Fouquet's

HOTEL & RESIDENCES

MIAMI

FACTS & FIGURES

At the heart of Miami Design District, an expression of architectural clarity and honesty takes form with the introduction of *Fouquet's Hotel & Residences.* Commanding nearly two acres, the 25-story tower elegantly rises above Miami's most sophisticated neighborhood.

The anticipated residential offering will create a lifestyle defined by timeless refinement, elevated services, and effortless comfort, complemented by five-star management and hospitality by Fouquet's.

Every detail has been thoughtfully curated from the landscaped motor reception, 24-hour concierge and valet services, to the expansive amenity levels spanning over 40,000 square feet of indoor and outdoor spaces. Residents will indulge in the luxurious spas featuring a jacuzzi and hammam, entertain in the media room, and unwind by the rooftop pool and bar. They will also have access to a selection of à la carte services by Fouquet's.

These distinctive one-to-four-bedroom residences and resort-inspired amenities are envisioned by Parisian design firm RDAI and are beautifully framed by lush landscaping from Perry Guillot.

Developed through a partnership between Raycliff Capital, Fort Partners, Miami Design District Associates, and Constellation Hotels Holding Ltd., *Fouquet's Hotel & Residences* is set to redefine the residential landscape as a community where lifestyle, culture and design converge.

ARCHITECTURE BY
David Chipperfield Architects

INTERIORS BY
RDAI

LANDSCAPE ARCHITECTURE BY
Perry Guillot Inc

HOTEL SERVICES & AMENITIES
Fouquet's Miami

DEVELOPED BY
Raycliff Capital
Fort Partners
Miami Design District Associates
Constellation Hotels Holding

EXCLUSIVE SALES & MARKETING AGENT
Corcoran Sunshine Marketing Group

THE RESIDENCES

143 One, Two, Three, and Four Bedroom homes with private terraces and many with dens.

CEILING HEIGHTS

- Ceiling heights in main rooms are approximately 10'
- Floors 19–24 feature ceiling heights of approximately 11'9"
- Penthouse floors heights of approximately 12'9" as well as dazzling 24-foot double-height spaces

KITCHEN

- Custom designed oak and wood lacquered cabinets by RDAI
- Quartz countertops and backsplash
- Stone countertops and backsplash (in penthouse residences)
- Specialty hardware in satin finished stainless steel
- Undermount garbage disposal
- Suite of Sub-Zero appliances including:
  - Refrigerator/Freezer
  - Wine refrigerator
  - Cooktop
  - Wall Oven
  - Hood and Microwave/Speed Oven
  - Dishwasher

PRIMARY BATHROOM

- Porcelain flooring
- Natural oak custom vanity with quartz countertop
- Stainless steel fixtures and fittings
- Countersunk oval tub with quartz top
- Built-in showerhead set
- Enclosed water closet

SECONDARY BATHROOMS AND POWDER ROOM

- Porcelain flooring
- Stainless steel fixtures and fittings
- Natural oak vanity with quartz countertop

TERRACES

- Porcelain tile flooring
- Custom designed aluminum railing

FEATURES

- Hurricane-rated floor-to-ceiling windows with champagne-colored mullion
- Large format porcelain flooring
- Additional stone options available for penthouse residences
- Washing machines and fully vented dryers

SYSTEMS AND TECHNOLOGY

- 3 passenger elevators and 1 service elevator
- Vertical heat pumps for year-round zoned temperature controls of heating, ventilation, and air conditioning
- Cell service and super-fast network speeds
- Integrated lighting and climate control automation

SERVICES AND AMENITIES

Over 40,000 square feet of interior and exterior residential and hotel amenities.

AT THE GROUND LEVEL

- Landscaped Motor Court
- Soaring 28-foot Lobby with Lounge
- 24-Hour Concierge
- Valet and self-parking below grade

THIRD FLOOR & ROOFTOP

- 70-foot Rooftop Pool
- Rooftop Seating and Bar
- Golf Simulator
- Media Room
- Meeting Room
- Executive Lounge
- Entertaining Suite with Adjacent Terrace
- Catering Kitchen
- Outdoor Terrace
- Serenity Lounge
- Children's Playroom
- Fitness Center
- Private Training Studio
- Dedicated Men's & Women's Spas
- Cold Plunge
- Sauna
- Steam Room
- Jacuzzi
- Men's & Women's Changing Rooms
- Salon Suite for À La Carte Services
- Residential Storage Bins available for purchase

À LA CARTE HOTEL SERVICES BY FOUQUET'S

- Residence Maintenance
- Pantry Stocking
- Housekeeping
- Laundry/Pressing
- Dry Cleaning and Tailoring
- Dog Walking
- Babysitting
- Personal Training
- Car Detailing/Cleaning
- Chauffeur Services
- Event Planning/Catering

DEPOSIT SCHEDULE

- 10% at hard contract
- 10% no later than 90 days after contract execution
- 10% within 5 days of buyer receiving notice of groundbreaking
- 10% within 5 days of buyer receiving notice of top off
- 60% at closing

THE VISIONARIES

David Chipperfield Architects

LEAD DESIGNER

Founded in 1985, David Chipperfield Architects has developed an international reputation for expertise in design process and for the enduring quality of its projects. Grounded in a commitment to social and environmental sustainability, the firm ensures its buildings contribute meaningfully to quality of life. David Chipperfield Architects has won hundreds of international awards, including the RIBA Stirling Prize and the Mies van der Rohe Award. Among the accolades David Chipperfield has received are a knighthood for services to architecture and the 2023 Pritzker Architecture Prize, in recognition of a lifetime's work.

RDAI

INTERIOR DESIGN

RDAI works to transcend the boundaries between architecture, interior architecture and design. RDAI's distinguishing characteristic is its conceptual approach, which involves considering the context, culture and time into which a project is to be born. The unique character of each of their creations is the result of pure lines, meticulous attention to detail and supreme craftsmanship. Materiality and sensitivity are at the heart of their artistic approach, both in their relationship with materials and the artisans.

PERRY GUILLOT INC
LANDSCAPE ARCHITECTURE

LANDSCAPE

Perry Guillot Inc. is a landscape architecture firm in Southampton, New York, specializing in design commissions for private clients and historic properties. Collaborating with architects both modernist and traditionalist—the firm's work shuns stylistic constraints and design trends and is guided more strongly by a site's environmental context and cultural history. These designed landscapes strive for a heightened essence while offering a decided preference for scale and form over textured seasonality.

Fouquet's

AMENITIES AND SERVICES

As the signature brand within the Barrière Collection's global portfolio of more than 20 hotels, Fouquet's embodies the pinnacle of ultra-luxury hospitality in the world's most exclusive destinations, including New York, Paris, Saint-Barth and Courchevel. Internationally renowned for its storied heritage dating back to 1899 on Paris's famed Champs-Élysées, the Miami hotel will mark Fouquet's debut in the city, following the acclaimed 2022 opening of Fouquet's New York in Tribeca.

THE PARTNERS

MIAMI DESIGN DISTRICT

Miami Design District Associates (MDDA) is a joint venture between Dacra, founded and owned by visionary entrepreneur Craig Robins; L Catterton Real Estate, a global real estate development and investment fund specializing in creating luxury shopping destinations; and Brookfield Properties, which ranks among the largest retail real estate companies in the United States. Together they control the Miami Design District, a 30-acre experiential mixed-use neighborhood renowned for its unparalleled collection of luxury retail. The partners continue to develop and enhance this global destination by presenting the best shopping, cultural, and culinary experiences within an architecturally significant context.

RAYCLIFFCAPITAL

Raycliff Capital is a distinguished global private investment firm specializing in real estate and financial services, with a strategic emphasis on private equity and private credit. Operating from its offices in New York and Miami, Raycliff collaborates with premier hospitality brands to develop iconic luxury projects in flourishing markets like South Florida. Anchored by a commitment to excellence, innovation, and sustainable value creation, Raycliff meticulously curates investment opportunities and residences that define the pinnacle of sophistication and quality, catering to the world's most discerning clientele.

FORT PARTNERS

Fort Partners is a privately held real estate and hospitality development firm led by entrepreneur Nadim Ashi. Conscious of the importance of historic preservation, innovation, architecture, design and sustainability, Fort Partners is committed to the purposeful integration of all aspects that ultimately manifest in an orchestrated balance, providing spaces that enhance the well-being and lifestyle of their inhabitants. Through careful collaborations and thoughtful partnerships, Fort Partners creates lasting relationships with other like-minded firms, whose visions align with Mr. Ashi's dream.

Constellation Hotels Holding Ltd

Constellation Hotels Holding owns and operates real estate investment properties and luxury hotels located in strategic cities between the United States of America and Europe. Constellation collaborates with globally recognized hotel operators known for their luxury brands and top-quality services. These partnerships ensure all Constellation properties deliver an exceptional guest experience while leveraging the strong market presence and reputation of these established brands. Simultaneously, Constellation is developing and expanding its own company brand (Maybourne), operating some of the world's most luxurious hotels, all fully owned by Constellation.

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EXCLUSIVE SALES & MARKETING AGENT

CORCORAN SUNSHINE MARKETING GROUP

With more than 30 years of experience in marketing and collective sales of over $60 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the research, planning, design, marketing, and sale of luxury residential development both in the United States and across the globe. Bringing together the best and brightest minds in the business and bolstered by incomparable market knowledge and innovative strategic vision, Corcoran Sunshine has consistently been ranked the top marketing and sales organization in the industry.

This material does not constitute an offer where prohibited by law or where prior registration or other qualification is required. Purchasers agree to look solely to RFD MDD Residences LLC, a Delaware limited liability company ("developer"), with respect to any and all matters relating to the marketing and/or development of Design District Residences Miami and with respect to the sales of units. All images are artist's conceptual renderings and are subject to change without notice. Stated dimensions and square footages 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 condominium 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 purchaser to compare the units with units in other condominium projects that utilize the same method. For the square footage of the unit, calculated in accordance with the definition set forth in the declaration, which will be smaller than stated above, see the declaration. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change without notice and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Said items are only included if and to the extent provided in your purchase agreement. Please note that the "total" area listed hereon includes the proposed square footage of terrace, which is not part of the boundaries of the unit as set forth on the declaration. 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 purchaser or lessee. Equal Housing Opportunity. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP26-0012.

EQUAL HOUSING OPPORTUNITY