ultimate in luxury and privacy in the most idyllic spots in the world. Through a provision of bespoke services and amenities for the residents on the island, Mandarin Oriental Dellis Cay will create an unparalleled experience in luxury island living.

The Team

Architects
Shigeru Ban, David Chipperfield,
Carl Ettensperger, Zaha Hadid, Kengo Kuma,
Piero Lissoni, Chad Oppenheim

Exclusive Global Marketing and Sales Consultant
Domineum

Public Relations
Nadine Johnson & Associates

Creative Agency
Winkreative

Illustration
Dbox Inc 2006®

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www.opropertycollection.com



Disclaimer

The O Property Collection and its affiliates are the developers and offerors of the real property being offered for sale as The Residences at Mandarin Oriental Dellis Cay, Turks and Caicos ('Residences'). Neither Mandarin Oriental Hotel Group nor any affiliate thereof ('Mandarin Oriental'), nor their respective officers, directors, agents or employees are in any way offerors, issuers or underwriters of any offering for sale of the Residences. Mandarin Oriental has not assumed and shall not have any liability arising out of the sale of the Residences, including, without limitation, any liability or any responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral materials. Mandarin Oriental does not guarantee or represent that all or any of the Residences will remain branded as 'Mandarin Oriental' for any set term, since the relevant license may be terminated by the parties thereto at any time in accordance with its terms or at law. This is not an offering in any jurisdiction where prior qualification is required and no marketing or sales literature will be forwarded to or disseminated in such jurisdictions. Purchasers are advised to seek their own professional legal, financial and business advice before entering into any agreement concerning the Residences. Plans, amenities, uses, dimensions, boundaries, locations, specifications, materials and availability are subject to change without notice. All facilities are currently proposed only. The images and floorplans depicted herein are conceptual renderings based on current development plans which are subject to change without notice.

Obtain the property report required by federal law and read it before signing anything.

No federal agency has judged the merits or value, if any, of this property.

The complete offering terms are in offering plans available from sponsor.

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