

# P R O J E C T S



*top* Rendering of The Peninsula Tokyo  
*right* Shell and core under construction



Significant progress has been made on the company's three major projects under development: The Peninsula Tokyo, scheduled to open in 2007; The Peninsula Shanghai, scheduled to open in 2009; and The Peak Tower, scheduled to re-open in mid-2006.



Site of The Peninsula Shanghai, at No. 32 The Bund

## PROJECTS

### The Peninsula Tokyo

During 2005, construction proceeded to schedule, concentrating on the steelworks and bracing for the retaining walls and building up the skeleton of the building at the four basement levels. Working above and below ground, foundation works continue on the lower levels with dismantling of the cross-bracing, whilst the steel works for the superstructure are now at Level 15 above ground. Intermediate inspection of the building works by the local authorities has been carried out and approved. Factory inspections have been carried out and approved for the stone cladding, steel structure, pre-cast walls and podium stone cladding, which are now under production. Topping-out of the building is expected to take place in mid-2006. The design of the guestrooms has been finalised, whilst those of other areas are being fine-tuned. Procurement of fixtures and fittings is in progress.

The 24-storey, 314-key hotel is being built on a triangular site near the intersection of Hibiya-dori and Harumi-dori in Marunouchi district. The hospitality market in Tokyo has become increasingly competitive in the luxury sector as more international chains have opened or are planning projects and recognised domestic brands are beginning substantial renovations. The company has increased its investment commitment on this project from Yen 13 billion to Yen 16 billion to ensure both the long-term value of the asset and the highest quality finish to the product, its fixtures and fittings.

Among other major facilities which the hotel will feature are full function capabilities from a ballroom to meeting rooms; several restaurants including Chinese, Japanese and International cuisines, a specialty restaurant, The Lobby, and the Peninsula Boutique and Café; The Peninsula Wedding Centre; The Peninsula Spa, including swimming pool, fitness centre and treatment rooms; an Aviation Lounge; and retail. Our partners in the venture are Mitsubishi Estate Company which has embarked on a major revitalisation initiative in the district of which The Peninsula Tokyo is expected to be a core part. The company has entered into a 50-year variable terms lease with Mitsubishi Estate Company in respect of this site.

### The Peninsula Shanghai

In August 2005, The Peninsula Shanghai Waitan Hotel Company Limited, a jointly controlled company, completed the purchase of the land, for a consideration of US\$109 million, on which The Peninsula Shanghai is to be developed, in the Waitanyuan area with frontage on to the famous Bund. This will be the only new-build development on Shanghai's iconic sweep of historic buildings, close to the former British Consulate.

The 56,000 square metre site has been cleared and hoardings have been erected in preparation for commencement of construction work.



Rendering of The Peak Tower

The conceptual design for the building, with details of massing and overall approach, was submitted to the Planning Department in Shanghai and has been approved. The company is currently working on the schematic designs which will be submitted for required approvals from the various departments at city level.

Tenders for the interior design contracts and for technical consultants were issued, submissions have been received and a review of these is under way. Subject to all approval processes being completed, groundbreaking for the development is expected to take place in the second half of 2006.

This mixed-use project, in joint venture with SPG Hotel Ltd., will comprise a full Peninsula hotel of approximately 250 rooms, high-end retail space, and a number of serviced apartments on the 56,000 square metre site.

### **The Peak Tower**

By April 2005, almost all tenants had vacated their units in preparation for the closure of The Peak Tower for substantial revitalisation. The internal reconfiguration has been designed to improve pedestrian traffic flows significantly as well as to add some 30% more retail space for rent.

In addition to the improvements to the physical building and the introduction of features with greater visual impact, the mix of tenants will be substantially different. A number of international restaurants covering different cuisines have already committed to tenancies. The interior designs are taking shape, with the accent on creating a chic, contemporary ambience on sites which make the most of spectacular views. Casual food and beverage outlets are also part of the mix, giving a wide choice to suit the range of visitors to the destination. Retail will offer an eclectic mix of merchandise and will include some concepts totally new to Hong Kong.

Work on the project has made good progress. The glass façade which will enclose the new atrium and the glass for the rest of the structure is being installed and will be completed by the end of the first quarter 2006. Most of the new escalator system is already in place.

There has been high interest in the available space within The Peak Tower with the majority already committed and negotiations continuing for the remaining available units. The company expects to hand over units to tenants for fit-out in the second quarter of 2006.

On the rooftop viewing platform, with an elevation some 100 feet higher than its predecessor and affording stunning 360-degree views of Hong Kong, visitors will be able to access the Sky Gallery, a community facility that will be used to feature the work of local artists. The first exhibition is already secured – the art entries submitted as part of a community project involving local schools.

The Peak Tower is expected to have its soft opening in mid-2006.