

FLOORPLANS AND INVESTMENT OPPORTUNITIES





Kailani Grand Cayman

Kailani is the Cayman Islands' first luxury wellness and business boutique hotel, built in partnership by **NCB Group and the Curio Collection by Hilton™**. A place where business and wellness co-exist, where productivity and personal wellbeing flourish.

Inspired by the cultural and symbolic significance of the Caribbean Sea to Grand Cayman, Kailani signifies the moment the sea meets the sky, and pays homage to the Cayman Islands' maritime history.

FIRST FLOOR



SILVER THATCH
2 BDR EXECUTIVE CONDO VERSION 1
MAIN FLOOR / OCEANFRONT

SILVER THATCH
2 BDR EXECUTIVE CONDO VERSION 2
MAIN FLOOR / OCEANFRONT

ORCHID*
3 BDR EXECUTIVE CONDO W/ POOL VERSION 1
OCEANFRONT

SECOND FLOOR



^{*}Designed for year-round residency

THIRD FLOOR



^{*}Designed for year-round residency

FOURTH FLOOR



^{*}Designed for year-round residency

FIFTH FLOOR



^{*}Designed for year-round residency

SIXTH FLOOR



^{*}Designed for year-round residency

Select Your Suite

SEA GRAPE



- STUDIO 314 - 433 sq. ft.
- SUITE VERSION 1 591 - 682 sq. ft.
- SUITE VERSION 1 591 - 682 sq. ft.
- SUITE VERSION 2 868 - 871 sq. ft.

JASMINE



- 2 BDR LOCK-OFF SUITE 999 - 1.238 sq. ft.
- 3 BDR LOCK-OFF SUITE 1.775 - 1.862 sq. ft.

SILVER THATCH



- 2 BDR EXECUTIVE CONDO VERSION 1 2.162 - 2.182 sq. ft.
- 2 BDR EXECUTIVE CONDO VERSION 2 2.388 sq. ft.

Reserve Your Residence

ORCHID*



- 3 BDR EXECUTIVE CONDO VERSION 1 3.107 sq. ft.
- 3 BDR EXECUTIVE CONDO VERSION 2 2.723 - 2.743 sq. ft.

ROYAL PALM*



- PENTHOUSE VERSION 1 3.958 sq. ft.
- PENTHOUSE VERSION 2 3.864 sq. ft.
 - PENTHOUSE VERSION 3
 3.430 sq. ft.

^{*}Designed for year-round residency



Sea Grape

STUDIO AND SUITES

Within the Sea Grape studio collection, there are several floor plans available to meet a variety of accommodation needs. From a studio to a spacious suite with a kitchenette, all making the most of the interior space by creating functional and flexible rooms that can easily be enjoyed day or night.

The larger suites provide condo-style living arrangements that are rarely seen in a hotel, a feature that will be very appealing to families that are seeking additional space and the comforts of home whilst they're on vacation.

Warm sandy colours, bronzed glass, stylish contemporary furniture and touches of golden lighting, provide a luxurious ambiance to this studio space from both an aesthetic and comfort point of view.

Sea Grape

STUDIO AND SUITES

314 - 871 sq. ft.

FEATURES

Version 1 features a fully-equipped, open kitchenette.

Suites have an open kitchen with appliances, as well as spacious living and dining areas.

Full bathrooms with showers and large closets are featured in every floorplan version.

| STUDIO | | SUITE VERSION 1 | | SUITE VERSION 2 | |
|------------------------------------|---------------------------|------------------------------------|---------------------------|------------------------------------|---------------------------|
| FLOORPLAN DISTRIBUTION | | FLOORPLAN DISTRIBUTION | | FLOORPLAN DISTRIBUTION | |
| Open Space Day/Night Bathroom 1 | 216 sq. ft. 46 sq. ft. | Open Space Day/Night Bathroom 1 | 425 sq. ft. 70 sq. ft. | Open Space Day/Night Bathroom 1 | 714 sq. ft. 71 sq. ft. |
| Terrace | 33 - 152 sq. ft. | Terrace | 82 - 160 sq. ft. | Terrace | 119 - 122 sq. ft. |
| LOCATION | | LOCATION | | LOCATION | |
| 2nd Floor | 2 units | 2nd Floor | 12 units | 2nd Floor | 1 unit |
| 3rd Floor | 2 units | 3rd Floor | 12 units | 3rd Floor | 1 unit |
| 4th Floor | 2 units | 4th Floor | 10 units | 4th Floor | 1 unit |
| 5th Floor | 2 units | 5th Floor | 6 units | 5th Floor | 1 unit |
| 6th Floor | 2 units | 6th Floor | 6 units | 6th Floor | 1 unit |

SEA GRAPE STUDIO

314 - 433 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



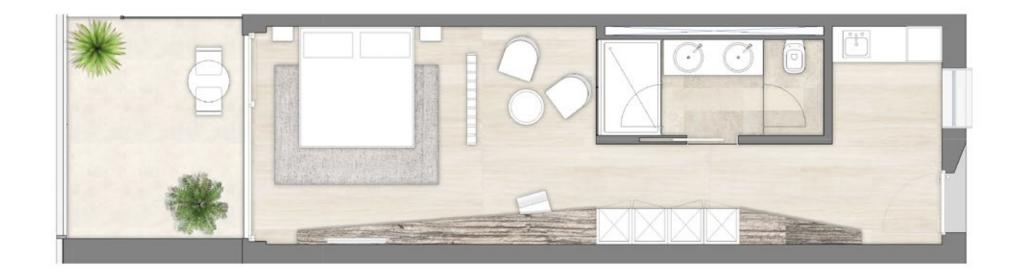
WOOD PLANK TILE



PORCELAIN STONEWARE TILE

SEA GRAPE SUITE 1

591 - 682 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



WOOD PLANK TILE



PORCELAIN STONEWARE TILE

SEA GRAPE SUITE 2

868 - 871 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



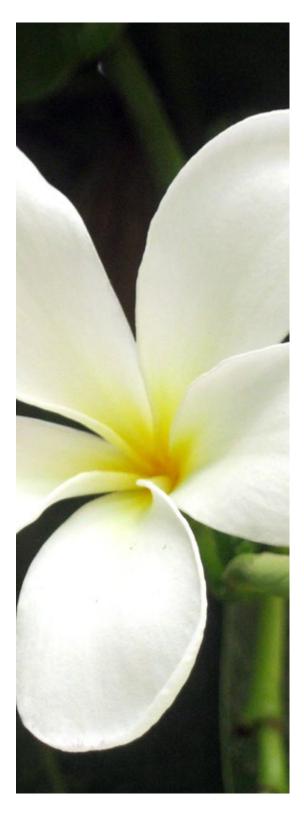
WOOD PLANK TILE



PORCELAIN STONEWARE TILE







Jasmine

LOCK-OFF SUITES

The Jasmine collection of two and three-bedroom suites offer a unique feature in that owners can choose to lock-off one of the bedrooms, creating a separate suite that can be rented out.

So, the two-bedroom Jasmine suite can either be rented out as just that or the rooms can be locked-off to create two functional hotel suites, increasing the rental income and providing a versatile accommodation option.

The three-bedroom lock-off suite can either be used as a three-bedroom suite or locked-off to create a one-bedroom unit and a two-bedroom suite.

Jasmine

LOCK-OFF SUITES

999 - 1.862 sq. ft.

FEATURES

Unique floorplans that offer a versatile living / rental arrangement.

- 2 BDR lock-off suite provides a full 2 BDR suite or a 1 BDR suite with kitchen and a 1 BDR studio.
- 3 BDR lock-off suite provides a 3 BDR suite or a 2 BDR suite with kitchen and a 1 BDR studio.

Spacious living areas.

| 2 BDR LOCK-OFF SUITE | | 3 BDR LOCK-OFF SUI | ГЕ |
|----------------------|-------------------|--------------------|-------------------|
| FLOORPLAN DISTRIBU | NOITU | FLOORPLAN DISTRIB | UTION |
| Living Room | 255 sq. ft. | Living Room | 392 sq. ft. |
| Master Bedroom | 153 sq. ft. | Master Bedroom | 404 sq. ft. |
| Master Bathroom | 71 sq. ft. | Master Bathroom | 70 sq. ft. |
| Bedroom 2 | 211 sq. ft. | Bedroom 2 | 209 sq. ft. |
| Bathroom 2 | 46 sq. ft. | Bathroom 2 | 68 sq. ft. |
| Terrace | 161 - 400 sq. ft. | Bedroom 3 | 181 sq. ft. |
| | | Bathroom 3 | 74 sq. ft. |
| LOCATION | | Terrace | 193 - 280 sq. ft. |
| 2nd Floor | 1 unit | LOCATION | |
| 3rd Floor | 1 unit | | |
| 4th Floor | 1 unit | 2nd Floor | 1 unit |
| 5th Floor | 1 unit | 3rd Floor | 1 unit |
| 6th Floor | 1 unit | 4th Floor | 1 unit |
| | | 5th Floor | 1 unit |
| | | 6th Floor | 1 unit |

JASMINE 2 BDR LOCK-OFF SUITE

999 - 1.238 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



WOOD PLANK TILE



PORCELAIN STONEWARE TILE

JASMINE 3 BDR LOCK-OFF SUITE

1.775 - 1.862 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



WOOD PLANK TILE



PORCELAIN STONEWARE TILE





Silver Thatch

2 BEDROOM EXECUTIVE CONDO

The Silver Thatch is a two-bedroom, two-storey executive condo with a spacious and open living area on the first floor and two bedrooms on the second floor.

There are only three of these executive units within **Kailani**, which makes this an exclusive area of the hotel. The location of these units is ideal in that they are situated right in front of the ocean with stunning views from the living area and large terraces as well as from the balcony off one of the bedrooms.

The main floor has a fully-equipped kitchen where you can prepare your own meals if you so desire, with ocean views from the kitchen's island.

The entire living space is orientated to take advantage of these incredible views. The second floor has two spacious bedrooms, each with an ensuite bathroom.

Silver Thatch

2 BEDROOM EXECUTIVE CONDO

2.162 - 2.388 sq. ft.

FEATURES

Condo-style floorplans with two floors.
Fully equipped open kitchen with island.
Spacious living and dining areas.
Two bedrooms each with an ensuite bathroom.
Powder room on main floor.

2 BDR EXECUTIVE CONDO VERSION 1

FLOORPLAN DISTRIBUTION

| Open Space Day | 812 sq. ft. |
|-------------------|-------------|
| Powder Room | 79 sq. ft. |
| Master Bedroom 1 | 245 sq. ft. |
| Master Bathroom 1 | 84 sq. ft. |
| Bedroom 2 | 223 sq. ft. |
| Bathroom 2 | 68 sq. ft. |
| Balcony | 177 sq. ft. |
| Terrace | 245 sq. ft. |

LOCATION

| 1st Floor | 1 unit |
|-----------|--------|
| 2nd Floor | 1 unit |

2 BDR EXECUTIVE CONDO VERSION 2

FLOORPLAN DISTRIBUTION

| Open Space Day | 863 sq. ft. |
|-------------------|-------------|
| Powder Room | 119 sq. ft. |
| Master Bedroom 1 | 287 sq. ft. |
| Master Bathroom 1 | 99 sq. ft. |
| Bedroom 2 | 244 sq. ft. |
| Bathroom 2 | 118 sq. ft. |
| Balcony | 173 sq. ft. |
| Terrace | 239 sq. ft. |
| | |

LOCATION

| 1st Floor | 1 uni |
|-----------|-------|
| 2nd Floor | 1 uni |

SILVER THATCH 2 BDR EXECUTIVE CONDO 1 / MAIN FLOOR

2.162 - 2.182 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WASHED OAK WOOD



PORCELAIN STONEWARE TILE

SILVER THATCH 2 BDR EXECUTIVE CONDO 1 / SECOND FLOOR

2.162 - 2.182 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WASHED OAK WOOD



PORCELAIN STONEWARE TILE

SILVER THATCH 2 BDR EXECUTIVE CONDO 2 / MAIN FLOOR

2.142 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WASHED OAK WOOD



PORCELAIN STONEWARE TILE

SILVER THATCH 2 BDR EXECUTIVE CONDO 1 / SECOND FLOOR

2.142 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WASHED OAK WOOD



PORCELAIN STONEWARE TILE





Residences

LIVE AT KAILANI

A unique ownership opportunity exists at **Kailani**, as a select number of three-bedroom units have been specifically designed as full-time residences.

Setting a new standard in hotel-inspired living in Cayman, premium concierge service and security, state-of-the-art health, fitness and well-being facilities, a business centre, and some of the best fine dining and local fare on island are part and parcel of living at **Kailani**.

Treat visitors to dinner at one of our in-house eateries or choose to meet your colleagues for a cocktail at the bar, a short commute from the financial hubs of George Town and Camana Bay. With your personal oasis only steps away to retreat and relax, on the weekend jump straight into the Caribbean Sea or partake in a rooftop yoga class when you want to revive your soul.

In addition to stunning ocean views, a private pool and/or wraparound terraces, all of the amenities and services of the **Kailani** are also available to full-time residents, including a luxurious spa which spans the entire seventh floor. Featuring a thermal spa, sauna and hydro pool, experience the best holistic therapies and treatments on your doorstep.



Orchid

3 BEDROOM EXECUTIVE CONDO FOR FULL-TIME RESIDENCE

The Orchid collection consists of an extremely spacious three-bedroom floorplan with an abundance of space to enjoy during the day and evening.

There are only three of these floorplans within the hotel which provide an exclusive offering to residents requiring more space, on one level. Overlooking the turquoise waters of the ocean, picturesque views are available from an expansive terrace that wraps around almost the entire unit, providing the perfect place to enjoy a morning cup of coffee or watch Cayman's famous and unbelievably beautiful sunsets with a glass of wine.

The open floorplan consists of a large kitchen and living area with three incredibly spacious bedrooms with ensuite bathrooms.

Version 1 of the Orchid collection is located on the first floor of the hotel and features a private pool on the terrace. Version 2s are located on the second and third floors and have incredible views of the ocean from the large balconies which also feature barbecues.

Orchid

3 BEDROOM EXECUTIVE CONDO FOR FULL-TIME RESIDENCE

2.723 - 3.107 sq. ft.

FEATURES

Fully-equipped open kitchen with island.

3 BDR EXECUTIVE CONDO VERSION 1

Spacious living and dining areas.

Three bedrooms each with an ensuite bathroom.

123 sq. ft.

1 unit

Powder room.

Expansive terraces and balconies.

Large closets.

Pool

LOCATION

1st Floor

| FLOORPLAN DISTRIBUTION | | FLC | FLOORPLAN DISTRIBUTION | | |
|------------------------|---------------|------|------------------------|-------------------|--|
| Open Space Day | 915 sq. ft. | Оре | en Space Day | 833 sq. ft. | |
| Powder Room | 46 sq. ft. | Pow | vder Room | 46 sq. ft. | |
| Master Bedroom | 316 sq. ft. | Mas | ster Bedroom | 316 sq. ft. | |
| Master Bathroom | 115 sq. ft. | Mas | ster Bathroom | 115 sq. ft. | |
| Bedroom 2 | 165 sq. ft. | Bed | droom 2 | 165 sq. ft. | |
| Bathroom 2 | 50 sq. ft. | Batl | hroom 2 | 50 sq. ft. | |
| Bedroom 3 | 184 sq. ft. | Bed | droom 3 | 184 sq. ft. | |
| Bathroom 3 | 50 sq. ft. | Batl | hroom 3 | 50 sq. ft. | |
| Terrace | 1.240 sq. ft. | Terr | race | 749 - 769 sq. ft. | |

LOCATION

2nd Floor

3rd Floor

3 BDR EXECUTIVE CONDO VERSION 2

1 unit

1 unit

ORCHID 3 BDR EXECUTIVE CONDO 1

3.107 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



PORCELAIN STONEWARE TILE

ORCHID 3 BDR EXECUTIVE CONDO 2

2.723 - 2.743 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



PORCELAIN STONEWARE TILE





Royal Palm

PENTHOUSE FOR FULL-TIME RESIDENCE

The Royal Palm penthouse is without exception, the most impressive floorplan in the entire hotel and is ideal for those discerning residents who wish to experience the ultimate in oceanfront luxury. Situated on the upper floors, the views from almost every room are breathtaking and unforgettable.

Versions 1 and 3 feature a private pool that provides a cool escape from the glorious Caribbean sun and your own oasis right outside the patio doors.

Indoor and outdoor living is seamlessly integrated with extremely spacious terraces which are equipped with barbecues.

These exceptional features let you dine al fresco any time, enjoying the warmth of the day or the incredible sunsets at night.

Royal Palm

PENTHOUSE FOR FULL-TIME RESIDENCE

3.430 - 3.958 sq. ft.

FEATURES

Fully-equipped open kitchen with island.

A large living area with sofas and dining table.

Powder room.

Ensuite bathroom in two bedrooms.

Walk-in closet in master bedroom.

Huge outdoor terrace.

Version 1 and 3 feature a private pool.

| PENTHOUSE VERSION 1 | | PENTHOUSE VERSION 2 | | PENTHOUSE VERSION 3 | |
|------------------------|---------------|------------------------|---------------|------------------------|---------------|
| FLOORPLAN DISTRIBUTION | | FLOORPLAN DISTRIBUTION | | FLOORPLAN DISTRIBUTION | |
| Open Space Day | 690 sq. ft. | Open Space Day | 809 sq. ft. | Open Space Day | 817 sq. ft. |
| Master Bedroom | 297 sq. ft. | Playroom | 356 sq. ft. | Master Bedroom | 316 sq. ft. |
| Master Bathroom | 111 sq. ft. | Powder Room | 69 sq. ft. | Master Bathroom | 111 sq. ft. |
| Powder Room | 8 sq. ft. | Master Bedroom | 289 sq. ft. | Bedroom 2 | 197 sq. ft. |
| Bedroom 2 | 189 sq. ft. | Master Bathroom | 111 sq. ft. | Bathroom 2 | 65 sq. ft. |
| Bathroom 2 | 65 sq. ft. | Bedroom 2 | 196 sq. ft. | Bedroom 3 | 155 sq. ft. |
| Bedroom 3 | 155 sq. ft. | Bathroom 2 | 65 sq. ft. | Bathroom 3 | 72 sq. ft. |
| Bathroom 3 | 70 sq. ft. | Bedroom 3 | 155 sq. ft. | Terrace | 1.568 sq. ft. |
| Terrace | 2.200 sq. ft. | Bathroom 3 | 63 sq. ft. | Pool | 288 sq. ft. |
| Pool | 453 sq. ft. | Terrace | 1.523 sq. ft. | BBQ Area | 150 sq. ft. |
| BBQ Area | 243 sq. ft. | | | | |
| | | LOCATION | | LOCATION | |
| LOCATION | | | | | |
| | | 5th Floor | 1 unit | 6th Floor | 1 unit |
| 4th Floor | 1 unit | | | | |

ROYAL PALM PENTHOUSE WITH POOL 1

3.958 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WOOD PLANK TILE



PORCELAIN STONEWARE TILE

ROYAL PALM PENTHOUSE 2

3.107 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WOOD PLANK TILE



PORCELAIN STONEWARE TILE

ROYAL PALM PENTHOUSE WITH POOL 3

2.723 - 2.743 sq. ft.





PORCELAIN STONEWARE TILE



NATURAL WOOD



PORCELAIN STONEWARE TILE



WOOD PLANK TILE

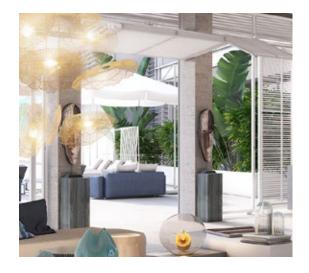


PORCELAIN STONEWARE TILE









Investor Benefits

Your Home-Away-From-Home

Investors who purchase a hotel unit have the option to use their suite for two weeks per year, completely free of charge (subject to certain black-out dates). This benefit is worth between US\$4,200 and \$24,500 per annum, depending on the suite type.

Late availability bookings, within 28 days, are also available at 50 percent off the standard rate, to all unit owners (subject to availability). The rest of the time, the unit is absorbed into hotel inventory and utilised for hotel guests.

A unique ownership opportunity also exists as a select number of units have been specifically designed as full-time residences for those fortunate enough to call Cayman their home.

Return on Your Investment

Each hotel suite owner receives 50 percent of the gross room rental and the hotel management company receives the other 50 percent. The owners' return is less applicable costs, with the projected net return on investment over 6 percent (based on an island average occupancy of 70 percent).

Your Exclusive Benefits

All unit owners receive 10 percent discount on all food and beverage purchases at the hotel, on a year-round basis, whether they are staying at the property or not.







Investor Benefits

A Lucrative Opportunity

This is a prime opportunity in that it is a hassle-free, high-yield investment. It gives buyers the exposure to both the property and the hotel and leisure industry – set to be one of the most consistent and highest growth sectors in the coming decades.

Backed by the well-established and internationally renowned luxury hospitality brand **Hilton**, and managed on-the-ground by local development company **NCB**, including a hotel management team with extensive experience in the successful operation and management of major hotels in Cayman and globally, our collective group of experts has a proven track record of consistently and successfully increasing hotel growth and revenue.

Wellness Tourism

Wellness tourism is a rapidly growing \$680 billion travel niche that is expanding 50 percent faster than the overall tourism industry. Travellers take 586 million wellness trips each year. In fact, the wellness tourism niche encompasses 15 percent of global travel. It is also a highly profitable travel sector, with wellness travellers spending 130 percent more than the average traveller.

Kailani is bringing this new tourism market to the Cayman Islands, that will assist in positioning Grand Cayman as a top destination for the millions of wellness travellers seeking authentic experiences, while allowing owners to capitalise on a billion-dollar industry.

All imagery is representative and for illustration purposes only. All floorplans are representative, subject to change without notice and subject to final planning approval. All hotel amenities described are subject to change without notice and subject to final planning approval.

Contact

For more information on investment opportunities, please contact:

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