ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

DELANO

RESIDENCES & HOTEL MIAMI

A Legacy Evolved

DELANO RESIDENCES & HOTEL MIAMI

INTRODUCES *a* NEW EXPRESSION

of a CELEBRATED HERITAGE

with an EXCLUSIVE DOWNTOWN ADDRESS.

HERE, EXCEPTIONAL HOSPITALITY MEETS

the ARTISTRY

of TRULY ELEVATED LIVING.

See Legal Disclosures On Back Page

TABLE OF CONTENTS

History 06

Design 12

Amenities 20

Private Offices 46

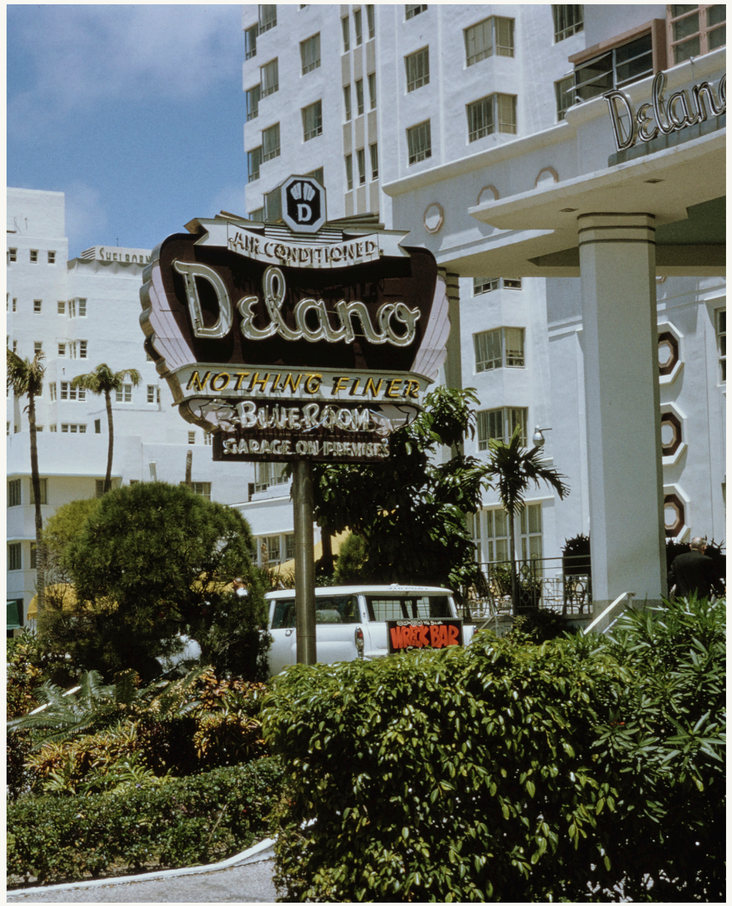
Residences 50

Views 64

Location 74

Team 84

See Legal Disclosures On Back Page



OUR STORY

Delano opened its doors in 1947, a standout among iconic hotels that helped define the rebirth of Miami and establish its legend as the gold coast of the U.S.

DELANO IGNITED MIAMI

In 1995, Delano once again redefined luxury introducing a new era of lifestyle hospitality. Guests were transported into a world of contemporary design, whimsical charm, and cultural energy that fused elegance with irreverence. It became not just a place to stay, but a place to be.

"The Delano's most surreal element is surely its fabulousness, its unrelenting flow of wit and chic."

- HERBERT MUSCHAMP, NEW YORK TIMES, 1996

A NEW STORY UNFOLDS

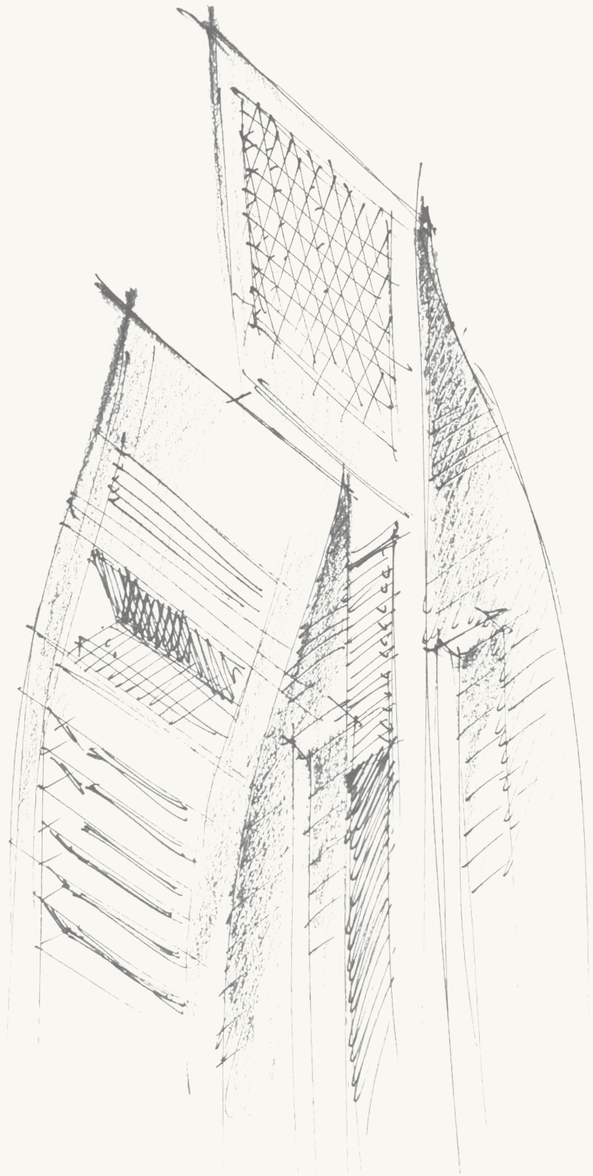
Delano Residences & Hotel will evolve that legacy, blending refined elegance with social magnetism to captivate a new generation.

See Legal Disclosures On Back Page



See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



DESIGN

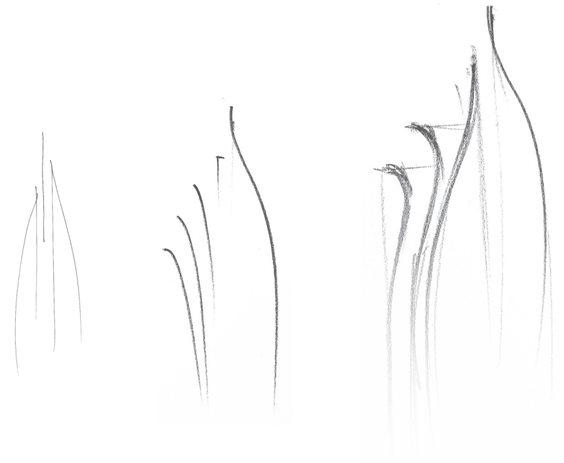
Rising 90 stories above downtown Miami, this ethereal structure is a vertical masterpiece choreographed for discovery. Envisioned by conceptual artist Carlos Ott and architectural firm CUBE 3, elegant form meets strong vertical lines and graceful curves, creating an architectural rhythm of balance and beauty. Interiors by Meyers Davis, a New York–based interior design studio, brings each space to life, rooted in materiality and experience.

See Legal Disclosures On Back Page

CARLOS OTT

Conceptual Artist

"The design ethos behind the composition of Delano Residences & Hotel was that of creating not another building but a unique sculpture that would stand out along the Biscayne Boulevard corridor in downtown Miami."



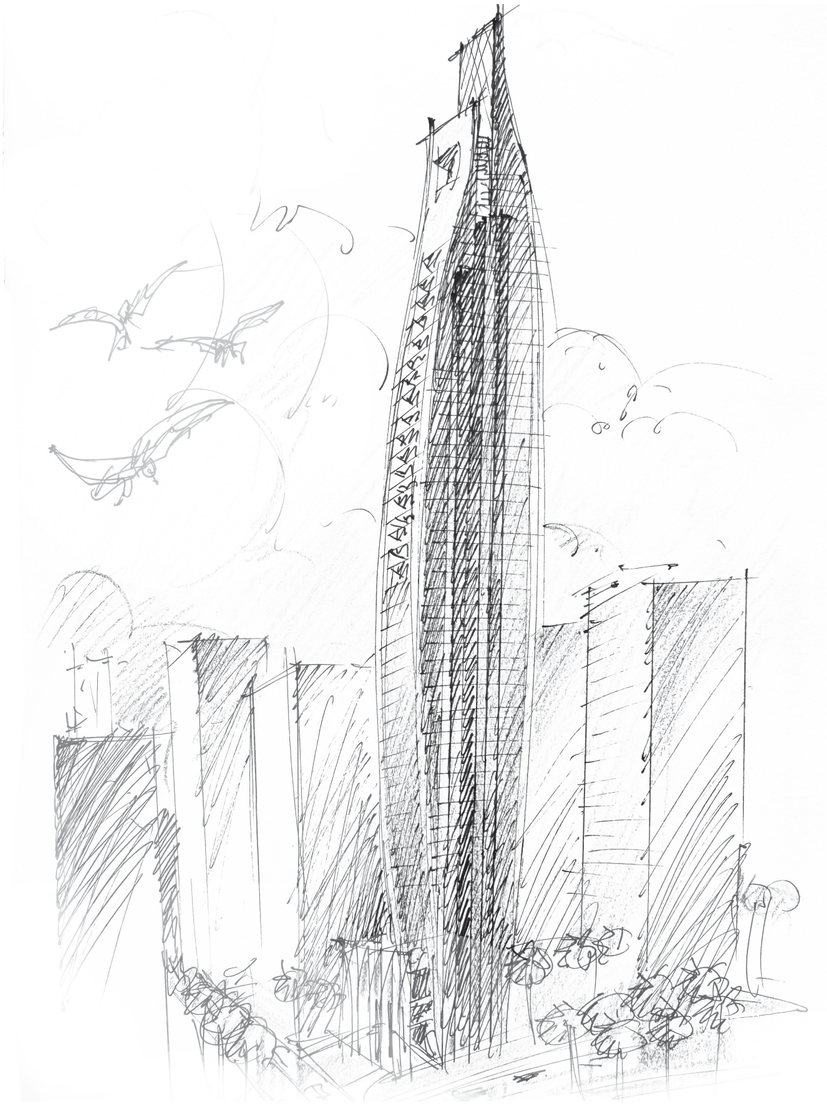
CUBE 3

Architect of Record

"Delano Residences & Hotel draws inspiration from the fluid motion of a flame dancing in the wind. The tower is defined by a pair of soft, continuous curves that extend from the street level to the heavens, bringing warmth and motion to the Miami skyline."

BRIAN P. O'CONNOR, AIA

FOUNDING PARTNER, CUBE3



See Legal Disclosures On Back Page

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

MEYER DAVIS

Interior Design & Architecture

"Delano Residences & Hotel is conceived as a vertical resort—layered laterally—where each ascent introduces a new environment. Filtered light, sculptural circulation, and layered landscapes blur interior and exterior, creating a cocoon of energy and calm that unfolds intuitively, inviting guests to move seamlessly through atmosphere, texture, and experience."

WILL MEYER, CO-FOUNDER, MEYER DAVIS

"At Delano Miami, materiality and light define the journey—from the immersive, mineral-toned arrival to lush pools, cinematic wellness spaces, and the Rose Bar's modern glamour. The project culminates at the observation deck, an elevated, 360-degree vantage point that frames the Miami skyline as both backdrop and destination, reinforcing a sense of connection, discovery, and place."

GRAY DAVIS, CO-FOUNDER, MEYER DAVIS

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



THE WORLD'S MOST CURIOUS, CREATIVE, AND WELL-TRAVELED

Whether through curated membership programs, dynamic local partnerships, or thoughtfully designed guest experiences, Delano Residences & Hotel Miami will be a place where people feel seen, inspired, and at home. A vibrant cultural hub, it welcomes both familiar faces and fresh perspectives.

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



DELANO MIAMI BEACH ACCESS

Signature owner benefits include beach access at Delano Miami Beach.

The beach, as it was meant to be. A refined stretch of shoreline for sunbathing, swimming, and sunlit afternoons where gatherings form and moments unfold naturally.

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



DELANO MEMBERS CLUB

A dedicated space for the curious, the creative, and the culturally attuned, the Delano Members' Club brings together a carefully curated community of the world's most interesting people. At its core is exceptional hospitality—intuitive, personal, and unmistakably Delano.

Members gain access to a world shaped by culture and experience. A dynamic calendar of exclusive cultural programming and experiences that are both elevated and deeply engaging.

Beyond its walls, membership opens doors globally. Seamless access to Delano destinations and a network of like-minded partners places members at the center of what's happening wherever they choose to be.

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

MIAMI'S FIRST-EVER OBSERVATION DECK

Rising over 850 feet above the city, Miami's first observation deck transforms the skyline into an experience, and the city into a moment. It offers a rare perspective where the city, the ocean, and the horizon are revealed in a single, uninterrupted view.

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

WORLD-CLASS CULINARY EXPERIENCES

Discover dining and social spaces that unfold from day into night. Designed to awaken the senses and draw you in, each destination reflects Delano's immersive cultural and entertainment experiences that are both elevated and deeply personal.

- Iconic Sky Restaurant over 800 feet above Miami
- All-Day Signature Restaurant
- Legendary Delano Rose Bar
- Cafe Delano



ROSE BAR

An undeniably magnetic destination that defines the night. Reimagined from the legendary Rose Bar at the original Delano Miami Beach, an alluring atmosphere paired with bold cocktails delivers a scene like no other.





See Legal Disclosures On Back Page



AMENITIES

- Curated lobby with signature porte-cochere drop-off experience
- Resort-style pool with lush gardens, wrap-around pool, tucked-away lounge areas, and a bar overlooking Biscayne Bay.
- Sky pool nestled 800 feet over the Miami Skyline
- Delano Members Club with world-class cultural programming
- Spa & Wellness: The Source by Delano
  - State-of-the-art fitness center with top-of-the-line equipment and movement studio
  - His and hers locker rooms
  - Relaxation area
  - Steam, sauna, and cold plunge
  - Treatment rooms
- Miami's first-ever observation deck
- World-Class Restaurants & Bars:
  - Legendary Delano Rose Bar
  - Cafe Delano
  - All-Day Signature Restaurant
  - Iconic Sky Restaurant
- Meeting & Event Rooms
- Beach Club access at Delano Miami Beach

See Legal Disclosures On Back Page

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



The Source by Delano

Spa & Wellness

THE SOURCE BY DELANO IS A REFINED APPROACH TO MODERN WELLNESS, ONE THAT HONORS BOTH THE ART OF RESTORATION AND THE JOY OF EXPRESSION.

Designed for the curious and culturally attuned, The Source blends intuitive spa rituals with bold social activations, offering guests and members a wellness journey that is radiant, revitalizing, and rooted in connection. Whether through a deeply restorative treatment, a sunrise sound meditation, a spirited roller-skating session or social sauna activation, The Source by Delano invites guests and members to reconnect to self, to others, and to something larger.

See Legal Disclosures On Back Page

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

TAILORED CORE SERVICES

Core services are available to all residence owners and are included within the service charge to ensure a seamless, effortless resident experience, at home or away.

- 24-hour doormen and reception
- Valet parking
- Owner concierge service
- 24-hour security and access-controlled entry points
- Expansive mail room with package storage space
- Secured Wi-Fi throughout all amenity areas
- Signature brand experience operation of amenities and common areas, as well as community experiences

ON-DEMAND SERVICES

A full-suite of on-demand services are available to residents. Services include:

- In-residence housekeeping
- Dry cleaning & laundry
- Pet services
- “While You Are Away” maintenance package



See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

SIGNATURE OWNER BENEFITS

- Exclusive benefits at Delano Miami Beach, including Beach Club access and privileged rates to a la carte hotel services
- Access & membership to Delano Members' Club
- Residence Owners are eligible to participate in the Accor Ownership Benefits Program*, affording them global VIP status. Global ownership benefits include:
  - Exclusive invitation to join DIAMOND status in ALL – Accor Live Limitless loyalty program and gifting of a GOLD status to a family member or friend.
  - Dedicated VIP reservation desk for homeowners
  - 20% of best-available-rate at 45+ brands and 5,700+ hotels worldwide**
  - Enhanced recognition across 5,700+ hotels and resorts worldwide**

* Eligibility continues for as long as Purchaser owns Accor branded real estate at an "affiliated" Branded Residence project, and is subject to inclusion of the annual Residence Ownership Benefits Fee in the property service charge assessed to all Residence Owners (fee subject to change).

** At participating Accor brands and properties





ELEGANCE IN FOCUS

Offering an environment where people feel inspired, and at home, private offices transform productivity into an experience of ease and intention.

See Legal Disclosures On Back Page

Delano Residences & Hotel offers a balanced way of living for the thought-leaders and cultural pioneers of today. Here, select residences are accompanied by a deeded office suite, granting owners ultimate convenience and work-life balance.

DEEDED PRIVATE OFFICE FEATURES

- Glass encased design
- Lockable entry
- Curated furniture package:
  - Desk and chair
  - Guest chairs
  - Wallpapered accent wall
- Pre-wired for TV's



See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



QUIETLY COMPOSED

Refined simplicity defines the residences within the tower's sculpted silhouette. Each is a composition of bespoke finishes, layered textures, and light-filled interiors framed by sweeping views of the city, the bay, and the Atlantic beyond.

See Legal Disclosures On Back Page



RESIDENTIAL FEATURES

- Fully finished & furnished* suites, 1-, 2- and 3-bedroom residences
- All residential interiors are designed by award-winning interior design firm Meyer Davis
- Floor-to-ceiling windows with stunning views of the city, downtown skyline, Miami Beach, and Atlantic Ocean
- Fully built-out closets in all residences curated by Meyer Davis
- Contemporary lighting package
- Smart home technology offers seamless personalization with the touch of a button
- Deeded office suites for select residences

KITCHEN & BATHROOMS

- Kitchens feature custom cabinetry curated by Meyer Davis and fabricated by Italian design house Italkraft
- Fully integrated Sub-Zero and Wolf appliance packages
- Custom bathroom cabinetry and countertops curated by Meyer Davis
- Waterworks bathroom fixtures

*Select Residences

ARTIST CONCEPTUAL RENDERING

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

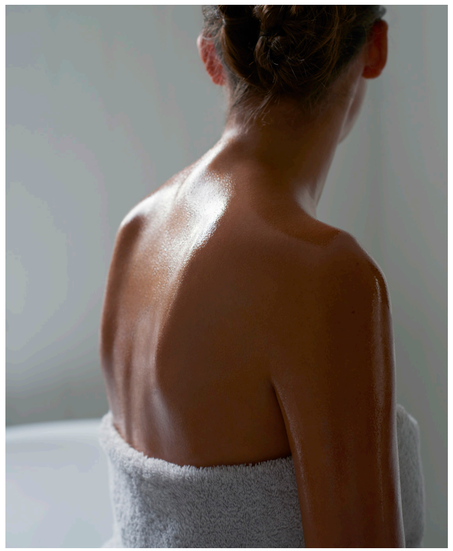
See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING

See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING





See Legal Disclosures On Back Page

ARTIST CONCEPTUAL RENDERING



THE INFINITY OF HORIZONS

Expansive views unite the rhythm of the city with the serenity of the ocean.

See Legal Disclosures On Back Page

North View

N

See Legal Disclosures On Back Page

VIEWS VARY DEPENDING ON LEVEL

East View E

See Legal Disclosures On Back Page

VIEWS VARY DEPENDING ON LEVEL



South View

S

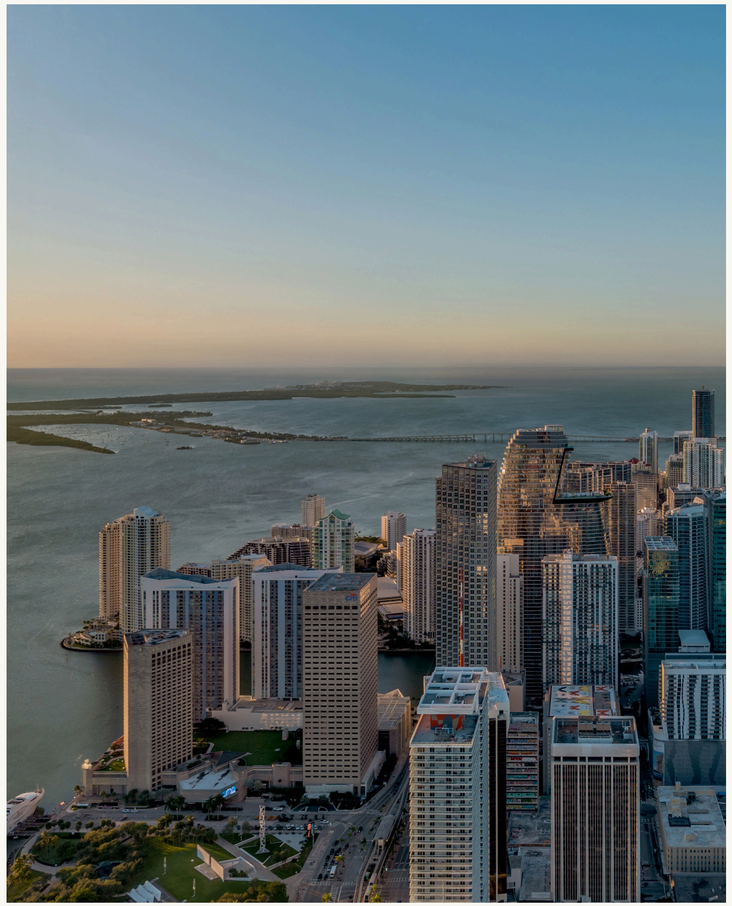
See Legal Disclosures On Back Page

VIEWS VARY DEPENDING ON LEVEL

West View W

See Legal Disclosures On Back Page

VIEWS VARY DEPENDING ON LEVEL



MIAMI, THE MODERN GLOBAL CITY

Miami has rapidly evolved into a world-class city and downtown Miami has become a true driving force behind the city's cultural evolution. From its accessibility to the retail and tourism offerings, this thriving metro center is a hub for commerce, finance, arts, sports and entertainment.

Delano Residences & Hotel Miami will be ideally positioned against the shimmering backdrop of Biscayne Bay. Within close proximity to a premier marina, lush green spaces, exceptional dining, and cultural destinations, owners will enjoy a dynamic offering of engaging experiences.

See Legal Disclosures On Back Page



Adrienne Arsht Center
Opposite: Pérez Art Museum Miami

See Legal Disclosures On Back Page



Design District

See Legal Disclosures On Back Page

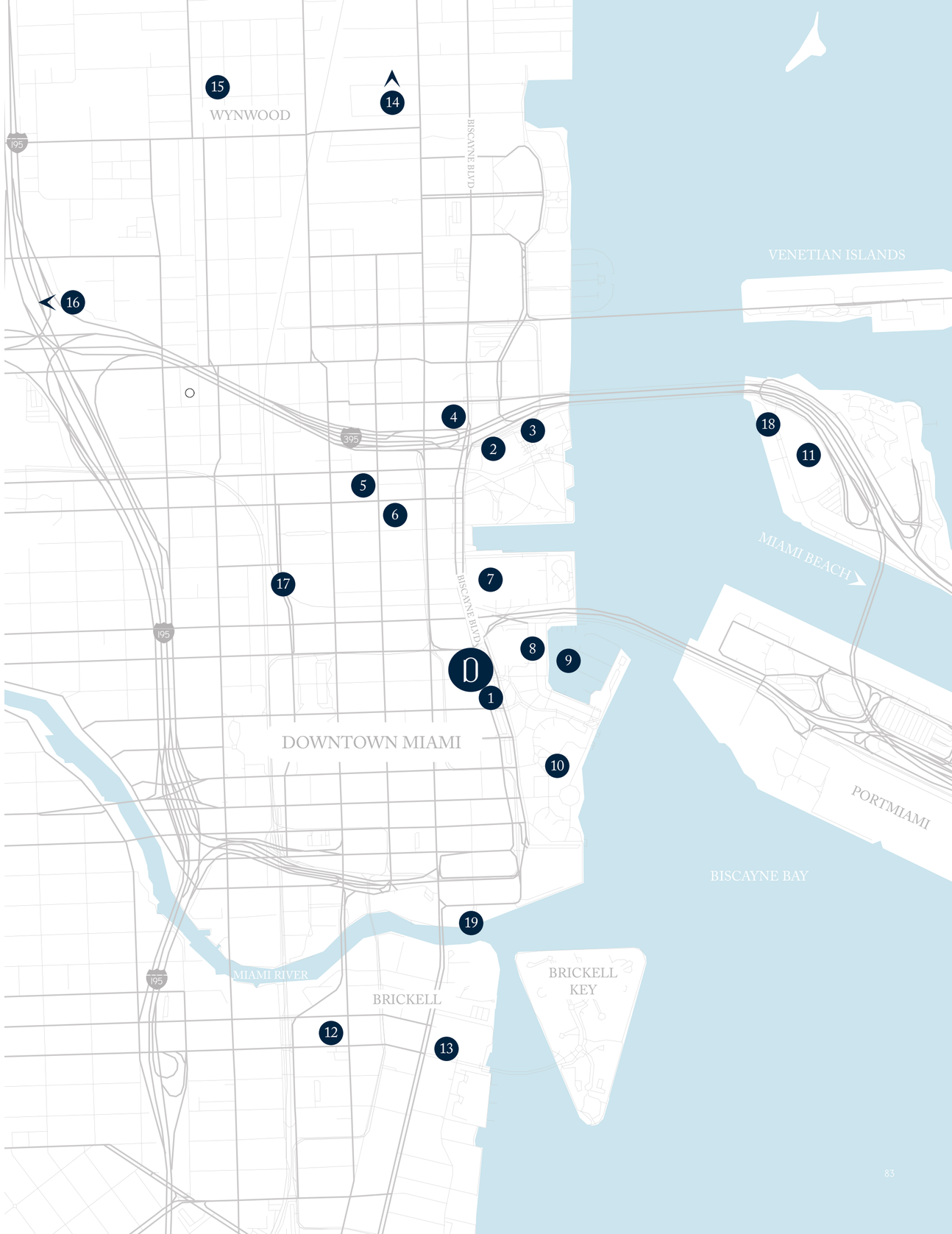
Miami Beach

See Legal Disclosures On Back Page

AN UNPARALLELED DESTINATION

Nearby attractions include:

1 Waldorf Astoria Residences Miami
2 Phillip & Patricia Frost Museum of Science
3 Pérez Art Museum Miami (PAMM)
4 The Adrienne Arsht Center for the Performing Arts
5 Park West District
6 Miami Worldcenter
7 Kaseya Center
8 Bayside Marketplace
9 Miamarina at Bayside
10 Bayfront Park
11 Miami Children's Museum
12 Brickell City Centre
13 Brickell Financial District
14 Miami Design District
15 Wynwood Art District
16 Miami International Airport
17 MiamiCentral Station - Brightline Trains
18 Yacht Haven Grande Miami at Island Gardens
19 Miami River District



See Legal Disclosures On Back Page

A CONVERGENCE OF VISIONARIES

A collaboration of world-class talent, brought together to push the boundaries of luxury through thoughtful design and exacting execution.

See Legal Disclosures On Back Page



See Legal Disclosures On Back Page

PROPERTY MARKETS GROUP (PMG)

Developer

Founded in 1991 by Kevin Maloney and led by Managing Partners, Ryan Shear and Dan Kaplan, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 180 real estate transactions including over 80 residential buildings in Manhattan during its over 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago and more.

111 W 57th St • New York, NY



MACA Museum • Punta del Este, Uruguay

CARLOS OTT

Conceptual Artist

Born in Uruguay, architect Carlos Ott brings over 50 years of distinguished experience in the design and construction of architectural and urban planning projects, spanning residential, commercial, mixed-use developments, hotels, airports, opera houses, and concert halls. Internationally acclaimed as a leader in design, Carlos Ott has received numerous prestigious awards and honors throughout his career.

Following extensive professional experience with prominent architectural firms in the United States and Canada, he launched his independent career in 1983 after winning the international competition for the Bastille Opera in Paris, France.

In 1988, he founded his own firm in Toronto, Canada, which has since expanded its reach to Europe, the Middle East, Asia, and the Americas. Today, from his main office in Uruguay, Carlos Ott continues to design and oversee projects across the globe. His firm maintains a strong international presence, with developments in Canada, the United Arab Emirates, China, France, the United States, Argentina, Germany, Uruguay, Brazil, among other countries.

See Legal Disclosures On Back Page

CUBE3

Architect of Record

Since their founding in 2003, CUBE 3 has evolved into one of the most active and respected architecture and design firms nationwide. They continue to be an industry leader and that is matched by their strategic expansion. Their growth is driven by a simple belief: Design should be a strategic partnership.

Their approach is collaborative, optimistic, and relentlessly service-focused. Clients trust them for their responsiveness, their enthusiasm for their vision, and the hands-on involvement of all their staff throughout every phase of work. These values have allowed them to build enduring partnerships and a reputation for innovation, reliability, and integrity.

Today, CUBE 3 continues to grow with purpose, expanding their expertise, strengthening their teams, and delivering environments that shape meaningful experiences and long-term value for their clients and communities.

Performing Arts Center • Quincy, MA



See Legal Disclosures On Back Page

MEYER DAVIS

Interior Design and Architecture

Meyer Davis is a globally recognized architecture and design studio founded in 1999 by Will Meyer and Gray Davis. Named 2025 Design Firm of the Year by Hospitality Design, the award-winning studio creates immersive environments across hospitality, residential, retail, and workplace sectors.

With a philosophy rooted in proportion, materiality, and light, the studio balances bold creativity with timeless refinement. The firm's work spans bespoke private residences and some of the world's most iconic hotels and resorts, partnering with leading global hospitality brands including Four Seasons, Rosewood, Auberge, Mandarin Oriental, Ritz-Carlton, and W Hotels, as well as renowned chefs Andrew Carmellini, Michael Mina, Marcus Samuelsson, and Michael White.

Recognized with honors including the Interior Design Hall of Fame, Hospitality Design Platinum Circle, Wallpaper 400, Forbes Top Hospitality Architects and Designers, and a James Beard Award, Meyer Davis continues to redefine modern luxury across industries.

Grand Hyatt • Kuwait



See Legal Disclosures On Back Page

DELANO

RESIDENCES & HOTEL MIAMI

delanomiamiresidences.com

305 876 6098

SALES GALLERY
400 Biscayne Blvd. Miami, FL 33132

Delano Residences and Hotel Miami ("Project") is not owned, developed, or sold by Delano US Opco, LLC ("Licensor") or its affiliates. 4th and Biscayne Trustee, LLC ("Licensee") is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project.

4th and Biscayne Trustee, LLC uses the Delano brand and certain trademarks pursuant to a limited, non- exclusive, non-transferable and non-sublicensable license from Licensor. Under certain circumstances, the license may be terminated or revoked according to its terms in which case the Project shall not have the right to use the Delano brand or Delano trademarks. For the avoidance of doubt, no individual residential units ("Units") have the right to use the Delano brand or have any rights to use the Delano trademarks. Licensor does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales representations.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESI ABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOTTO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.