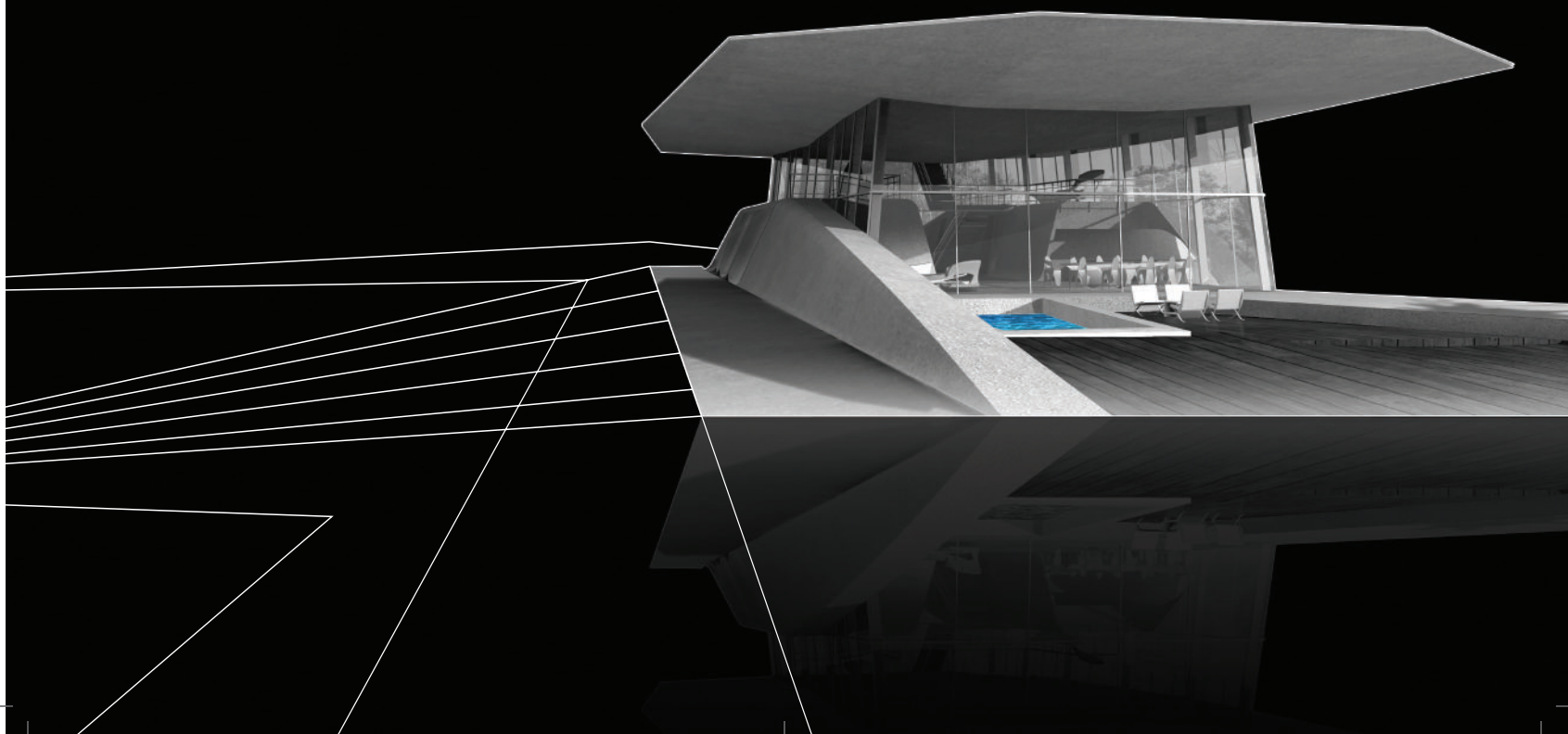


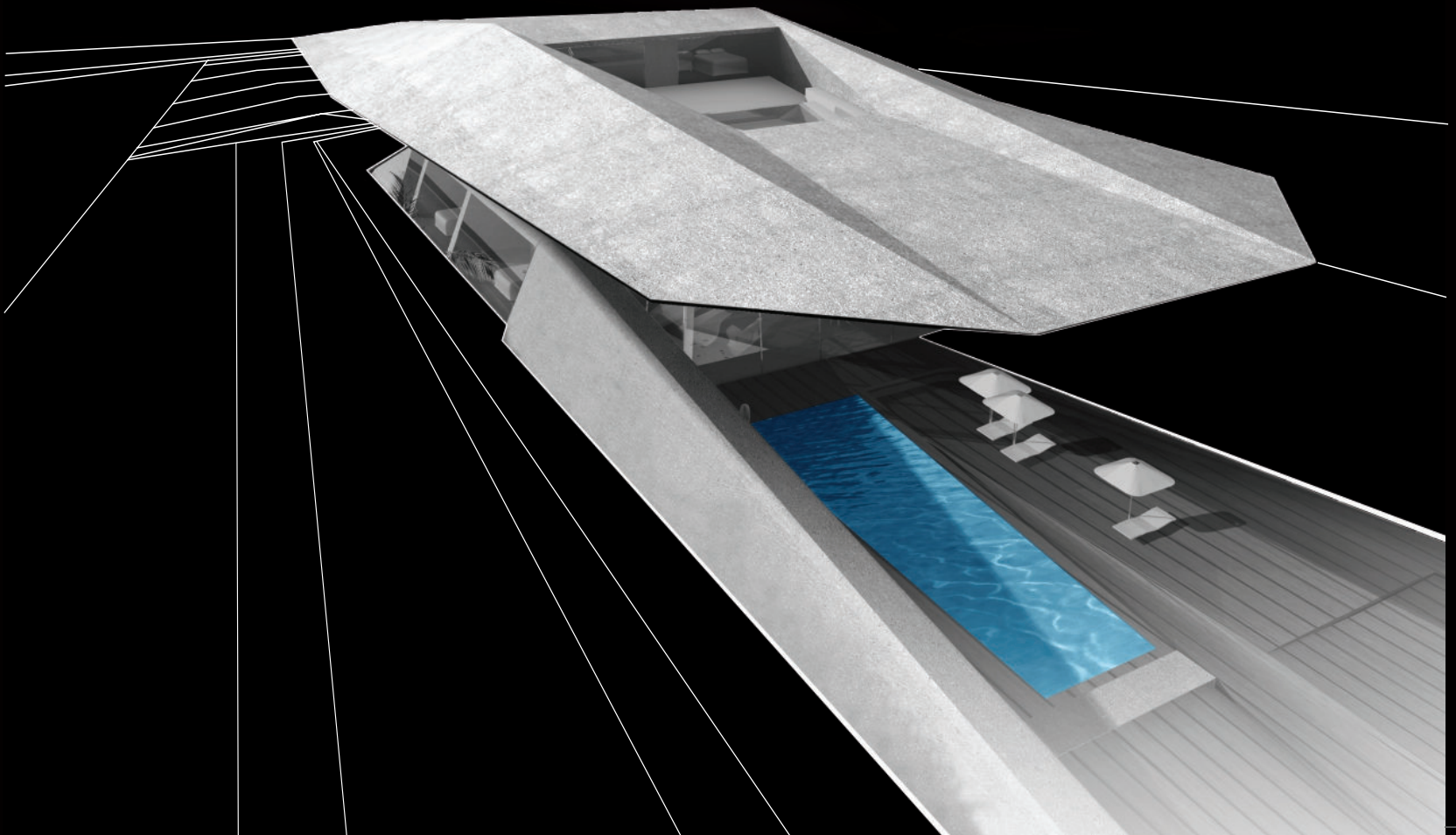
DELLIS CAY PRESENTS

ZAHA HADID



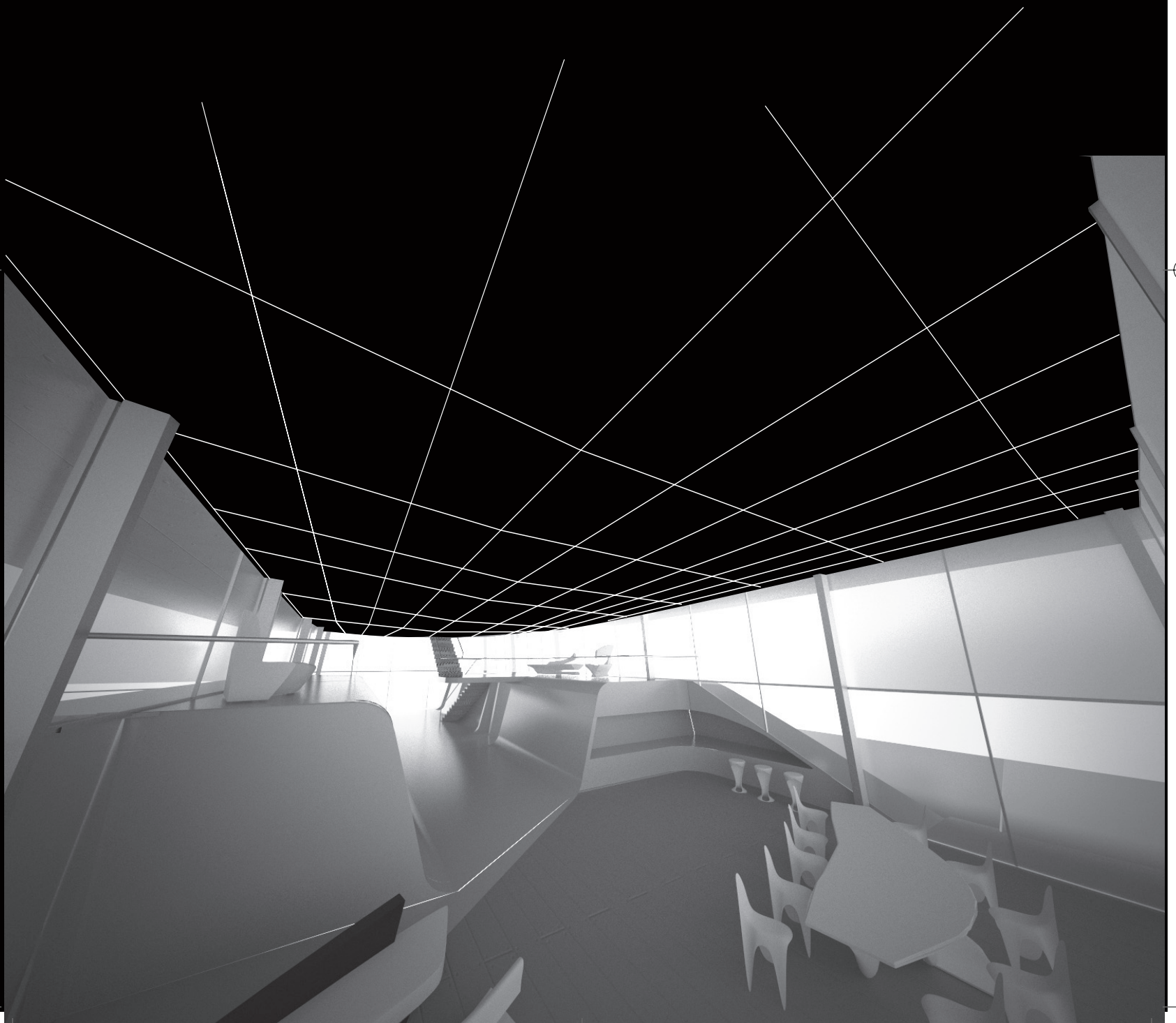
DELLIS CAY PRESENTS

ZAHA HADID



DELLIS CAY PRESENTS

ZAHA HADID



DELLIS CAY SERVICES & AMENITIES

PRIVATE ISLAND

- Secluded Beaches & Gardens
- Gazebo / Pavilion
- Swimming Pool
- Promenade
- Nature Reserve / Bird Sanctuary

ISLAND AMENITIES

- Helipad
- Medical Clinic
- Gourmet Shop
- Gift Boutique

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 Centre
- Multimedia Room
- Reading Room
- Laundry / Dry Cleaning Services

DINING

- Signature Restaurant with Gourmet Cuisine
- Private Dining
- Poolside Dining
- Beach Grill

BARS & LOUNGES

- Cigar Lounge
- Pool Lounge
- MO 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 / Chigong Room

CORCORAN SUNSHINE MARKETING GROUP

888 Seventh Avenue
New York, NY 10106

P 212 786 5030

SALES@DELLISCAY.COM

WWW.DELLISCAY.COM

Salt Mills Plaza - Suites 40/41
PO BOX 127, Grace Bay Road, Providenciales
Turks and Caicos Islands, British West Indies

P + 1 649 941 7201 / + 1 800 644 0533

F + 1 649 946 4825

DEVELOPER

THE O PROPERTY COLLECTION

The O Property Collection was created to establish the highest level of design and service across a variety of territories. Concentrating on detail and pioneering new levels of excellence in services and property management, O 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 & RESIDENCES MANAGEMENT

MANDARIN ORIENTAL HOTEL GROUP

As one of the finest luxury hoteliers in the world, Mandarin Oriental is legendary for the 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 that seeks 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 will create the finest experience on every possible level that will be found nowhere else.

THE TEAM

ARCHITECTS

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

EXCLUSIVE MARKETING

Corcoran Sunshine Marketing Group

PUBLIC RELATIONS

Nadine Johnson Associates

CREATIVE AGENCY

Ilona Agency

ILLUSTRATION

Zaha Hadid Architects

Crystal BCG



FACT SHEET

DEVELOPER

The O Property Collection

Founder and CEO: Dr. Cem Kinay

Dr. Cem Kinay, Chairman and CEO of The O Property Collection is the visionary behind the "O" development concept, which is characterized by innovative, concept-driven design, peerless service and outstanding amenities.

www.opropertycollection.com

DELLIS CAY

Dellis Cay is a private island of 560 acres (2,24 million sqm) of which 209 are going to be developed. Ocean access available from north, west, and south coastlines. High proportion of ocean / water frontage. 6.270 meters of prime water frontage.

Dellis Cay is a "mixed-use" project that will include a Mandarin Oriental Hotel, Residences and Villas which can be found in different "lifestyle areas".

There is a 20 minutes boat ride from Providenciales International Airport or Private jet airport To Dellis Cay.

The land will be raised 11 feet from sea level and it will be 100 feet from high water mark.

Only golf carts will be allowed in Dellis Cay.

Completion of Phase 1 is estimated for summer 2009.

Phase 1:

24 Hotel Residences

54 Beach House Residences

9 Ocean Villas

8 Beach Villas

Future phases will have Collection of villas from different architects.

DESIGN TEAM

Piero Lissoni, Milan

Kengo Kuma, Tokyo

Shigeru Ban, Paris, Tokyo

Chad Oppenheim, Miami

David Chipperfield, London

Carl Ettensperger, Singapore

Zaha Hadid, London

Isometrix / Arnold Chan, London

EDSA, Florida

MANDARIN ORIENTAL

Mandarin Oriental Dellis Cay, Turks and Caicos will be located on an unspoiled 35-acre beachfront site on the scenic south western shore of the island, surrounded by pristine white sands, sheltered coral reefs and protected mangrove reserves. The secluded hideaway will offer an array of luxurious leisure experiences as well as unparalleled opportunities for exceptional home ownership. Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels and resorts, currently operating 21 luxury hotels with a further eleven under development.

HOTEL RESIDENCES

20 Hotel residences are one bedroom and two bedroom

4 Penthouse residences are three and four bedroom

BEACH HOUSE RESIDENCES

9 three-story Beach Houses

2 Residences per floor

62 beach house residences are two and three bedroom including three bedroom penthouses

VILLA COLLECTIONS

Lissoni Beach Villas:

8 five bedrooms Beach Villas located on the south beach of Dellis Cay, with an expansive outdoor living area and a pool house.

Lissoni Ocean Villas:

9 six bedrooms Beach Villas on the South West Beach of Dellis Cay with two master bedrooms and separate guest pavilion.

Kengo Kuma Spa Lake Villas:

Five bedroom villas on the Dellis Cay lake, each of them with two master bedrooms and private SPA wet and dry area.

Shigeru Ban beach and over the Water Villas:

Four bedroom villas on the South beach area of Dellis Cay, each villa with a private extension of one bedroom master suite over water structure.

Chad Oppenheim Treetop Villas:

8 four bedroom villas located in the Dellis Cay nature preserve with panoramic views of the island and surrounding waters and a rooftop pool.

Carl Ettensperger over the Water Villas:

One and two bedroom villas over the water on the south bay of Dellis Cay.

David Chipperfield Shore Villas:

Four bedroom villas located on the North shore of Dellis Cay, with an expansive outdoor living space and a fully open skylight.

Villas by all architects:

Exclusive lots of approximately 2 acres on the west beach area of Dellis Cay, each architect to design a masterpiece villa with 6 bedrooms, separate guest pavilion with its great room area. The buyers will have the option to choose among these 7 designs.

DELLIS CAY SALES AND DESIGN LOUNGE

Salt Mills Plaza - Suites 40/41

PO BOX 127, Grace Bay Road, Providenciales

Turks and Caicos Islands. British West Indies

P + 1 649 941 7201 / + 1 800 644 0533 F + 1 649 946 4825

INFO@DELLISCAY.COM



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.



DELLIS
CAY



THE RESIDENCES
MANDARIN ORIENTAL
DELLIS CAY

 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. 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 unless we have met such qualifications. All images are conceptual renderings and we expressly reserve the right to make modifications. All prices are estimates only and are subject to change without notice. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. 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 therelevant license may be terminated by the parties thereto at any time in accordance with its terms or at law. THE COMPLETE OFFERING TERMS ARE IN OFFERING PLANS AVAILABLE FROM SPONSOR. FILE NO H07-0019 AND CD07-0439.

DR. CEM KINAY HONORS DELLIS CAY ARCHITECT ZAHA HADID AT AN EXCLUSIVE LUNCH AT ASIATE IN NEW YORK CITY

New York, New York - January 11, 2008 - Dellis Cay, the 560-acre private island in the Turks & Caicos Islands, will provide one of the most luxurious living experiences anywhere on earth. The island's developer, the O Property Collection (OPC), has chosen seven internationally renowned architects to comprise the unprecedented design team: **Zaha Hadid** (London); **Shigeru Ban** (Paris/Tokyo); **David Chipperfield** (London); **Carl Ettensperger** (Singapore); **Kengo Kuma** (Tokyo); **Piero Lissoni** (Milan); and **Chad Oppenheim** (USA). Each of the architects will design one of seven lifestyle zones; each zone will reflect that architect's unique vision and design sensibilities while blending artfully into the extraordinary natural beauty of the island.

All services and amenities provided by this mixed-use masterpiece will be managed by Mandarin Oriental Hotel Group; these include the Mandarin Oriental Hotel, luxury residences, beachfront villas, restaurants, boutiques and a 30,000 sq. ft. spa.

On January 18, Zaha Hadid will be the honored guest as **Dr. Cem Kinay**, Chairman and CEO of the O Property Collection, hosts an exclusive lunch at Asiate, in the Mandarin Oriental New York, to celebrate the launch of a highly unique villa designed by Ms Hadid. The only villa of its kind on the island, it will create a certain tension and experience between the emerging continuous architectural landscape beneath and the mysterious floating volume above. The elegance of this design comes from its strong and radical features. The villa will consist of three architectural elements: the elevated disc, the architectural landscape and the open spaces that are created in-between. One of the most awarded architects of our time, Zaha Hadid was the recipient of the Architectural Design Gold Medal in 1982; more recently she won the 2004 Pritzker Architecture Prize and has earned virtually every other major architectural design award. Some of her notable projects include National Centre of Contemporary Arts (Rome), Glasgow Transport Museum (Glasgow), CMA CGM Tower (Marseille), the Bridge Pavilion (Spain) and the London Olympic Pool (United Kingdom).

The O Property Collection, founded in 2005 by **Dr. Kinay** and **Oguz Serim**, is an international property development company that invests in, develops, and manages premium real estate properties. This group seeks to establish an unprecedented level of design and service excellence across a variety of geographic territories. Dr. Kinay has previously launched Magic Life Group and was chosen Austria's Man of the Year in 1997. He was honored with the State Medal of Austria in December 2006.

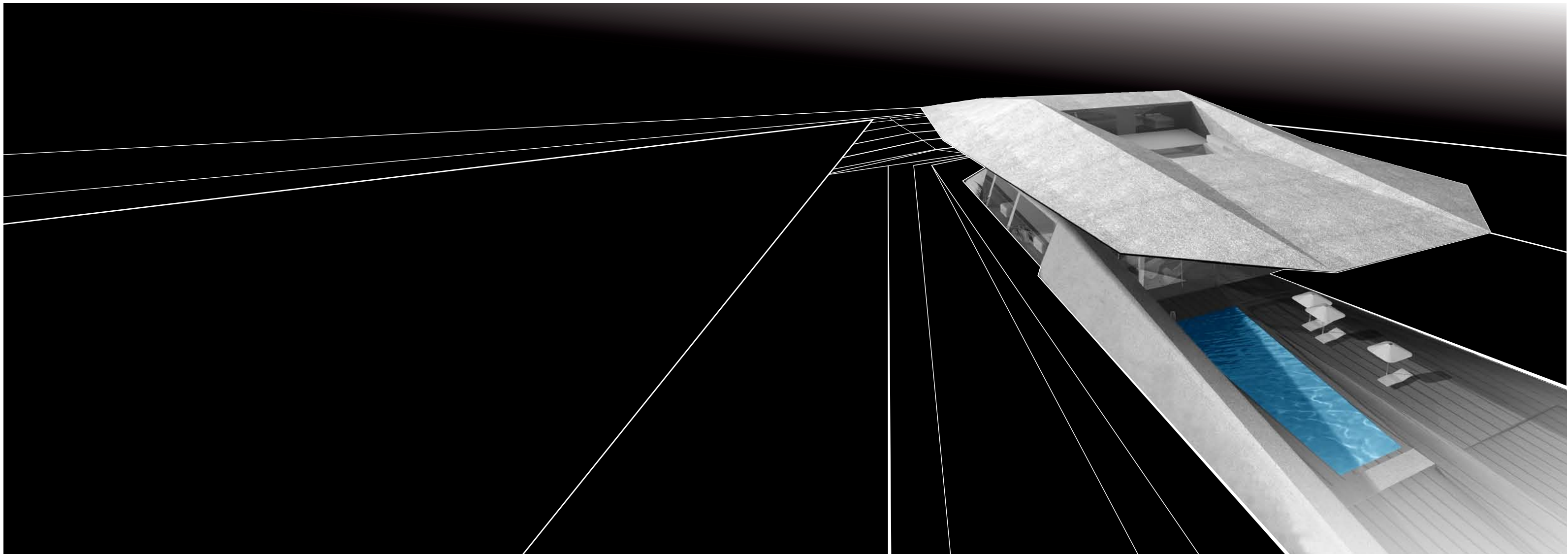
The O Property Collection contracted with the global firm of **ENKA Construction Company** in June 2007 to develop Dellis Cay, which will break ground shortly and is scheduled to open at the end of 2009.

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels and resorts, currently operating 21 luxury hotels with a further 18 under development. In total, Mandarin Oriental now operates, or has under development, almost 10,000 rooms in 23 countries with 16 hotels in Asia, 14 in the Americas and nine in Europe and North Africa.

For further information visit www.mandarinoriental.com.

The Turks and Caicos Islands comprise eight major islands and numerous uninhabited and protected cays. Just offshore is the third largest coral reef system in the world, and the pristine waters that surround the island are the playground of humpback whales, dolphins, sea turtles as well as diving and snorkeling enthusiasts. Adjacent to Parrot Cay, Dellis Cay is accessible by private boat from the international airport on Providenciales, the main island of Turks and Caicos. Direct flights are available from Miami, New York, Boston, Charlotte, Philadelphia, Atlanta, Toronto and London.

**For More Information on O Property Collection please contact
Nadine Johnson on 212.228.5555 or OPROPERTYCollection@NadineJohnson.com**





DELLIS
CAY



THE RESIDENCES
MANDARIN ORIENTAL
DELLIS CAY

DR. CEM KINAY
CEO & Chairman of The O Property Collection

Invites you to an exclusive lunch in honor of
Ms. Zaha Hadid
Architect of Dellis Cay, a private island in
Turks and Caicos

Friday, January 18, 2008
12.30 pm

At ASIATE
Mandarin Oriental
80 Columbus Circle
60th Street
New York City
10023

Kindly respond by January 10th to
Zaha@NadineJohnson.com <<mailto:Zaha@NadineJohnson.com>>
or 212 228 5555

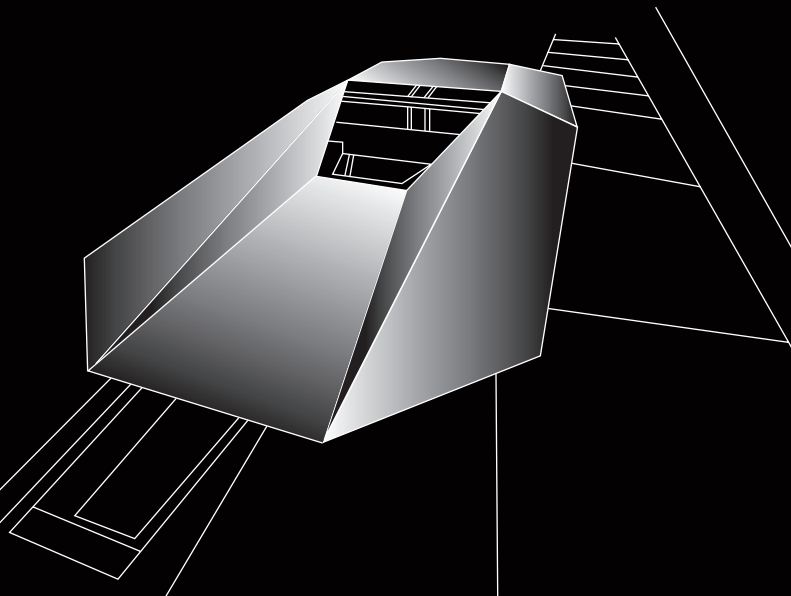
DELLIS CAY PRESENTS

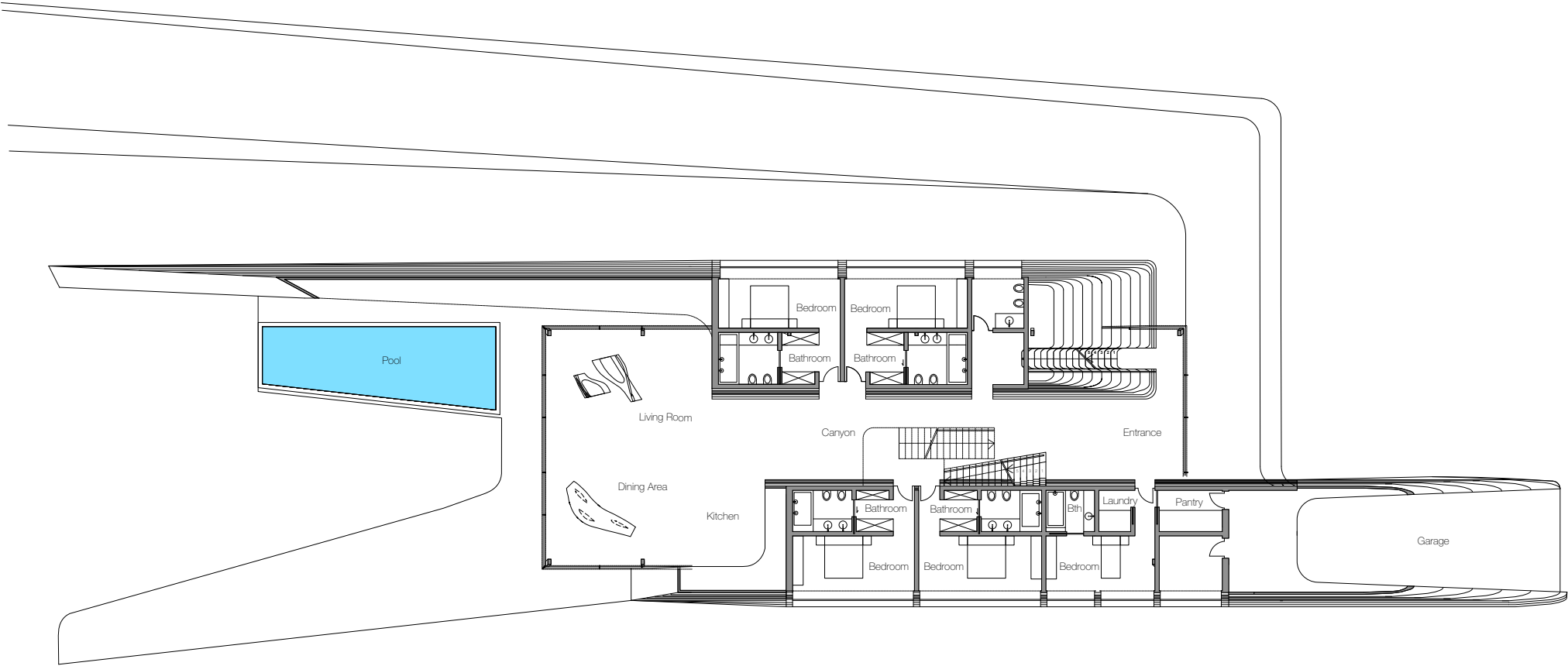
ZAHA HADID

The West Beach Villa sits on 2 acre plot. It creates a certain tension and experience between the emerging continuous architectural landscape beneath and the mysterious floating volume above. This contrast allows a spatial experience between private, public and semi-public spaces. The elegancy of this design comes from its strong and radical features. The villa consists of three architectural elements: the elevated disc, the architectural landscape and the open spaces that are created in-between.

The architectural landscape of the villa emerges from the natural landscape of the Cay to house private spaces (4 generous bedrooms), semi-public spaces (storage and a kitchen), and public spaces (entry, living room, dining room, study, multimedia room and lobby room). It offers a smooth transition from private to public. The bedrooms on the ground floor have a direct access to the garden.

The main entrance, living and dining, study and hobby spaces are implied via an architectural landscape that differentiates through level or location. The upper level of the villa is a completely detached, floating volume with 1 master bedroom offering maximum privacy with an expanding outdoor shower and jacuzzi. With its cantilever form and metallic roof finish it, creates shading for the two storey high windows, carry the roof. This spatial variation and organization gives the sense of a floating object to its user.

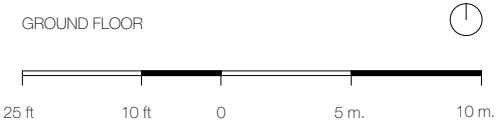





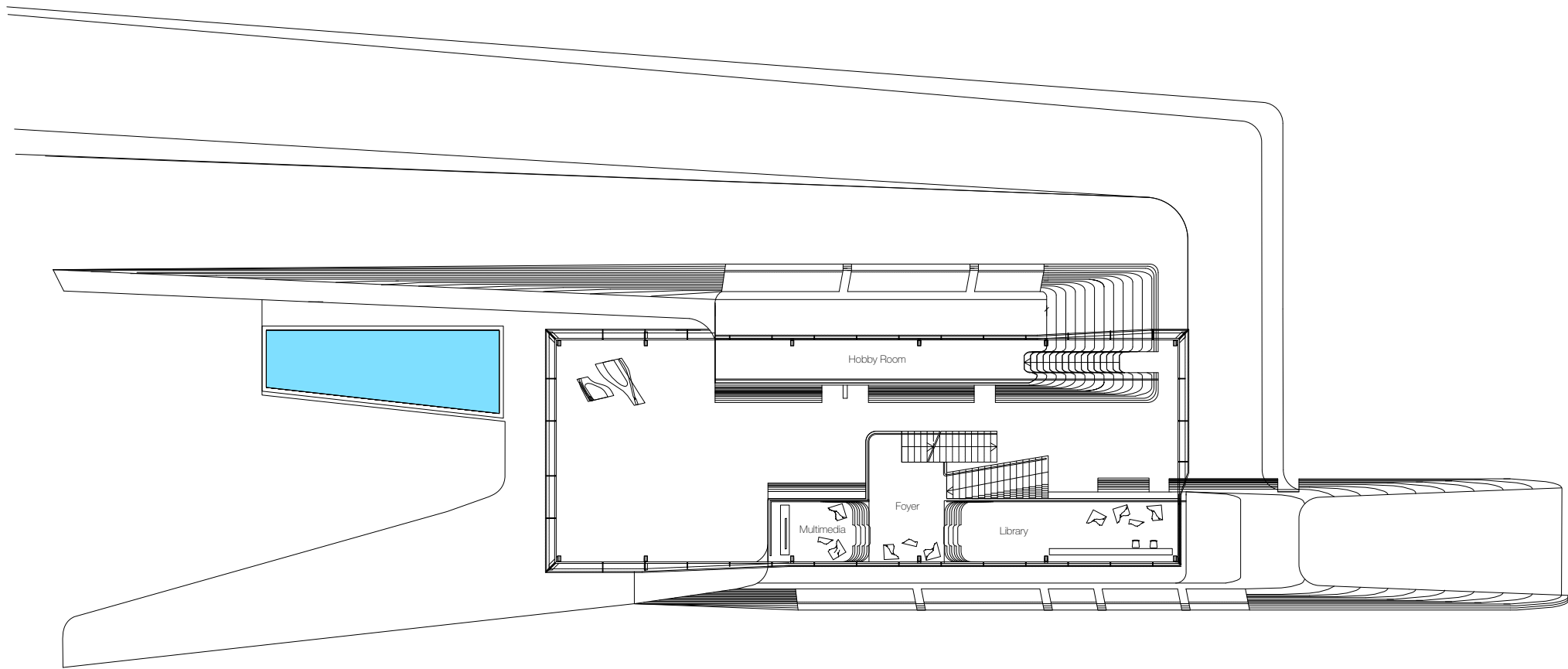
D VILLA BY ZAHA HADID

TOTAL DIMENSIONS	INTERIOR	EXTERIOR	Living / Dining / Kitchen	Bedrooms	Pool
9,335 sq feet	6,318 sq feet	3,017 sq feet	51' 2" x 62' 11"	19' 6" x 10' 6"	12' 0" x 32' 10"
867 sq meter	587 sq meter	280 sq meter	15.6 m x 19.2 m	5.9 m x 3.2 m	3.7 m x 10 m

GROUND FLOOR



 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. 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 states. The floor plans depicted herein are conceptual drawings based on current development plans which are subject to change without notice. Square footage numbers set forth herein are approximate and based on current development plans which are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale. Actual distances may vary. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. All features, dimensions, materials, facilities and specifications are subject to change without notice. No guarantee is made that the features, dimensions, materials, facilities and specifications depicted herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described. THE COMPLETE OFFERING TERMS ARE IN OFFERING PLANS AVAILABLE FROM SPONSOR. FILE NO H07-0019 AND CD07-0439.




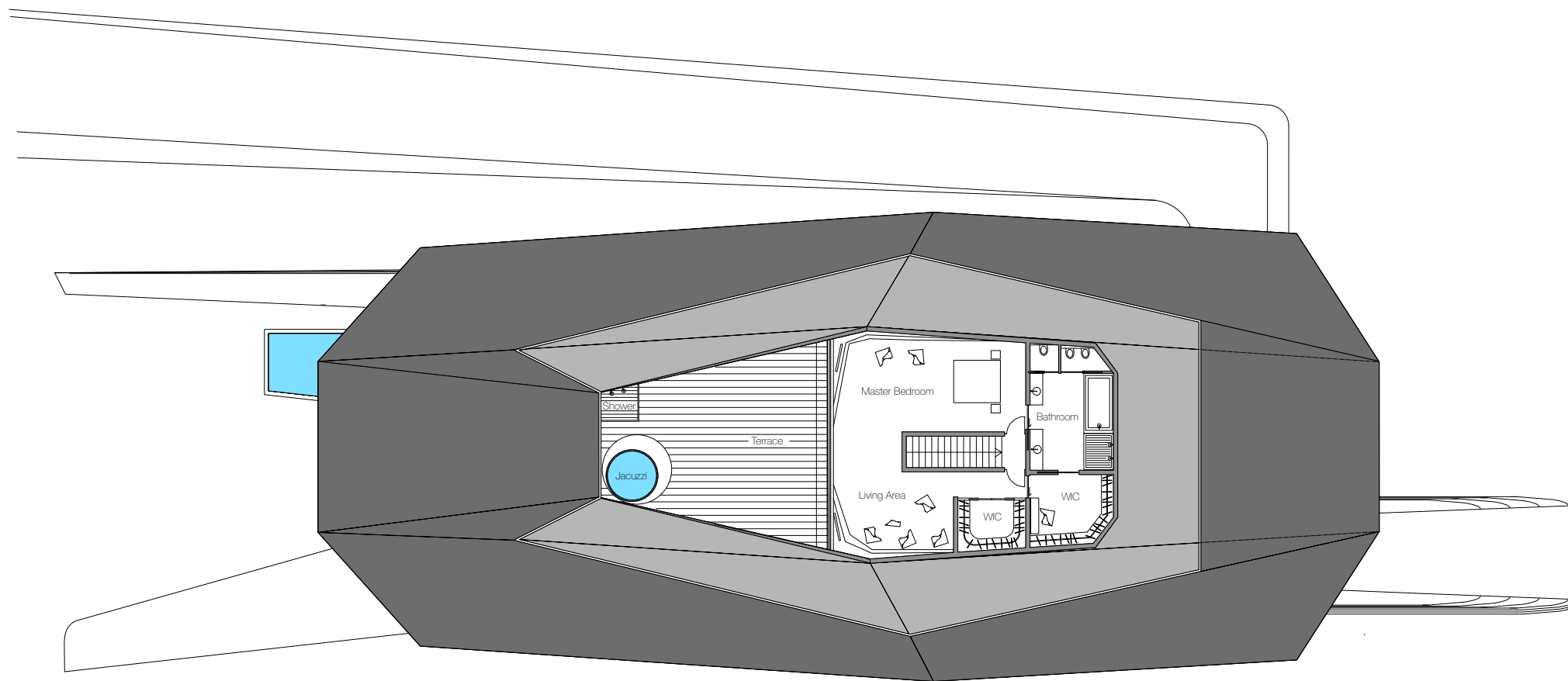
D VILLA BY ZAHA HADID

TOTAL DIMENSIONS	INTERIOR	EXTERIOR	Hobby Room	Multimedia Room	Library
9,335 sq feet	6,318 sq feet	3,017 sq feet	43' 0" x 6' 11"	15' 4" x 9' 10"	36' 2" x 9' 10"
867 sq meter	587 sq meter	280 sq meter	13.1 m x 2.1 m	4.7 m x 3 m	11 m x 3 m

MEZZANINE



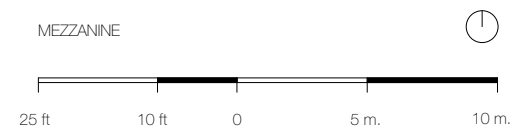
 Obtain the Property Report required by Federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This is not an offering in any jurisdiction where prior qualification is required and no marketing or sales literature will be forwarded to or disseminated in such states. The floor plans depicted herein are conceptual drawings based on current development plans which are subject to change without notice. Square footage numbers set forth herein are approximate and based on current development plans which are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale. Actual distances may vary. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. All features, dimensions, materials, facilities and specifications are subject to change without notice. No guarantee is made that the features, dimensions, materials, facilities and specifications depicted herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described. THE COMPLETE OFFERING TERMS ARE IN OFFERING PLANS AVAILABLE FROM SPONSOR. FILE NO H07-0019 AND CD07-0439.




D VILLA BY ZAHA HADID

TOTAL DIMENSIONS	INTERIOR	EXTERIOR	Master Bedroom	Living Area
9,335 sq feet	6,318 sq feet	3,017 sq feet	43' 0" x 6' 11"	15' 4" x 9' 10"
867 sq meter	587 sq meter	280 sq meter	4.9 m x 9.3 m	5.3 m x 5.9 m

MEZZANINE



 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. 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 states. The floor plans depicted herein are conceptual drawings based on current development plans which are subject to change without notice. Square footage numbers set forth herein are approximate and based on current development plans which are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale. Actual distances may vary. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. All features, dimensions, materials, facilities and specifications are subject to change without notice. No guarantee is made that the features, dimensions, materials, facilities and specifications depicted herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described. THE COMPLETE OFFERING TERMS ARE IN OFFERING PLANS AVAILABLE FROM SPONSOR. FILE NO H07-0019 AND CD07-0439.

DELLIS CAY PRESENTS

ZAHA HADID



DELLIS CAY



THE MUSEUM OF MODERN ART
MANHATTAN, NEW YORK
DELLIS CAY

