South Tower



Welcome to the apex of Miami living. Rising above the coastline from Brickell Key, The Residences at Mandarin Oriental, Miami, offers an elevated expression of island living.

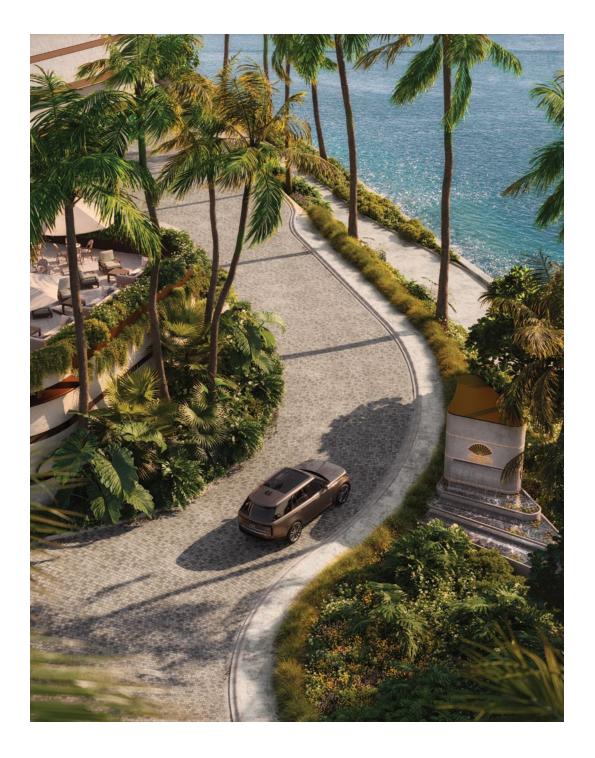
Developed by Swire Properties, these sophisticated homes bring distinct touches of glamour, stunning panoramic views, and a cosmopolitan resort lifestyle together with Mandarin Oriental's legendary service.



The 66-story residential South Tower is adjacent to an all-new Mandarin Oriental hotel destined to be the North American flagship. Accessed through a private porte cochère, the refined residences, ranging from two to five bedrooms, feature spacious floor plans creating seamless indoor/outdoor living with unobstructed vistas. The Residences come with full access to the expansive podium with pools, forest trails, private casitas, and other unparalleled lifestyle amenities.







Secluded and sophisticated, The Residences is an island on an island.



An exclusive oasis of calm, The Residences offers a refreshing retreat, while being only moments from the vibrant city center.









Swire Properties

Developer

More than developers, Swire Properties are place makers and place keepers in the business of creative transformation. Headquartered in Miami since 1976, the company is the U.S. real estate arm of the Britishborn Swire Group, an international conglomerate with a diversified portfolio of businesses. Their portfolio includes commercial, retail, hotel, and residential properties in Miami that they develop and manage.

World-Class Talent

The Residences at Mandarin Oriental, Miami, brings together world-class talent to execute every aspect from development to the finest details.

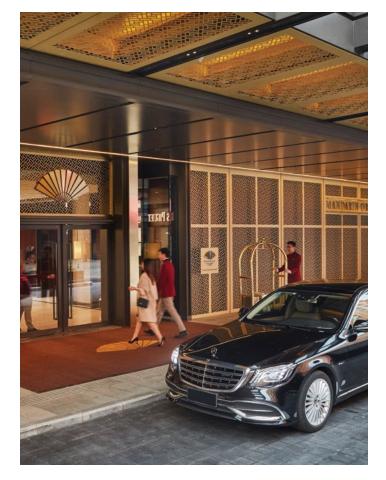




Mandarin Oriental Hotel Group

Hospitality Operator

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts, and residences. For almost 60 years, the Group has grown from its original flagship properties in Asia to key business and leisure destinations around the world. With a commitment to being the best global luxury hotel group and an innovative leader in the luxury hospitality industry, Mandarin Oriental makes it their mission to delight and inspire guests at every opportunity.



Kohn Pedersen Fox

Architect

Kohn Pedersen Fox (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming, and master planning services for some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the U.S. and around the world. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities.

Tristan Auer

Interiors, South Tower

Tristan Auer designs beautifully sensual and singular interiors. He operates with the style of a stage director, his client being both the main actor in his screenplay and an accomplice in the ongoing quest for elegance. His extremely rich and aesthetic vision finds its finest expression in vibrant color, lights, and era mixes. As an ambassador of a certain French "art de vivre," Auer combines a modern vision with arts and crafts excellence to give a new definition of contemporary luxury.



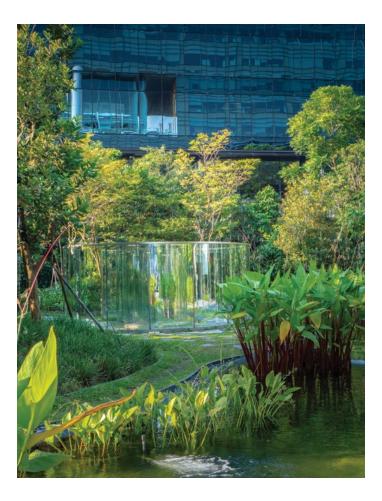
18



Shma

Landscapes

Shma (meaning "the earth") is a creative landscape architecture platform with multidisciplinary professions that collaborate to deliver meaningful and thoughtful designs that deal with increasing environmental challenges to create a better earth. A community of landscape architects, technicians, horticulturists, strategic designers, media makers, and researchers, the diverse team actively exchanges ideas and works collaboratively to generate transformative strategies and to deliver tangible and measurable landscape designs that enhance social and environmental sustainability.





The Building

- A 66-story tower on the southernmost tip of Brickell Key
- Unobstructed panoramic views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline
- 228 refined residences ranging from two- to five-bedrooms
- Two exclusive 7,800+ sf duplex penthouses with private pools
- Masterplan and building designed by globally-renowned architect, Kohn Pedersen Fox (KPF)
- Interiors by acclaimed Parisian designer, Tristan Auer
- Unique Water Front arrival experience featuring panoramic vistas to Biscayne Bay

The Residences

- Private elevator and lobby to each home
- Main entrance featuring double door with keyless entry
- Gracious entry foyer with arrival portal
- Spacious floor plans featuring 11-foot ceiling heights throughout
- Full-height doors with thresholds in timber or travertine finish options
- Natural stone flooring across all interior spaces and terraces
- Lighting by award-winning UK-based studio Speirs Major
- Midnight bar including refrigerator and ice maker in primary bedroom

Kitchens

- Custom Italian cabinetry by Molteni&C, with warm or cool finish options, exquisitely paired with Dornbracht fixtures
- A selection of natural stone countertops and backsplashes
- State-of-the-art appliances by Gaggenau:
 - Fully-integrated, paneled refrigerator and freezer
 - Electric wall oven and convection microwave
 - Induction cooktop
 - Stainless steel ventilation hood
 - Undercounter wine storage and cooler that can hold up to 34 bottles of wine
 - Dishwasher
 - Espresso machine
 - Food waste disposer



- Gated access with dedicated 24-hour security
- Private porte-cochère with generous canopy coverage at lobby arrival
- 24/7 Dedicated Residential Team trained by Mandarin Oriental
- Allocated self-parking space(s) for every residence
- Valet parking service available
- Planned infrastructure for dedicated EV charging stations for every residence
- Direct access to 1.5-mile Bay Walk along the Brickell Key waterfront

- Floor-to-ceiling glass sliding doors leading to expansive, 12-foot deep private terraces
- Fully-fitted outdoor wet bar, equipped with sink and refrigerator for effortless entertaining
- · Laundry room with side-by-side, front-loading washer and dryer
- Select residences include en-suite staff guarters with dedicated bedroom and full bath
- Pre-wired for Smart Home technology
- Multi-zone air conditioning allows for independent temperature control in bedrooms and shared spaces
- Private storage unit accompanying each residence

Bathrooms

- Primary bath features Duravit smart toilets, soaking tubs, and multi-function shower heads
- Primary bath vanity handcrafted with natural stone
- Marble stone floors throughout both primary baths and powder rooms
- Custom-built vanities with back-lit mirror and built-in storage
- Dornbracht fittings and plumbing accessories
- Private water closets within every primary bath
- Infrared Saunas in select residences, available for upgrade

Private Residence Amenities

Residents will benefit from an unparalleled array of world-class amenities, including the 80,000 square-foot lushly landscaped, multi-tiered resort-style podium with distinct amenity zones and opportunities to relax, dine and connect. The Residences will be serviced by Mandarin Oriental Colleagues.

Recreational Offerings

- Ocean pool with five cabanas and lounges offering panoramic views of Fisher Island, Key Biscayne, and **Biscayne Bay**
- Lagoon pool offering six private casitas featuring kitchenettes, en-suite bathrooms, outdoor shower, sun deck, and infinite water views
- Poolside lounge serviced by Mandarin Oriental
- Immersive Hammock Forest nestled within a series of gardens
- Podium art walk featuring curated exhibitions of rotating artists
- Indoor golf simulator with lounge seating
- Game room with billiards table
- Private screening lounge for up to 16 guests
- · Dedicated kids club with activity center
- Forest pool with five wellness cabanas with adjacent hot tub and cold plunge

Dining Experiences

- Dining pavilion equipped with outdoor grill featuring stunning sunset and skyline views
- Tea pavilion featuring chef's kitchen and indoor/outdoor entertaining space open to panoramic Bay views
- Hospitality console in main lobby with infused water and daily provisions
- Private dining room and wine cellar with indoor/outdoor dining and chef's kitchen

Health & Wellness Features

- Mandarin Oriental's signature spa, featuring award-
- winning services and treatments in unparalleled serenity and privacy
- Personalized treatments, unique retreats and curated fitness practices dedicated to holistic wellness and anti-aging
- Indoor and outdoor treatment rooms, enveloped by lush greenery
- Tea garden for moments of calming respite
- Forest yoga lawn alongside multiple meditative garden spaces
- Dedicated men's and women's spaces, including saunas and hammam
- Wellness pool deck with private cabanas
- Hot and cold therapy, including sauna, hot tub, and cold plunge
- Fitness atelier outfitted with state-of-the-art Technogym equipment and private training studios
- Multi-use sports courts, including pickleball, squash, and basketball
- Self-service dog grooming spa with access to the Bay Walk

Business Lounge

- Twelve-seat conference suite
- Two reservable private meeting rooms
- Two flexible work-lounge spaces
- Communal work area
- Library with curated literature collection
- Complimentary printing services
- Self-service kitchen and pantry facilities

Hotel & Shared Amenities

The adjacent Mandarin Oriental Hotel is destined to be Mandarin Oriental's North American flagship, ushering in a new chapter of service and sophistication. Hotel amenities are easily accessible from The Residences.

Recreational Offerings

- Resort pool
- Lounge pool
- Children's wading pool and splash pad
- Hot tub
- Staffed children's playroom with child care services

Dining Experiences

- Fine-dining signature restaurant with outdoor dining terrace overlooking Biscayne Bay and Brickell skyline
- All-day dining restaurant featuring intimate outdoor herb garden seating
- Poolside restaurant featuring outdoor verandah seating
- Specialty rooftop bar
- Curated collection of retail in lobby

Health & Wellness Features

- Signature spa with private treatment rooms and VIP suite
- Beauty salon
- Vitality pool
- Indoor/outdoor lap pool
- Wellness lawn
- Flexible outdoor activity pavilion for outdoor training, yoga, or spa treatments

Occasion & Business Events

- Grand ballroom with generous pre-function space
- Three private meeting rooms
- Events terrace and lawn
- Private meeting rooms



Legendary Service

A dedicated team of Mandarin Oriental colleagues will be on hand 24-hours a day, offering a host of personalized services to help streamline your daily life.

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Car wash and detailing
- Dog grooming
- Pet care
- Property maintenance when traveling
- Plant care maintenance
- Childcare services
- Travel planning
- · Airline reservations
- Hotel reservations
- Car rental reservations
- Airport/ground transportation arrangements
- On- and off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Hair salon
- Private shopping
- Activity arrangements
- Equipment rentals
- Ground transportation arrangements
- 24-hour security services
- Engineering services
- Trash removal

Developer SWIRE PROPERTIES INC

Hospitality Operator MANDARIN ORIENTAL HOTEL GROUP

Architect KOHN PEDERSEN FOX (KPF)

South Tower Interiors TRISTAN AUER

Landscapes SHMA

Sales and Marketing Brokerage FORTUNE DEVELOPMENT SALES

Branding & Art Direction NOË & ASSOCIATES

Architectural Visualization BINYAN THE BOUNDARY

Sales Pavilion (786) 998-2303 mo-residencesmiami.com

SWIRE PROPERTIES

This project is being developed by affiliates of 50A Developer LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Swire Properties and Mandarin Oriental Hotel Group. The Residences at Mandarin Oriental, Miami ("The Residences") are not developed, sponsored, owned, offered, or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. Developer and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NOTHING CONTAINED IN THIS WEBSITE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. These images are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of The Residences. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All plans, features and amenities depicted or described herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. No guarantees or representations whatsoever are made that any plans, features, amenities, or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional rates for amenities may apply. Only those amenities set forth in the prospectus (offering circular) will be provided by Developer without additional cost. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas described herein will be provided or, if provided, will be as described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the Developer in no manner guarantees the continuing existence of any view. Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.