



PRESS RELEASE
FOR IMMEDIATE RELEASE

**Jardine's Lookout Luxury Residential Development
Officially Named "DUKES PLACE"**

*Distinguished new residential project in prime area,
expertly designed for unsurpassed prominence*

HONG KONG, October 1, 2018 – Jointly developed by Couture Homes Properties Limited, Grosvenor Asia Pacific and Asia Standard International Group Limited, the new luxury residential project located in the prime area Jardine's Lookout is officially named "DUKES PLACE 皇第" today. The developers hosted an exclusive official naming ceremony in London to showcase the remarkable magnificence and unique advantages of the stately new development.

Mr. Jimmy Fong, Managing Director of Couture Homes Properties Limited, noted that Jardine's Lookout has historically been Hong Kong's most luxurious residential area along with the Peak and the Southern District, home to numerous high-quality detached houses and low-density apartment buildings, and a haven for distinguished families and celebrities. "DUKES PLACE" is **the only new luxury residential flat project in Jardine's Lookout**. The development sits above Happy Valley and Mid-levels and offers a sweeping view of the bustling scenery in those areas. A short 10-minute¹ drive to Central, 6-minute¹ drive to Happy Valley and 5-minute¹ drive to Causeway Bay, "DUKES PLACE" enjoys a convenient, well-connected transportation network and an advantageous locale, presenting noteworthy investment potential compared to properties in other traditional luxury districts like the Peak and the Southern District.

The project's Chinese name is made up of two Chinese characters, "皇" and "第". "第" refers to the majestic residences of the aristocracy. "皇第" refers to residences of royals, embodying an added meaning of honor and representing the lineage of eminent families. The name "DUKES PLACE" fully reflects the development's reputation as the pinnacle of luxury living and of its surrounding areas; residing at "DUKES PLACE" is comparable to sitting, dignified, on top of the world.



Mr. Fong added that Couture Homes Properties Limited has joined forces with Asia Standard International Group Limited and Grosvenor Asia Pacific to develop this landmark residence in Hong Kong. To create a world-class masterpiece, the developers formed an authoritative team comprised of designers from the United Kingdom, France, Japan and Hong Kong to jointly inject various fine design elements into the project.

Mr. David Hoggard, representative of renowned British architect PDP London, said that the “DUKES PLACE” project adopts a modern design style. This can be seen in the buildings’ exterior walls, which combine premium Italian stone and a glass curtain wall and are adorned with champagne metallic lines. This innovative design brings understated luxury to the property as well as a touch of modernity to the long-standing Jardine’s Lookout area.

The designers have also taken the project’s location amidst green mountain landscapes as inspiration, using strips of metallic lines running through the building exterior to echo the natural hilly contours and to highlight the integration of people and nature. The lines are also products of marrying design and function, as their patterns of curvature are intentionally designed to match the different functions of the indoor spaces. Since living rooms require more natural lighting, windows there are purposely made larger. The exterior lines along the living room are, correspondingly, thinner. In contrast, in bedrooms where a higher degree of privacy is preferred, windows are made smaller and the exterior lines are thicker for that reason. As another example of the project’s exquisite craftsmanship, the sides of the building are rounded to complement a curved exterior wall. This lends a smoother and softer silhouette to the development and more elegance to its overall design, resulting in a graceful new property that redefines luxury living in Jardine’s Lookout.

About DUKES PLACE

DUKES PLACE, jointly developed by Couture Homes Properties Limited, Asia Standard International Group Limited and Grosvenor Asia Pacific, located at 47 Perkins Road and offers 16 spacious apartments with different layouts, with saleable area ranging from around 2,800 sq.ft.² to over 6,800 sq.ft.², procure an incomparable level of space and a sense of exclusivity in Hong Kong. With a short 10-minute¹ drive to Central, 6-minute¹ drive to Happy Valley and 5-minute¹ drive to Causeway Bay, “DUKES PLACE” enjoys a convenient, well-connected transportation network and an advantageous locale, together with a brilliant world-class design collaboration and advanced technology, presenting a noteworthy investment potential compared to properties in other traditional luxury districts like



the Peak and the Southern District. “DUKES PLACE” will definitely become the latest landmark project in Hong Kong.

About Couture Homes Properties Limited

Couture Homes Properties Limited is the wholly owned subsidiary of CSI Properties Limited (Stock code: 497) set up in 2011 to develop luxury residential developments in Hong Kong and the PRC. With Haute Couture (the tradition of tailoring exclusive custom-fitted clothing for privileged customers) as its blue-print concept, Couture Homes Properties Limited specializes in crafting special residences made to order for private clients, with project like The Hampton in Happy Valley the first of the series in this direction. Couture Homes Properties Limited is actively expanding its presence in the luxury property market, in addition to yoo Residence, kau to HIGHLAND, COO Residence at the city center of Tuen Mun and a landmark project at No.47-49 Perkins Road at Jardine’s Lookout (60% interest, project partner: Grosvenor Asia Pacific and Asia Standard International Group Limited), other developments in progress include Peak Road at the Peak (65% interest), Barker Road at the Peak, Glenealy at Central (To co-redevelop with Pacific Century Premium Developments Limited and receive 50% sharing of all future profits of the project), Fan Kam Road at Kwu Tung South, a luxury villa development in “Daihongqiao” in Shanghai called QUEEN’S GATE (50% interest) and a luxury apartment development located at the heart of the Beijing city in Dongcheng district (65% interest).

About Asia Standard International Group Limited

Asia Standard International Group Limited was founded in 1984 and listed in 1991. The Group develops, manages and invests in commercial, residential, retail and hotel properties in Hong Kong and PRC. Grosvenor Place in Hong Kong’s Repulse Bay has won a number of international awards, including the highest honor MIPIM Award. Hong Kong’s Westminster Terrace and Shanghai’s Queen’s Gate are also recipients of international awards. ASI’s listed subsidiary, Asia Standard Hotel Group Limited (“ASH”), owns and operates properties under the “Empire Hotel and Resorts” brand which are conveniently located in shopping districts and close to business convention centres.

About Grosvenor Asia Pacific

Grosvenor Asia Pacific is a developer and investor in property and has been active in the Asia Pacific region for more than 20 years.

Our strategy is to expand the business in our chosen markets of Hong Kong, Tokyo and Shanghai through three areas of activity; high-quality residential development, investment in the residential and office sectors, and the development of best-in-class

buildings in the central business districts of Shanghai and Hong Kong through co-investment partnerships.

Grosvenor Asia Pacific is part of the Grosvenor Group, one of the world's largest privately-owned property companies which develops, manages and invests in property in more than 60 cities around the world.

As at 31 December 2017, Grosvenor Asia Pacific had assets under management of HK\$9.4bn.



(Photo 1) Mr. Jimmy Fong, Managing Director of Couture Homes Properties Limited, announced the new luxury residential project located in the prime area Jardine's Lookout is officially named "DUKES PLACE 皇第"



(Photo 2) Mr Jimmy Fong, Managing Director of Couture Homes Properties Limited stated that, the total investment of the project will reach HK\$2.6-2.8 billion.



(Photo 3) Dukes Place has already been granted the occupation permit in mid 2018.

“The photo has been edited and processed with computer techniques and for reference only.”

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This press release is published by Bentley Communications Ltd. with the consent of the Couture Homes Properties Limited. For enquiry, please contact Ms. Donna Si, Group Account Director at 3960 1910 / 9366 4507 or Ms. Rebecca Lau, Account Manager at 3960 1917 / 9091 8934.

District: Jardine’s Lookout & Wong Nai Chung Gap

Name of the Street and the Street Number: 47 Perkins Road*

*This provisional street number is subject to confirmation when the Development is completed.

The address of the website designated by the Vendor for the Development: www.dukesplace.com.hk#

#This website is not yet made available on the date of printing of this advertisement/promotional material and its address is subject to change upon and/or after the website is made available.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

All information contained in this advertisement/promotional material shall be subject to the final plans approved by the relevant Government authorities and legal documentation. The vendor reserves the right to make modification and changes according to the actual circumstances without prior notice. The description, reference, photo, drawing, image or other information whatsoever in this advertisement / promotional material shall not constitute or be construed as constituting any offer, promise, undertaking, representation or warranty, whether expressed or implied on the part of the vendor regarding the Development or any part thereof.

Vendor: Imperial Time Limited Holding. Companies of the Vendor: Acute Choice Limited, Eagle Wonder Limited, Asia Riches Limited, Couture Homes Limited, CSI Properties Limited. Authorized Person for the Development: Mr. Cheung Man Ching, Anthony. The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited. Building Contractor for the Development: To's Universe Construction Company Limited. The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Mayer Brown. Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Industrial and Commercial Bank of China (Asia) Limited. Any other person who has made a loan for the construction of the Development: Clear Luck Group Limited, Earthmark Limited, Asia Standard Finance Company Limited, Grosvenor Limited.

The contents of this advertisement/promotional material are published by the Vendor, or are published with its consent.

A prospective purchaser is advised to refer to the sales brochure for any information on the Development.

The sales brochure of the Development is not yet made available on the date of printing of this advertisement/ promotional material.

Date of Printing: 1 October 2018

1. Source of journey time by car from the Development to the destination: <http://maps.google.com.hk> (date of reference: 18 Sep 2018), and is for reference only. The actual journey time is subject to contemporaneous traffic condition. All information does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied.
2. The saleable area of the residential property is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.