



South Tower—Collection I

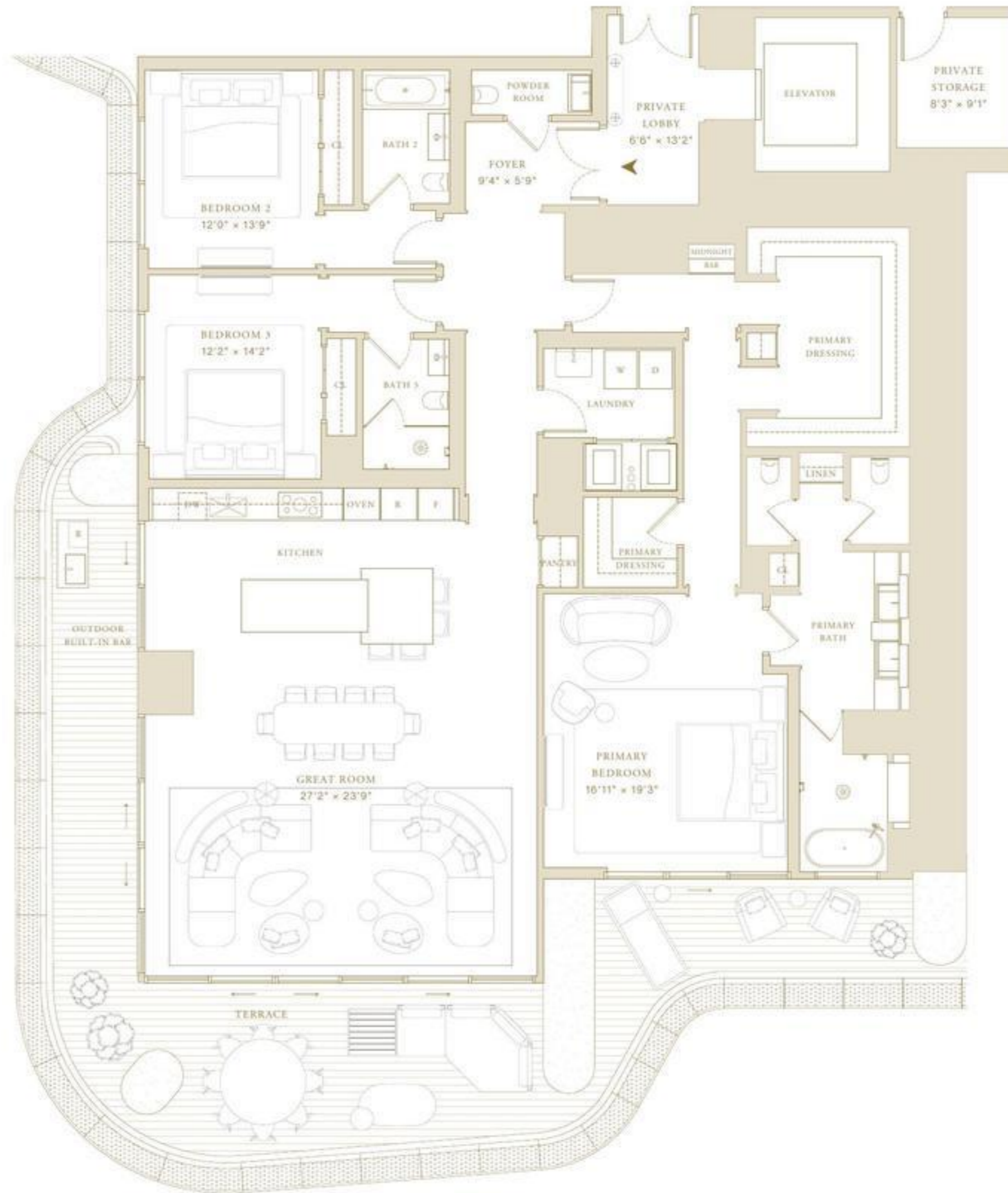
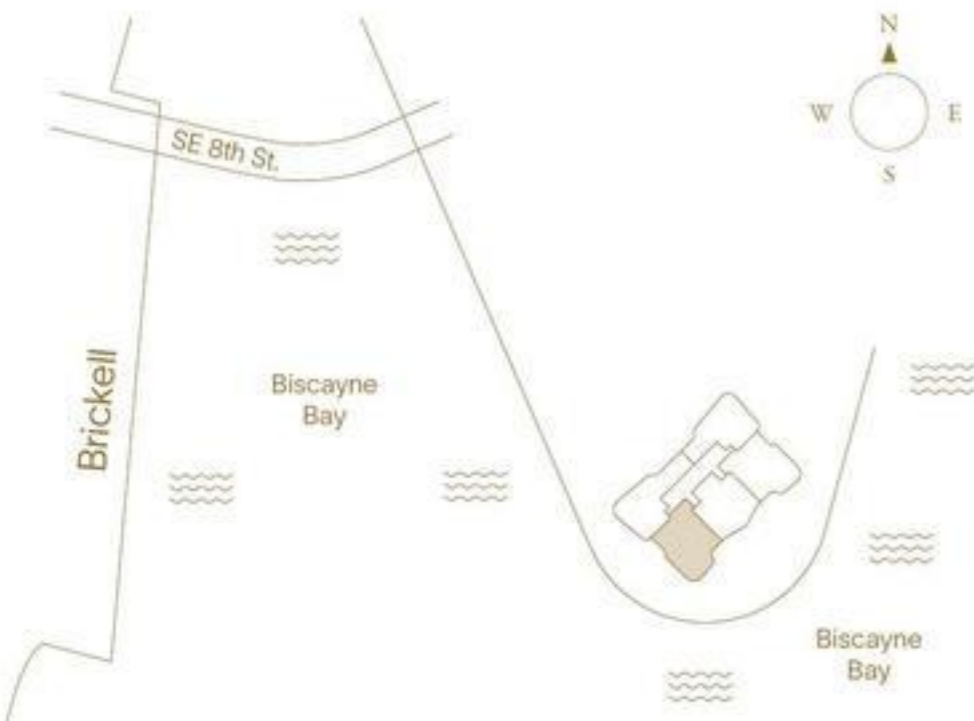
Residence 01

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
3,268 ft² (304 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Laundry Room
- Private Storage Adjacent to Residence
- Expansive Terrace
- Outdoor Built-in Bar



 SWIRE PROPERTIES



This project is being developed by affiliates of O1D T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isle of Drive South Condominium, N.Z. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Supervisors F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



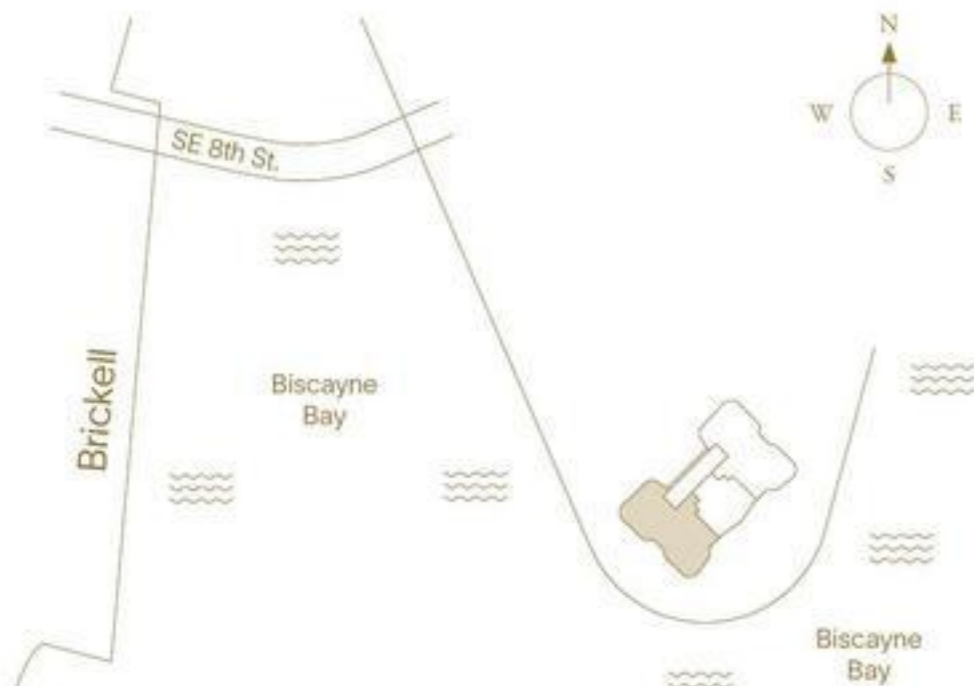
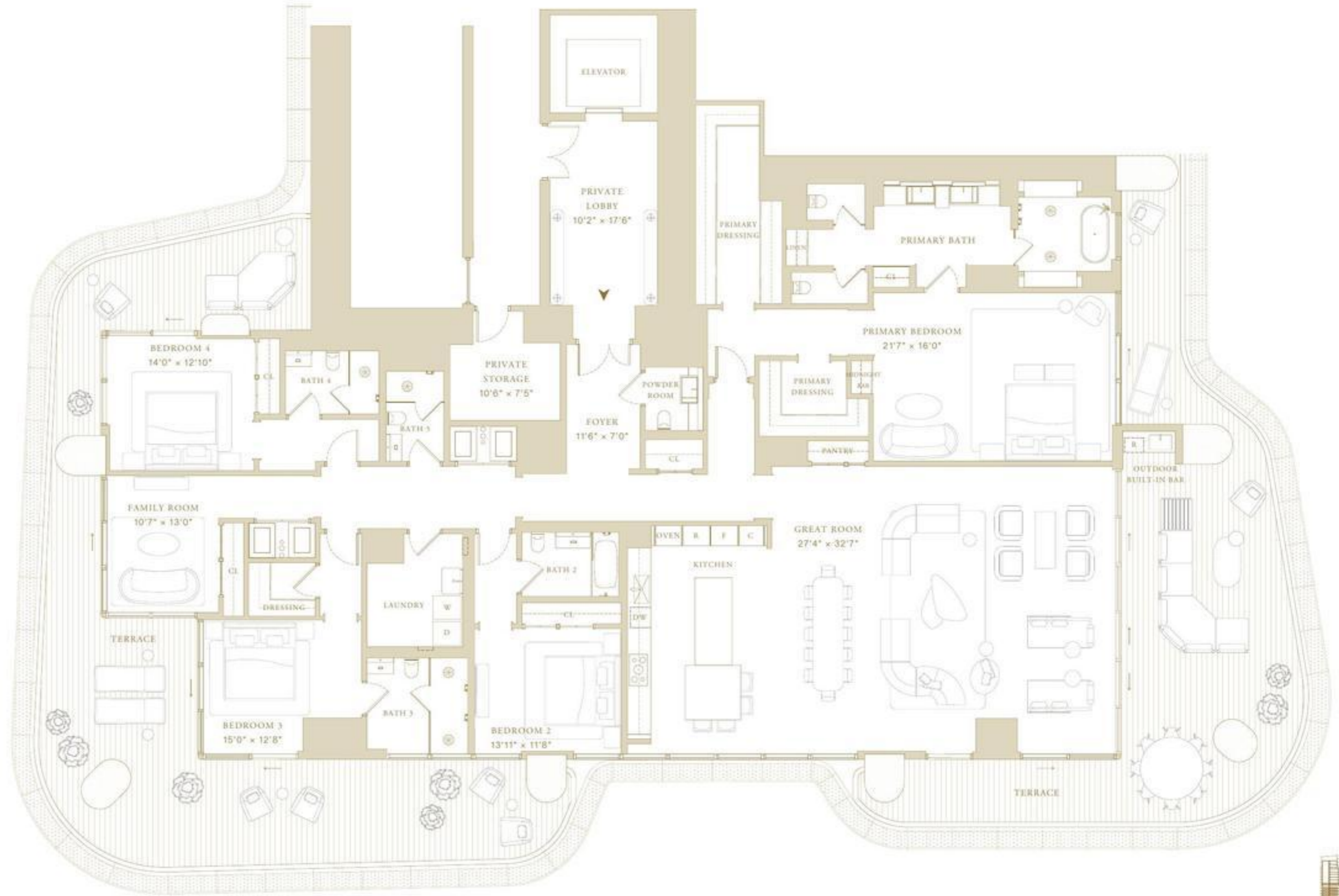
South Tower—Collection III

Residence 01

4 Bedrooms + Family Room
5 Bathrooms
Powder Room

Indoor Area
4,646 ft² (432 m²)

- Features**
- Private Elevator and Entry Foyer
 - Double Door Entry
 - Molteni Kitchen with Gaggenau Appliances
 - Primary Closet by Tristan Auer
 - Private Storage Adjacent to Residence
 - Family Room
 - Midnight Bar
 - Pantry
 - Laundry Room
 - Expansive Terraces
 - Outdoor Built-in Bar



SWIRE PROPERTIES

This project is being developed by affiliates of OED T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CFS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CFS-12-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isle of Drive South Condominium, N.Z. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "line" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection III

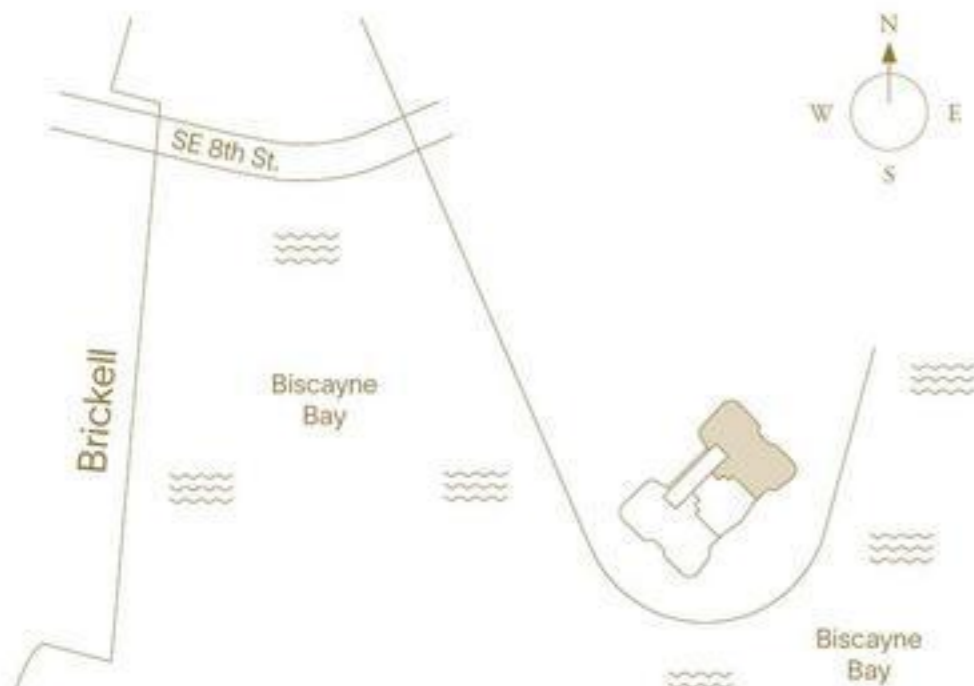
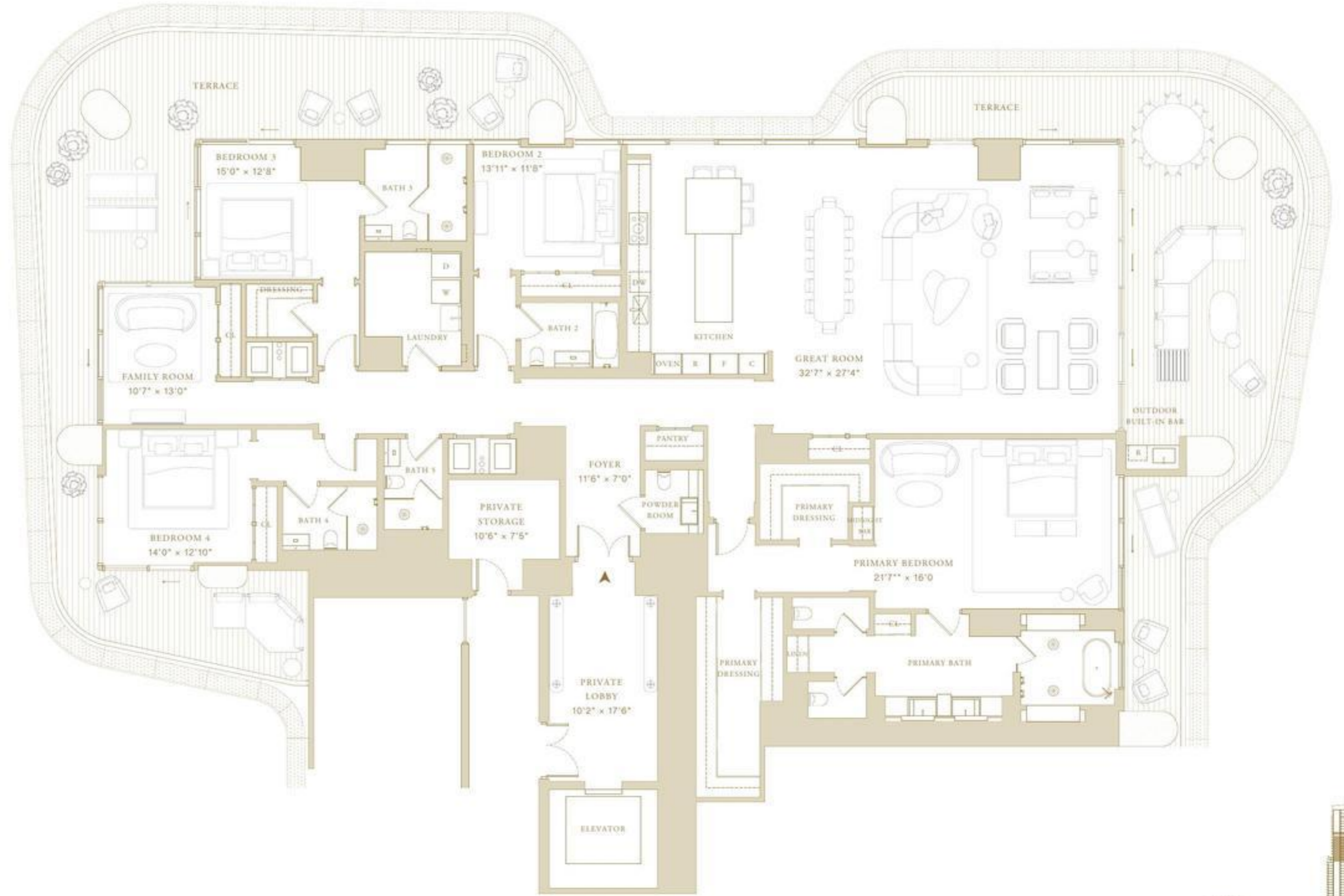
Residence 02

4 Bedrooms + Family Room
5 Bathrooms
Powder Room

Indoor Area
4,646 ft² (432 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Private Storage Adjacent to Residence
- Family Room
- Midnight Bar
- Pantry
- Laundry Room
- Expansive Terraces
- Outdoor Built-in Bar



SWIRE PROPERTIES



This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isles of Drive South Condominium, N.Z. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Supervisors F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection III

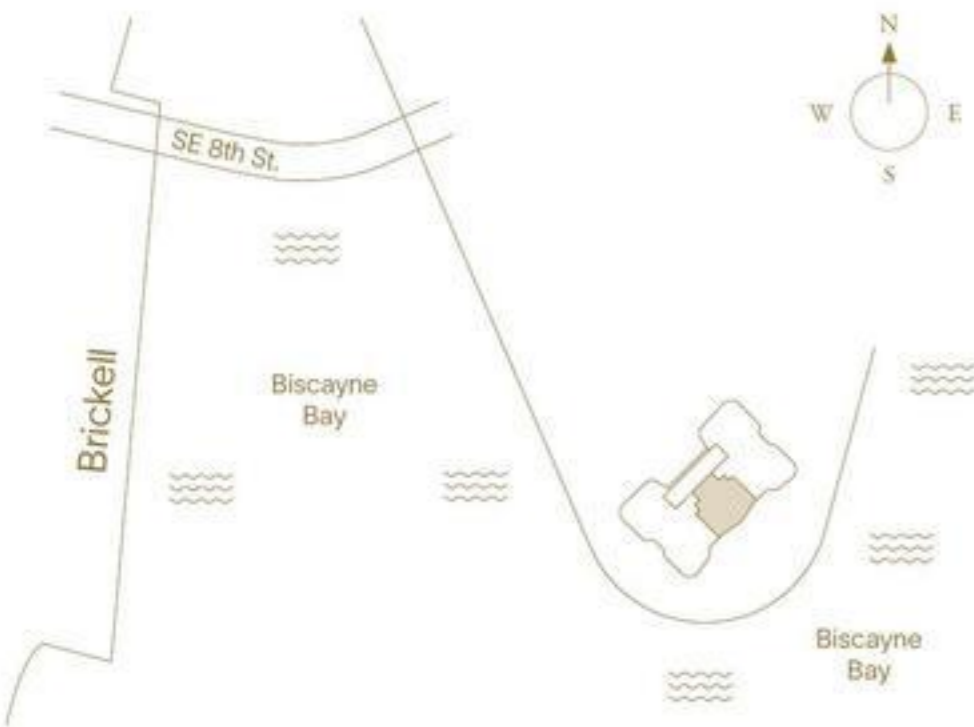
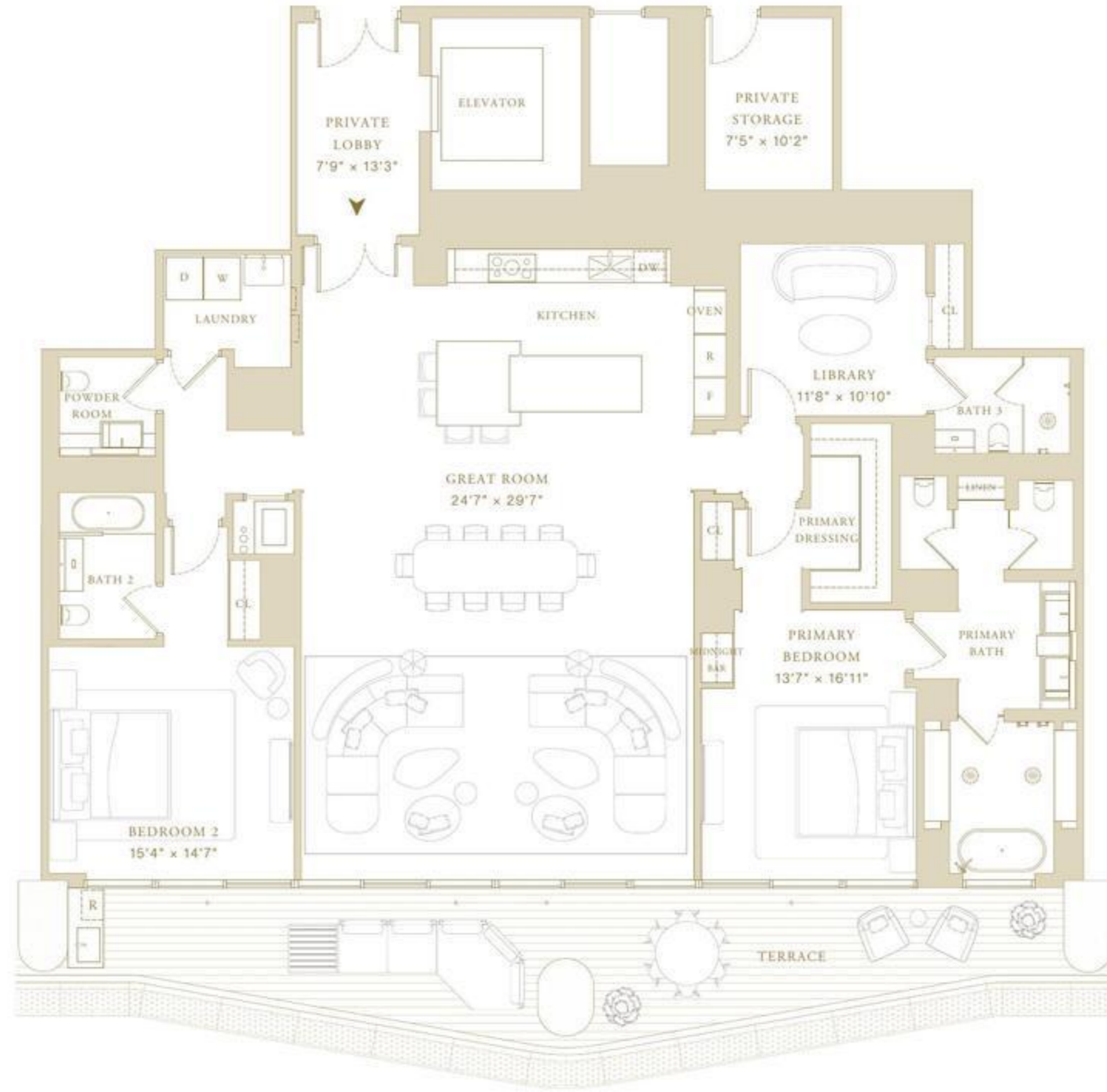
Residence 03

2 Bedrooms + Library
3 Bathrooms
Powder Room

Indoor Area
2,738 ft² (254 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Private Storage Adjacent to Residence
- Library
- Midnight Bar
- Laundry Room
- Expansive Terraces
- Outdoor Built-in Bar



SWIRE PROPERTIES



This project is being developed by affiliates of OED T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Issle-Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection III

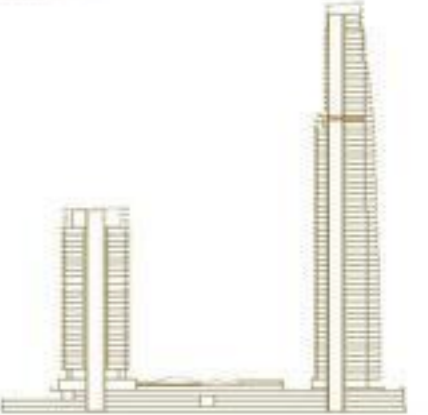
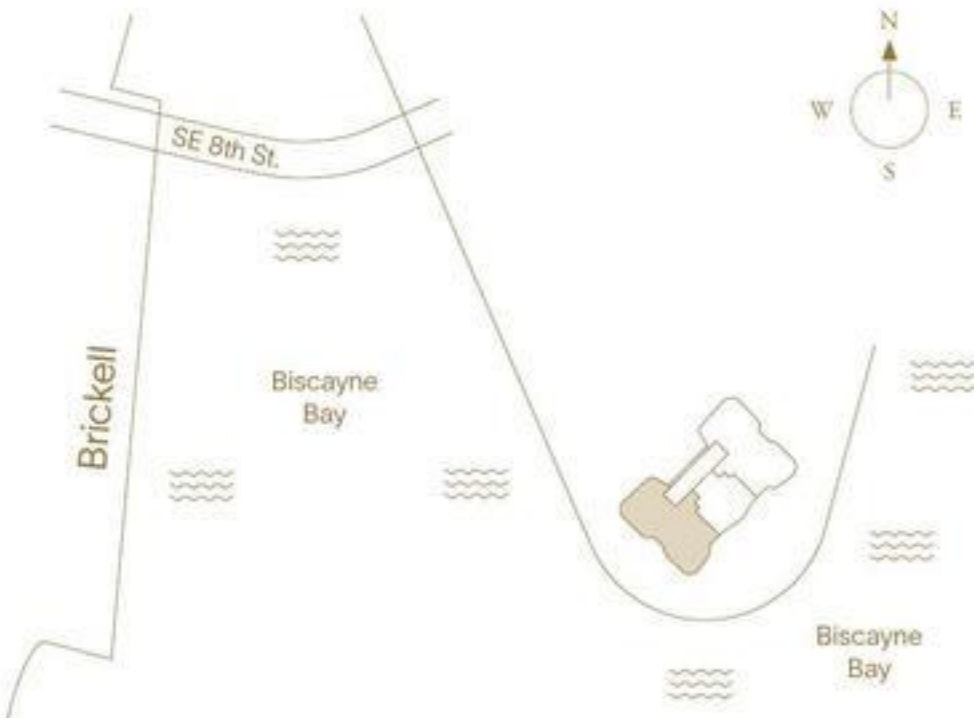
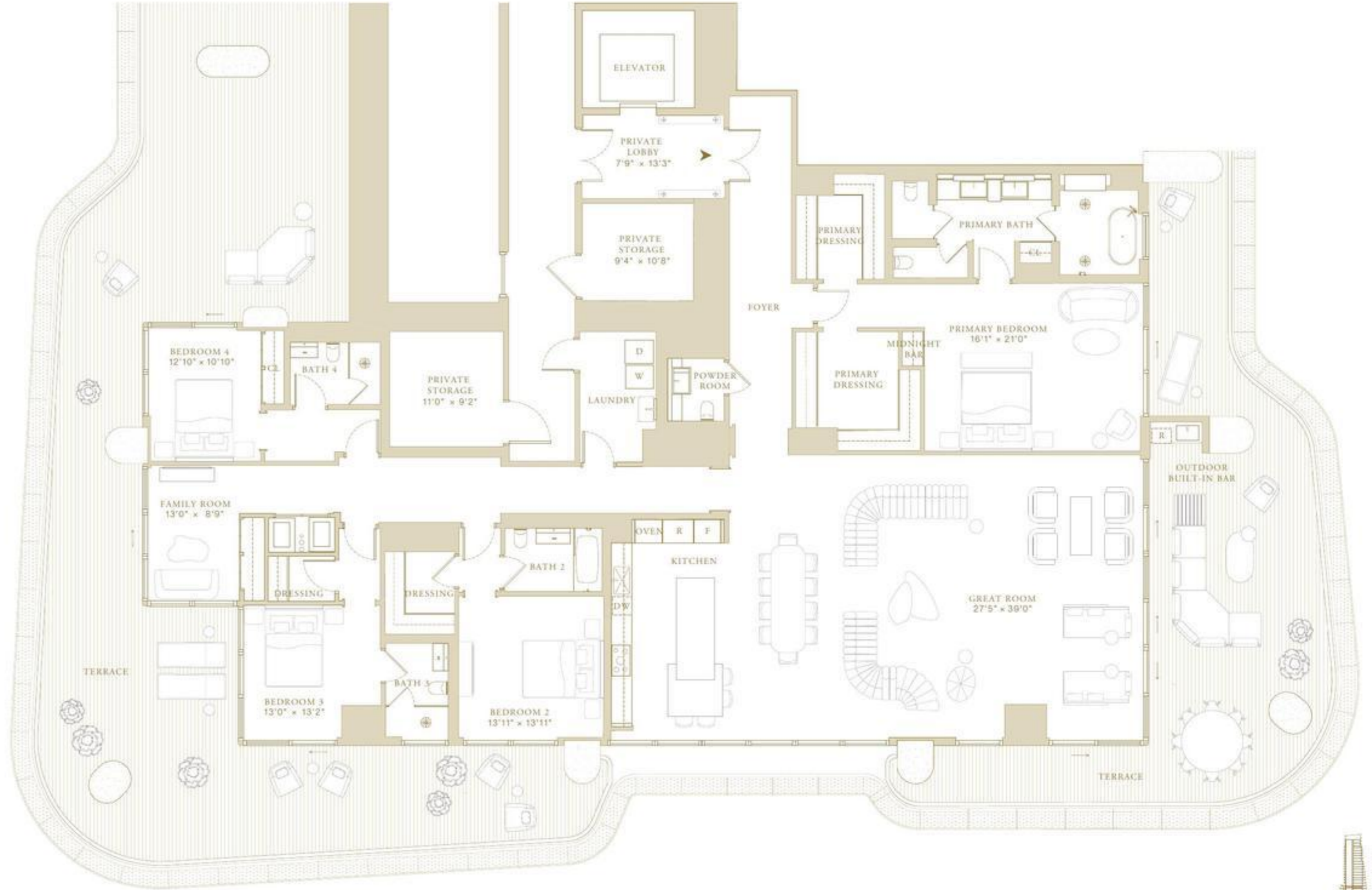
Residence 4801

4 Bedrooms + Family Room
5 Bathrooms
Powder Room

Indoor Area
4,363 ft² (405 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Private Storage Adjacent to Residence
- Family Room
- Midnight Bar
- Pantry
- Laundry Room
- Expansive Terraces
- Outdoor Built-in Bar



SWIRE PROPERTIES

This project is being developed by affiliates of OJD TI Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1204-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



THE RESIDENCES
MANDARIN ORIENTAL
MIAMI

South Tower—Collection III

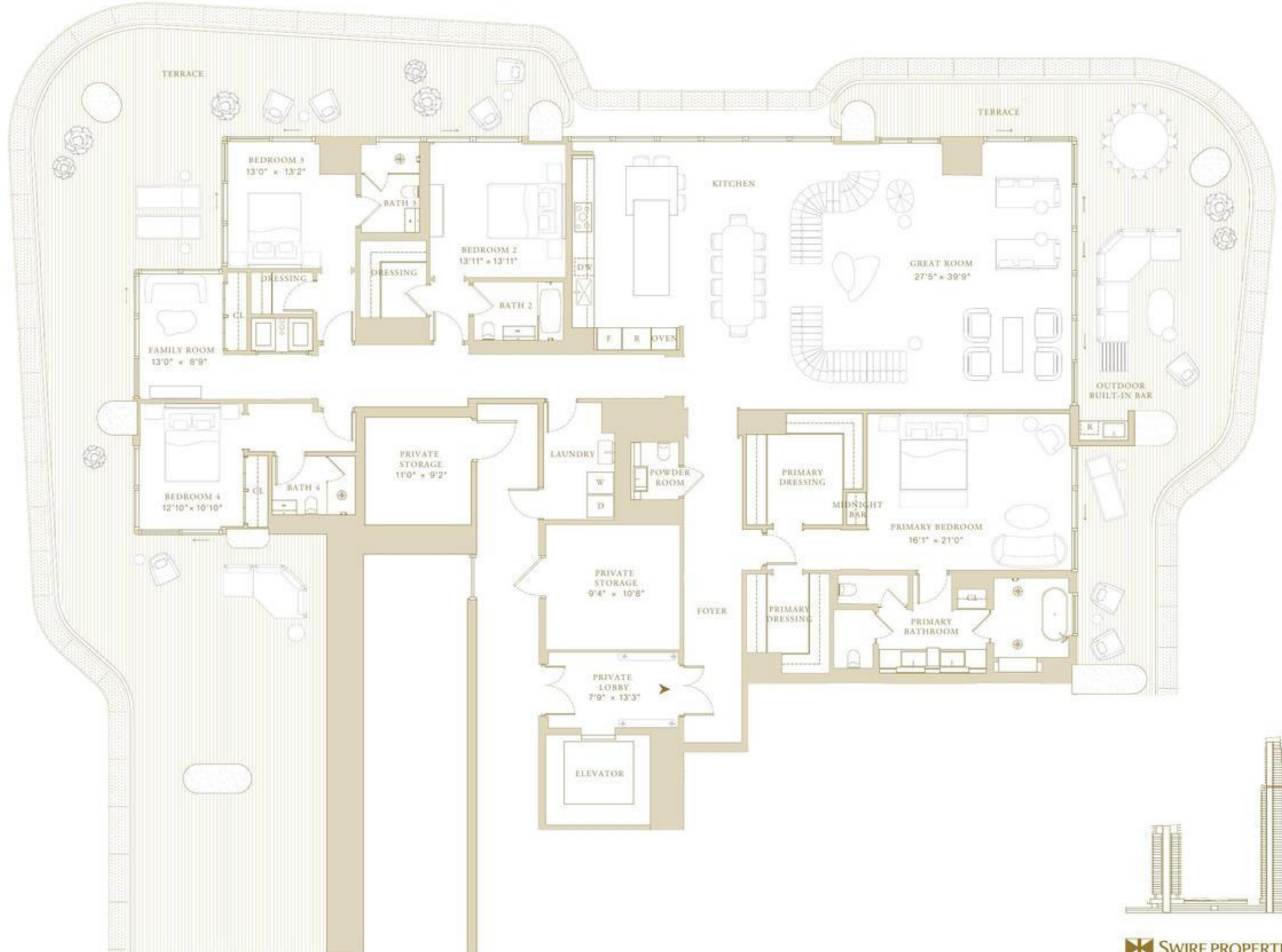
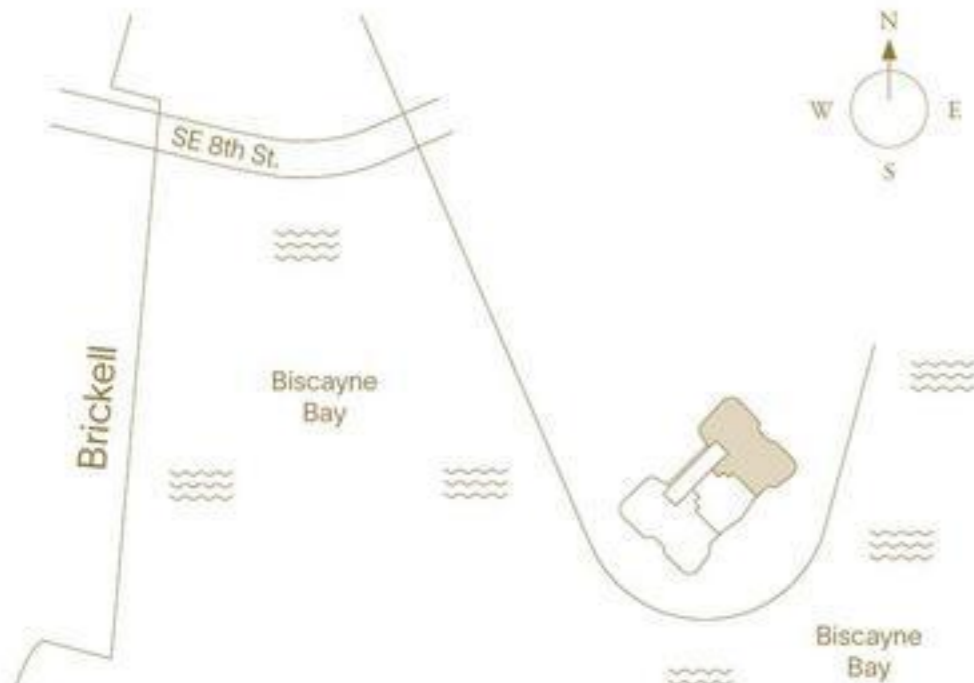
Residence 4802

4 Bedrooms + Family Room
5 Bathrooms
Powder Room

Indoor Area
4,363 ft² (405 m²)
Outdoor Area
3,073 ft² (285 m²)
Total Area
7,436 ft² (691 m²)

Features

Private Elevator and Entry Foyer
Double Door Entry
Molteni Kitchen with Gaggenau Appliances
Primary Closet by Tristan Auer
Private Storage Adjacent to Residence
Family Room
Midnight Bar
Pantry
Laundry Room
Expansive Terraces
Outdoor Built-in Bar



SWIRE PROPERTIES

This project is being developed by affiliates of CID T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFICER. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1294-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection IV

Residence 01

5 Bedrooms + Family Room

6 Bathrooms

Powder Room

Indoor Area

5,840 ft² (543 m²)

Features

Private Elevator and Entry Foyer

Double Door Entry

Molteni Kitchen with Gaggenau Appliances

Chef's Kitchen

Primary Closet by Tristan Auer

Sauna

Midnight Bar

Laundry Room

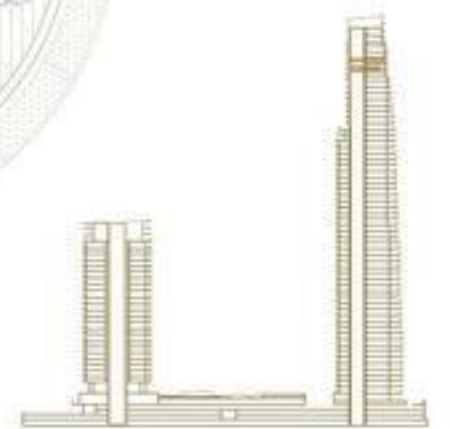
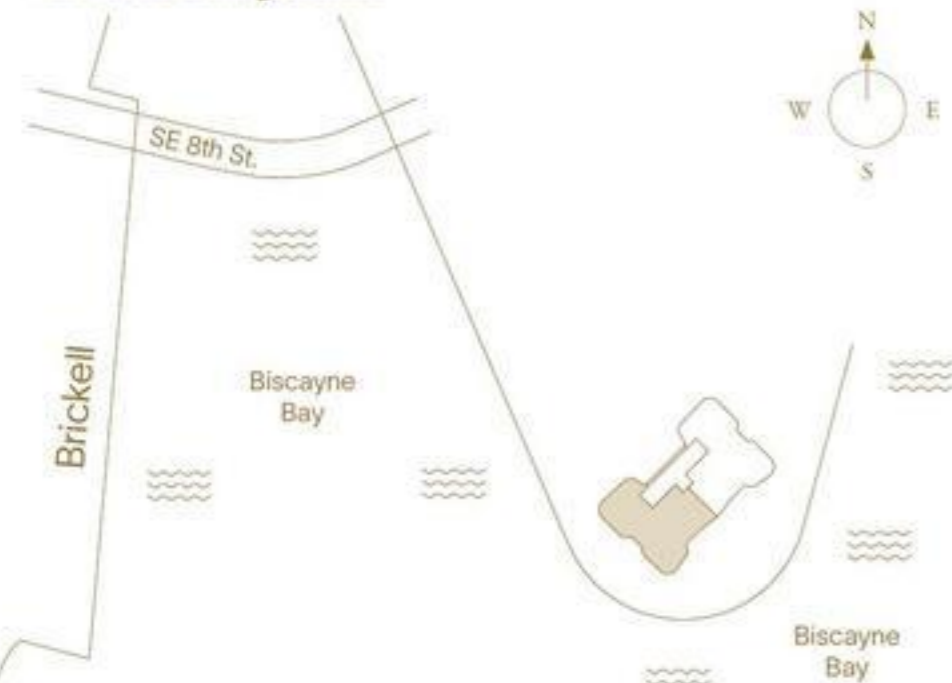
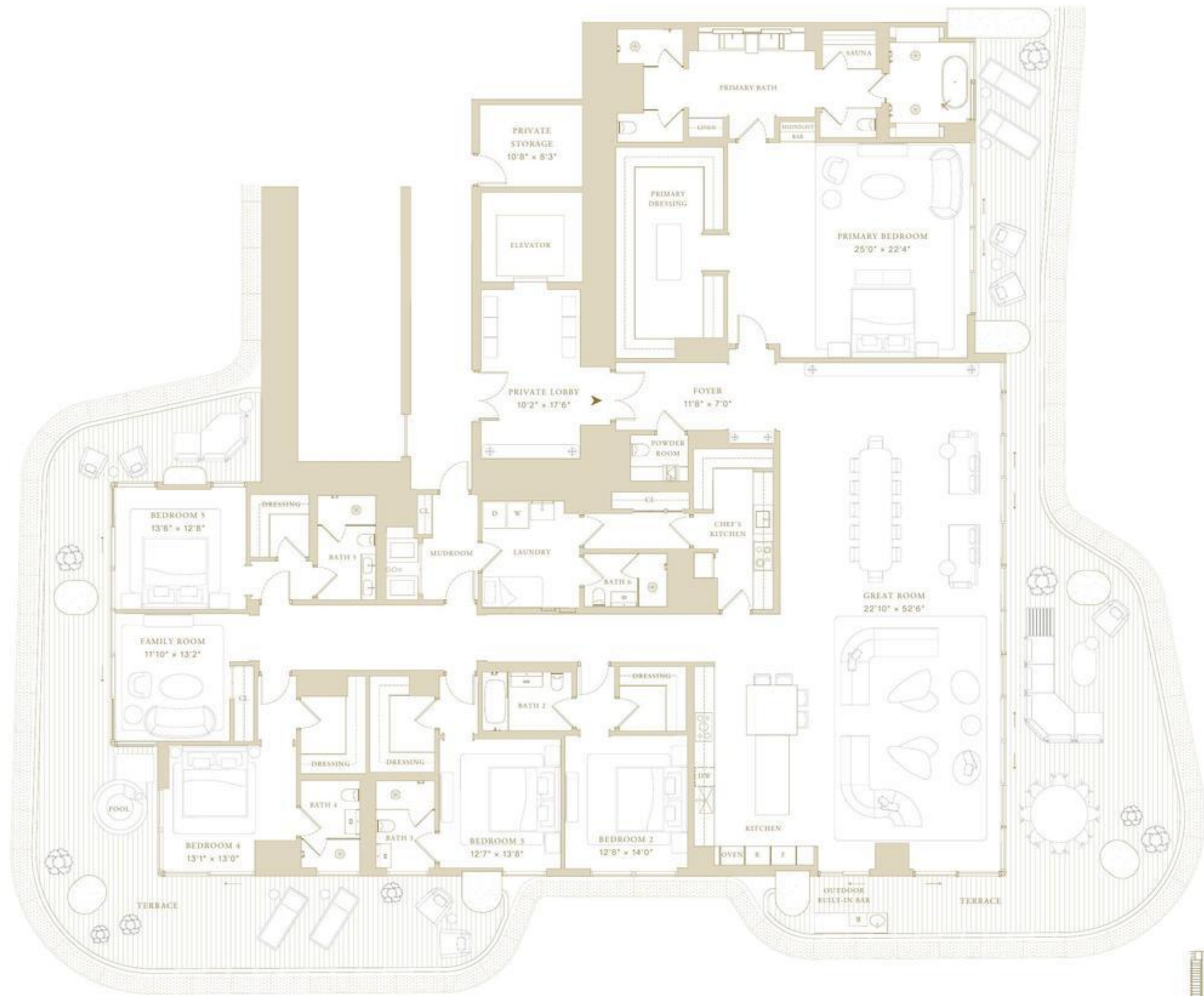
En-suite Staff Quarters

Private Storage Adjacent to Residence

Expansive Terraces

Outdoor Built-in Bar

Private Plunge Pool



 SWIRE PROPERTIES



This project is being developed by affiliates of O1 T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominiums, N.Z. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "line" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted work owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



South Tower—Collection IV

Residence 02

5 Bedrooms + Family Room

6 Bathrooms

Powder Room

Indoor Area

5,840 ft² (543 m²)

Features

Private Elevator and Entry Foyer

Double Door Entry

Molteni Kitchen with Gaggenau Appliances

Chef's Kitchen

Primary Closet by Tristan Auer

Sauna

Midnight Bar

Laundry Room

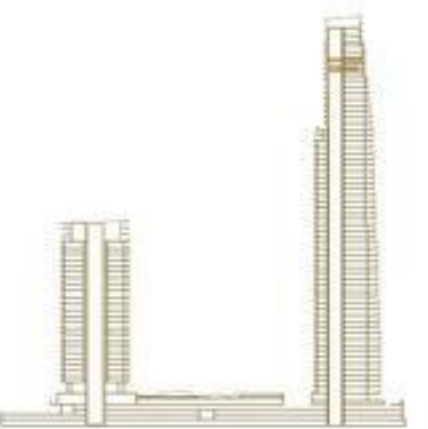
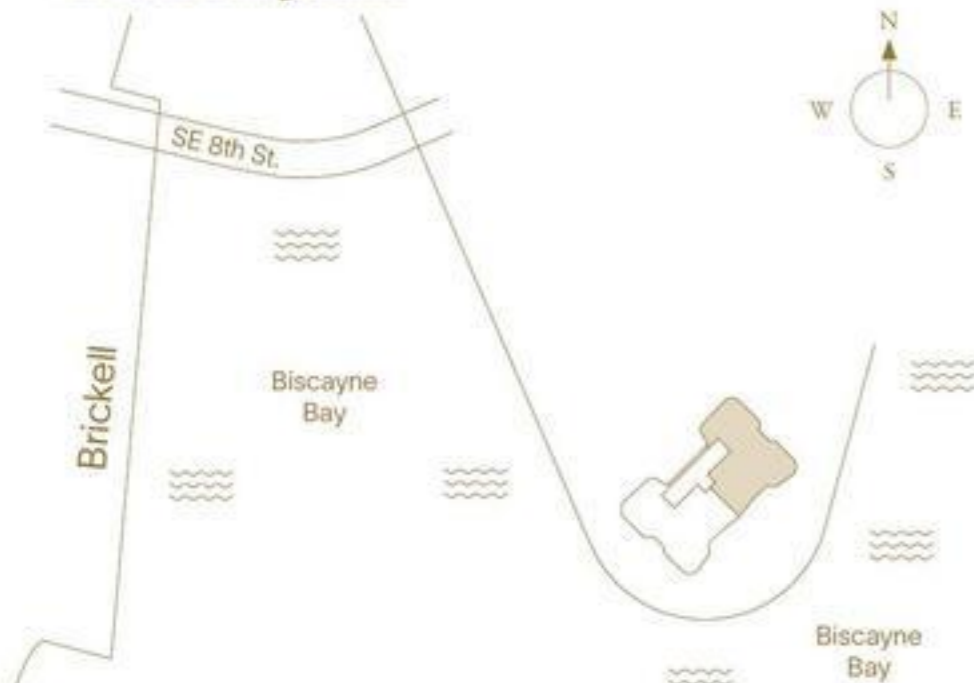
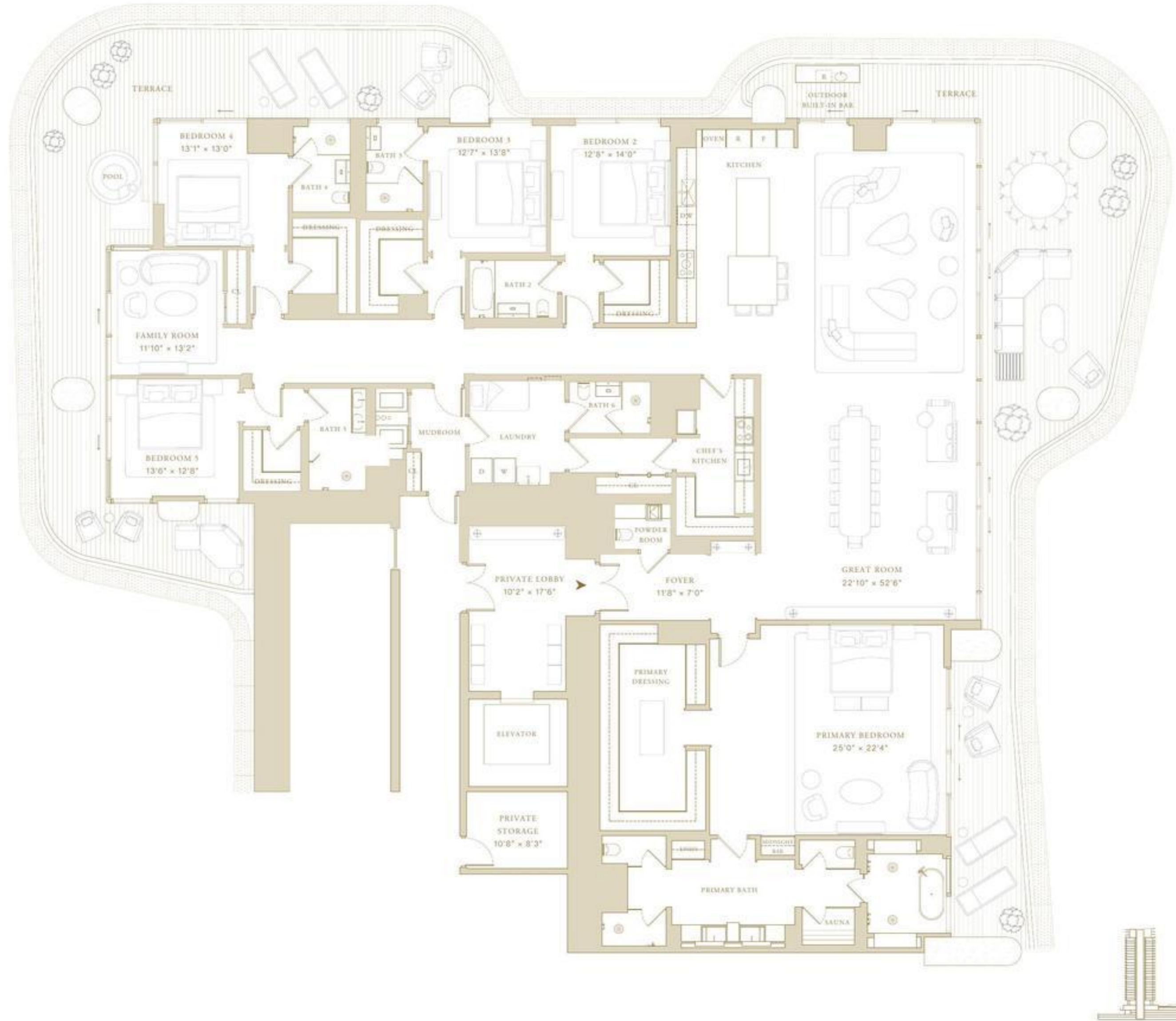
En-suite Staff Quarters

Private Storage Adjacent to Residence

Expansive Terraces

Outdoor Built-in Bar

Private Plunge Pool



SWIRE PROPERTIES



This project is being developed by affiliates of OED T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isles of Drive South Condominium, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "line" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection IV

Residence 6101

5 Bedrooms + Family Room

6 Bathrooms

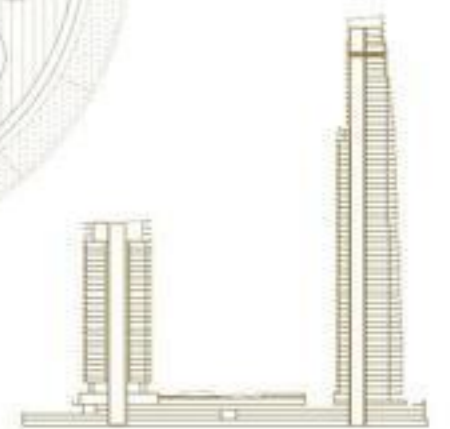
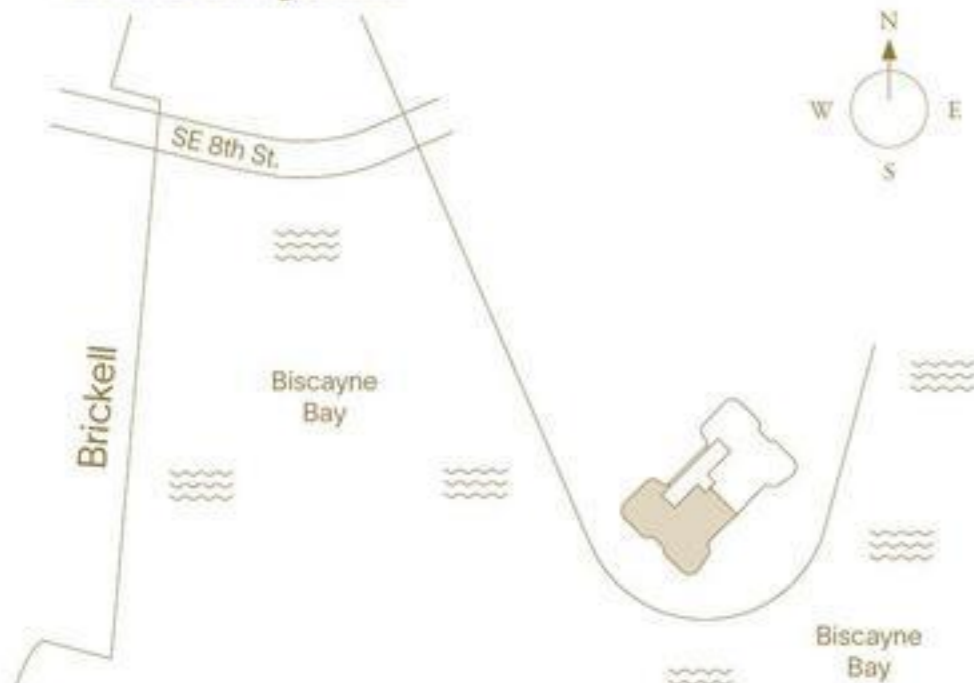
Powder Room

Indoor Area

5,681 ft² (528 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Chef's Kitchen
- Primary Closet by Tristan Auer
- Sauna
- Midnight Bar
- Laundry Room
- En-suite Staff Quarters
- Private Storage Adjacent to Residence
- Expansive Terraces
- Outdoor Built-in Bar
- Private Plunge Pool



SWIRE PROPERTIES

This project is being developed by affiliates of O1 T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. These additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, LLC. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1294-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection IV

Residence 6102

5 Bedrooms + Family Room

6 Bathrooms

Powder Room

Indoor Area

5,681 ft² (528 m²)

Features

Private Elevator and Entry Foyer

Double Door Entry

Molteni Kitchen with Gaggenau Appliances

Chef's Kitchen

Primary Closet by Tristan Auer

Sauna

Midnight Bar

Laundry Room

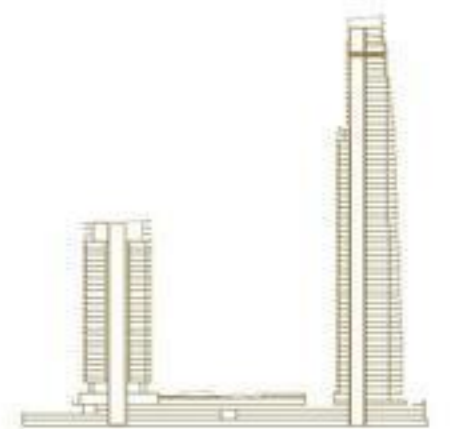
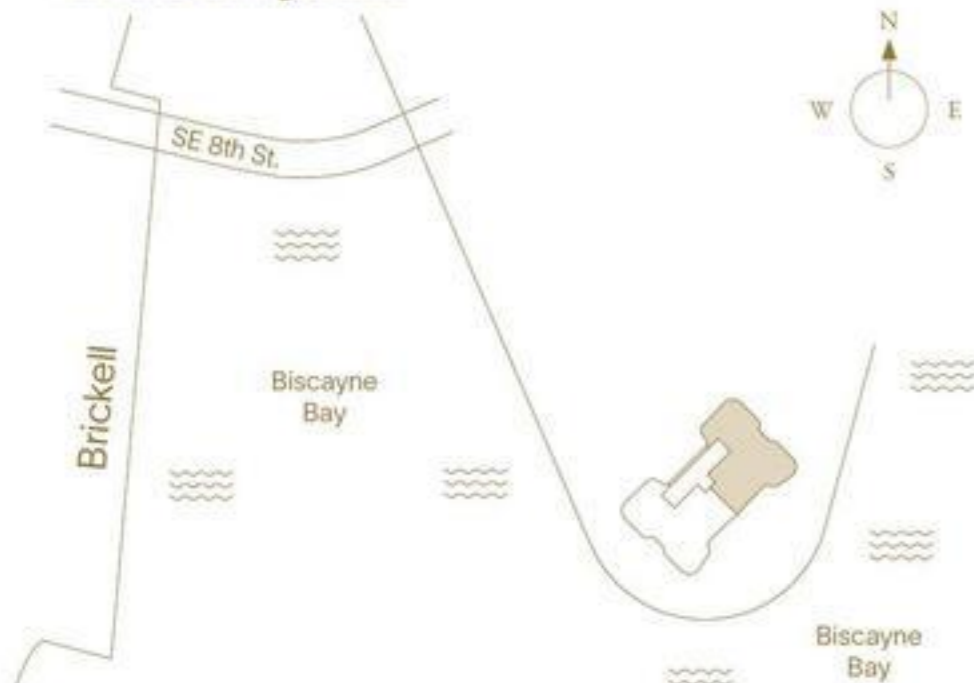
En-suite Staff Quarters

Private Storage Adjacent to Residence

Expansive Terraces

Outdoor Built-in Bar

Private Plunge Pool



 SWIRE PROPERTIES

This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. These additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, LLC, Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1294-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction glass). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 1900

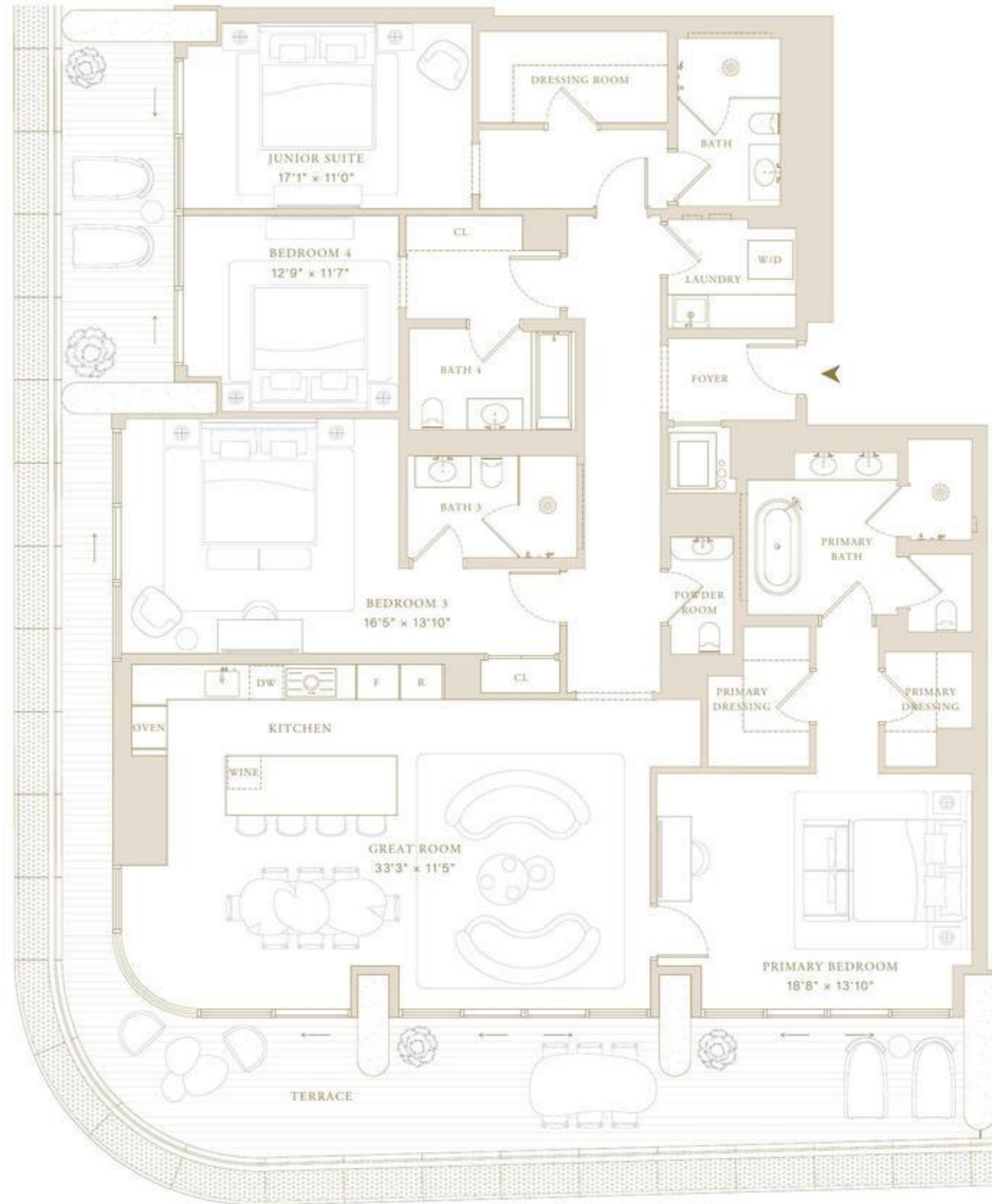
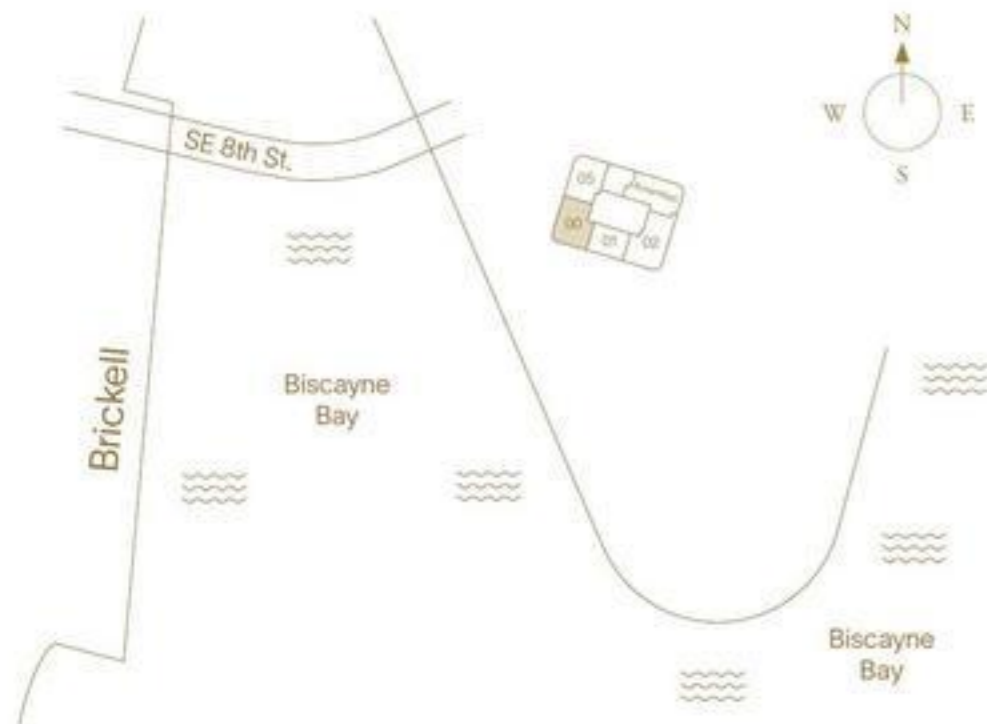
Level 19

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
2,693 SF (250 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath



SWIRE PROPERTIES

 This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection I

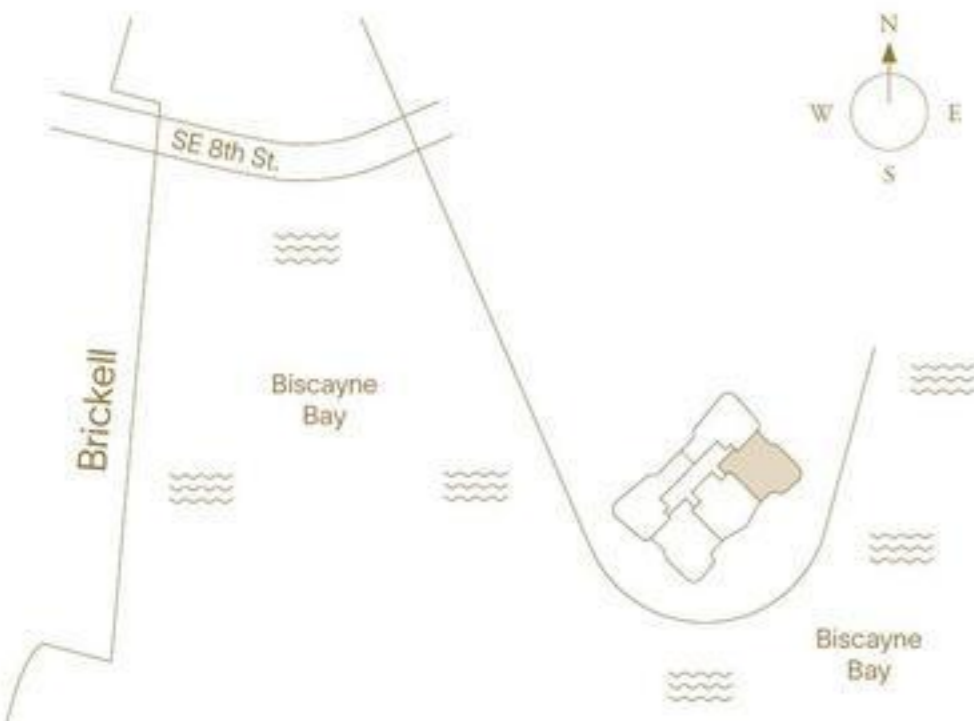
Residence 02

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
3,268 ft² (304 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Laundry Room
- Private Storage Adjacent to Residence
- Expansive Terrace
- Outdoor Built-in Bar



SWIRE PROPERTIES



This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFICER, FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isles of Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted work owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



North Tower—Private Residences

Residence 1901

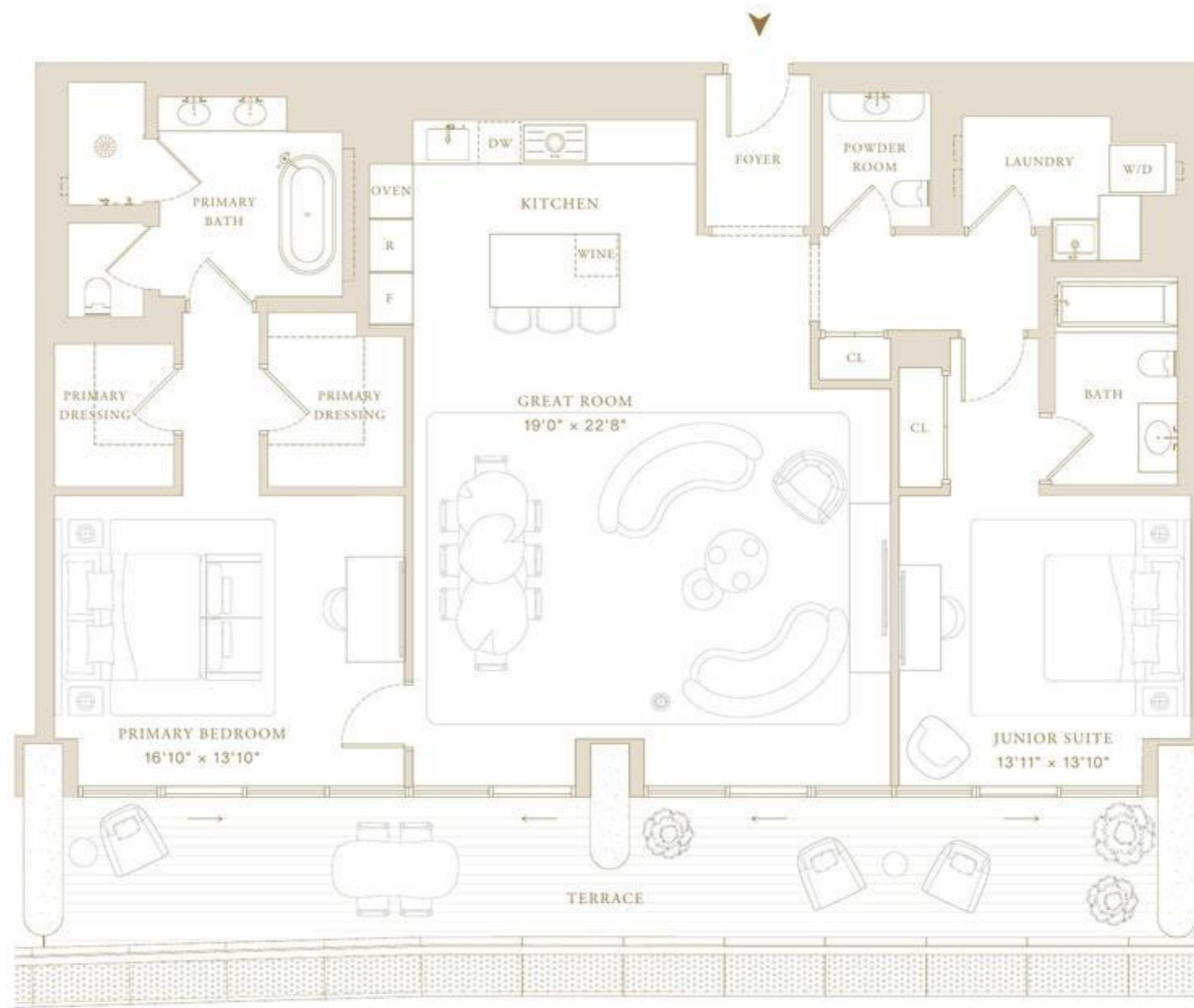
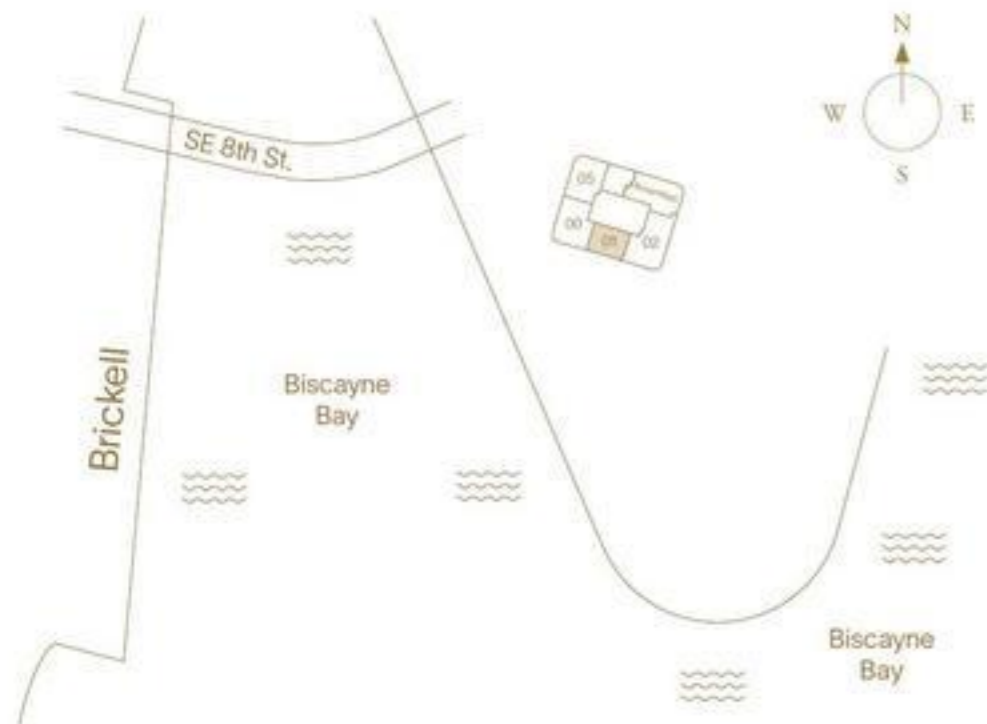
Level 19

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
1,919 SF (178 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath



SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. CRAL 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 1902

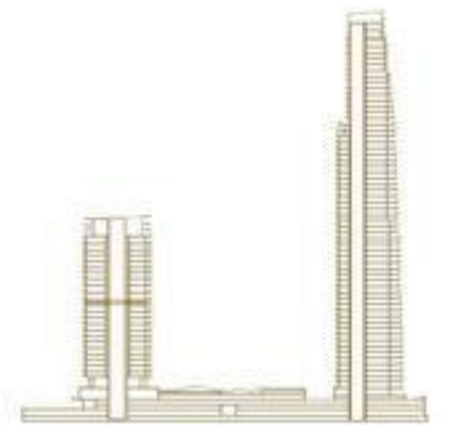
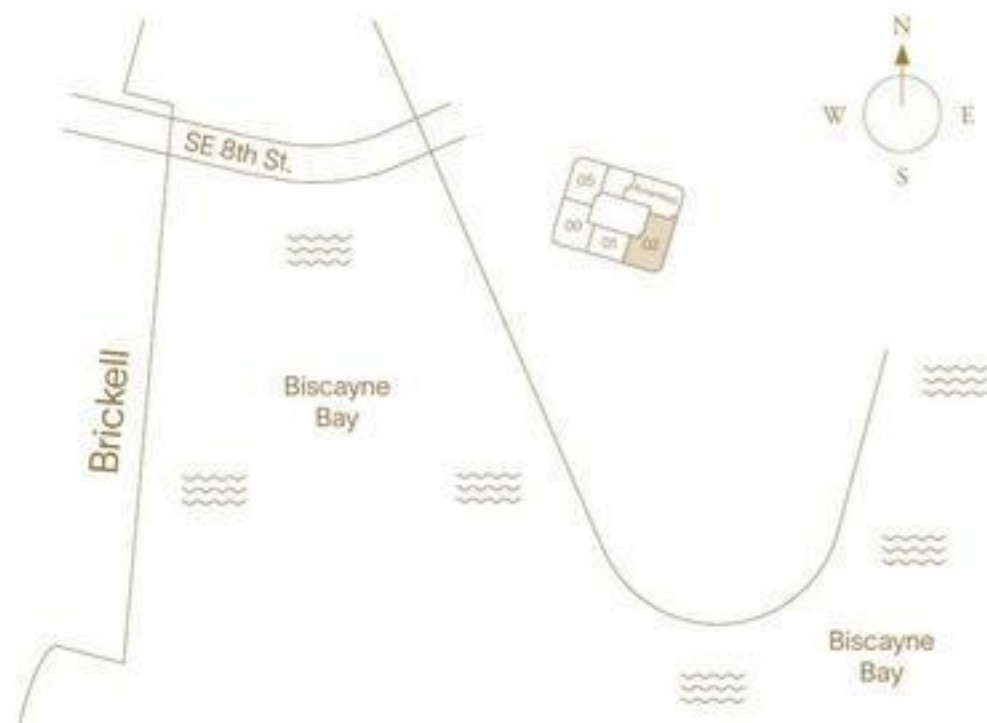
Level 19

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
3,247 SF (302 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 1905

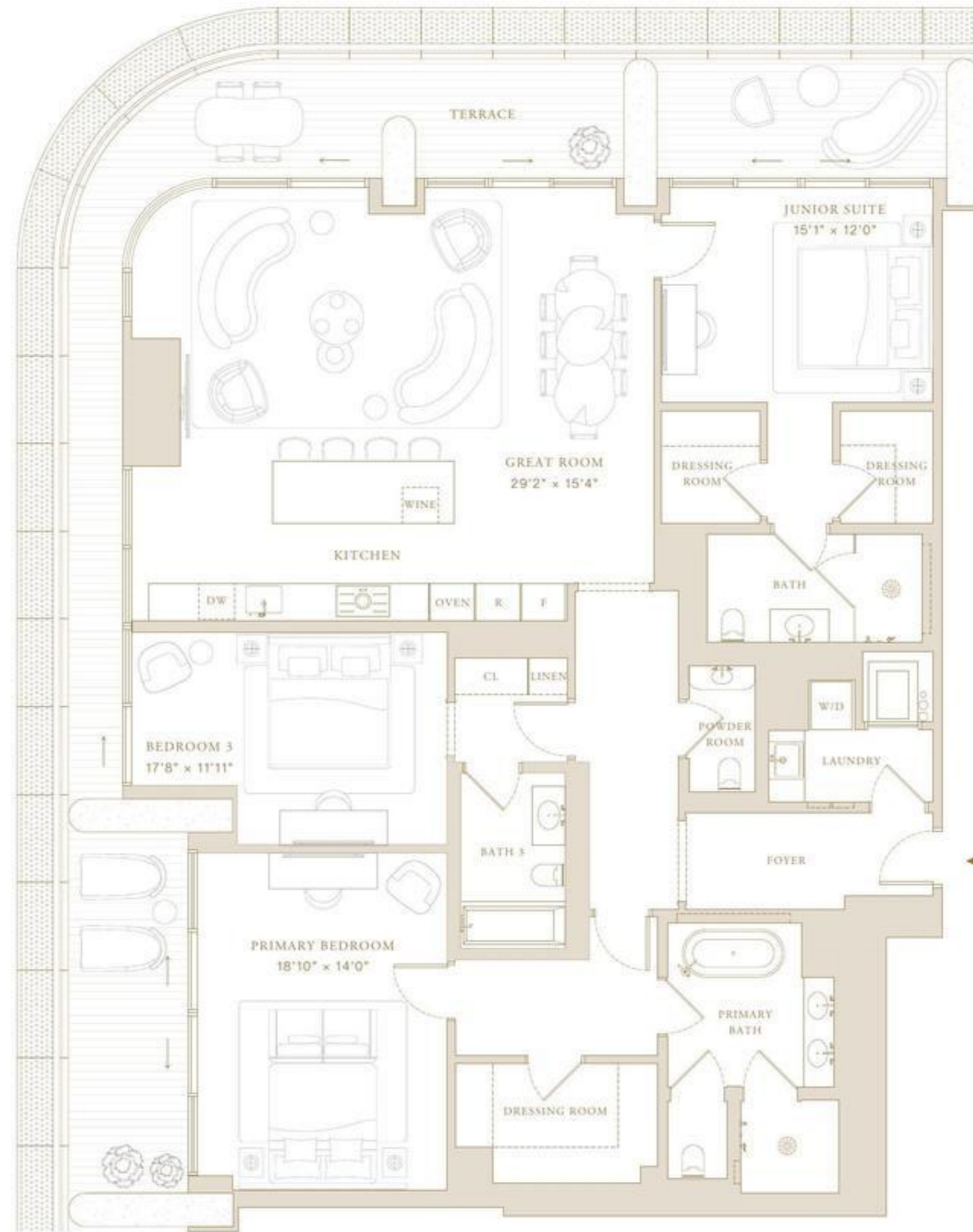
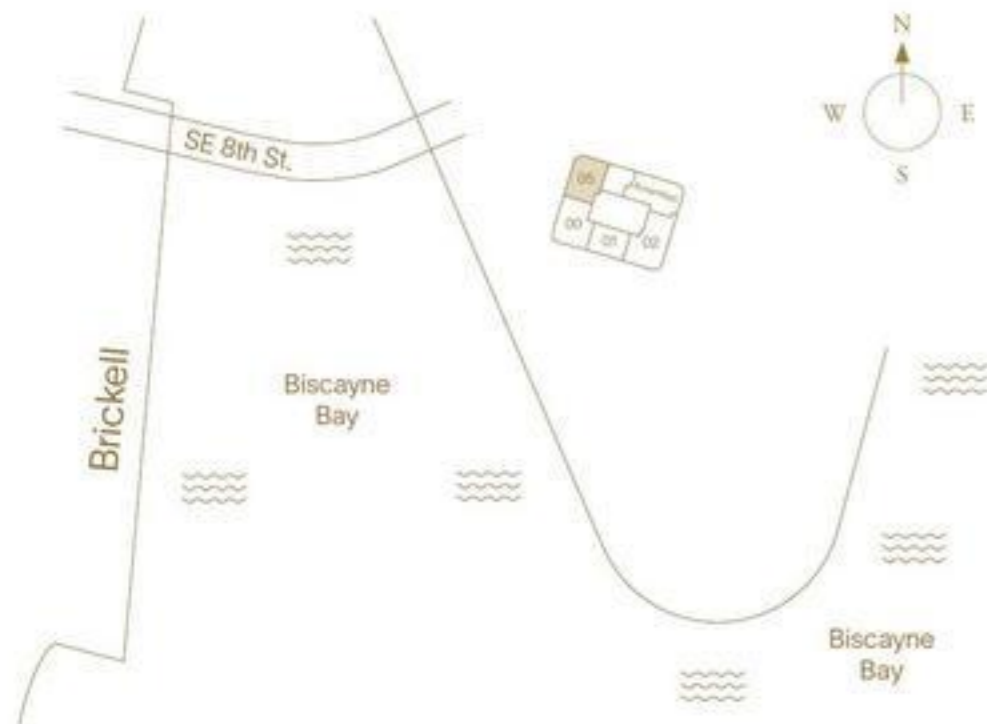
Level 19

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,459 SF (228 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 00

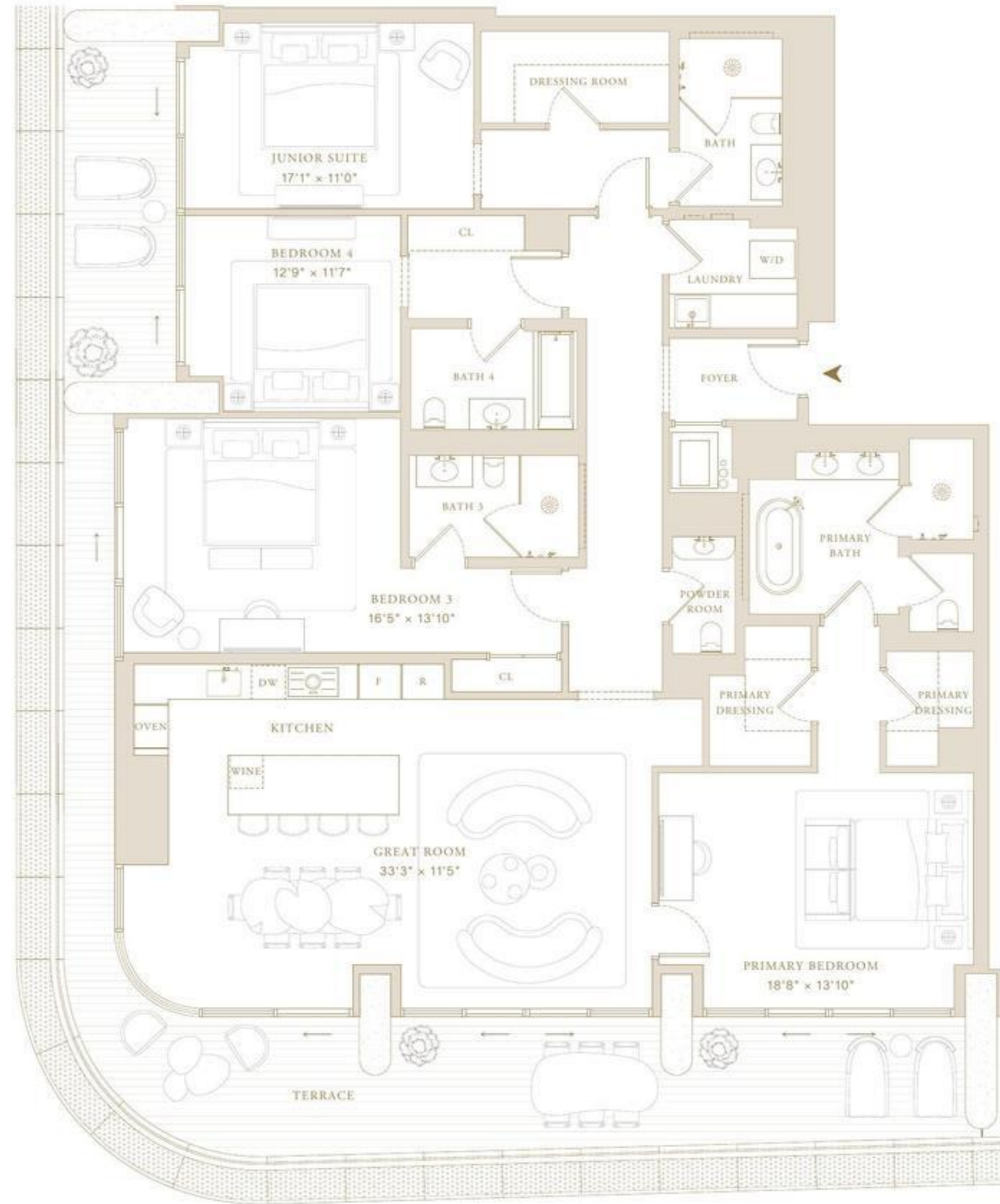
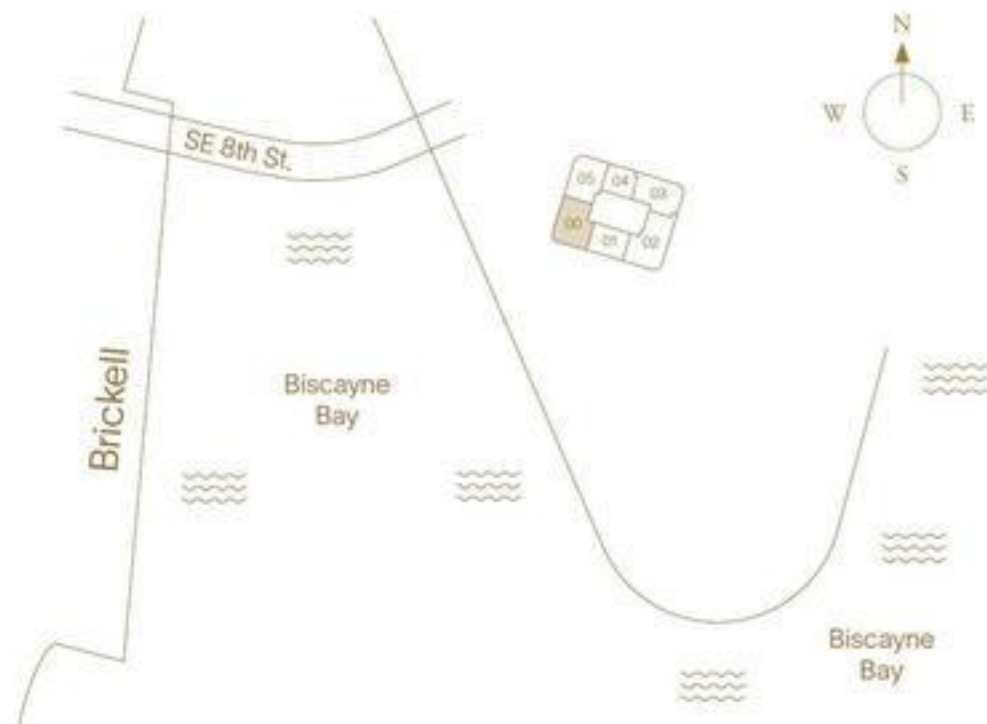
Levels 20–29

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
2,693 SF (250 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES

This project is being developed by OJD T2 Developer LLC, a Florida 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. CRAL REPRESENTATIVES 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 01

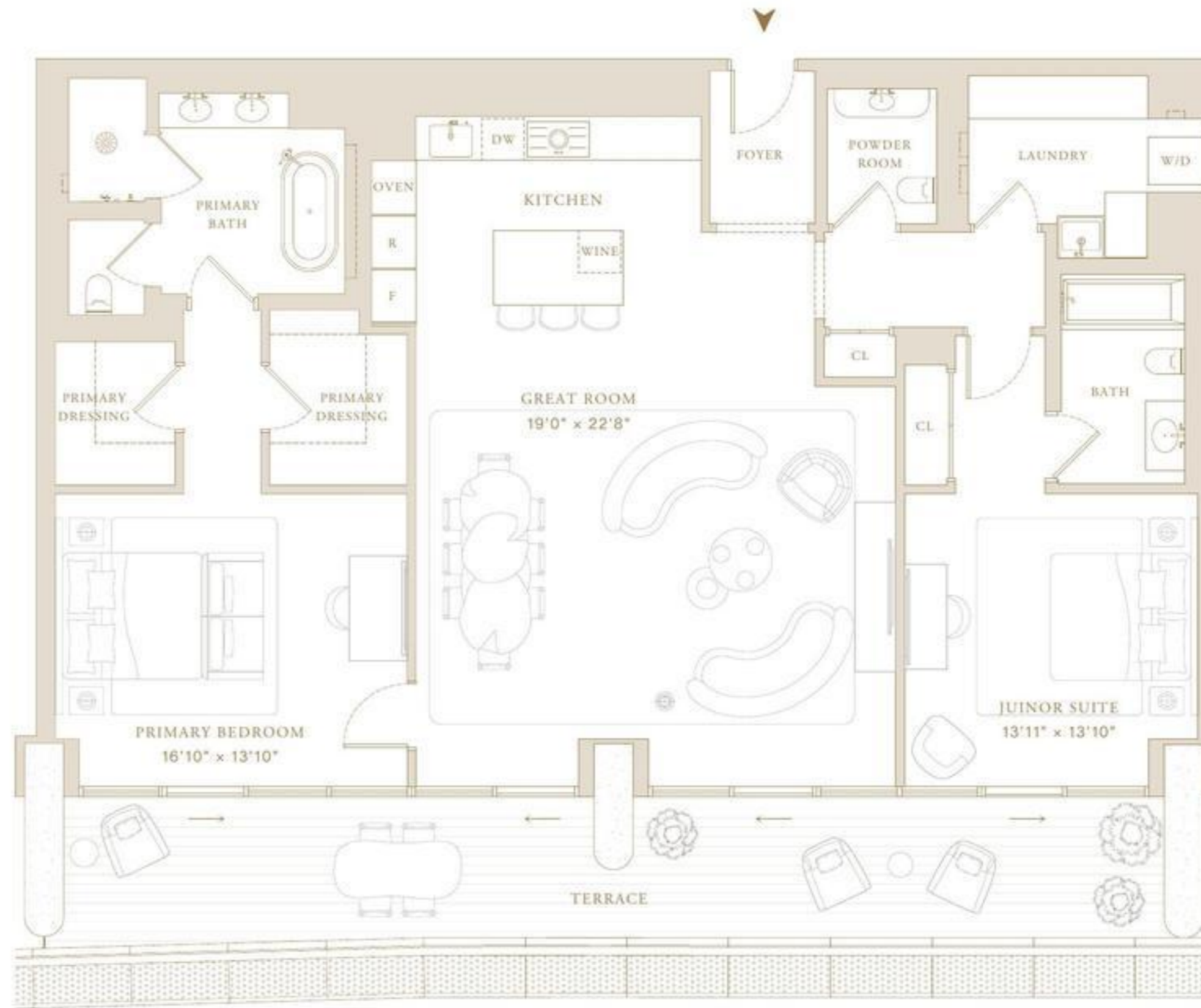
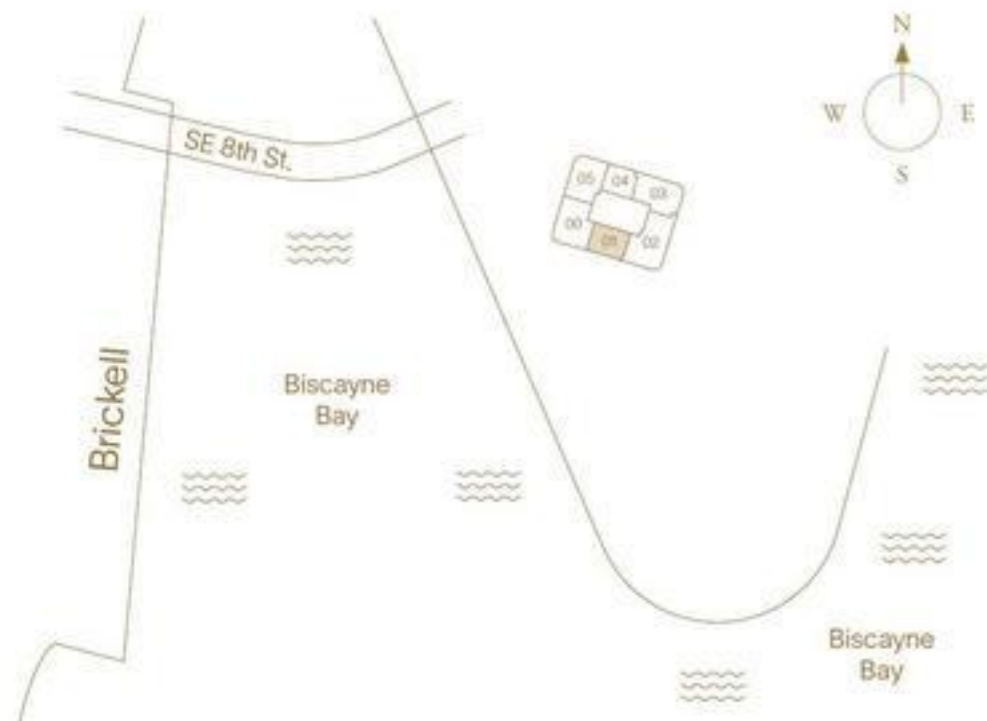
Levels 20–29

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
1,919 SF (178 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath
Appointed Climate-Controlled Storage



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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 sponsor 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. CRAL 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 02

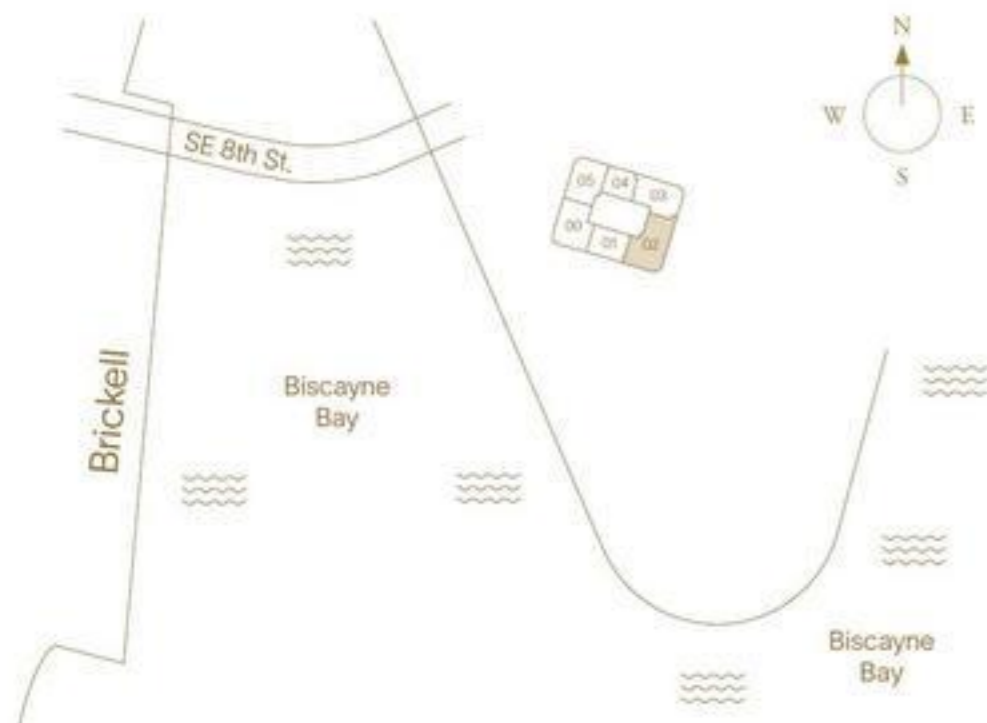
Levels 20–29

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
3,247 SF (302 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 03

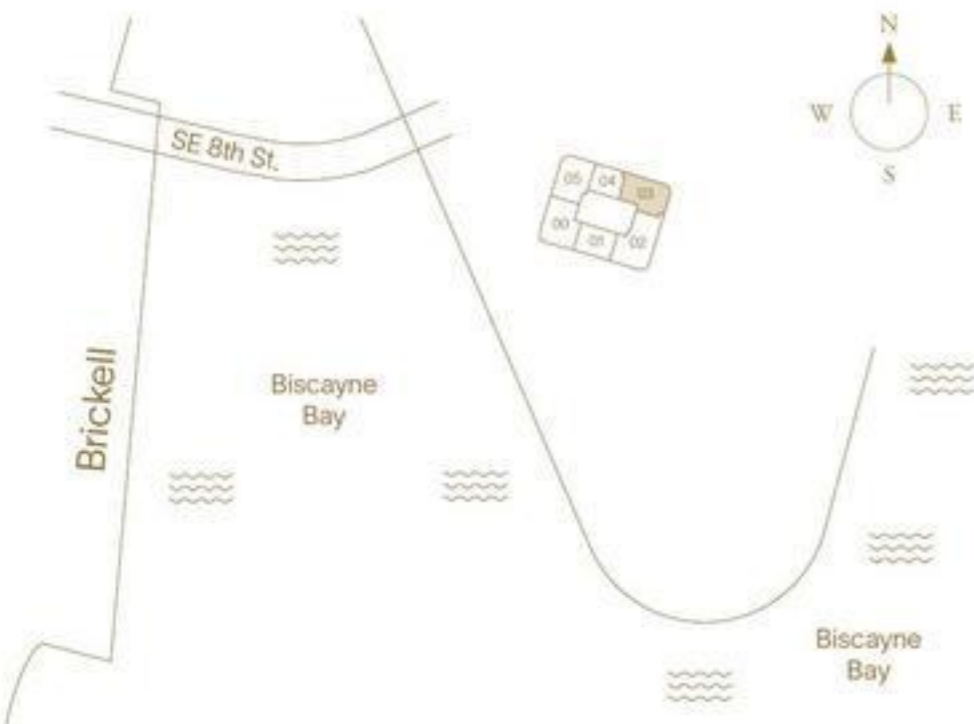
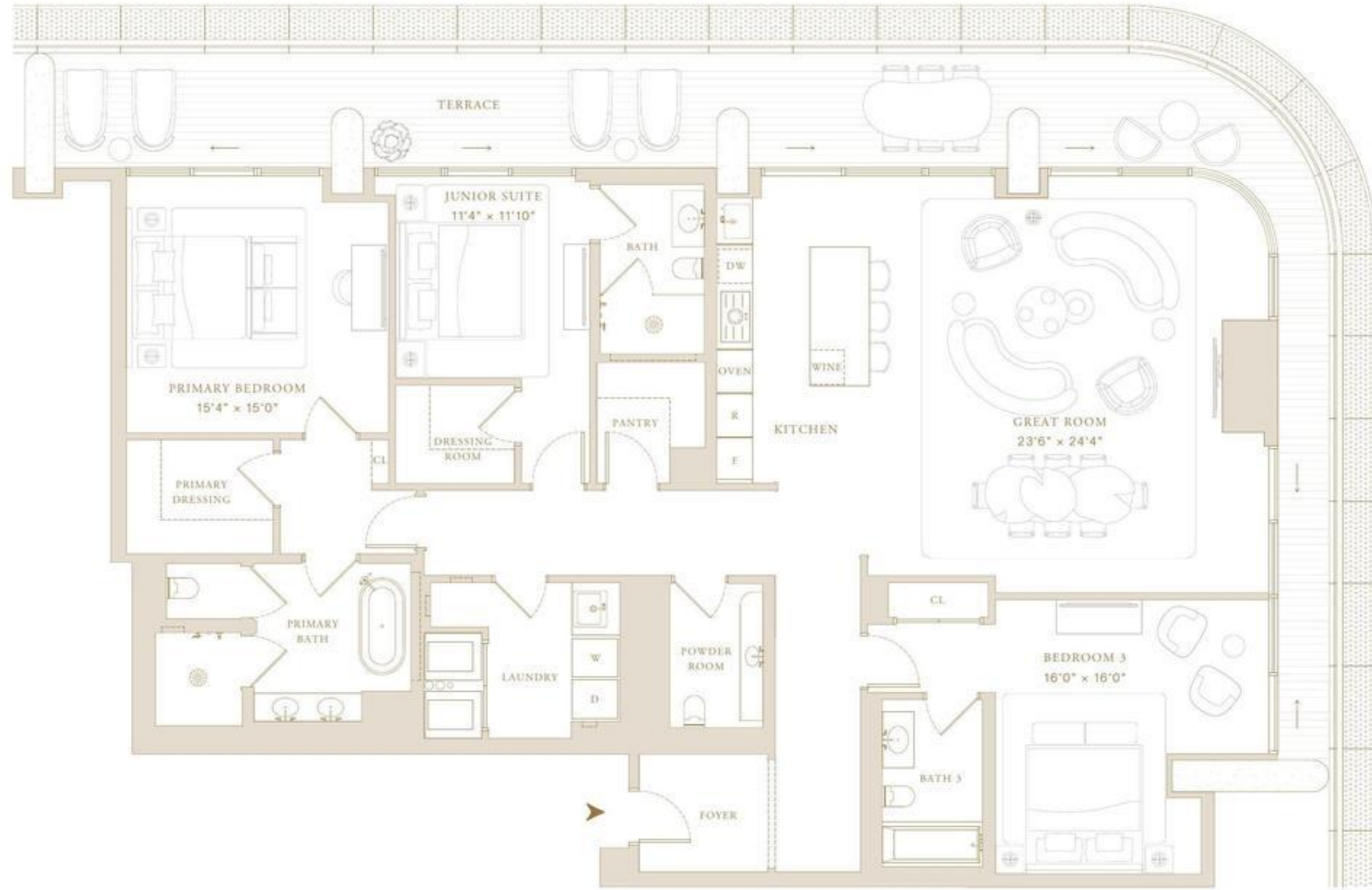
Levels 20–29

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,541 SF (236 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES

This project is being developed by OJD T2 Developer LLC, a Florida 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. CRAL REPRESENTATIVES 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 04

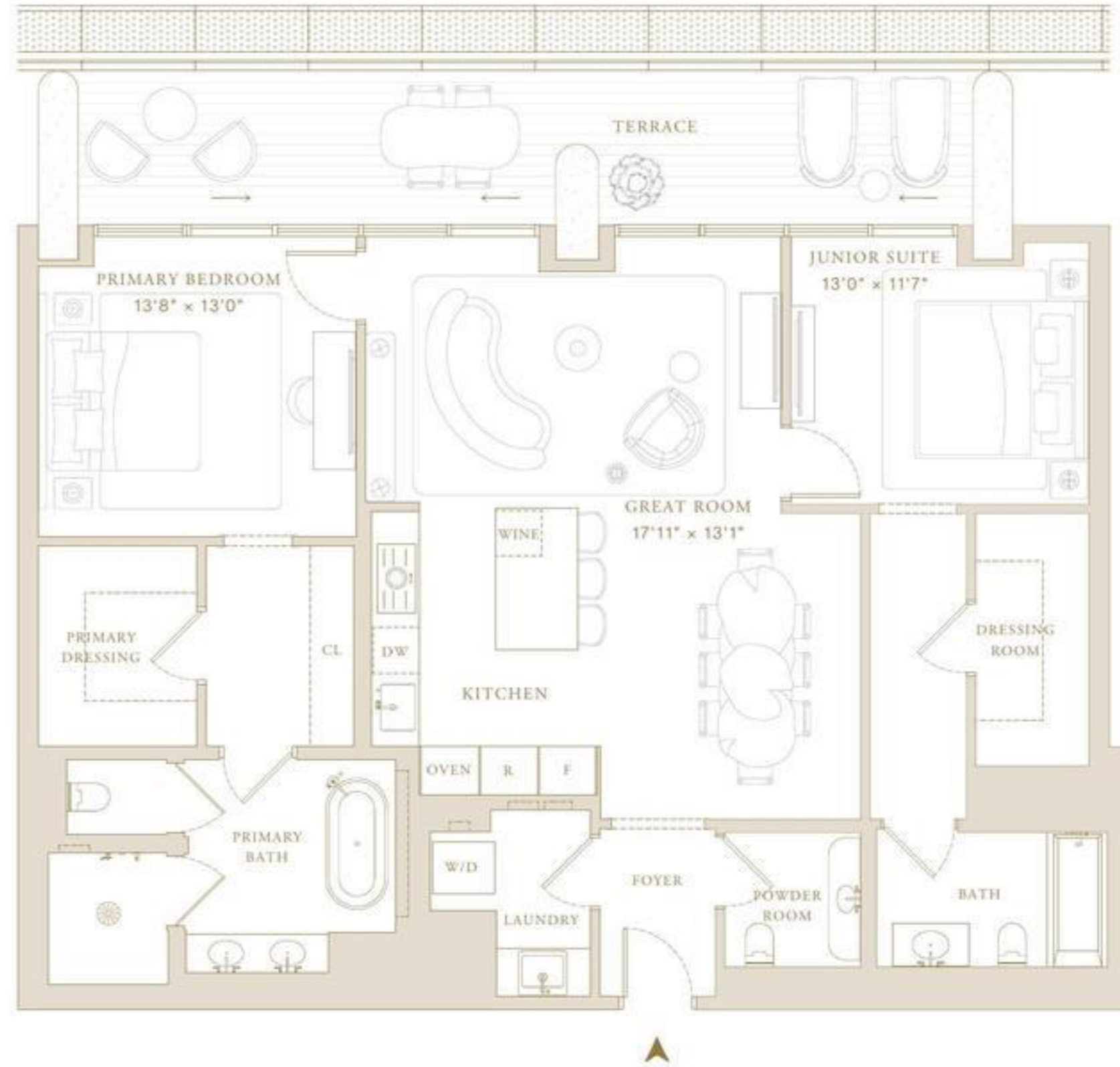
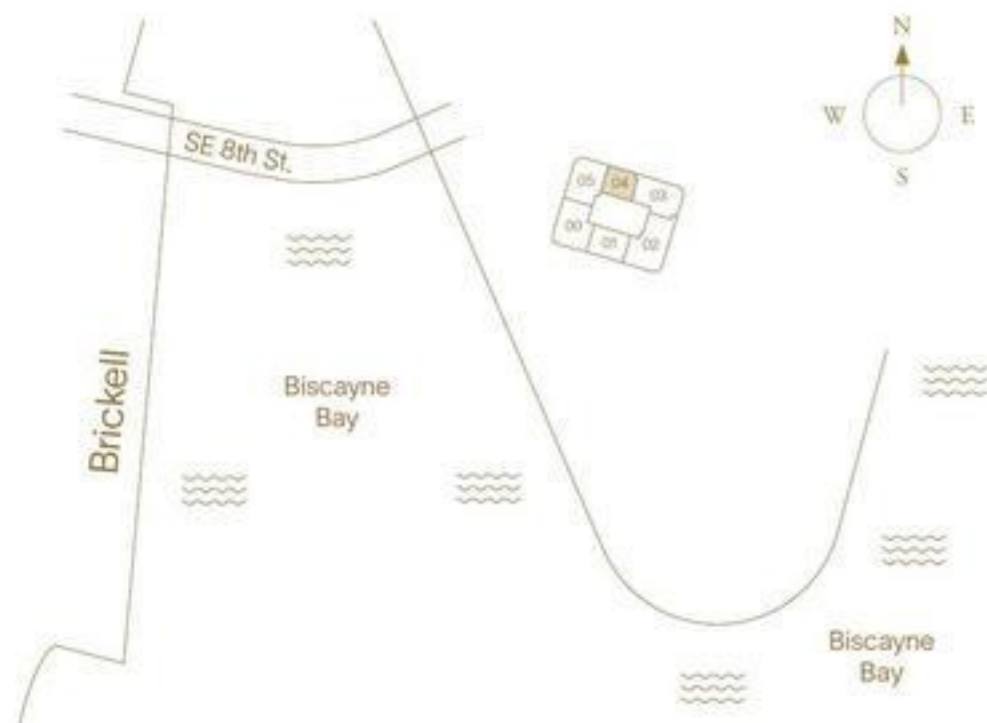
Levels 20–29

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
1,577 SF (147 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath
Appointed Climate-Controlled Storage



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 05

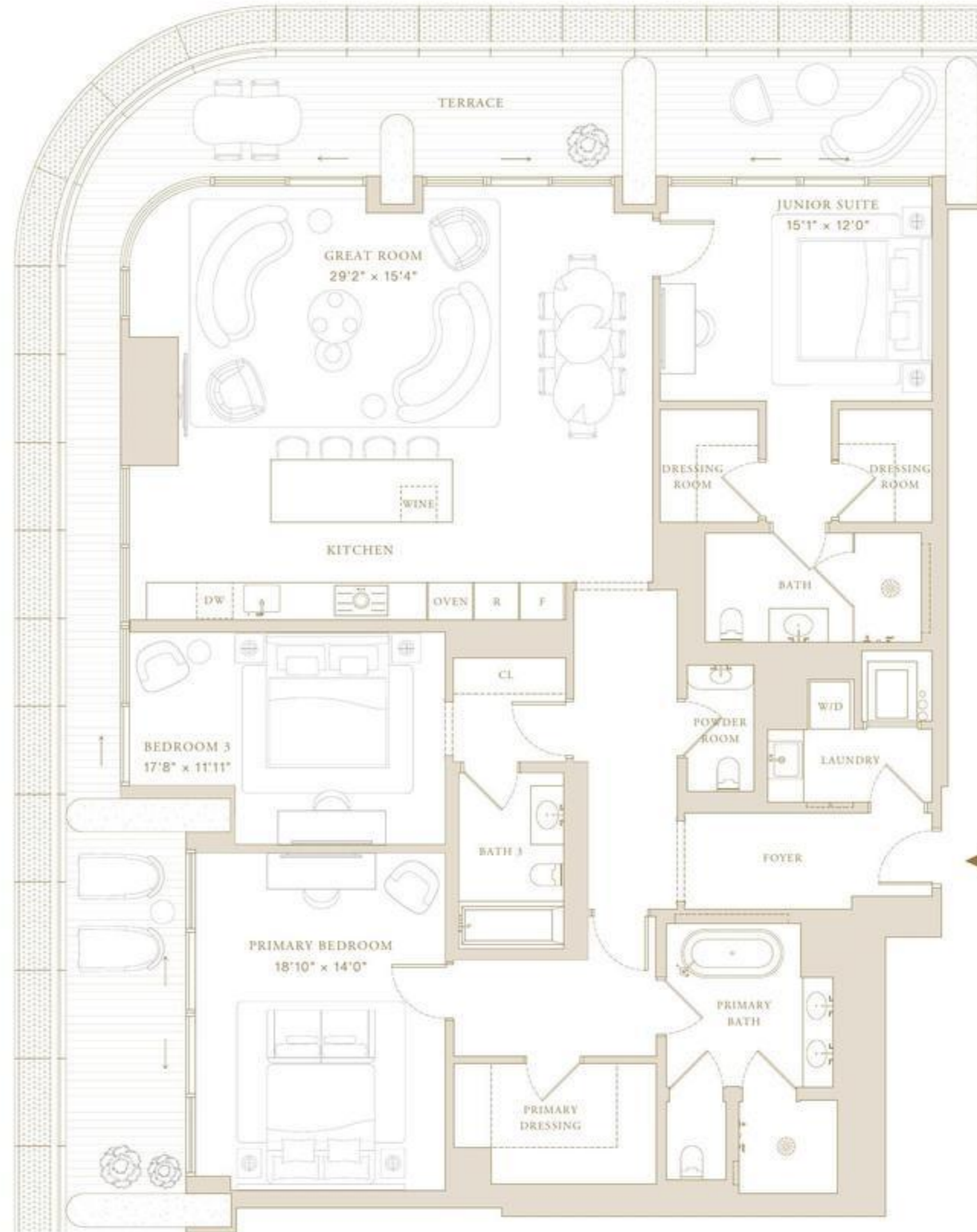
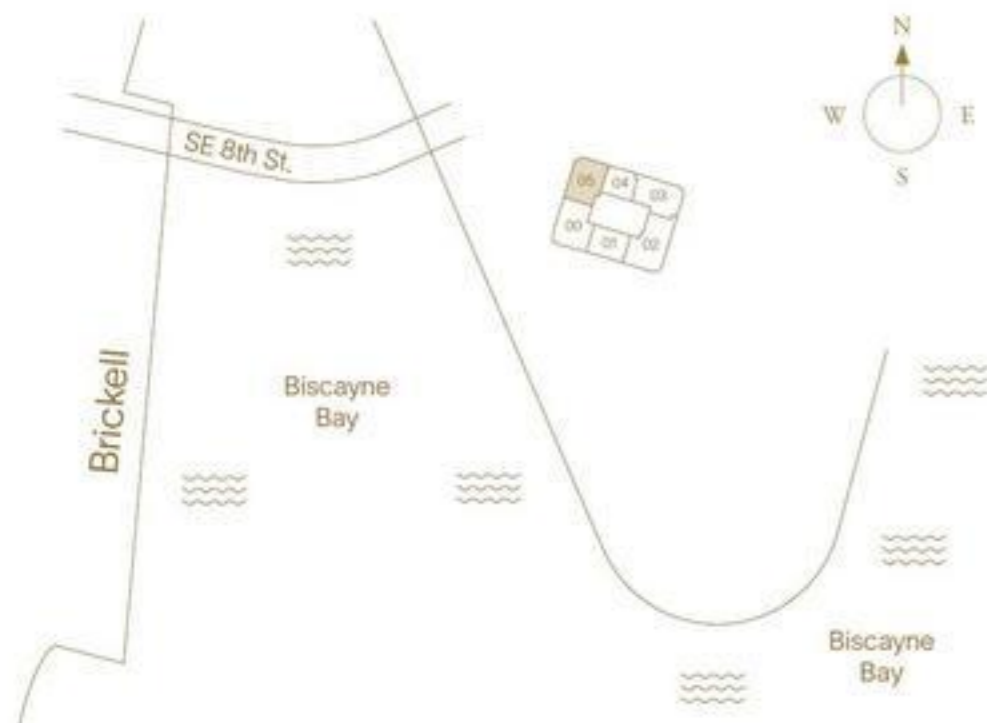
Levels 20–29

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,459 SF (228 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES

This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 3000

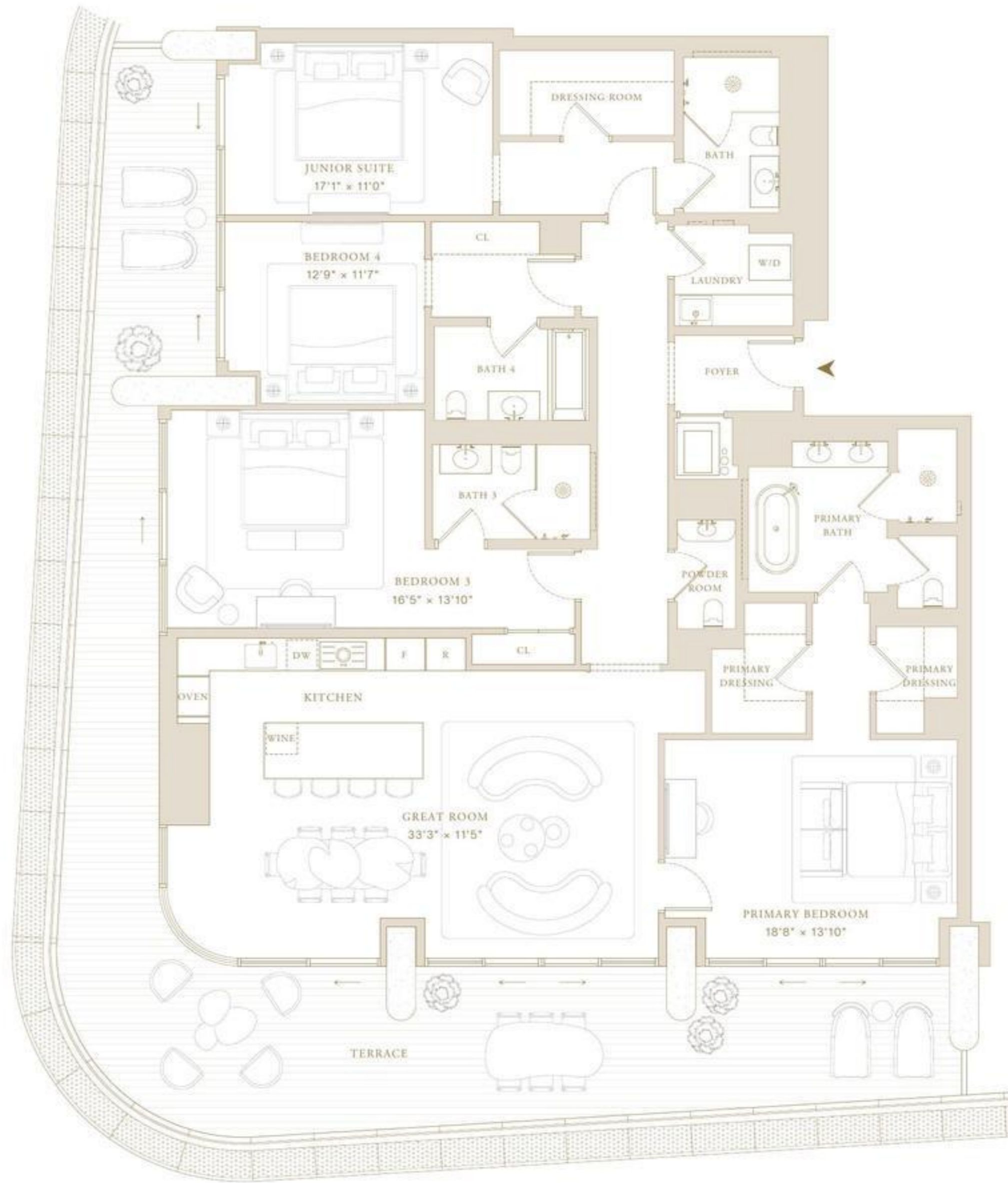
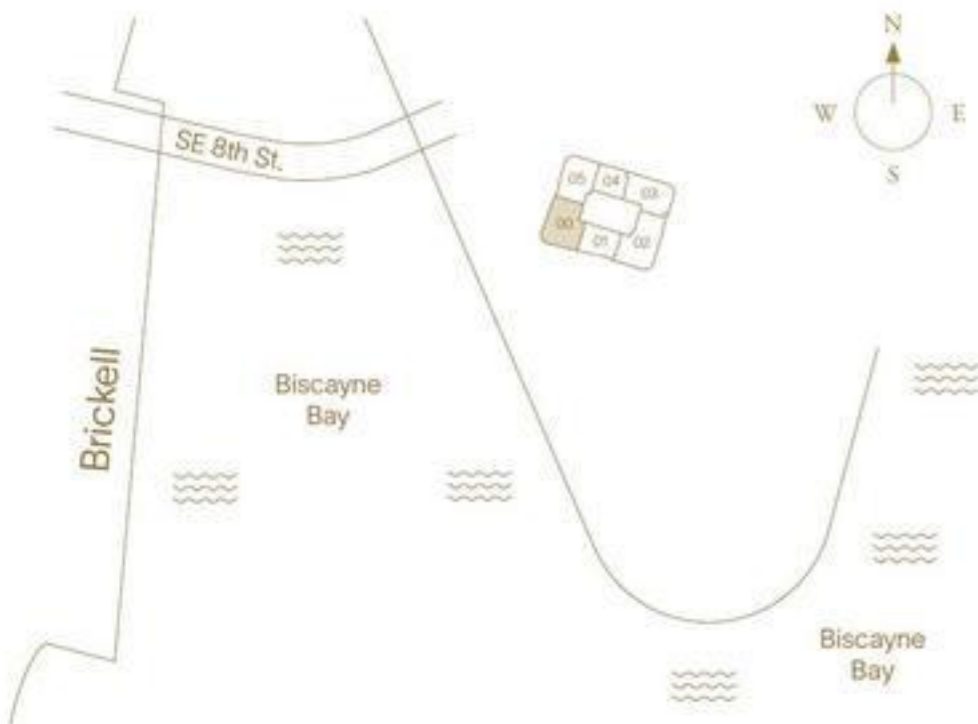
Level 30

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
2,697 SF (250 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath
Appointed Climate-Controlled Storage



 SWIRE PROPERTIES

 This project is being developed by CID T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection I

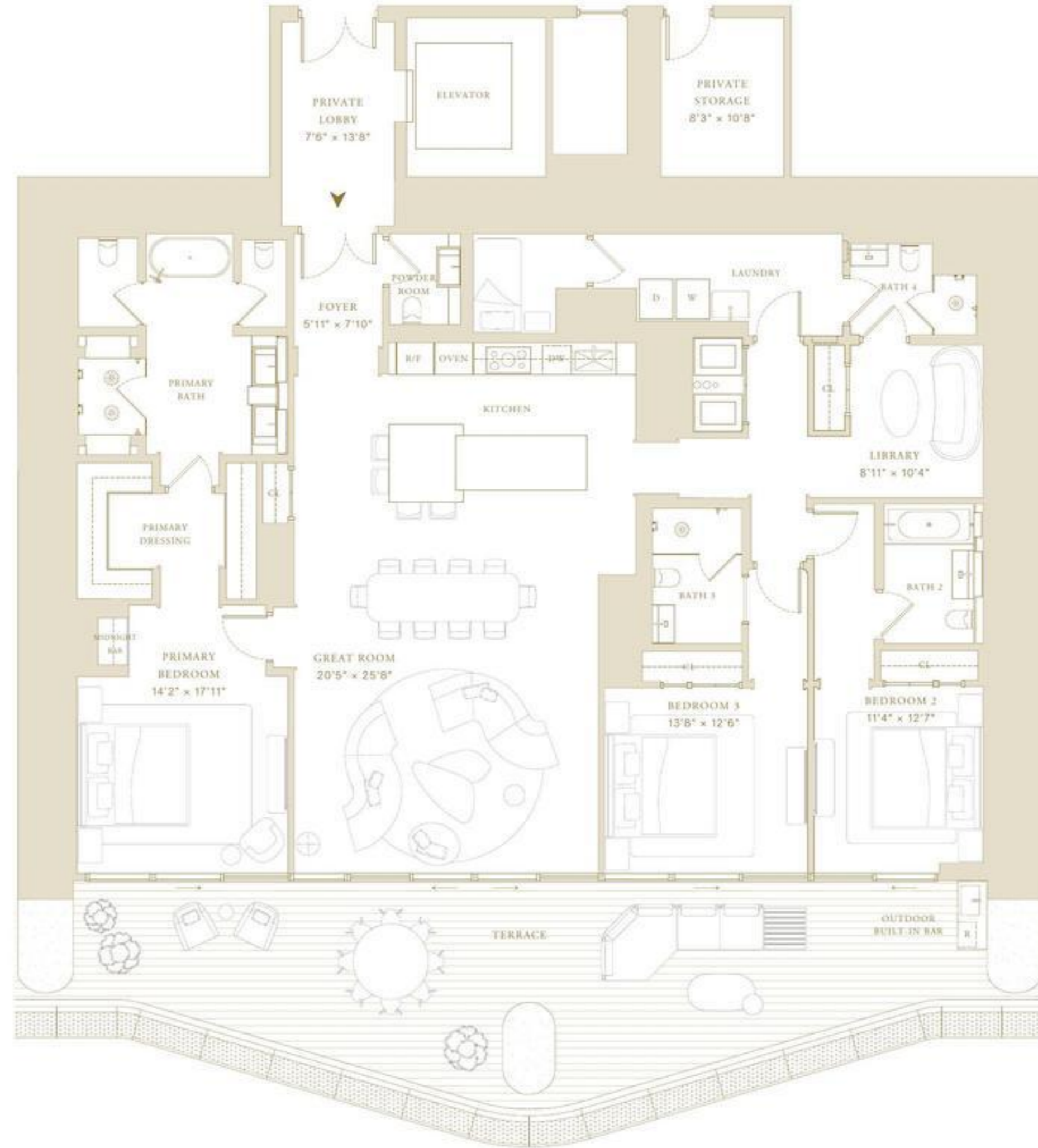
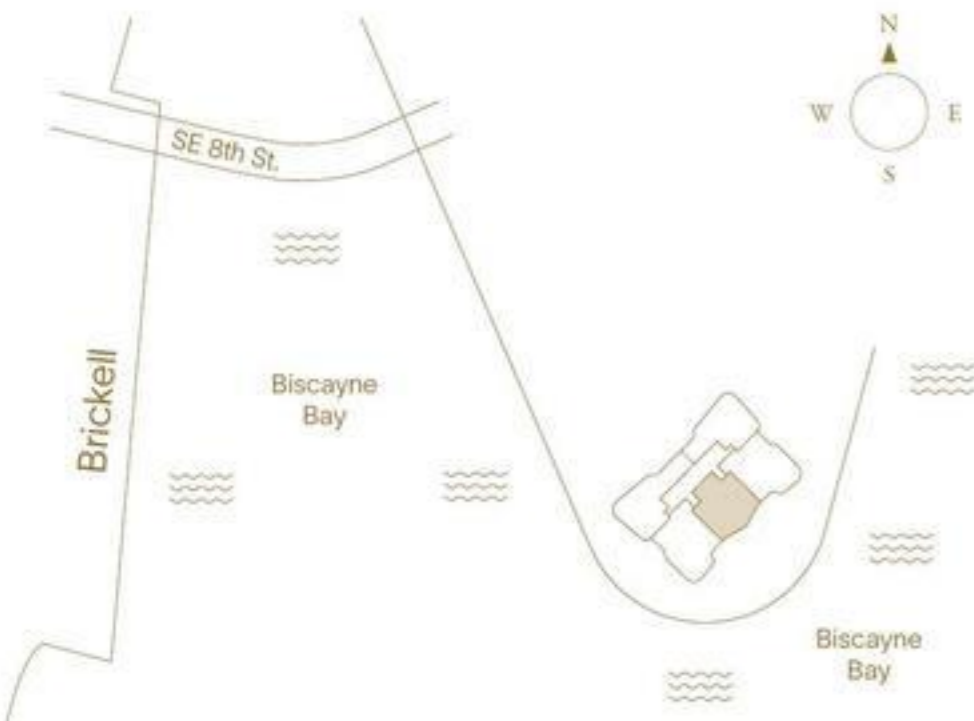
Residence 03

3 Bedrooms + Library
4 Bathrooms
Powder Room

Indoor Area
3,064 ft² (285 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Library
- Laundry Room
- En-suite Staff Quarters
- Private Storage Adjacent to Residence
- Expansive Terrace
- Outdoor Built-in Bar



 SWIRE PROPERTIES



This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of units in Isle of Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted work owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



North Tower—Private Residences

Residence 3001

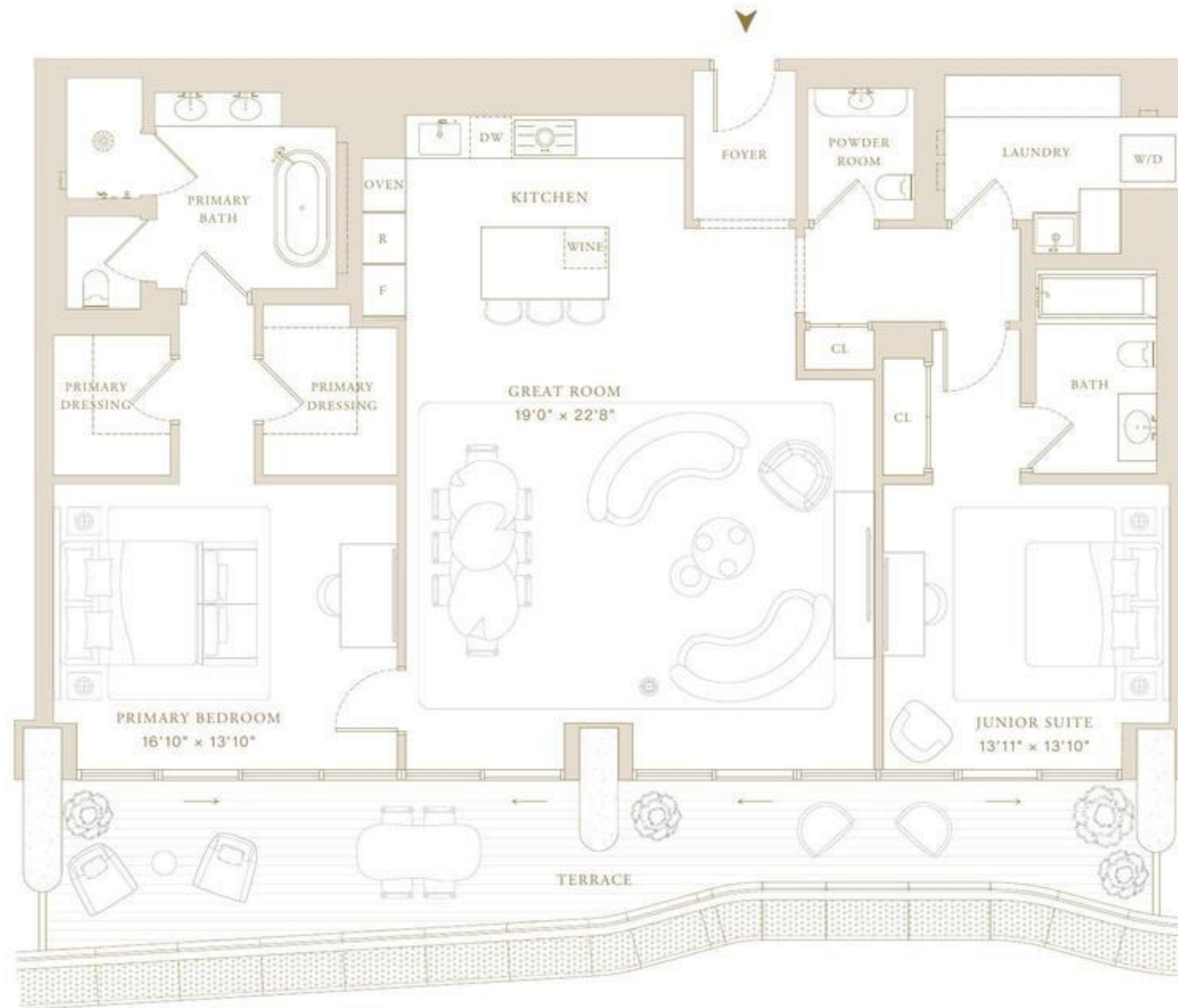
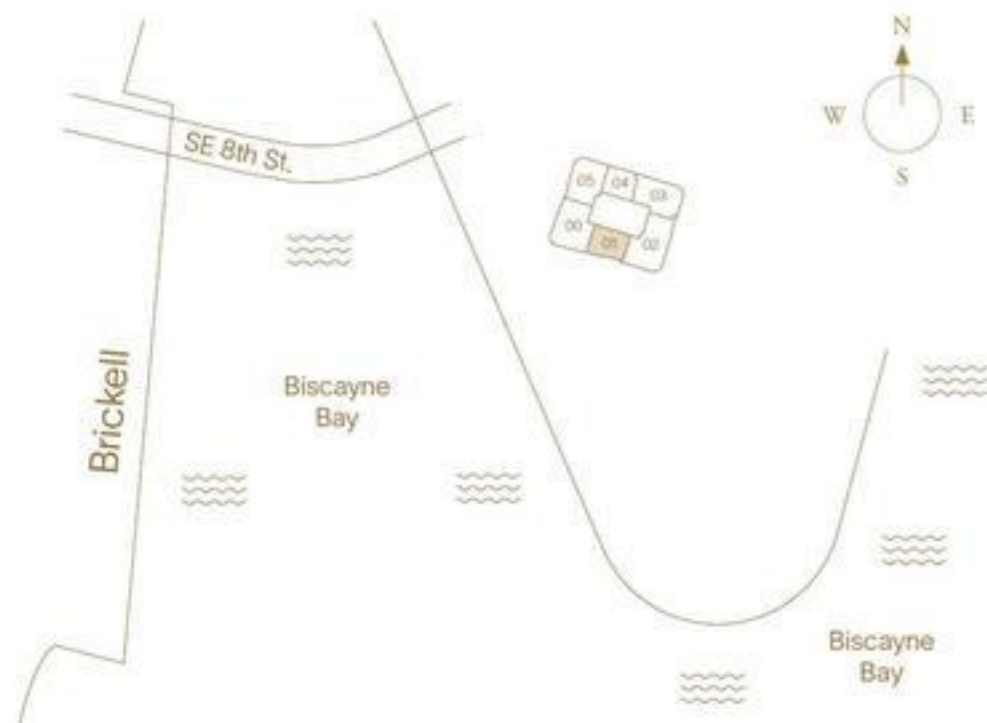
Level 30

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
1,919 SF (178 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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 sponsor 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. CRAL 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 3002

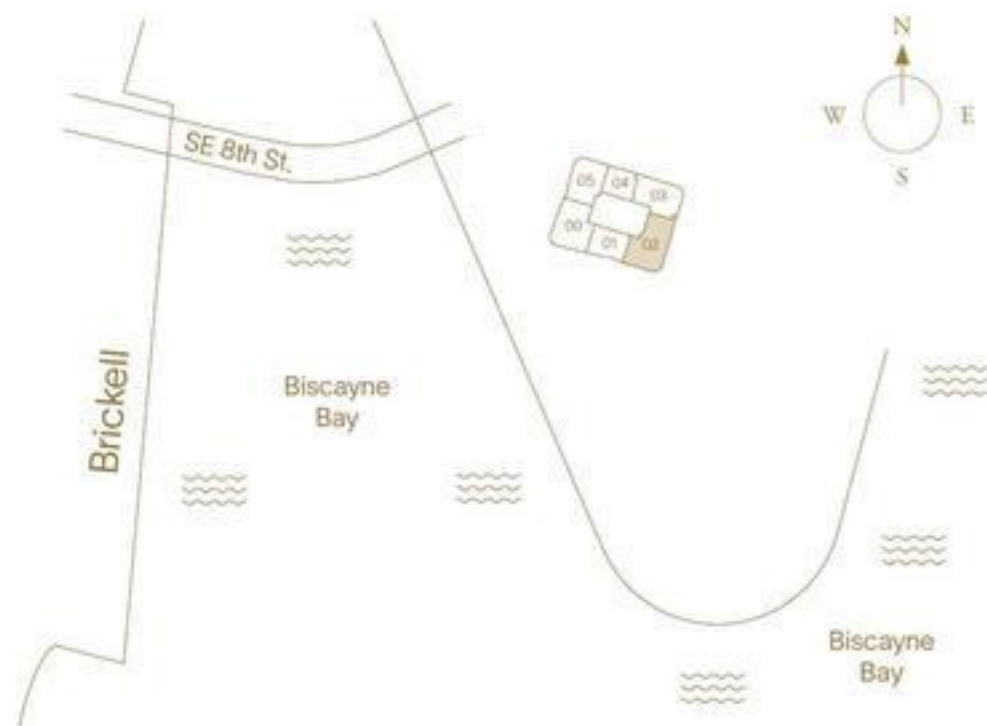
Level 30

4 Bedrooms
4 Bathrooms
Powder Room

Indoor Area
3,254 SF (302 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES

This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 3003

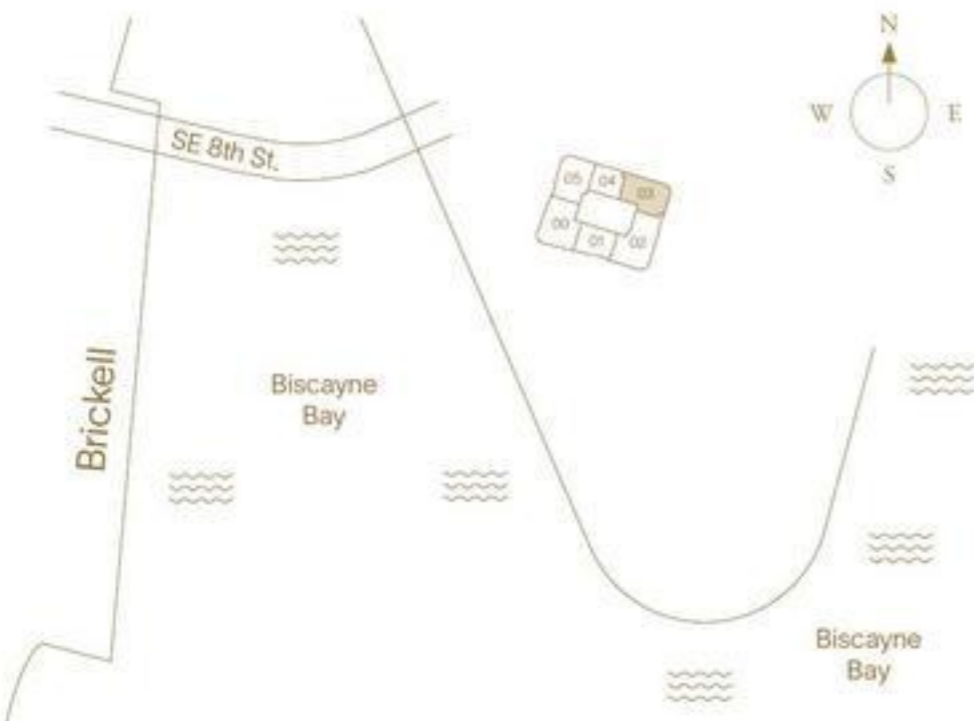
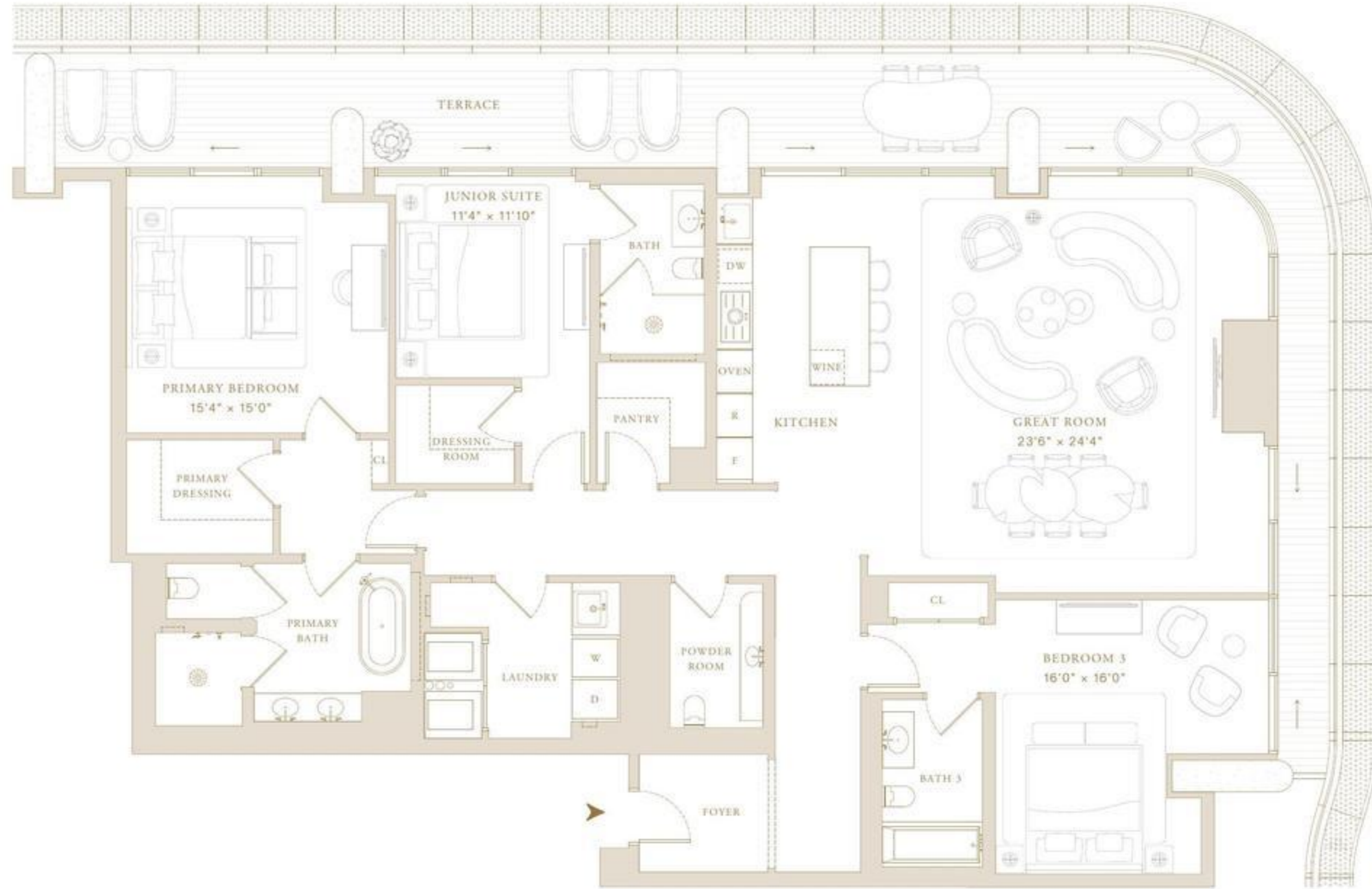
Level 30

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,541 SF (236 SM)

Features

- Dedicated Residential Lobby & Elevators
- Entry Foyer
- Up to 11-Foot Ceiling Heights
- Molteni&C Kitchen with Gaggenau Appliances
- Natural Stone Flooring
- Laundry Room
- Soaking Tub in Primary Bath
- Appointed Climate-Controlled Storage



SWIRE PROPERTIES

This project is being developed by OJD T2 Developer LLC, a Florida 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. **CRAVE 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.** In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 3004

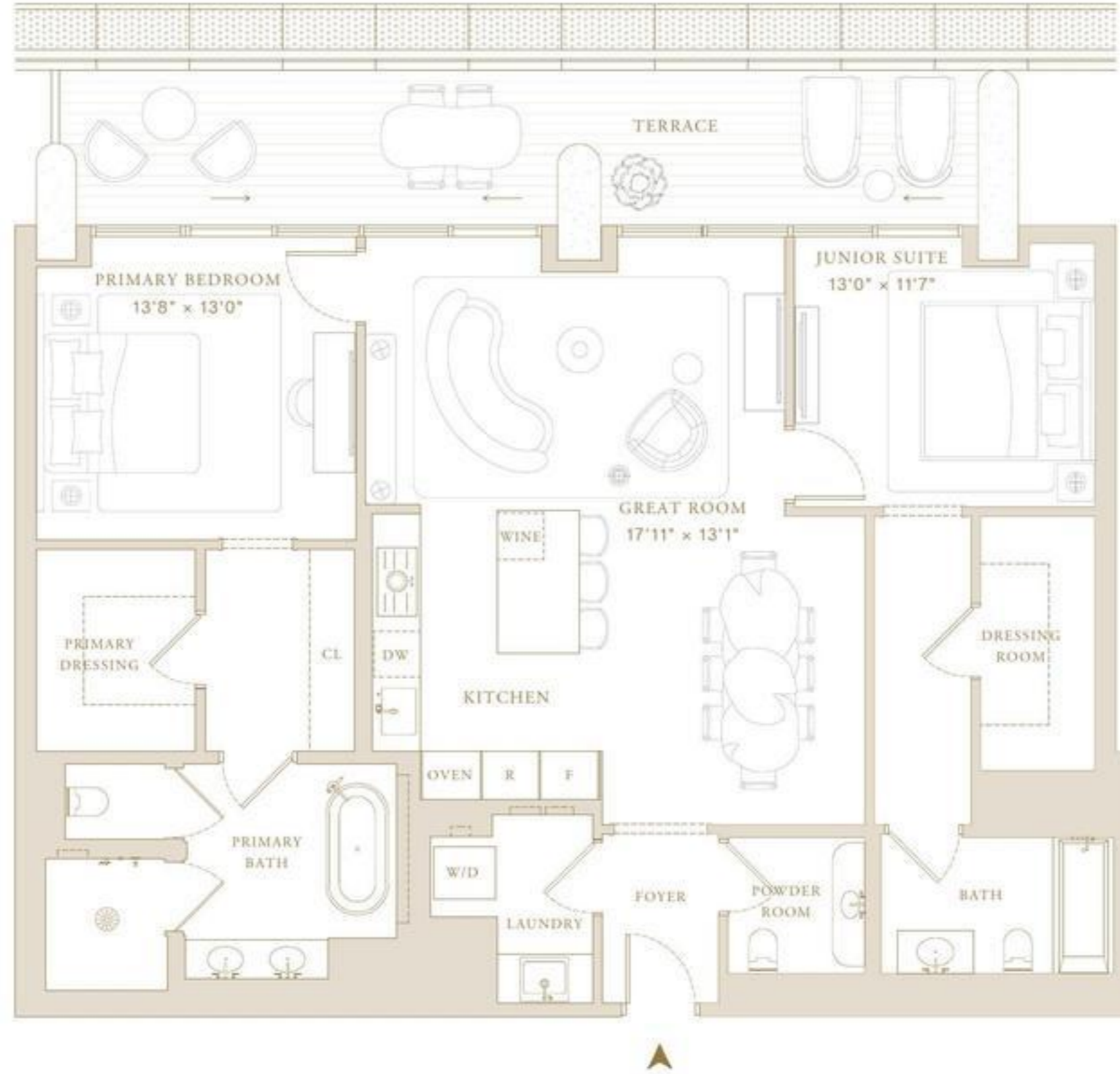
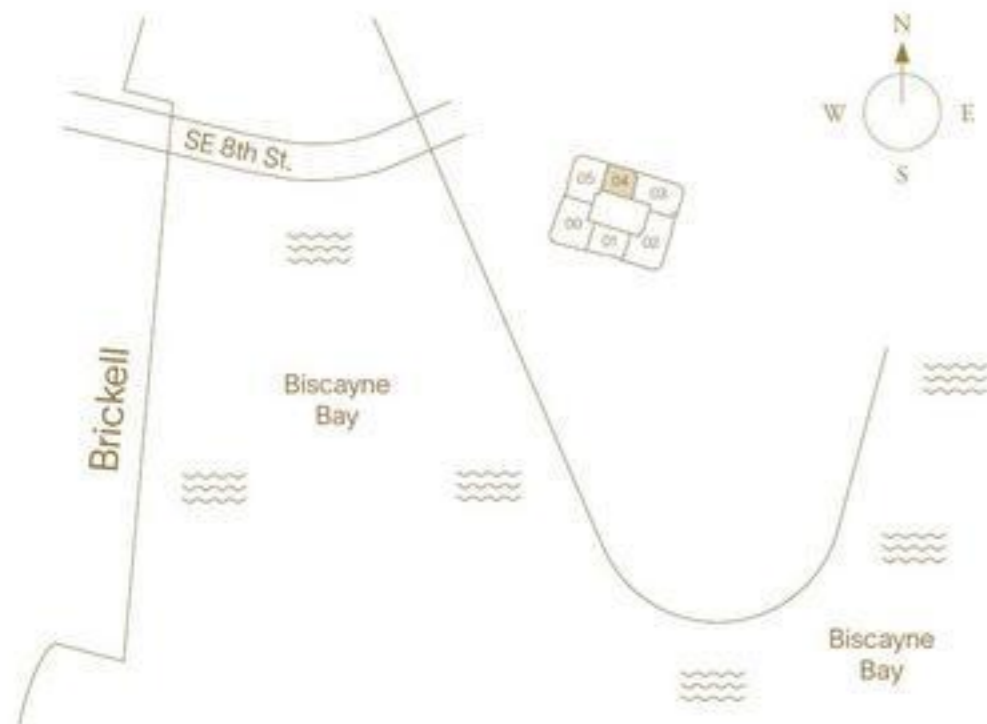
Level 30

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
1,577 SF (147 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath
Appointed Climate-Controlled Storage



 SWIRE PROPERTIES



This project is being developed by OJD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



North Tower—Private Residences

Residence 3005

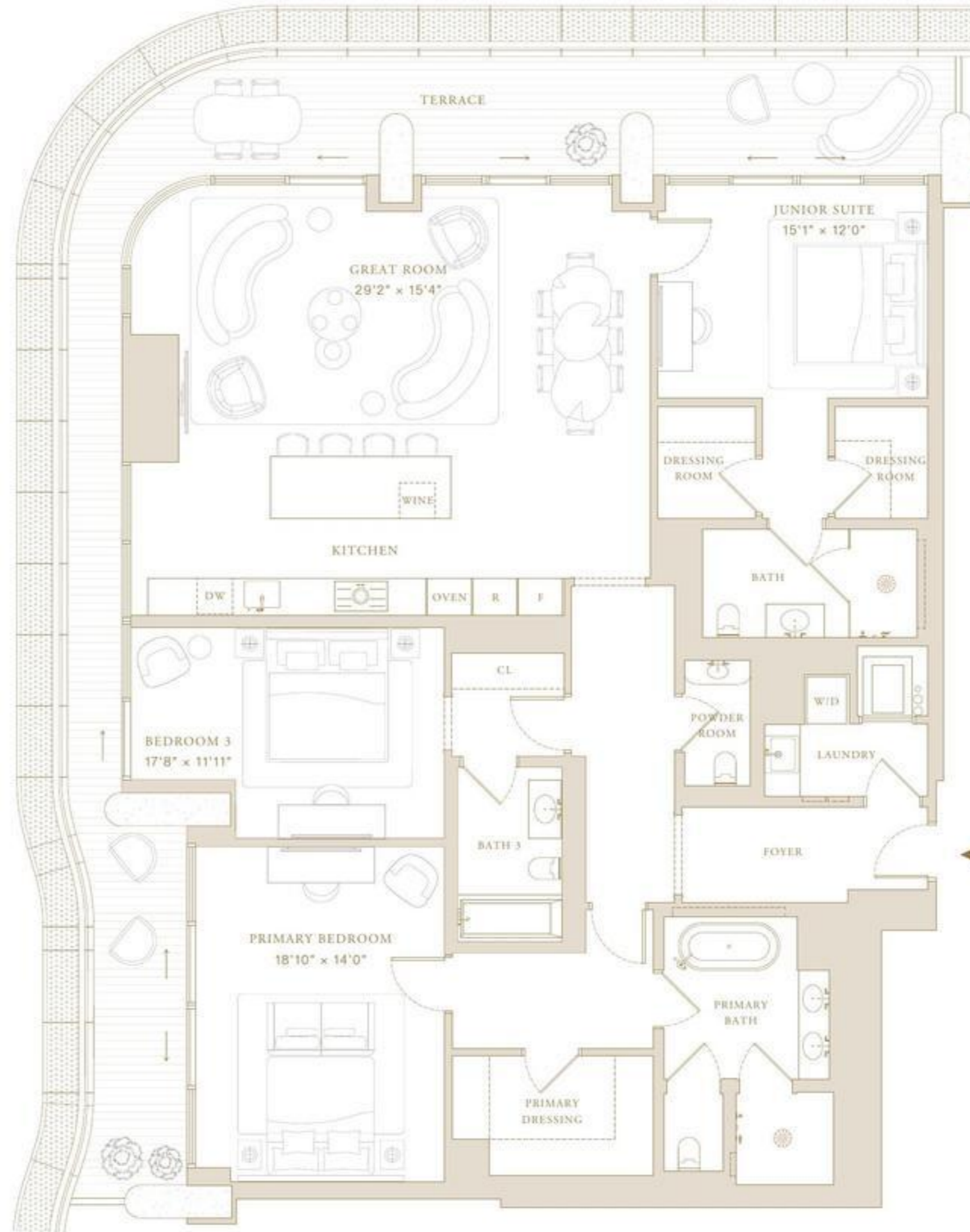
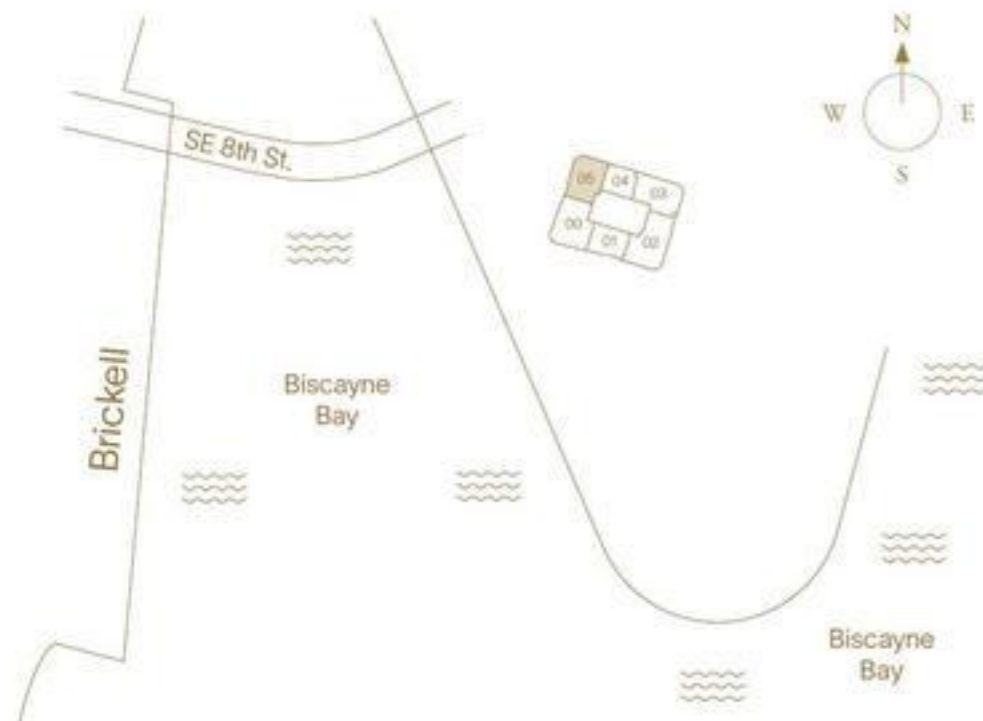
Level 30

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,463 SF (229 SM)

Features

Dedicated Residential Lobby & Elevators
Entry Foyer
Up to 11-Foot Ceiling Heights
Molteni&C Kitchen with Gaggenau Appliances
Natural Stone Flooring
Laundry Room
Soaking Tub in Primary Bath
Appointed Climate-Controlled Storage



 SWIRE PROPERTIES



This project is being developed by OGD T2 Developer LLC, a Florida 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. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. 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). All descriptions of furniture, appliances, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Furnishings are only included if and to the extent provided in your purchase agreement. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection I

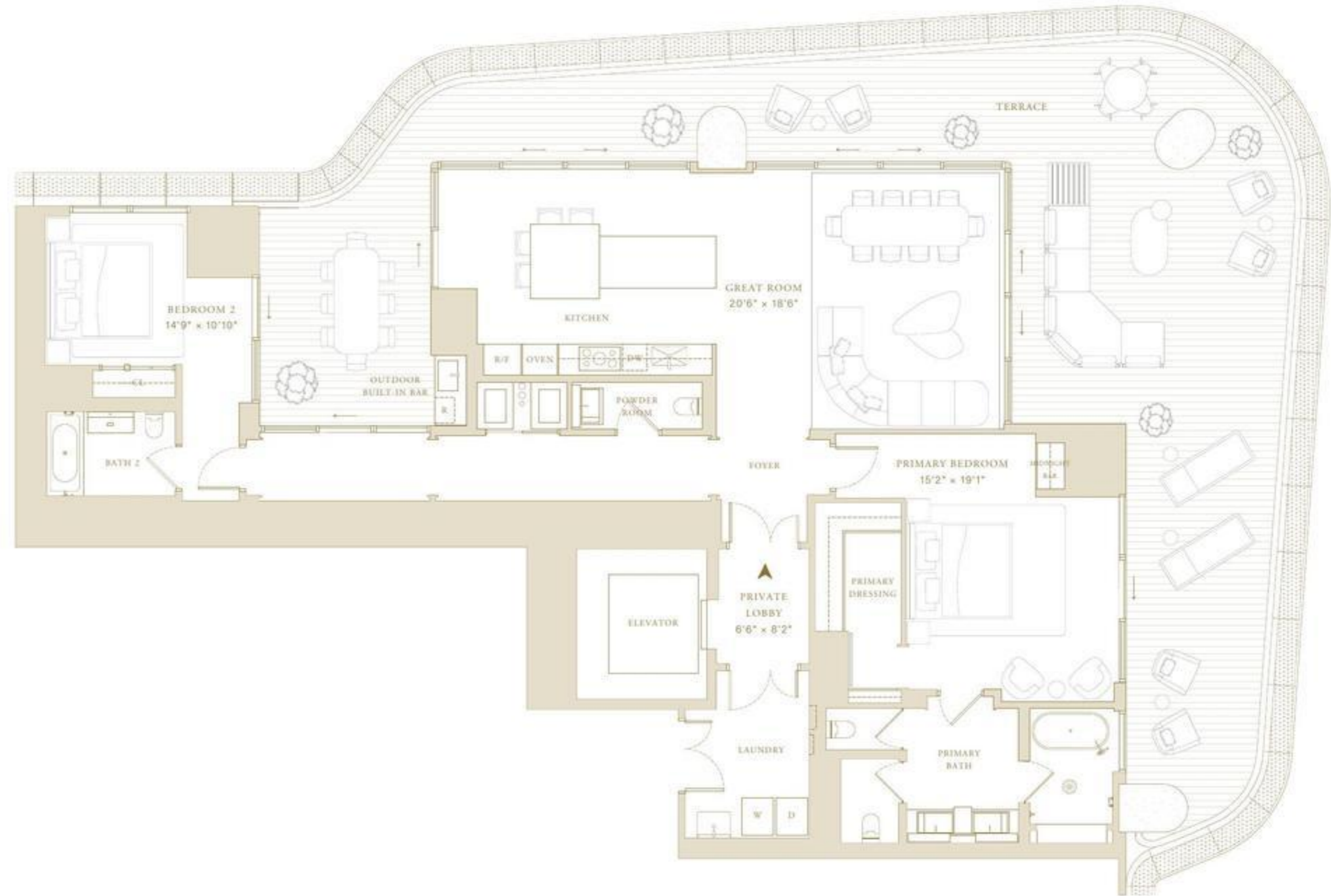
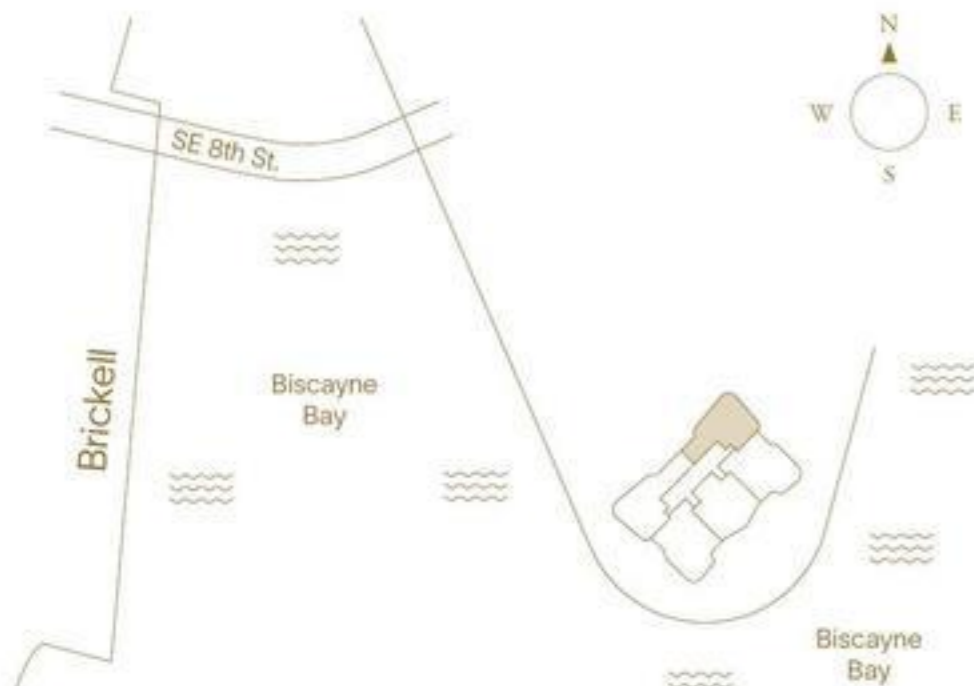
Residence 04

2 Bedrooms
2 Bathrooms
Powder Room

Indoor Area
2,333 ft² (217 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Laundry Room
- Private Storage on Level 47
- Expansive Terrace
- Outdoor Built-in Bar
- Courtyard Entertainment



SWIRE PROPERTIES



This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CFS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of units in Island Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "line" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection I

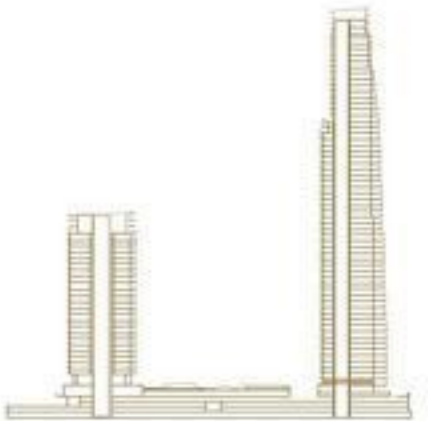
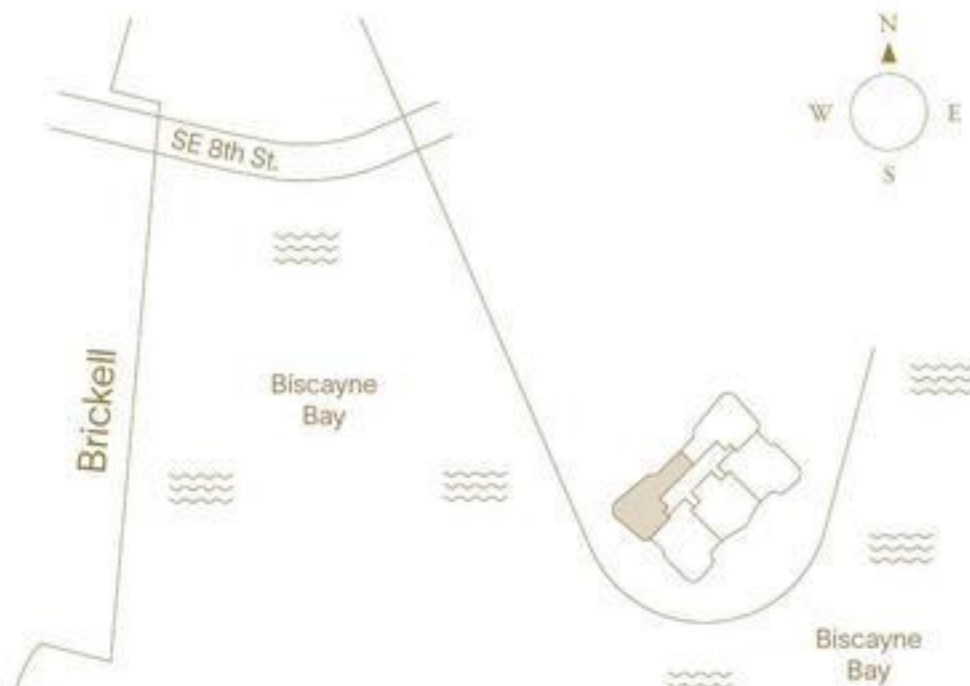
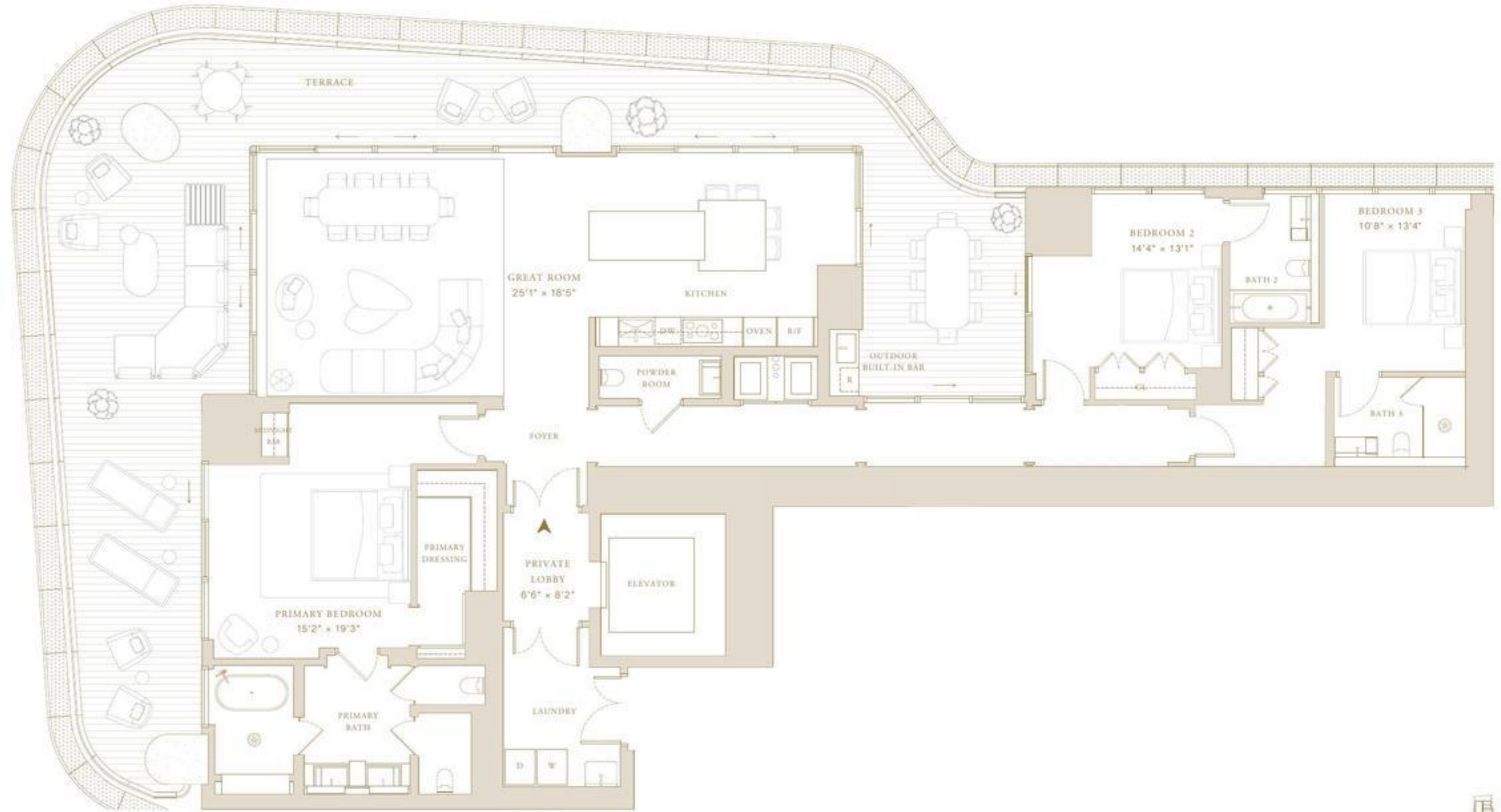
Residence 05

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,826 ft² (263 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Laundry Room
- Private Storage on Level 47
- Expansive Terrace
- Outdoor Built-in Bar
- Courtyard Entertainment



 SWIRE PROPERTIES

This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. These additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CPS-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1294-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection II

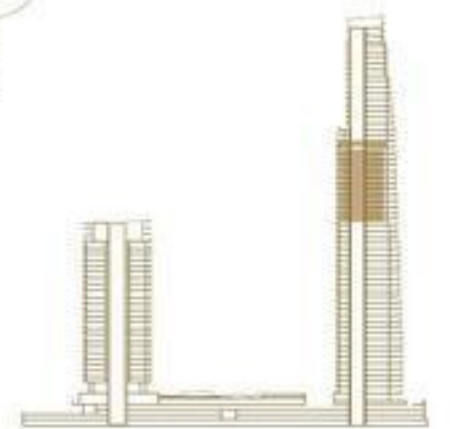
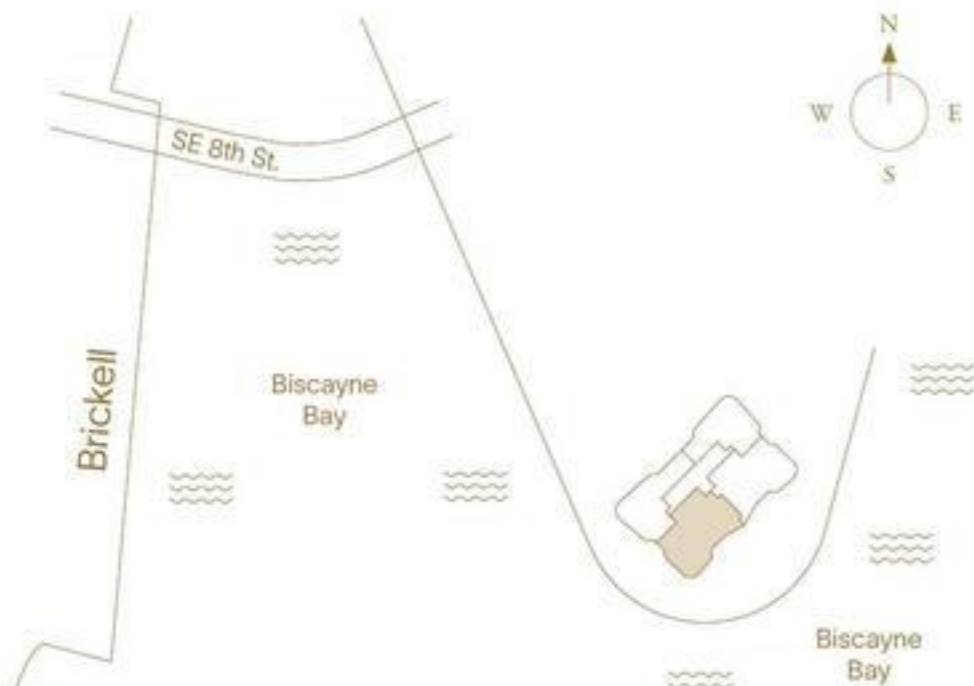
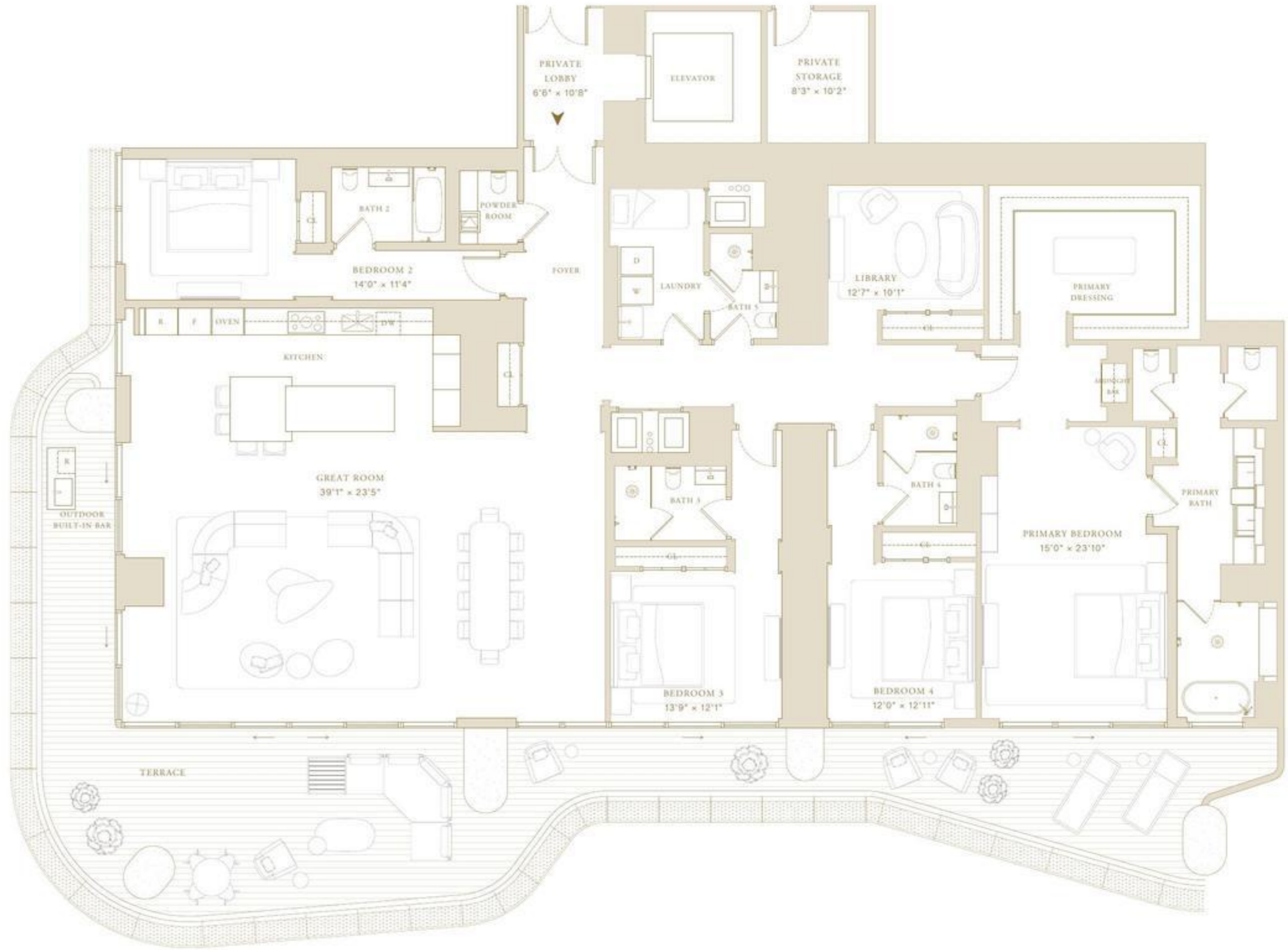
Residence 01

4 Bedrooms + Library
5 Bathrooms
Powder Room

Indoor Area
4,352 ft² (404 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Library
- Laundry Room
- En-suite Staff Quarters
- Private Storage Adjacent to Residence
- Expansive Terrace
- Outdoor Built-in Bar



 SWIRE PROPERTIES

This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isle of Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted work owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



South Tower—Collection II

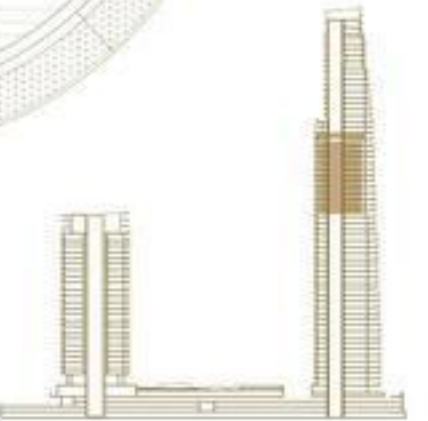
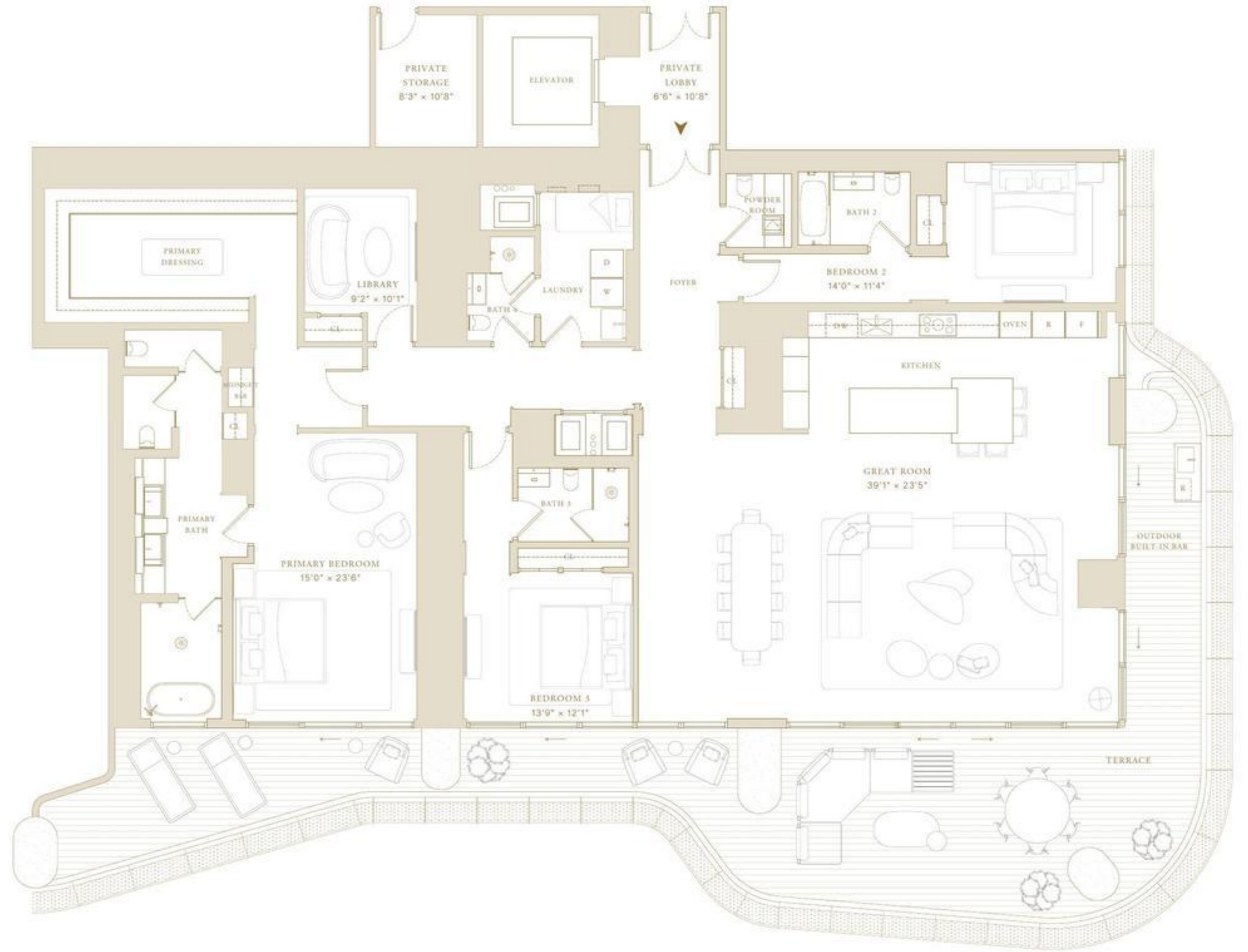
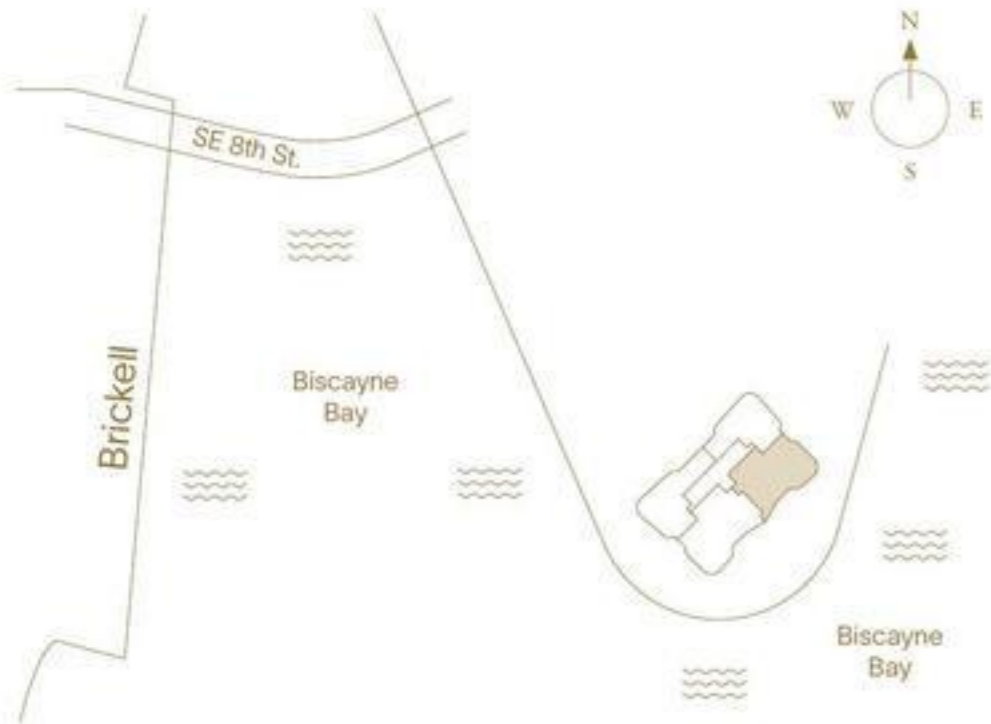
Residence 02

3 Bedrooms + Library
4 Bathrooms
Powder Room

Indoor Area
3,959 ft² (368 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Library
- Laundry Room
- En-suite Staff Quarters
- Private Storage Adjacent to Residence
- Expansive Terrace
- Outdoor Built-in Bar



SWIRE PROPERTIES

This project is being developed by affiliates of OED T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Supervisors F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



South Tower—Collection II

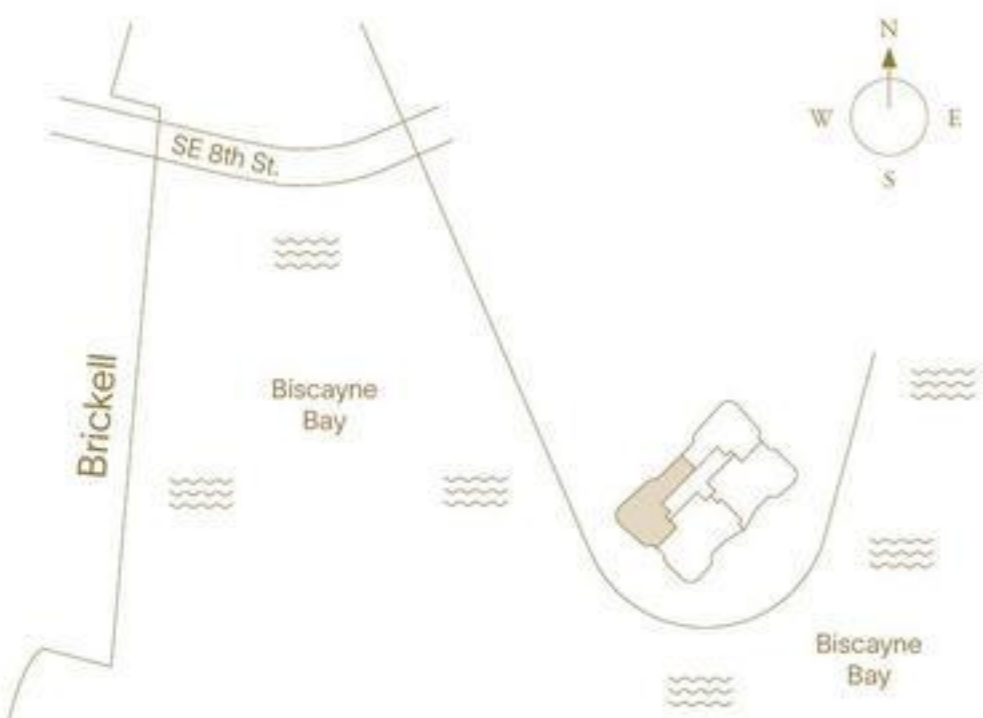
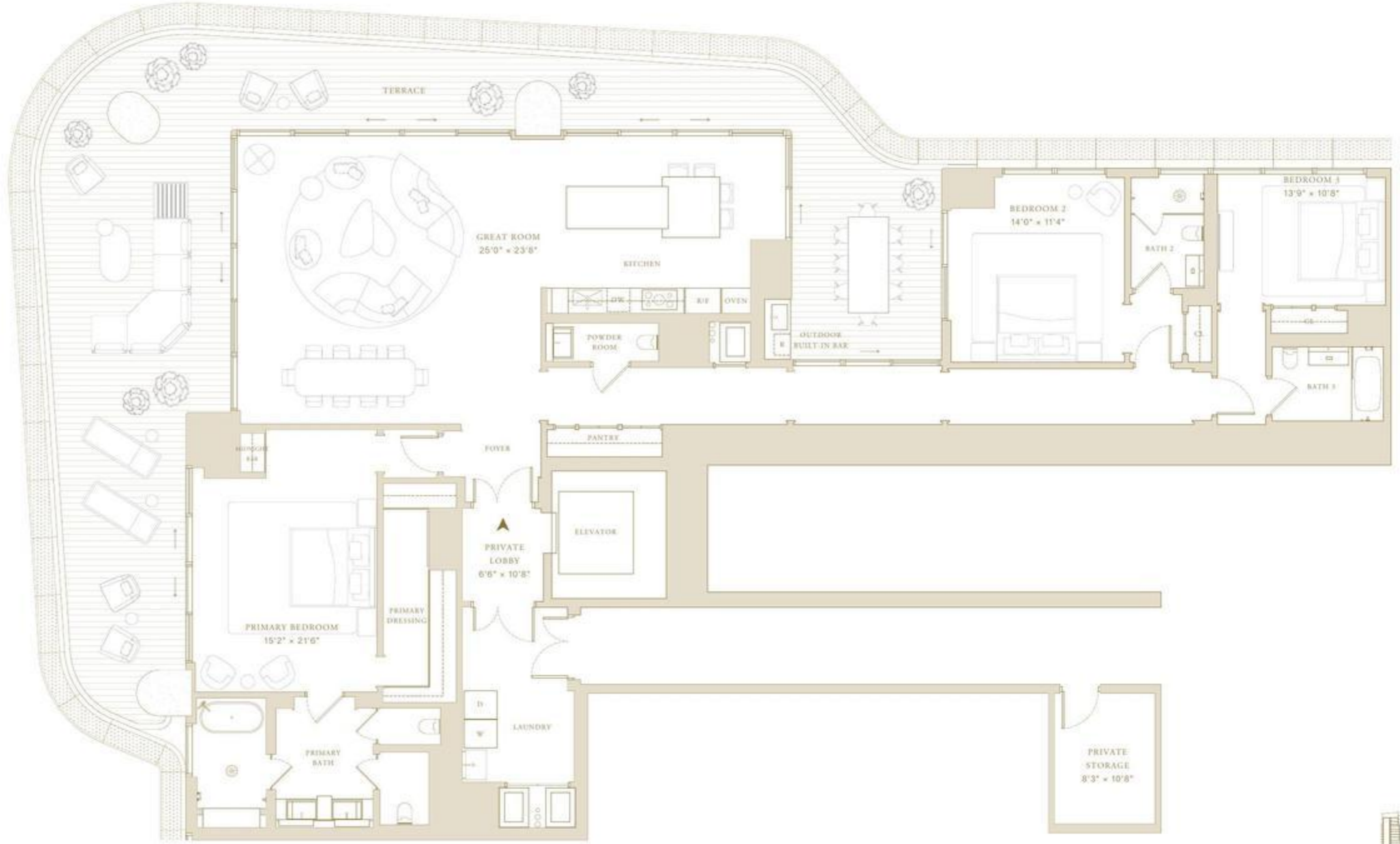
Residence 03

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
3,122 ft² (290 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Private Storage Adjacent to Residence
- Laundry Room
- Expansive Terrace
- Outdoor Built-in Bar
- Courtyard Entertainment



 SWIRE PROPERTIES

This project is being developed by affiliates of OED T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFICER. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isle of Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.



THE RESIDENCES
MANDARIN ORIENTAL
MIAMI

South Tower—Collection II

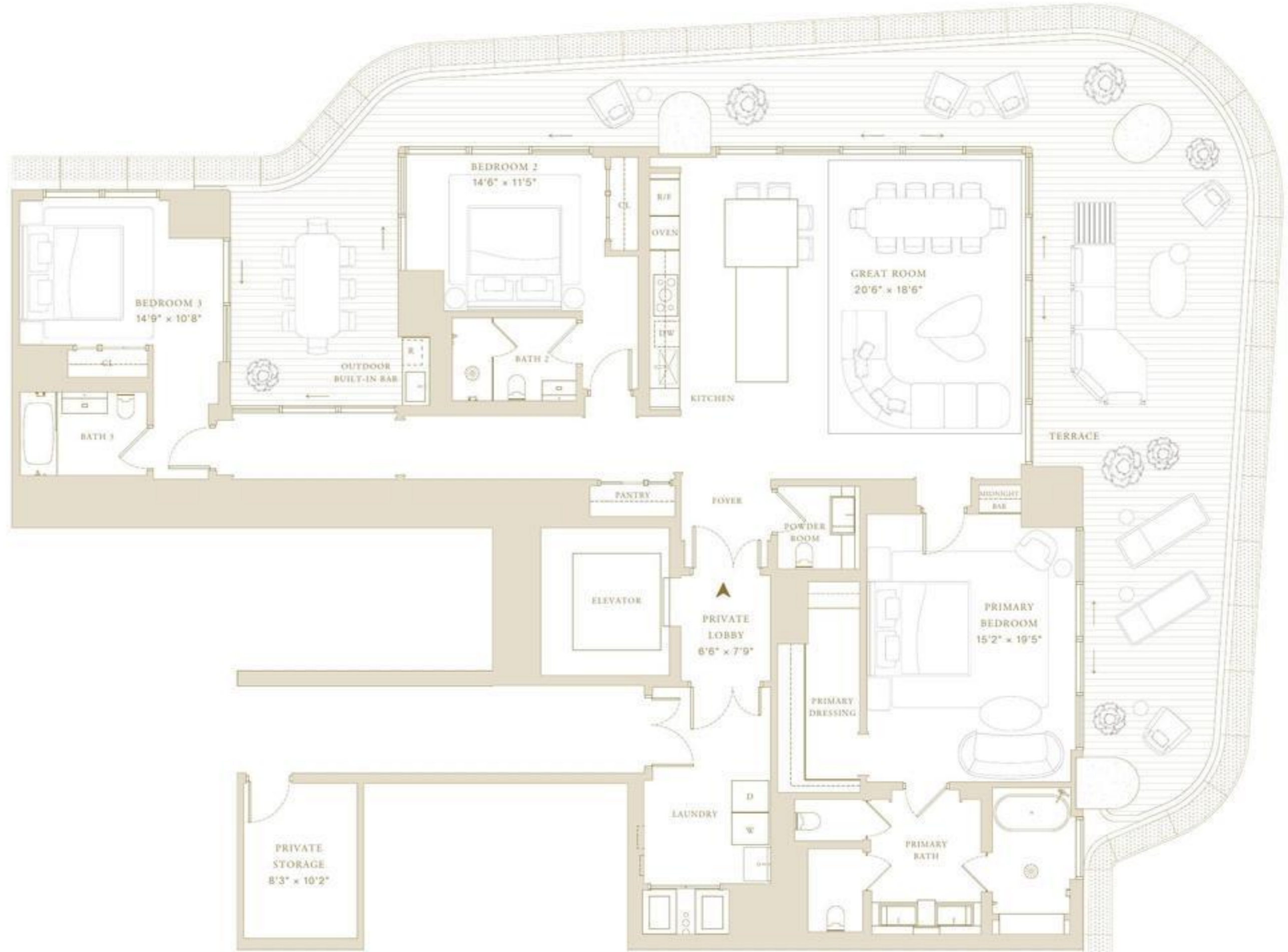
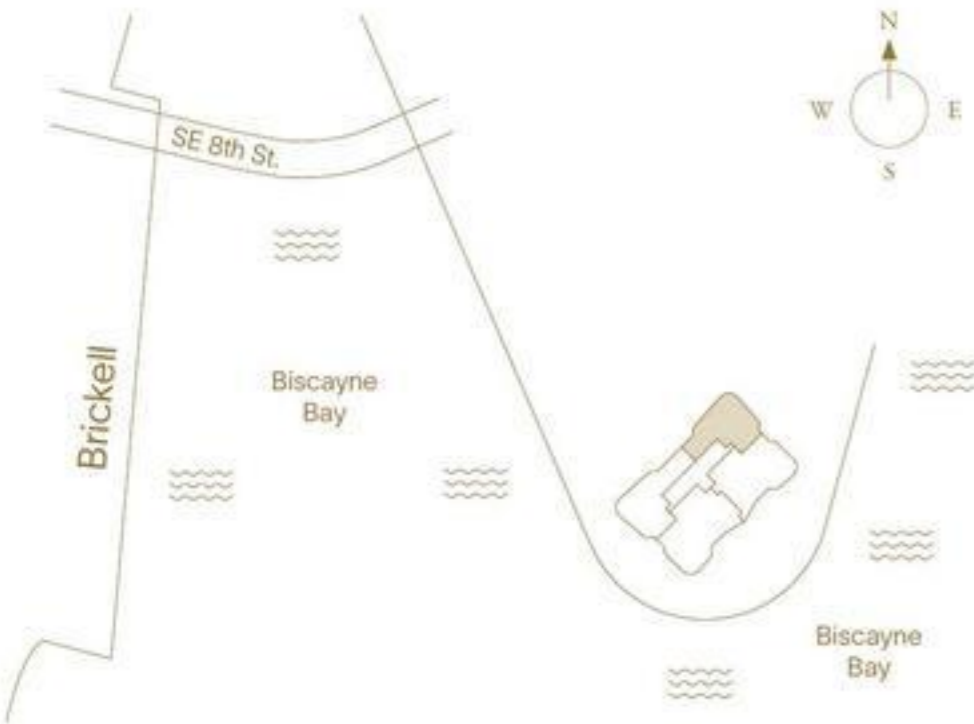
Residence 04

3 Bedrooms
3 Bathrooms
Powder Room

Indoor Area
2,642 ft² (245 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Midnight Bar
- Private Storage Adjacent to Residence
- Laundry Room
- Expansive Terrace
- Outdoor Built-in Bar
- Courtyard Entertainment



SWIRE PROPERTIES



This project is being developed by affiliates of OJD T1 Developer LLC, a Florida 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. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. 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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFICER. FILE NO. CP24-0248. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Isle of Drive South Condominiums, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1234-01-01. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "lot" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.