



PRESS RELEASE
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**Furnished Duplex Show Flat Revealed at
Iconic Landmark Development “DUKES PLACE”
“720-day Payment Plan”¹ Now Available**

HONG KONG, 17th June 2021 – Jointly developed by Couture Homes Properties Limited, Grosvenor Asia Pacific and Asia Standard International Group Limited, **DUKES PLACE**, is an iconic luxury residential project located in the exclusive residential area of Jardine’s Lookout. An exquisite, fully-furnished Duplex has been revealed for the first time ever today in a press preview. Taking the occasion, Couture Homes Properties Limited also announced that prospective purchasers can now benefit from the “720-day Payment Plan”¹ new payment scheme.

Mr. Jimmy Fong, Managing Director of Couture Homes Properties Limited, says “DUKES PLACE is a brand-new landmark development in Jardine’s Lookout that provides only 16 exclusive residential units. Eight units have already been sold at present, each priced over \$100 million, with total sales reaching \$1.55 billion. We are delighted to announce Centaline Property Agency as the top performing sales agent in the initial stage of sales. Among the units they sold, one Simplex unit was priced at \$78,000 per square foot, totaling \$222 million, setting a new record high price per square foot in Jardine’s Lookout. This demonstrated the exceptional quality and ability of the project to satisfy top-caliber buyers. Simplex and Duplex units of around 2,800 sq. ft.² released for sale in the initial stage are nearly sold out, while further special units will gradually be released for sale.”

Mr. Fong continues, “In response to the support we have received towards our project, a new payment scheme “720-day Payment Plan”¹ will be available for prospective buyers. This kind of payment scheme is not common for ultra-luxurious projects of this kind. Buyers who opted for early settlement will be entitled to a cash rebate of up to 6%³

of the transaction price. An interest-free stamp duty transitional loan⁴ will also be provided for prospective buyers.

The flat revealed today, located on the 9th and 10th floor, is the last Duplex unit of the project available for sale. World-famous interior architect, Mr. Steve Leung, was specially commissioned to infuse his contemporary, artistic aesthetic into the flat and close to \$15 million was spent on its furnishings and fitting-out. Tender documents for this unit will be made available on the project website shortly.”

Mr. Louis Chan, Vice Chairman and Chief Executive Officer (Residential) – Asia Pacific of Centaline Property Agency says, “The supply of brand new luxurious residential properties priced over \$100 million is extremely limited. The first 5 months of 2021 recorded 54 transactions of such properties, 170% higher than in the same period of last year with only 20 transactions; total transaction volume also soared 299% from \$3.349 billion in 2020 to \$13.35 billion in 2021. Luxury homebuyers tend to react faster to changes in the market, snapping up properties in the high-end market. A surge in demand was seen from the beginning of this year; there were 6,259 first-hand sales of residential properties recorded in the first 5 months this year, compared to only 4,064 transactions in the same period last year. Among the surge in first-hand sales transactions, one recent luxury housing project in Hong Kong Island hit a best-selling record total sales of \$13 million, proving a strong demand in the high-end housing market. It is expected that the first-hand luxury housing market will continue to flourish with growing demand as the economy recovers from the pandemic and the Hong Kong-Mainland border reopens.”

Mr. Wilson Lau, Deputy Sales Director (Mid-Levels East Happy Valley District” of Centaline Property Agency Limited, expresses “With effects of the pandemic easing off, we see a gradual increase in the number of transactions for luxury properties, with buyers in the area remaining optimistic. 93 transactions for second-hand residential properties were recorded in the first 5 months this year in the Mid-Levels East area, representing an 8.1% increase compared to 86 transactions in the same time last year. Jardine’s Lookout has long been a traditional luxury residential area favoured by local

celebrities and noble families. Supply of new development in this area is very rare with only 7.6% of private properties built after 2009. 14 land sites, totalling at \$9 billion, on Jardine's Lookout have been sold in recent years. The prime location and unobstructed view atop of Jardine's Lookout enjoyed by DUKES PLACE will definitely continue to attract a loyal crowd of local and mainland buyers."

Duplex unit B on 9th floor & 10th floor

The flat revealed today is Duplex unit B, located on 9th and 10th floor measuring 2,849 sq. ft.². It comes with two en-suite bedrooms, an entertainment room and a balcony of 42 sq. ft.²

Stepping out of a lift directly opening into the flat, one is greeted by a 270-degree view of the Hong Kong city skyline. The panoramic floor-to-ceiling windows draw natural light into the interior and showcase a silhouette of skyscrapers in a stunning cityscape. An exquisite palette of bronze, grey and brown tones paired with simplistic furniture, simple lines, a selection of warm wood furnishings and tasteful artwork, introducing a stylish modernity into the space. A simple and charming Molteni & C fabric sofa and an intricate violet stone wall surface create a magnificent space out of an L-shaped living room of 1,300 sq. ft.² The contemporary design extends beyond the corner into the dining area, where full-length windows offer the possibility of a charming outdoor atmosphere whilst dining.

A noteworthy feature is the installation of Infinite Window, a fully automatic floor-to-ceiling glass window, in the living room. It is an innovative technology developed by the Belgian company, Reynaers Aluminium, allowing the occupant to merge the indoor and outdoor space at the flick of a switch, creating a multi-latitude viewpoint of Happy Valley and the Lookout.

The Developer also revealed a collection of customised kitchen cabinets from renowned Italian brand minotticucine, which a media tour to its London showroom and plant in Italy was organised several years back. A sense of cohesion was created using materials uniquely selected for this particular unit and refined Italian craftsmanship,

ensuring a unified aesthetic sensibility throughout the flat.

Going up a staircase paved with Sofitel gold marble, one arrives to an exquisite upper floor, where the foyer leads to two bedrooms and a recreation room, harmoniously and naturally arranged, exuding a calm sensation of comfort and warmth. The master bedroom follows the design of contemporary simplicity. Centred on earthy and bronze tones, paired with a grey leather wall and a blue-green patterned carpet, it is a re-enactment of haute couture in a residential setting. The bedside lighting and furnishings of Tom Dixon with an element of bronze add a touch of sophistication to the room. Equipped with two spacious walk-in closets, the master bedroom allows for both the master and missus to have their own exclusive space. Behind the textured glass door adjacent to the bed is an elegant en-suite bathroom, where walls and floors are assembled in Jazz White and Brown Fantasy stoneware and Agape bathroom furnishings create a relaxing and restful surrounding.

The adjoining bedroom is decorated in a glamorous style with champagne tones. The light and textured beige with the combination of art paintings and fabric walls exude a luxurious feel. At the other end of the upper corridor is an entertainment room that comes with a feel of a home cinema where a wooden feature wall is fitted with a television wall, adding a modern touch to a harmonious interior. Here one can watch an exhilarating film or socialize with friends, making the most out of a lifestyle of enjoyment.



About DUKES PLACE

DUKES PLACE, jointly developed by Couture Homes Properties Limited, Asia Standard International Group Limited and Grosvenor Asia Pacific, is 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-minute⁵ drive to Central, 6-minute⁵ drive to Happy Valley and 5-minute⁵ 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 minotticucine

Taking “visual silence” as its design philosophy, minotticucine replaces elaborate kitchen designs with a focus on creating a harmonious, minimalist ambience. Its kitchen cabinet series is designed to be consistent and complementary, combining a variety of textures, materials and colours to attain a clean and natural style. Having pioneered the Pocket Door System in 1998, minotticucine is respected for its cutting-edge designs and remains at the forefront of furniture design innovation. A 70-year old brand, minotticucine is known throughout Europe and the world for its artisanal kitchen cabinets constructed with rare, quality materials. The brand has established a strong foothold among celebrities and notable residential projects around the world.

About Reynaers Aluminium

Established in 1965 with its headquarters in Duffel, Belgium, Reynaers Aluminium is a leading specialist in the development and marketing of innovative and sustainable aluminium solutions for windows, doors, curtain walls, sliding systems, sun screening and conservatories. Driven by energy-efficiency and the willingness to take responsibility for the environment, it has provided tailor-made solutions for famous projects including the Ferrari World theme park in Abu Dhabi, Qatar National Convention Center and two Zaha Hadid projects, namely the Pierres Vives Building in France and Dominion office building in Russia.

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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

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

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.

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

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¹ For purchasers electing 720-day Payment Plan, a deposit equivalent to 10% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). 20% of the purchase price shall be paid in within 540 days according to the terms of payment listed in the tender document. 70% of the purchase price shall be paid within 720 days from the date of the Letter of Acceptance. Please refer to the tender document for details.

² The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

³ If the Purchaser shall settle the balance of the purchase price within 150 days, 360 days or 540 days after the date of Letter of Acceptance, the Purchaser shall be entitled to an early settlement cash rebate equivalent to 6%, 4% or 2% of the purchase price. Please refer to the tender document for details.

⁴ For details on the stamp duty transitional loan, please refer to the terms and conditions set out in the tender document.

⁵ Source of journey time by car from the Development to the destination: <http://maps.google.com.hk> (date of reference: 16 June, 2021), 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.