The World of Mandarin Oriental

MANDARIN ORIENTAL

THE RESIDENCES

MIAMI

The World of Mandarin Oriental
05

Global Destinations
09

The Residences at Mandarin Oriental, Miami

The World of Mandarin Oriental

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts, and residences. For more than 60 years, the group has grown from its original flagship properties in Asia to include destinations around the world.

With a commitment to being the best global luxury hotel group and an innovative leader in the luxury hospitality industry, Mandarin Oriental makes it their mission to be Fans of the Exceptional, every day, everywhere.

Owning a home at The Residences at Mandarin Oriental, Miami affords you special status and privileges at the brand's portfolio of luxury properties. We invite you to explore the World of Mandarin Oriental.

A Global Brand

Mandarin Oriental Hotel Group is renowned for delivering excellence in these brand-defining pillars.

DESIGN AND CRAFTSMANSHIP

Offering a unique mix of 21st century luxury and Oriental charm, Mandarin Oriental works with some of the most respected architects and designers in the world to create a collection of inspiring properties that are truly in harmony with their setting.

CULINARY EXCELLENCE

Mandarin Oriental hotels are renowned for their innovative restaurants and bars. Exceptional chefs include a host of internationally acclaimed epicures and local rising stars. The Michelin Guide consistently awards the Group's restaurants globally, which reflects its passion for gourmet food and innovative dining.

EXCEPTIONAL EXPERIENCES

Mandarin Oriental crafts distinctive, curated experiences and cultural journeys that truly immerse guests in the destination. The brand redefines hospitality by offering experiences that go beyond the ordinary. For those who crave a deeper cultural immersion, Mandarin Oriental provides exclusive access to local attractions and insider knowledge, allowing guests to delve into the vibrant heart of each destination.

HOLISTIC WELLNESS

With more Forbes Five-Star spas than any other hotel group in the world, the award-winning Spas at Mandarin Oriental are havens for rejuvenation and discovery. Sophisticated spa products and treatment rituals offer a complete holistic journey that goes well beyond simply delivering massages to tired bodies. Other wellness disciplines include personal fitness training, nutrition counseling, yoga, tai chi, meditation, beauty and relaxation therapies, as well as heat and water experiences.

LEGENDARY SERVICE

Discreet and flawless service underpins Mandarin Oriental's mission to exceed guest and homeowner expectations on a daily basis. The Group's legendary service is delivered by more than 15,000 dedicated colleagues around the world who are acknowledged as the Group's most important resource.

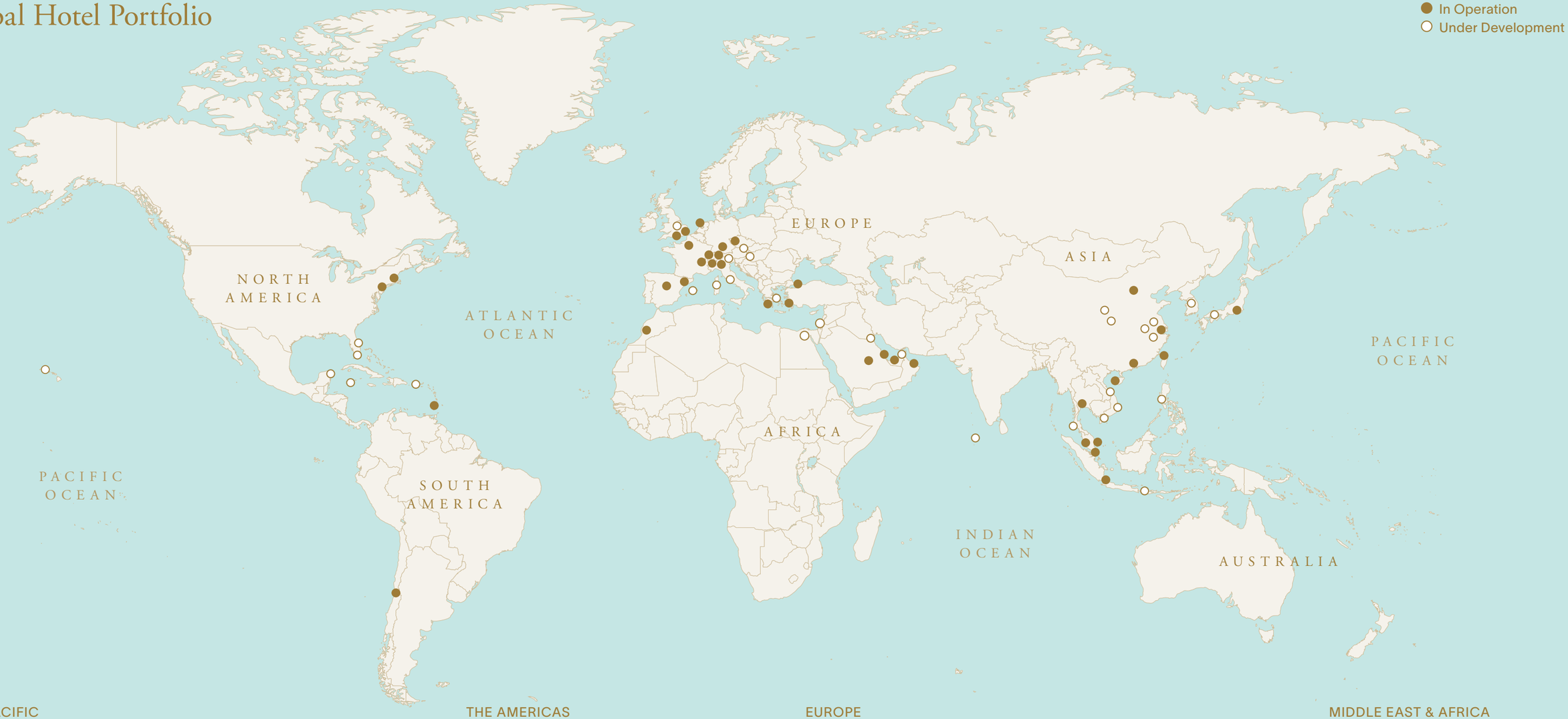
Deesa restaurant, Mandarin Oriental Ritz, Madrid

Global Destinations

Mandarin Oriental's acclaimed collection of luxury hotels and resorts awaits you. Located in the world's most prestigious destinations, Mandarin Oriental welcomes you with legendary service and 21st-century luxury that is steeped in the values of its dual Asian heritage.

Mandarin Oriental Wangfujing, Beijing

Global Hotel Portfolio



ASIA-PACIFIC

- ○ Bai Nom
- ● Bangkok
- ○ Bali
- ● Beijing—Qianmen
- ● Beijing—Wangfujing
- ○ Chengdu—Tianfu
- ○ Da Nang
- ● Desaru Coast—The Sirēya
- ● Guangzhou
- ○ Hangzhou
- ● Hong Kong—Mandarin Oriental
- ● Hong Kong—The Landmark
- ● Jakarta
- ● Kuala Lumpur
- ● Macau
- ○ Maldives
- ○ Manila
- ○ Nanjing
- ○ Phuket
- ○ Saigon
- ● Sanya
- ○ Setouchi
- ○ Seoul
- ● Shanghai—Pudong
- ● Shenzhen
- ● Singapore
- ○ Suzhou
- ● Taipei
- ● Tokyo
- ○ Xi'an

THE AMERICAS

- ○ Boca Raton
- ● Boston
- ● Canouan
- ○ Grand Cayman
- ○ Honolulu
- ○ Puerto Rico
- ○ Miami
- ● New York
- ● Santiago
- ○ Riviera Maya—Kanai

EUROPE

- ○ Athens
- ● Amsterdam—Conservatorium
- ● Barcelona
- ● Bodrum
- ○ Budapest
- ○ Cortina
- ● Costa Navarino
- ● Geneva
- ● Istanbul—Bosphorus
- ● Lake Como
- ○ London—Bankside Yards
- ● London—Hyde Park
- ● London—Mayfair
- ● Lucerne
- ● Madrid
- ○ Mallorca
- ● Milan
- ● Munich
- ● Paris
- ● Paris—Lutetia
- ○ Porto Cervo
- ● Prague
- ○ Rome
- ○ Vienna
- ● Zurich

MIDDLE EAST & AFRICA

- ● Abu Dhabi
- ○ Cairo
- ● Doha
- ● Dubai—Jumeira Beach
- ○ Dubai—Downtown
- ○ Dubai— Jumeirah Golf Estates
- ○ Kuwait
- ● Marrakech
- ● Muscat
- ● Riyadh
- ○ Tel Aviv

Global portfolio as of Summer 2025

Asia-Pacific



Bangkok

For nearly 150 years, discerning travelers have sought out this legendary hotel on the majestic Chao Phraya River. Following the largest renovation in its history, the Grand Dame of Bangkok has once again taken its place as one of the greatest hotels in the world.



48 Oriental Avenue, Bangkok 10500, Thailand
Tel: +66 (0) 2 659 9000
Email: mobkk-reservations@mohg.com
mandarinoriental.com/bangkok

Beijing, Qianmen

Mandarin Oriental Qianmen, Beijing's exquisite hutong courtyard houses are unique in the capital and represent the pinnacle of Chinese hospitality. Expansive, elegant and offering every comfort, they reflect the finest elements of Chinese culture.



No.1 Caochang Alley 10, Dongcheng District,100005, Beijing, China
Tel: +86 10 8592 8888
Email: moqnm-reservations@mohg.com
mandarinoriental.com/beijing/qianmen



Beijing, Wangfujing

With a rooftop terrace overlooking the Forbidden City, the property features stylish restaurants, an elegant bar, an exquisite cake shop, and legendary Mandarin Oriental service. Both the hotel and spa boast Five-Star ratings from Forbes Travel Guide.





No. 269 Wangfujing Street, 100006 Beijing, China
Tel: +86 (10) 8509 8888
Email: mowfj-reservations@mohg.com
mandarinoriental.com/beijing

Desaru Coast, The Sirēya

With 44 thoughtfully designed suites and a private villa, complemented by a Beach Club and distinctive dining and wellness experiences, the resort invites moments of stillness, connection, and spirited discovery. Surrounded by nature's abundance and shaped by Malaysian culture, The Sirēya offers a soulful escape where tranquility and vibrancy coexist in perfect harmony.



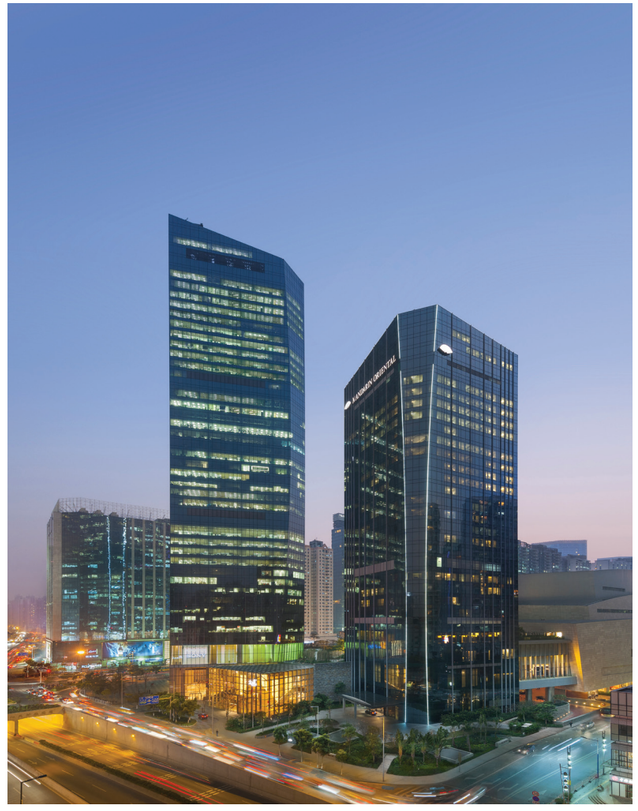
Persiaran Damai, Desaru Coast, Bandar Penawar, Johor
Darul Ta'zim, 81930, Malaysia
Tel: +60 7 878 3400
Email: modes-reservations@mohg.com
mandarinoriental.com/desaru-coast/the-sireya





Guangzhou

Providing dramatic views of the glittering skyline, the hotel boasts a stunning setting with spacious accommodations in one of the city's most dynamic neighborhoods.



389 Tianhe Road, Tianhe District, Guangzhou 510620, China
Tel: +86 (20) 3808 8888
Email: mogzh-reservations@mohg.com
mandarinoriental.com/guangzhou

Hong Kong, Mandarin Oriental

Celebrating 60 years, our iconic flagship hotel has delighted guests with its Oriental heritage, award-winning service, five-star luxury, and impressive facilities.



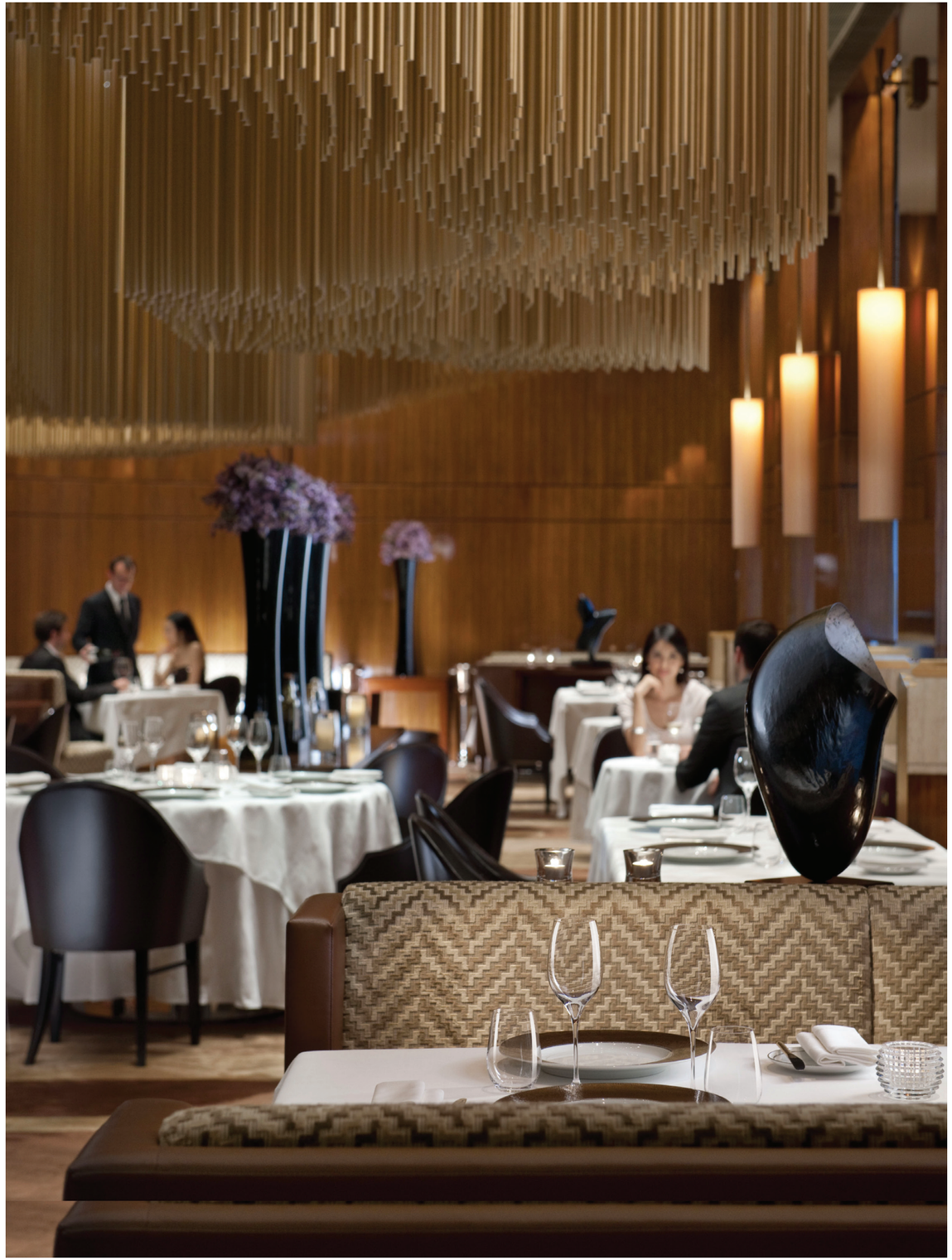
5 Connaught Road Central, Hong Kong
Tel: +852 2522 0111
Email: mohkg-reservations@mohg.com
mandarinoriental.com/hongkong



Hong Kong, The Landmark

A deserved reputation as one of the world's finest contemporary luxury hotels, with a host of international awards, the property offers exceptionally spacious and stylish rooms featuring spectacular residential design.





The Landmark, 15 Queen's Road Central, Hong Kong
Tel: +852 2132 0188
Email: lmhkg-reservations@mohg.com
mandarinoriental.com/landmark

Jakarta

This is the city's most luxurious, contemporary hotel, perfectly situated in the heart of Jakarta's financial, diplomatic, and shopping district. An oasis of tranquility, the property combines the richness of Indonesian culture with unparalleled service.



Jalan MH Thamrin, PO Box 3392, Jakarta 10310, Indonesia
Tel: +62 (21) 2993 8888
Email: mojkt-reservations@mohg.com
mandarinoriental.com/jakarta





Kuala Lumpur

Next to the world-famous Petronas Twin Towers and overlooking the lush gardens of KLCC Park, the hotel features elegant accommodation, award-winning restaurants, an outstanding spa, and impeccable service.



Kuala Lumpur City Centre, 50088 Kuala Lumpur, Malaysia
Tel: +60 (3) 2380 8888
Email: mokul-reservations@mohg.com
mandarinorientalcom/kualalumpur

Macau

At the heart of the prestigious Macau waterfront, with stunning views of Nam Van Lake, the Macau Tower, and the South China Sea, the non-gaming lakeside urban retreat sets new standards of luxury in Macau.



N.945, Avenida Dr. Sun Yat Sen Macau, China
Tel: +853 8805 8888
Email: momac-reservations@mohg.com
mandarinorientalcom/macau



Sanya

The hotel is located on China's only tropical island, enjoying year-round sunshine and warmth plus unobstructed views of the South China Sea. Lush green hills, a secluded beach, and outstanding leisure, sports, and spa facilities create the perfect retreat.





12 Yuhai Road, Sanya 572000, Hainan, China
Tel: +86 (898) 8820 9999
Email: mosan-reservations@mohg.com
mandarinoriental.com/sanya

Shanghai

A spectacular fixture on the city's dramatic skyline, the property defines luxury waterfront living. With an unrivalled location, legendary service, and world-class facilities, the hotel is Shanghai's most desirable address for business and leisure travelers.



111 Pudong Road (S), Pudong, Shanghai 200120, China
Tel: +86 (21) 2082 9888
Email: mopud-reservations@mohg.com
mandarinoriental.com/shanghai





Shenzhen

Supremely situated in Shenzhen, the hotel has spectacular views of Lotus Hill Park, the city, Shenzhen Bay, and beyond. The luxurious rooms and suites are contemporary and spacious while the upper floors feature enticing restaurants and bars, unique event spaces, and a signature spa.



UpperHills Block A, No. 5001 Huanggang Road,
Futian, Shenzhen, Guangdong, China 518036
Tel: +86 (755) 8802 6888
Email: moszn-reservations@mohg.com
mandarinoriental.com/shenzhen

Singapore

This hotel delivers a truly unique hospitality experience that embodies what it means to be Exceptionally Singapore. Shaped like our iconic fan, the property overlooks the city's famous Marina Bay landmark.

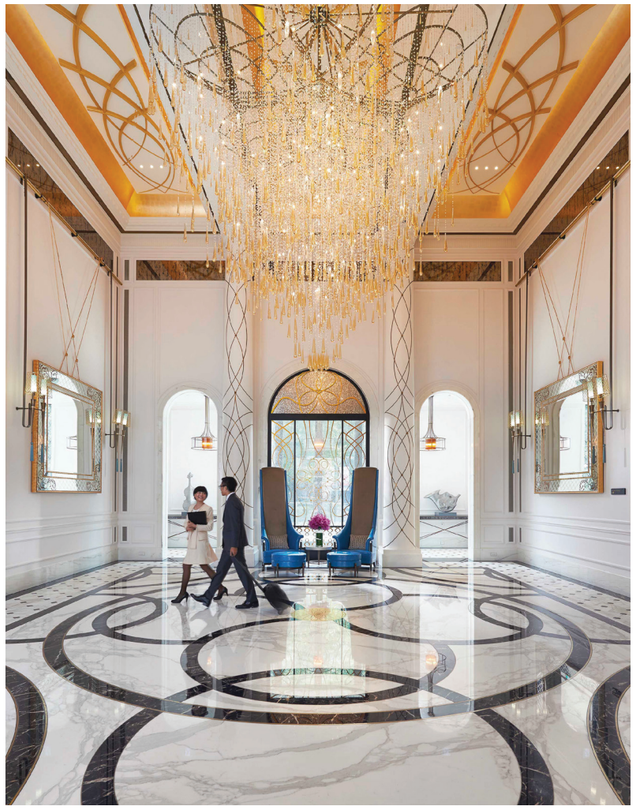


5 Raffles Avenue, Singapore 039797
Tel: +65 6338 0066
Email: mosin-reservations@mohg.com
mandarinoriental.com/singapore



Taipei

With iconic architecture reflecting European styles, the luxury and exquisitely designed hotel is one of the city's most iconic landmarks.





158 Dunhua North Road, Taipei 10548, Taiwan
Tel: +886 (2) 2715 6888
Email: motpe-reservations@mohg.com
mandarinoriental.com/taipei

Tokyo

Magnificent sky-high city views serve as the backdrop for luxuriously appointed guest rooms, an eclectic selection of restaurants and bars, and an award winning spa. All are designed to appeal to the most discerning business and leisure travelers.



2-1-1, Nihonbashi Muromachi, Chuo-ku, Tokyo 103-8328, Japan
Tel: +81 (0)3 3270 8800
Email: motyo-reservations@mohg.com
mandarinoriental.com/tokyo



The Americas



Boston

In keeping with its spectacular Back Bay address, this remarkable hotel brings together sophisticated design, sumptuous comfort, touches of Asian elegance, and consummate service.



776 Boylston Street, Boston, Massachusetts 02199, USA
Tel: +1 (617) 535 8888
Email: mobos-reservations@mohg.com
mandarinoriental.com/boston

Canouan

On Canouan Island in St. Vincent and the Grenadines, this exclusive resort redefines Caribbean getaways with exceptional dining, world-class spa, water sports center, 18-hole championship golf course, and easy access to a super-yacht marina, white-sand beaches, and nearby islands.



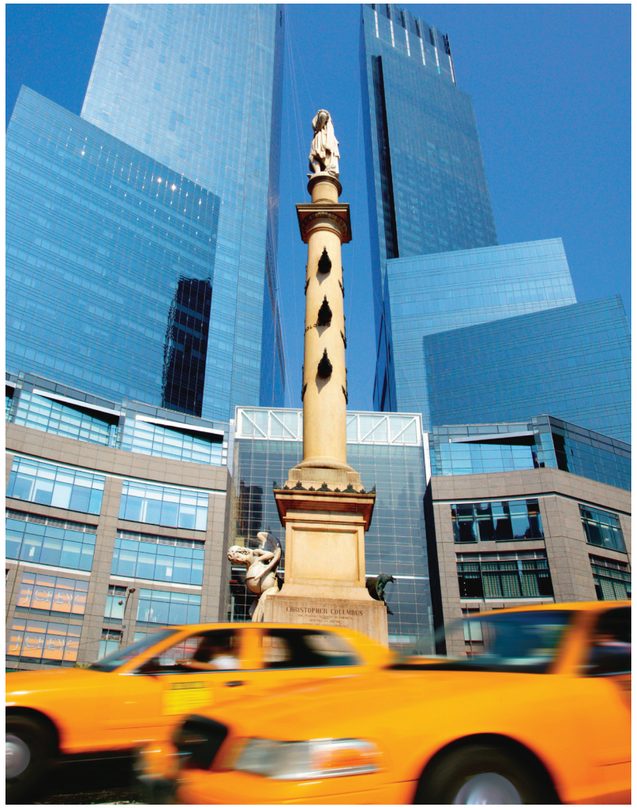
Carenage Bay, Canouan Island VC0450, Saint Vincent and the Grenadines
Tel: +1 212 461 8068
Email: mocan-reservations@mohg.com
mandarinoriental.com/canouan





New York

A stunning fusion of modern design and stylish Oriental flair with five-star hospitality, the hotel features elegant guest rooms and suites—all with breathtaking views of Central Park, the Hudson River, and the Manhattan skyline.



80 Columbus Circle at 60th Street, New York, New York 10023, USA
Tel: +1 (212) 805 8800
Email: monyc-reservations@mohg.com
mandarinoriental.com/newyork

Santiago

This elegant urban retreat is situated in a peaceful residential neighborhood in Chile's vibrant capital. Spacious rooms and suites offer views over the city and across the majestic Andes Mountains.



Avenida Presidente Kennedy 4601, 7560994 Las Condes, Santiago, Chile
Tel: +56 2 2950 3088
Email: mostg-reservations@mohg.com
mandarinoriental.com/santiago

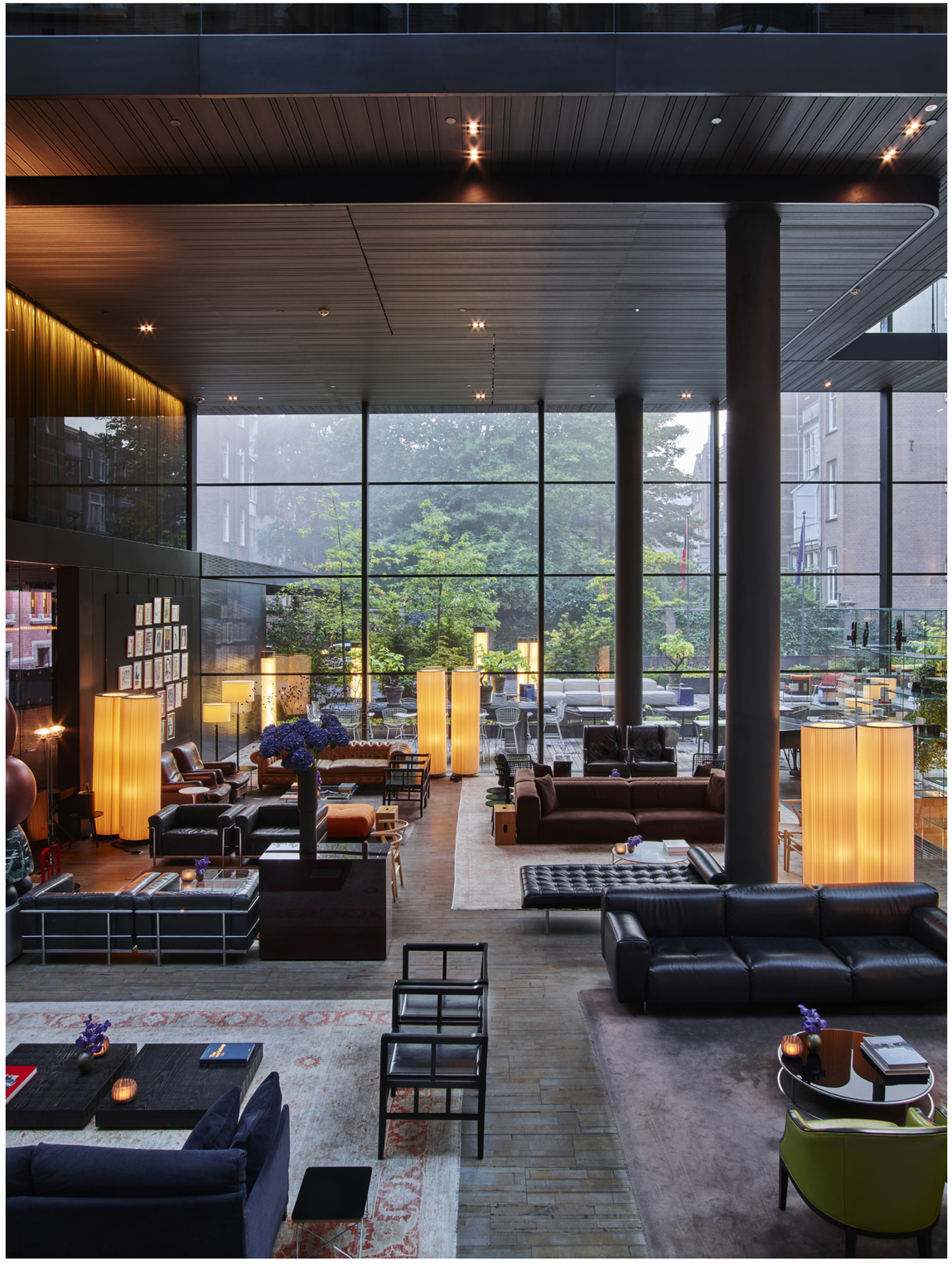


Europe

Amsterdam, Conservatorium

Located in Museum Quarter, the luxury center and cultural heart of the city, the hotel is an architectural masterpiece that combines a landmark heritage building with a graceful, contemporary design. Guests are invited to enjoy a selection of vibrant restaurants, a bar, lounge and destination spa.

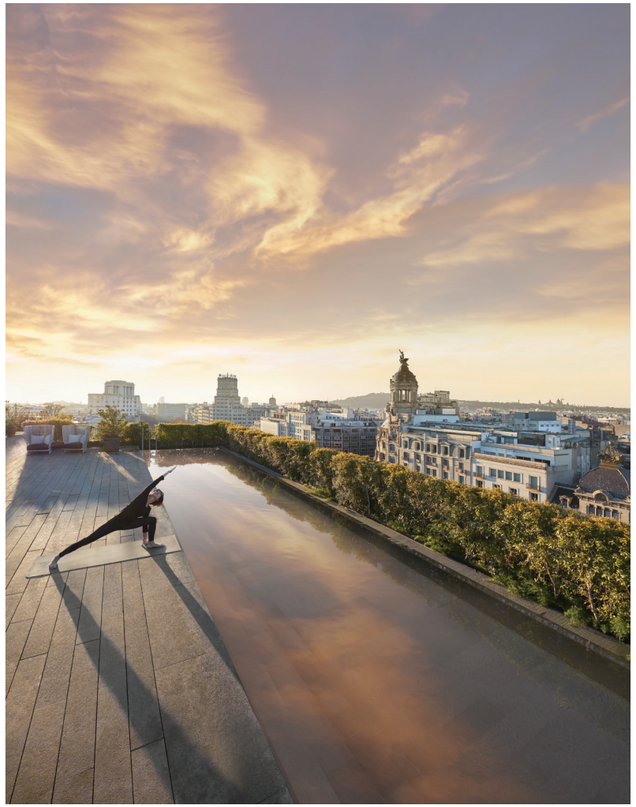




Paulus Potterstraat 50, 1071 DB, Amsterdam, The Netherlands
Tel: +31 (0) 20 570 0000
Email: contact@conservatoriumhotel.com
mandarinoriental.com/amsterdam/conservatorium

Barcelona

Housed in an elegant mid-20th-century building at the city's most prestigious address, the hotel offers highly stylized and spectacularly creative interiors, a tranquil spa, and fantastic restaurants that are destinations in their own right.



Passeig de Gràcia, 38-40, 08007 Barcelona, Spain
Tel: +34 93 151 88 88
Email: mobcn-reservations@mohg.com
mandarinoriental.com/barcelona





Bodrum

An idyllic coastal location on Turkey's spectacular Bodrum Peninsula, the resort offers a seductive blend of style, serenity, comfort, and legendary luxury service.



Göltürkbükü Mahallesi 314. Sok. No: 12/1 Bodrum, Muğla, Turkey
Tel: +90 (252) 311 18 88
Email: mobod-reservations@mohg.com
mandarinoriental.com/bodrum

Costa Navarino

This breathtaking beachfront resort features extraordinary suites and villas with traditional Messenian design, fabulous gastronomic experiences, a world-class signature spa, legendary service, and a wide range of adventure, cultural, and culinary activities.



Navarino Bay, Costa Navarino, Pylos, Messenia, 24001, Greece
Tel: +302723099888
Email: mocna-reservations@mohg.com
mandarinoriental.com/costa-navarino



Geneva

A perfect example of Swiss hotel tradition at its best, the property offers a superb location on the River Rhône in the heart of the city's business, shopping, and historic districts. Unparalleled service and luxury make it ideal for discerning travelers.





Quai Turrettini 1, 1201 Geneva, Switzerland
Tel: +41 (22) 909 0000
Email: mogva-reservations@mohg.com
mandarinoriental.com/geneva

Istanbul

Commanding spectacular views of the Bosphorus, where Europe meets Asia, the hotel is near the Bebek district and the charming streets of picturesque Kuruçeşme. It is a prime yet peaceful setting from which to explore this bustling, cosmopolitan city.



Kuruçeşme, Muallim Naci Caddesi No: 62, 34345 Beşiktaş, İstanbul, Turkey
Tel: +90 212 349 8888
Email: moist-reservations@mohg.com
mandarinoriental.com/istanbul





Lake Como

This hotel is a sanctuary of calm, nestled on the sunny forest shores of Lake Como. Dating back to the 19th century, Villa Roccabruna is at the heart of the resort and was skillfully renovated to create a sense of modern Italian elegance with subtle Oriental charm.



Via Caronti, 69, 22020 Blevio, Lake Como, Italy
Tel: +39 031 32 511
Email: mocmo-reservations@mohg.com
mandarinoriental.com/lake-como

London, Hyde Park

With a storied 140-year history, this iconic landmark sits both in front of the bustling delights of Knightsbridge and behind majestic Hyde Park, London's most beautiful royal park.



66 Knightsbridge, London, SW1X 7LA, United Kingdom
Tel: +44 (0) 20 7235 2000
Email: molon-reservations@mohg.com
mandarinoriental.com/london





London, Mayfair

The hotel features 50 beautifully designed rooms and suites, alongside a collection of private apartments. Guests can enjoy exceptional dining experiences, and a rooftop bar with panoramic views across Mayfair. Escape the fast pace of London life with holistic treatments at The Spa, which includes a 25-meter swimming pool, vitality pools and state-of-the-art fitness center.



22 Hanover Square, Mayfair, W1S 1JP, London, UK
Tel: +44 020 7889 8888
Email: momay-reservations@mohg.com
mandarinoriental.com/london/mayfair

Luzern

Overlooking Lake Lucerne, with breathtaking views of the Swiss Alps, this iconic 1906 belle époque landmark has been beautifully transformed into a hotel of grandeur and contemporary luxury.



Haldenstrasse 10, 6002 Lucerne, Switzerland
Tel: +41 41 588 1888
Email: molzn-reservations@mohg.com
mandarinoriental.com/luzern





Madrid

Following an extensive renovation, this famous belle époque landmark has regained its place as one of the world's most iconic hotels. Its prestigious location, architectural splendor, luxurious interiors, Michelin-awarded cuisine, and exemplary service help preserve and extend its legendary status.



Plaza de la Lealtad 5, 28014 Madrid, Spain
Tel: +34 91 701 67 67
Email: mrmad-reservations@mohg.com
mandarinoriental.com/ritzmadrid

Milan

Superbly located in the heart of the fashion district, this property is steps from the famous La Scala opera house. Occupying four elegant 18th-century buildings, the hotel recreates the ambiance of a Milanese noble residence, with lavish accommodation.



Via Andegari 9, 20121 Milan, Italy
Tel: +39 02 8731 8888
Email: momln-reservations@mohg.com
mandarinoriental.com/milan



Munich

Quietly tucked away yet centrally located near the famed Maximilianstrasse, the hotel is an elegant gem, combining timeless, sophisticated charm with a contemporary, modern design and subtle Oriental accents.





Neuturmstrasse 1, 80331 Munich, Germany
Tel: +49 (0) 89 290 980
Email: momuc-reservations@mohg.com
mandarinoriental.com/munich

Paris

The property is a timeless celebration of Paris, inspired by fashion and artistic creativity and underpinned by the brand's legendary service. Contemporary Parisian elegance blends with Oriental refinement in a vibrant display, highlighted by the culinary magic of Thierry Marx.



251 rue Saint-Honoré, 75001 Paris, France
Tel: +33 (1) 70 98 78 88
Email: mopar-reservations@mohg.com
mandarinoriental.com/paris





Paris, Lutetia

The hotel's seamless blend of Art Nouveau, Art Deco, and modern luxury offers a sophisticated experience for those who appreciate the finer things in life. Whether savoring exquisite French cuisine, enjoying the refined atmosphere of the hotel's bars, or unwinding at the spa, guests are invited to fully embrace the vibrancy of Paris.



45, Boulevard Raspail, 75006, Paris, France
Tel: +33 (1) 49 54 46 00
Email:molut-reservations@mohg.com
mandarinoriental.com/paris/lutetia

Prague

Ideally located amidst the palaces and gardens of Prague's historic Malá Strana district, the hotel is only a few steps from the city's most desirable sights, such as the iconic Charles Bridge and Prague Castle.



Nebovidská 459/1, 11800 Prague 1, Czech Republic
Tel: +420 (2) 33 088 600
Email: moprg-reservations@mohg.com
mandarinoriental.com/prague





Zurich

Zurich's first grand hotel from 1838 has been revitalized. Founded in 1838, this iconic property, the oldest grand hotel in the city, is the latest addition to Mandarin Oriental's collection of award-winning hotels.



Poststrasse 12, 8001 Zürich
Tel: +41435883888
Email: mozrh-info@mohg.com
mandarinoriental.com/zurich

Middle East & Africa



Abu Dhabi

The pinnacle of luxury, this iconic hotel reflects the true warmth and generosity of Arabian hospitality. Majestic and elegant, it's the preferred destination for elite travelers, gourmands, and experience-seekers, as well as a glamorous venue for international events, conferences, and exhibitions.



West Corniche Road, Abu Dhabi, United Arab Emirates
Tel: +971 2 690 8888
Email: epauh-reservations@mohg.com
mandarinoriental.com/abu-dhabi

Doha

This intimate and stylish urban retreat is situated in the center of Msheireb Downtown Doha, the lifestyle and cultural heart of the city. Guests can expect an inviting ambience, exquisite décor, and bespoke service.



Barahat Msheireb Street, Msheireb Downtown Doha,
PO Box 23643, Doha, Qatar
Tel: + 974 4008 8888
Email: modoh-reservations@mohg.com
mandarinoriental.com/doha





Dubai

With a pristine oceanfront setting, this stylish urban resort overlooks the clear blue waters of the Arabian Gulf and Dubai's glittering skyline.



Jumeirah Beach Road, Jumeira 1,
PO Box 62092, Dubai, United Arab Emirates
Tel: +971 4 777 2222
Email: modub-reservations@mohg.com
mandarinoriental.com/dubai

Marrakech

Set amongst 20 hectares of landscaped olive groves with the stunning snow-capped Atlas Mountains on the horizon, this luxury resort provides guests with the ultimate in privacy and service.



Route du Golf Royal, 40 000 Marrakech, Morocco
Tel: +212 5 24 29 88 88
Email: momrk-reservations@mohg.com
mandarinoriental.com/marrakech





Muscat

Exquisitely designed by renowned French interior designer Xavier Cartron, the 103 rooms and 47 suites bring warmth, comfort and sophistication and offer some of the most captivating views of the Arabian sea and the majestic Hajar Mountains. Guests can experience kind and generous Omani hospitality complemented by a world-class spa and distinct dining concepts.



Way 2827, Shatti Al Qurum, PO Box 1368, Muscat, Oman
Tel: +968 2103 8888
Email: momct-reservations@mohg.com
mandarinoriental.com/muscat/shatti-al-qurum

Riyadh

This iconic gem echoes the warmth of Arabian hospitality and exudes luxurious, gracious elegance. Set in the vibrant heart of Riyadh, it features opulent interiors, sublime dining venues, a world-class spa, and exemplary service.



King Fahd Road, Al Olaya, Riyadh 12212, Saudi Arabia
Tel: +966 11 273 2000
Email: reservations.riyadh@alfaisaliahhotels.com
alfaisaliahhotels.com



MANDARIN ORIENTAL

THE RESIDENCES

MIAMI

SWIRE PROPERTIES

This project is being developed by OID 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. This advertisement is 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-1294-01-01. In no event shall any solicitation, offer or sale of a unit in The Residences be made in, or to residents of, any state or country in which such activity would be unlawful. These images are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of The Residences. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All plans, features and amenities depicted or described herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. No guarantees or representations whatsoever are made that any plans, features, amenities, or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Additional rates for amenities may apply. Only those amenities set forth in the prospectus (offering circular) will be provided by Developer without additional cost. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas described herein will be provided or, if provided, will be as described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the Developer in no manner guarantees the continuing existence of any view. Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.