

- Network with the most powerful regional and international property investors and developers
- Access the world's most vibrant and buoyant property markets
- Invest in the world's most outstanding and exciting real estate projects



Cheong Koon Hean, CEO
Urban Redevelopment Authority
Singapore



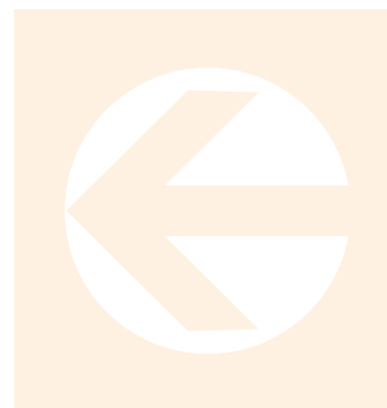
Shahzaad Dalal, Vice Chairman &
Managing Director, Infrastructure
Leasing & Financial Services, India



Imad Fakhoury, Chairman & CEO
Aqaba Development Corporation
Jordan



Peter Mitchell, CEO
Asian Public Real Estate Association,
Singapore



Kar Tung Quek, Chief Financial Officer,
Nakheel, UAE
Former CEO, Suntec REIT, Singapore



Kelvin Ng, CEO, Synergistic Real
Estate; Senior Advisor, Mall China
Information Center; Asian Faculty,
ICSC, China



Gurjit Singh, Director of Property
Sentosa Leisure Group
Singapore



Zheng Xiaoping, Director
BAZO Investments Asia
China

Share The Experience Of Over 35 Outstanding Speakers

- **Stephen Atkinson**, Director, **HSBC Bank Middle East Limited**, Managing Director, **AREIT Management Limited**, Manager, **Arabian Real Estate Investment Trust**, UAE
- **Cheong Koon Hean**, CEO, **Urban Redevelopment Authority**, Singapore
- **Puan Siti Mariam**, Director of Real Estate, **Kuwait Finance House**, Malaysia
- **Sean Monaghan**, Vice President, **Merrill Lynch**, Singapore
- **Graham Bibby**, Director, **Richmond Group**, Thailand
- **Dr. Chua Yang Liang**, Associate Director & Head of Research, **Jones Lang LaSalle**, Singapore
- **Peter Mitchell**, CEO, **Asian Public Real Estate Association**, Singapore
- **Stephen Huggins**, President, **TSI International**, Japan*
- **Kar Tung Quek**, Chief Financial Officer, **Nakheel**, UAE and Former CEO, **Suntec REIT**, Singapore
- **James Pitchon**, Executive Director, **CBRE**, Thailand
- **Tan Guan Heng**, Director, **International Council of Shopping Centres (Asia)**, Singapore
- **John Sandwick**, Managing Director, **Encore Management SA**, Switzerland
- **Kelvin Ng**, CEO, **Synergistic Real Estate**; Senior Advisor, **Mall China Information Center**; Asian Faculty, **International Council of Shopping Centres**, China
- **Fernando Zobel de Ayala**, Vice-Chairman, President and COO, **Ayala Land**, Philippines*
- **Kenneth Gaw**, Managing Director, **Pioneer Global Group**, Hong Kong
- **Gurjit Singh**, Director of Property, **Sentosa Leisure Group**, Singapore
- **Marc Townsend**, Managing Director, **CB Richard Ellis**, Vietnam
- **Zheng Xiaoping**, Director, **BAZO Investments Asia**, China
- **John F. Tsui**, Principal, **Peninsula House LLC**, Hong Kong
- **Ashwin Ramesh**, Principal, **Primary Real Estate Advisors Private Limited**, India
- **Shahzaad Dalal**, Vice Chairman & Managing Director, **Infrastructure Leasing & Financial Services**, India
- **Yesh Nadkarni**, Head – Real Estate Investment Management, **Prudential ICICI Asset Management Company**, India*
- **Julian Roche**, Senior Partner, **RER**, Australia
- **Stan Eichelbaum**, President, **Marketing Developments**, USA
- **Imad Fakhoury**, Chairman & CEO, **Aqaba Development Corporation**, Jordan
- **Michael Baker**, Director, Retail Research, **URBIS JHD**, Australia
- **Dr. Alexandra Krystalogianni**, Head of International Property Forecasting, **Schroder Property Investment Management Ltd.**, UK
- **Dr. Engku Rabiah Adawiah**, Associate Professor, **Ahmad Ibrahim Kulliyah of Laws, International Islamic University Malaysia (IIUM)**, Malaysia
- **Dr. Aly Khorshid**, Financial Consultant, **Islamic Insurance & Banking**, UK
- **Akshaya Kumar**, Immediate Past Chairman, **Colliers International**, India
- **Paul Chong**, Assistant VP – Business Development, **Banyan Tree Group**, Singapore
- **Lim Chai Boon**, Director, **P&T Consultants**, Singapore
- **Robert Teh**, Architect, **P&T Consultants**, Singapore
- Senior Director, **Singapore Tourism Board**, Singapore
- **Dr. Francis Liu**, Managing Director, **Guangdong (Int'l) Capital Limited**, Hong Kong

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Dear Property Professional,

It gives us great pleasure to invite you to attend the inaugural Cityscape Asia Conference. Hosted in Singapore for the first time, Cityscape Asia 2007 – the international property investment and development conference and exhibition – will be held from 10 to 12 April 2007 at the Suntec International Convention & Exhibition Centre.

The Cityscape Asia 2007 conference features three days of stimulating presentations and debate, tailored workshops and networking with major players in the Asian property investment and development industry. It is a unique opportunity to meet investors, lenders, owners and developers from around the world.

At Cityscape Asia, 40+ outstanding regional and international industry players will share with you their views on challenges facing the property industry today. Discussion will draw on:

- Key strategies for attracting foreign investment in the light of global competition
- Sustainability of the Asian real estate markets in the face of rapid development
- The significance of REITs in global real estate markets
- Maximising opportunities for Asian hotel and leisure projects
- Making new property developments stand out in a competitive environment
- Islamic finance and structures for real estate development

This is your opportunity to drive your business forward in the region by sharing experiences and learning from your peers. We've designed the programme to include as many networking opportunities as possible to enable you to share your questions, goals, challenges and experience with the conference faculty as well as your peers.

We look forward to personally welcoming you to the launch of Cityscape Asia in Singapore in April.

Best regards,



Marie-Hélène Couture
Senior Conference Manager



Banu Kannu
Project Manager

P.S.: Pencil 10 - 12 April 2007 in your diary now to make sure you attend the most exciting international property investment and development event in the region!

P.P.S.: Book the full Cityscape Asia Conference pass on or before 20 February 2007 and save SG\$ 472

Asia Events Calendar



A Message From Your Conference Chairman:

“Cityscape represents an opportunity for all members of the real estate community to join in dialogue, networking and information. The success of Cityscape reflects the success of everyone involved, from the builders to architects to bankers to suppliers.”

**John Sandwick, Managing Director,
Encore Management SA**

**UNIQUELY
Singapore**

Why Singapore? With only 699 km² and a population of 4.4 million, Singapore gives access to a regional market of 2.8 billion people. A free market and one of the highest per capita GDP makes it the Lion of the Asian market.

www.uniquelysingapore.com

Singapore is not only bursting with iconic architecture, it is also a beacon for best practice in urban planning, green architecture, environmental planning and structuring of real estate investment products. Singapore has truly turned the vision of a Cityscape into a reality of high quality urban living within a thriving business community.

Singapore as a financial powerhouse also makes it an attractive gateway for investors looking for access to the region. With a structured, stable and transparent financial environment mixed with local and regional expertise, Cityscape Asia will provide the perfect vehicle for Foreign Direct Investment into Singapore and a conduit for business with the outer region.

Singapore as a MICE destination has all of the facilities that a premier event such as Cityscape requires. Substantial hotel and accommodation facilities, an advanced transport infrastructure, bilingual ability and state of the art convention facilities all make Singapore the only location in the region that represents the vision of Cityscape Asia.

“Cityscape is a very important opportunity for real estate companies to present their projects, as well as showcasing to this region we can also be sure to reach an international market.”

Ali Kolaghassi, Vice Chairman and CEO, Saraya

3 Parallel Conferences

Cityscape Conference Asia

10 - 12 April 2007

The Cityscape Asia Conference is a unique, much-needed platform for international developers looking to source inward investment from the Asian region and international investors seeking investment opportunities in one of the most vibrant property development markets in the world. The conference features stimulating presentations and debate, tailored workshops and networking with major players in the property investment and development industry. www.cityscapeasia.com

World Architecture Congress Asia

10 - 12 April 2007

The World Architecture Congress @ Cityscape Asia builds on the phenomenal success of Cityscape Dubai – the premier networking event in the property investment and development world. The World Architecture Congress brings together the international leaders in architecture and design to discuss the key issues affecting the built environment and explore innovative solutions to achieve liveable, sustainable and dynamic communities. Gain insightful information on world's best practice, see the latest innovations in architectural design and be inspired by iconic architecture. www.wac-asia.com

Retail City Conference Asia

10 - 12 April 2007

The Retail City Conference brings together international leaders in retail real estate from around the world to discuss the key issues affecting the retail investment and development environment. Gain in-depth knowledge on successfully marketing and managing retail projects to ensure sustained growth and development, discover the opportunities for investment in Asian retail real estate, learn from case studies of successful retail projects, grasp marketing and branding tools and most importantly, network with the movers and shakers in the field. www.retailcity-asia.com

Cityscape Exhibition

10 - 12 April 2007

The Cityscape Asia Exhibition brings together regional and international investors, architects and designers, property developers, governmental authorities and senior executives involved in the design and construction of public and private property developments.

Cityscape Asia Cocktail Party

11 April 2007

Sponsored by: 
www.vescom.com

The legendary Cityscape Asia Cocktail Party will take place at DXO – Colours By The Bay. The evening will provide key international and regional professionals an informal environment to network and enjoy one of the most popular night spots in Singapore. The Party is only accessible to conference delegates, VIPs and exhibitors and is by invitation only.

Cityscape Asia Architecture Awards

The Cityscape Asia Architecture Awards submission and eligibility criteria will be announced at Cityscape Asia 2007 with a focus on cutting edge design in the South East Asian region. The winners will be presented their accolades at a Gala presentation during Cityscape Asia 2008.



8:30 Registration And Refreshments

9:00 Conference Chairman's Welcome Address

John Sandwick, Managing Director, **Encore Management SA**, Switzerland

9:15 New Trends In International Property Development And Investment

- How has the real estate market changed globally in the past 12 months?
- What are the current returns?
- Why invest in the region? Highlighting key areas of real estate development
- Short and long term trends that will have an impact on the regional real estate market
- What are the major issues and challenges facing investors, owners and equity decision-makers?
- Identifying international real estate trends and investment opportunities
- International property investment: risks and opportunities

Stephen Atkinson, Director, **HSBC Bank Middle East Limited**, Managing Director, **AREIT Management Limited**, Manager, **Arabian Real Estate Investment Trust**, UAE

Imad Fakhoury, Chairman & CEO, **Aqaba Development Corporation**, Jordan

Dr. Alexandra Krystalogianni, Head of International Property Forecasting, **Schrade Property Investment Management Ltd.**, UK

10:00 Official Exhibition Opening And Refreshments Break

Keynote Host Country Session

10:45 The Opportunities In Singapore's Real Estate Market

- What is Singapore's property and development vision?
- Highlighting up and coming investment and development opportunities
- Planning strategies employed by the Urban Redevelopment Authority

Cheong Koon Hean, CEO, **Urban Redevelopment Authority**, Singapore

11:15 Asian Real Estate At A Glance – The Past, The Present And The Future

- Moving from functional to iconic: is bigger really better?
- Uncovering major drivers of rapid industrial growth, tourism, increasing disposable income, urbanisation and increasing amounts of FDI
- Recovering and growing economies lending a boost to the property market through massive infrastructure developments
- Increasing awareness of Asia in the West
- The effect of tourism and expanding expatriate communities on residential developments and retail
- Industrial parks: the new attraction in low-cost rural areas of Vietnam and Philippines?
- Mega entertainment projects – what are the prospects?

Puan Siti Mariam, Director of Real Estate, **Kuwait Finance House**, Malaysia
Senior Director, **Singapore Tourism Board**, Singapore

12:00 Networking Lunch For Delegates And Speakers

13:30 Investing In Asia: Tricks Of The Trade

- Understanding the market: regulatory environments and criteria-sets for investors in the region
- The importance of having the scale, stamina and capital to invest in Asia
- Building trust and long-term relationships – the importance of having a local partner
- Overcoming the occasional lack of information and transparency

Sean Monaghan, Vice President, **Merrill Lynch**, Singapore

Graham Bibby, Director, **Richmond Group**, Thailand

14:15 Sustainability Of Asian Real Estate In The Face Of Rapid Developments In The Market

- What factors will contribute to a sustainable Asian real estate market?
- Observing China and India for future potential
- How the constant growth percentage of urbanised population lends itself to room for growth
- Are there more opportunities for investors looking towards Asia?

Dr. Chua Yang Liang, Associate Director & Head of Research, **Jones Lang LaSalle**, Singapore

15:00 Afternoon Networking And Refreshments Break

Finance

15:30 Islamic Real Estate Finance Issues And Opportunities In Islamic Real Estate Markets

- Assessing the increasing role of Islamic real estate investment products
- Why is real estate the ideal basis for Sharia compliant investments?
- Current state of real estate investment funds
- Exploring the future of Islamic real estate structures – what role do Islamic real estate funds have?
- Sukuks – an ideal option for real estate investment?

Dr. Engku Rabiah Adawiah, Associate Professor, **Ahmad Ibrahim Kulliyah of Laws, International Islamic University Malaysia (IIUM)**, Malaysia
Dr. Aly Khorshid, Financial Consultant, **Islamic Insurance & Banking**, UK

16:15 Keeping Your Finger On The REITs Pulse: What's Hot, What's Not?

- Maximising receptive and flexible regulatory environments for successful REITs
- Why do some countries have more successful REITs than others?
- Market capitalisation of REITs on the rise?
- Understanding the differences between property fund management, REITs and private funds
- Using REITs as a hedge against inflation
- Institutionalisation of real estate markets lending to the growth of the sector

Peter Mitchell, CEO, **Asian Public Real Estate Association**, Singapore

Stephen Huggins, President, **TSI International**, Japan*

Kar Tung Quek, Chief Financial Officer, **Nakheel**, UAE and former CEO, **Suntec REIT**, Singapore

Project Showcases

Project Showcases will commence at 17:00 and conclude at 17:30

During this session, P&T Consultants, Singapore will present impressive developments such as: One North – Singapore, The Light @ Cairnhill – Singapore, Damansara City – Kuala Lumpur, Raffles City – Shanghai, The Seasons – Beijing, Ahuja Towers – Mumbai, Emperor Condominium – Colombo, Lang Ha Mixed Development – Hanoi and City of Arabia – Dubai. P&T Consultants will highlight the most impressive features as well as how these developments differentiate themselves from the competition. There will be time for questions at the end of the project showcases.

Lim Chai Boon, Director, **P&T Consultants**, Singapore

Robert Teh, Architect, **P&T Consultants**, Singapore

17:30 Close Of Conference Day One



*subject to availability



Suntec International Convention & Exhibition Centre, Singapore

8:30 Morning Refreshments

9:00 **Conference Chairman's Opening Remarks**
John Sandwick, Managing Director, **Encore Management SA**, Switzerland

Residential

9:15 **Capitalising On The Rapid Increase In Demand For Residential Property In Asia**

- Build it and they will come – myth or reality?
- Who is working on sustainability?
- Are current pricing levels sustainable? What would change them?
- What are the opportunities in terms of product types and locations in residential developments?
- A snapshot of residential real estate in the region
- How did the residential real estate market perform internationally in 2006? How does Asia compare?
- What about the future? What are the expectations of investors for Asian returns?

James Pitchon, Executive Director, **CBRE**, Thailand

Retail

10:00 **New Directions In Retail Real Estate Around The World**

- The nine new retail formats evolving worldwide ranging from lifestyle centres and retail parks to mixed-use and shopping districts/cities
- How the customer is responding to each
- Identification of the tenant universe for each format
- The development challenges
- How each is performing financially
- What evolution can be anticipated

Stan Eichelbaum, President, **Marketing Developments**, USA

10:45 Morning Networking And Refreshments Break

11:15 **The Asian Retail Boom: Property Developers Enjoying New Avenues With Growing Demand**

- How the retail sector is benefiting from China and India entering into a consumption-led economy
- New trend of commercial properties undergoing wave of collective sales (en bloc): what are the opportunities?
- Getting involved: mall operators and REITs growing revenue by increasing shopper traffic and being innovative

Tan Guan Heng, Director, **International Council of Shopping Centres (Asia)**, Singapore
Kelvin Ng, CEO, **Synergistic Real Estate**, China
Fernando Zobel de Ayala, Vice-Chairman, President and COO, **Ayala Land**, Philippines*
Michael Baker, Director of Retail Research, **Urbis JHD**, Australia

Hotels

12:00 **Worldwide Hotel Development – The Global Hotel Investment Market – Who Is Buying And In Which Parts Of The World?**

- Current trends in the hotel and tourism industry – what are the hot markets?
- Who are the major players in the region? What are their strategies?
- Risks associated with large scale hotel and resort developments
- Emerging concepts: new brands, new names, new ideas
- What is needed by international operators and developers from the region to keep up with challenging industry trends

Dr. Francis Liu, Managing Director, **Guangdong (Int'l) Capital Ltd**, Hong Kong

12:45 Networking Lunch For Delegates And Speakers

14:15 **Maximising As Hotels And Leisure Projects In Asia Leapfrog With Growing Tourism Trends**

- Trends for themed, individual and custom-built hotels
- The 'Olympic Effect': Beijing 2008 – a defining moment for Chinese and Asian hotel properties
- Examining trends of hotel chains/conglomerates
- Investment challenges and rewards for the hotel and resorts spectrum

Kenneth Gaw, Managing Director, **Pioneer Global Group**, Hong Kong

15:00 **Condo Hotels Or Condotel: Where Is The Trend Headed?**

- What is a condotel?
- Are investors investing in condotels?
- What are the advantages and disadvantages?
- An overview of condotels in the region
- Condotels in Asia – from the concept to implementation

Gurjit Singh, Director of Property, **Sentosa Leisure Group**, Singapore

15:30 Afternoon Networking And Refreshments Break

Commercial

16:00 **Extending Beyond Traditional Property Markets: Industrial Parks**


- Exploring the growing trend of investors in regional industrial parks
- Delving into the success stories: Singapore, Vietnam
- What makes industrial parks attractive to investors? Where is the trend headed?
- The pros and cons of industrial parks investment over traditional property markets

Marc Townsend, Managing Director, **CB Richard Ellis**, Vietnam

Project Showcases

Project Showcases will commence at 16:45 and conclude at 17:15

Aqaba Development Corporation – Aqaba Special Economic Zone (ASEZ)



ASEZ was launched in 2001 with the objective of delivering that vision through the creation of a favourable business environment for attracting foreign and domestic investment and turning Aqaba into a world class business and leisure destination.

From tourism and recreational services to multi-modal transport and logistics, value added industries and light manufacturing, ASEZ offers investors 375km² of investment opportunities with attractive incentives packages based on international best practice and aimed at increasing investors' operating efficiency and providing for all their investment needs.

ASEZ and the model of decentralisation that it represents has been recognised as a catalyst and setting a precedent for the Jordanian Government's economic, social and political reform efforts nationwide.

Imad Fakhoury, Chairman & CEO, **Aqaba Development Corporation**, Jordan

Ong & Ong Limited

Ong & Ong work on a multitude of projects including residential, commercial and industrial projects amongst others. During this session, delegates will hear about one of Ong & Ong's newest projects.

Senior Representative, **Ong & Ong Limited**, Singapore

Surbana International Consultants

Surbana International Consultants have worked on projects throughout the Asian and Middle Eastern region. They will present another one of their innovative projects.

Senior Representative, **Surbana International Consultants**, Singapore

17:15 Close Of Conference Day Two





Suntec International Convention & Exhibition Centre, Singapore

8:30 Morning Refreshments

9:00 **Conference Chairman's Opening Remarks**
John Sandwick, Managing Director, **Encore Management SA**, Switzerland

Marketing

9:15 **Real Estate Branding – Differentiating An Individual Building From Its Competition**

- The need to constantly re-invent your product
- Understanding the importance of marketing and branding property projects in a competitive and diversified market
- Understanding the new breed of well-informed customer
- Competing against major brands in the region
- Creating space for you – finding a distinctive and unique position in the market

Paul Chong, Assistant VP – Business Development, **Banyan Tree Group**, Singapore

Emerging Markets Focus – Chindia

9:55 **When Will China's Economy Stop Growing? The Past, The Present And The Future Outlook**

- Which real estate sectors to look out for in China
- Looking out for the differences between the potential profits and pure hype
- How the regulatory environment and market-behaviour affect the real estate and property development
- Ensuring that foreign investors are successfully protecting the interest of their funds in China
- Overcoming potential investment barriers: language, communication, potentially cumbersome administrative duties, etc.
- Maximising your opportunities when China clusters start looking for REITs in Hong Kong

Zheng Xiaoping, Director, **BAZO Investments Asia**, China
John F. Tsui, Principal, **Peninsula House LLC**, Hong Kong

10:35 Morning Networking Break And Refreshments

11:05 **China – The Emerging Investment Trends And Potential In Second Tier Cities**

- Overview of China's urban development in the past five years
- Why second tier cities are becoming the hot investment focus
- Overcoming the problems involved with bridging China projects to international capital
- Challenges and lessons to be learnt for foreign investors
- Emerging investment trends in diverse market sectors

Zheng Xiaoping, Director, **BAZO Investments Asia**, China

11:45 **New Opportunities For Global Investors And Developers – Why Invest In India Now?**

- What are the best strategies for entering the Indian real estate market from an Asian perspective?
- What are the main risks for investors and developers and how to control them
- Maximising on India's gradual shift towards more relaxed legislation regarding foreign ownership and investment in real estate
- Getting the planning and execution of projects right with growing institutionalisation of the Indian real estate market
- Which sector is the hottest?

Ashwin Ramesh, Principal, **Primary Real Estate Advisors Private Limited**, India

Shahzaad Dalal, Vice Chairman & Managing Director, **Infrastructure Leasing & Financial Services**, India

Yesh Nadkarni, Head – Real Estate Investment Management, **Prudential ICICI Asset Management Company**, India*

Akshaya Kumar, Immediate Past Chairman, **Colliers International**, India

Project Showcases

Project Showcases will commence at 12:25 and Conclude at 12:45

Project Showcases From China – Investment Projects

Two projects will be showcased: The first one will cater to investors looking for long term investment in large scale projects with potential growth in land

value. The second project showcased will suit private equity funds with a short term investment focus. The projects are selected based on feasibility, risk profile and rate of return, reflecting the current China real estate investment landscape.

Meinhardt

Meinhardt, the company that has worked numerous projects such as The Sail@Marina Bay and Dubai Festival City, will showcase one of their innovative projects during this session.
 Senior Representative, **Meinhardt**, Singapore

12:45 Networking Lunch For Speakers And Delegates

Site Visits

Delegates registering for the site visits will have to choose either the **URA Singapore City Gallery visit or the Marina Bay visit.**

Courtesy coaches will depart at 14:45 from the Suntec International Convention & Exhibition Centre.

Site Visit I – URA Singapore City Gallery



This site visit will take you to the Singapore City Gallery where you can catch an amazing bird's eye view of Singapore's central area and see the fascinating 11 x 11 metre architectural model – the only one of its kind in the world. Spread over two levels, Singapore City Gallery is Singapore's version of a city exhibition that captures Singapore's planning efforts in a nutshell.

Site Visit II – Marina Bay



The Marina Bay area is one of Singapore's largest land development projects. Located a stone's throw away from the Central Business District, this potentially vibrant precinct is poised to raise Singapore's stakes further as a vital nexus for business, commercial, residential and recreation activities. On this visit, you will be taken to see a bird's eye view of the area from the roof of The Esplanade and then taken on the ground to visit some of the developments either in progress or recently completed at Marina Bay.

