

HICAP Reggie Shiu Development of the Year Award

Finalist: **Mandai Rainforest Resort by Banyan Tree – Singapore**

Located within Singapore's Mandai Wildlife Reserve, Mandai Rainforest Resort by Banyan Tree offers conscious stays designed to bring forth an awakening in the rainforest. At its doorstep are world-renowned wildlife parks -home to over 20,000 animals and nature-inspired activities, where guests can enjoy wildlife encounters and experiential learning journeys that connect them to the fascinating world of nature and wildlife. Biophilia deeply influences the resort's architecture and is infused in all programmes, signature amenities and services, immersing guests in the wonders of the rainforest and offering a respite from the urban jungle.



Every experience is thoughtfully curated to evoke a sense of appreciation and care for the planet, one that stays with guests as they check out, and every day after that. Owned by Mandai Wildlife Group, Singapore's first Super Low Energy resort is operated by Banyan Tree, renowned internationally for its signature Asian hospitality, spa and wellbeing experiences, and for its stewardship of the environment and communities. Mandai Rainforest Resort is the Banyan Group's first resort in Singapore, marking a homecoming for the brand.

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Finalist: Patina Osaka – Osaka, Japan

Patina Osaka is a luxury hotel developed by NTT Urban Development Corporation (NTTUD) in the historic heart of Osaka, adjacent to Osaka Castle and the Naniwa-no-Miya Ruins Park. The site itself is steeped in history, once home to Japan's ancient imperial palace and the eastern terminus of the Silk Road, and now surrounded by landmarks that have shaped the nation's cultural legacy for over a millennium. With 221 rooms, the hotel opened on May 1, 2025, as the first Patina-branded property in Japan and the second globally, operated by Capella Hotel Group.



This project harmonizes heritage preservation with urban revitalization. The site, formerly the headquarters of NTT West, was redeveloped with a strong focus on sustainability—reusing the existing underground structure, minimizing construction waste, and creating green spaces that cover 49% of the site. The development features open public spaces that welcome both local residents and visitors, fostering a sense of community.

Architecturally, the hotel draws inspiration from the stone walls of Osaka Castle and traditional Japanese materials, blending them with a modern glass curtain wall that enhances the cityscape. The exterior was designed by Jun Mitsui & Associates Inc. Architects, while the interior was crafted by STRICKLAND—both renowned Japanese design firms whose collaboration brings a unique sense of place and artistry to the property. Guestrooms are designed to maximize views of Osaka Castle and the park, featuring tatami areas and washi paper art for an authentic Japanese experience.



The interior design is a celebration of Japanese craftsmanship. Each space is thoughtfully curated, with artisans contributing their skills to create unique features throughout the hotel. The headboards in guest rooms feature washi paper art inspired by the stone walls of Osaka Castle, crafted using an innovative process that involved 3D scanning actual stones, producing molds, and hand-forming washi into the resulting texture. The bathroom walls are clad in natural stone, also inspired by the castle's masonry, creating harmony between elements. Signature spaces such as the restaurant, lounge, tea lounge, and listening room offer immersive experiences in art, music, and nature. The tea lounge uses traditional wood and washi paper, with a spiral staircase made from custom-dyed washi using indigo techniques, all crafted by skilled Japanese artisans.

The development cost is undisclosed, and the project was fully funded by NTTUD. In collaboration with Osaka city and NTT West, the project achieved urban planning changes and integrated district development, enabling the creation of a new landmark in anticipation of the Osaka Expo. Since opening, Patina Osaka has received high acclaim from both domestic and international guests, with strong performance in suite occupancy and ADR, positioning itself as a leader in the luxury hotel market of Osaka. The hotel has also earned SEGES and ZEB Oriented certifications, highlighting its commitment to environmental sustainability. Notably, the suite category was recognized with an award at AHEAD Asia.

Patina Osaka stands as a new kind of urban luxury hotel, where history, culture, sustainability, art, and Japanese craftsmanship converge to create a landmark destination in Osaka.

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Finalist: Raffles Sentosa Singapore – Singapore

Over 138 years after the original Raffles opened its doors, the second Raffles in Singapore debuted on 1 March, 2025 as Singapore's first all-villa resort. Developed by Royal Group of Companies at a cost of SG\$250 Million, Raffles Sentosa Singapore is an oasis of wellbeing immersed in a natural environment. The Resort showcases 62 contemporary villas, each with its own private pool, terrace, and tropical garden. Designed by Yabu Pushelberg, the Resort offers unmatched privacy and serenity, creating a true sanctuary for the modern luxury traveller. Nestled within 100,000 square metres of tropical greenery and a 15-minute drive from the city, the Resort is perched on a hilltop in Sentosa, Asia's first Global Sustainable Tourism Council-certified island destination.



The 62 villas range from a one-bedroom 211 square metre villa to the four-bedroom 650 square metre Royal Villa. Floor-to-ceiling windows frame sweeping views of the verdant landscaping, while a harmonious blend of natural materials and intricate textures creates a seamless tie between indoor and outdoor spaces. The immersive experience serves to connect guests to the Resort's tranquil landscape, which is home to distinct flora and fauna, such as two majestic heritage Ficus trees, and a magnificent muster of resident peacocks. Guests of the Resort will also enjoy the legendary Raffles butler service, ensuring that their every need is met with impeccable care. Holistic wellbeing is at the forefront of the resort experience at Raffles Sentosa Spa, which is housed in a transformed heritage landmark building recognised with the Architectural Heritage Award by the Urban Redevelopment Authority (URA). It features 12 treatment rooms, three outdoor pools, a mud pool and an expansive fitness centre.



The Resort is home to six restaurants and lounges, showcasing a diverse array of global cuisines and culinary talent. At the signature Empire Grill, guests can savour modern Italian cuisine, while Royal China offers refined Cantonese delicacies. A distinctive dining experience awaits at Iyasaka by Hashida, where diners embark on a gastronomic journey served in an omakase style. Raffles Room hosts the brand's signature afternoon tea, and in a nod to the speakeasies of the past, Chairman's Room offers a refined selection of whiskies, cognac, and fine wines. Guests can also enjoy the Raffles Sentosa Sling, the Resort's unique twist on the legendary Singapore Sling. Made with upcycled watermelon skin from the Resort's kitchens and lemon leaves grown in the edible garden, the cocktail highlights the Resort's focus on sustainability. At Le Jardin, the plant-based menu features dishes crafted with vibrant local produce.

Raffles Sentosa Singapore is a magnificent venue for weddings and events, with its state-of-the-art ballrooms, the larger of which can seat up to 500 guests for banquets, as well as the magical backdrop of nature, setting the stage for milestone celebrations. Since its opening, the Resort has been recognised with a host of awards, namely the Prix Versailles 2025 "World's Most Beautiful Hotels" list, "Most Anticipated Hotel of 2025" by Putike, and Architectural Digest AD's 2025 "Great Design Hotel Awards".