

SWIRE PROPERTIES LAUNCHES SALES OF THE RESIDENCES AT MANDARIN ORIENTAL, MIAMI

\$100 Million Duplex Penthouse Among First Listings Unveiled

The Residences to Offer Secluded Island Sanctuary in Miami Alongside What is Positioned to be Mandarin Oriental's New North American Flagship Hotel

MIAMI, FL (APRIL 2024) - Swire Properties, Inc., today announced the official launch of sales at The Residences at Mandarin Oriental, Miami, part of an unparalleled residential and hospitality destination set within a secluded island sanctuary moments from Miami's vibrant core. Located on Brickell Key, the development will feature two architecturally iconic towers connected by an expansive landscaped podium with more than 80,000 square feet of indoor and outdoor amenities. The South Tower will feature The Residences at Mandarin Oriental, Miami, while The North Tower will feature what is destined to be the new North American flagship Mandarin Oriental hotel, along with additional Residences for purchase. Offering unobstructed, panoramic views of Biscayne Bay and the dynamic Miami cityscape, it will be one of Swire Properties' crowning achievements in its portfolio of world-class properties and a defining landmark on the Miami skyline.

The South Tower is the first of the two towers to come to market and features several ultra-luxury listings, including a \$100 million duplex penthouse that could be sold as a single residence or divided into two marquee homes. Spanning 23,000 square feet, this one-of-a-kind duplex penthouse is located at the apex of The South Tower. It features 16,000 square feet of interior space and 7,000 square feet of private outdoor space, including one of Miami's highest private infinity pools. Other residences coming to market include 2-bedrooms starting at \$4.9 million, 3-bedrooms starting at \$5.8 million, 4-bedrooms starting at \$10.5 million, and 5-bedrooms starting at \$17.5 million. The Residences represent the last opportunity to purchase a new home on Brickell Key. Fortune Development Sales is exclusively handling sales.

"Launching sales at The Residences at Mandarin Oriental, Miami, is a monumental event for us. We are excited to unveil the full scope of the project and share details of the incredible Miami lifestyle that can only be offered here," said Henry Bott, President of Swire Properties. "The development is a showcase of our continued commitment to the neighborhood, which started 40 years ago when we conceived Brickell Key. We are thrilled to bring these ultra-luxury residences to market along with what is positioned to be Mandarin Oriental's North American flagship hotel, which, combined with the ongoing success of our Brickell City Centre development, will establish the Brickell neighborhood as one of the most vibrant destinations in South Florida."

The Residences

The 66-story South Tower is designed by world-renowned architecture firm Kohn Pedersen Fox (KPF). Rising 850 feet, it is situated on the southernmost tip of Brickell Key, offering unobstructed panoramic views of Biscayne Bay and the dynamic Miami skyline. It will feature 228 two- to five-bedroom private homes that offer the utmost luxury for residents, with interiors by acclaimed Parisian designer Tristan Auer. Each residence has private elevator access, and gracious interior space measuring up to 5,800 square feet with 11-foot ceilings throughout. Extraordinary views are framed by floor-to-ceiling glass sliding doors that open onto expansive private terraces, the depths of which are not typically found in the Miami market. Each kitchen will feature custom Italian cabinetry by Molteni&C, Dornbracht fixtures, state-of-the-art Gaggenau appliances, and

design selections available for buyers to customize their countertops, backsplashes, and cabinetry finishes. Primary bathrooms will feel like private spas with handcrafted stone vanities, marble floors, Dornbracht fixtures, and Duravit soaking tubs and shower heads. Select residences will also include a private sauna.

“The Residences at Mandarin Oriental, Miami, is an unparalleled luxury residential offering that will attract buyers seeking a refined lifestyle in one of the most sought-after residential locations in South Florida,” said Edgardo Defortuna, President and CEO of Fortune International Group. “Swire Properties’ longstanding commitment to the Brickell neighborhood is paired with legendary Mandarin Oriental service and an unmatched collection of amenities. The attention to detail is evident throughout the property, from the thoughtfully chosen finishes to the visionary exteriors. Our team has already been impressed by the high level of interest in The Residences and we are excited to bring the development to market.”

The North Tower is also designed by Kohn Pedersen Fox and will feature what is destined to be the new North American flagship Mandarin Oriental hotel with 121 keys, a signature Spa at Mandarin Oriental, and multiple intimate fine-dining and al fresco restaurants. Rising 426 feet, The North Tower will also offer an additional 66 private residences and 28 hotel residences that will launch sales later this year. The hotel and residences will feature interiors by AD100 Parisienne designer Laura Gonzalez.

“We are delighted to be writing a new chapter of Mandarin Oriental's sought-after hospitality in Miami and strengthening our partnership with Swire Properties,” said Laurent Kleitman, Group Chief Executive of Mandarin Oriental. “We have been very fortunate to have a hotel presence in the city for more than 20 years, and it has become a property that is genuinely embraced by our guests. As we continue on this journey with Swire, we are excited to bring a new standard of luxury living with The Residences at Mandarin Oriental, Miami.”

The Duplex Penthouse

Crowning the South Tower will be the remarkable \$100 million penthouse, which is being offered as a duplex residence or can be sold as two individual penthouses. The combined duplex penthouse will offer a total of 23,000 square feet of space, including 16,000 square feet of interior space and 7,000 square feet of private outdoor space. Situated 780 feet above the ocean, the exclusive home features interiors by Tristan Auer, who has selected the most exquisite finishes throughout. Its bespoke floor plan offers the ultimate experience in elevated living and striking design details, including 30-foot-high ceilings in select areas on both floors, unrivaled views of the water and Miami city skyline, and a stunning spiral staircase. The penthouse’s private outdoor space creates an indoor and outdoor lifestyle unlike any other property in Miami. It includes one of Miami’s highest private infinity pools, multiple areas for outdoor dining and entertaining, and a sky cabana, which can be transformed into an additional bedroom or guest room. Finally, with privacy and security being of the utmost importance, the penthouse resident will have access to a private garage with spaces for up to eight vehicles. An adjoining private elevator lobby and elevator will provide direct access to their residence.

Amenities and Services

Every resident at The Residences at Mandarin Oriental, Miami, will experience exceptional recreational, dining, and wellness amenities across an 80,000-square-foot, lushly landscaped podium with landscaping by Thai firm SHMA. Lifestyle amenities include ten pools with a poolside

lounge all serviced by Mandarin Oriental, an immersive hammock forest with a series of gardens nestled within, an art walk featuring rotating exhibitions by selected artists, an indoor golf simulator, a game room with billiards, a private screening lounge, and a children's club and activity center. Dining amenities include signature fine-dining restaurants within the hotel, a dedicated outdoor dining pavilion for entertaining fitted with a barbecue, a tea pavilion, a stunning glass-encased experiential private dining room with a complete chef's kitchen surrounded by mesmerizing water views, and a wine cellar. Mandarin Oriental, which has more Forbes Five Star Spas than any other hotel group in the world, will curate an extraordinary collection of wellness offerings such as signature spa treatments, retreats, and curated fitness programming dedicated to wellness and anti-aging. The property will also feature a forest yoga lawn, a tea garden for relaxation, men's and women's saunas and a hammam, a wellness pool deck with private cabanas flanked by cold plunge and hot tub, a state-of-the-art fitness center, several multi-use sports courts, and a dog grooming spa. Residents will also have access to shared hotel amenities and concierge services at the adjacent Mandarin Oriental Hotel with more information to be announced.

The Residences at Mandarin Oriental, Miami, represents Swire Properties' commitment to sustainability, resiliency, and mission to become the world's most sustainable developer by 2030. Swire Properties endeavors to achieve net carbon neutrality across its portfolio by implementing a multitude of sustainable design strategies. At The Residences, the design team adopted a passive design strategy to optimize energy use while maximizing daylight and cross-ventilation for resident comfort and well-being. Extensive plantings at various levels of the building provide heat island reduction and prevent heat absorption of the site. As part of Swire's wellness pledge, its developments always prioritize the provision of high-quality indoor air for residents. The development also implements air filtration, provides separation between residential units to mitigate air transfer, and prioritizes the selection of low-emitting building materials. Solar panels will offset power consumption and promote renewable energy adoption, while each parking space will be configured for EV charging. Finally, Swire will address climate resiliency through the refurbishment of the surrounding seawall and elevation of the development site to combat sea level rise, along with expanding the Brickell Key Baywalk around the full perimeter of the island, which further reinforces the firm's commitment to placemaking that benefits the entire community.

Additional Information on The Residences at Mandarin Oriental, Miami

Interested buyers can visit The Residences' Preview Lounge, located in the main lobby of the Mandarin Oriental, Miami hotel. The permanent sales gallery will open in the summer, with new details to be unveiled for The North Tower, which will launch sales later this year. Construction is expected to begin in 2025 with occupancy from 2029. For more information, please visit mo-residencesmiami.com.

###

ABOUT SWIRE PROPERTIES, INC.

Swire Properties Inc., headquartered in Miami since 1979, is one of South Florida's leading developers of urban office, hotel, and condominium properties. The powerhouse developer is known for its \$1-billion, master-planned development of Brickell City Centre and the island of Brickell Key in downtown Miami.

The Company is the U.S. real estate arm of Swire Properties Limited, which develops and manages commercial, retail, hotels, and residential properties globally. Swire Properties is widely recognized for its staunch commitment to sustainable development and is ranked highly on major

global sustainable development benchmarks and indices. It is ranked second among real estate peers globally on the Dow Jones Sustainability World Index 2023.

Swire Properties' ultimate holding company is John Swire & Sons Limited, an international conglomerate with a diversified portfolio of businesses that was founded in Liverpool over 200 years ago and is headquartered in the U.K.

For more information, visit <https://swirepropertiesusa.com/>.

ABOUT FORTUNE DEVELOPMENT SALES

Fortune Development Sales division, led by Edgardo Defortuna, is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 31,000 units and currently representing some of South Florida's most successful projects such as: Cipriani Residences, Missoni Baia, Una Residences, 2000 Ocean, Monaco Yacht Club & Residences, One Park Tower, Baccarat and Casa Bella Residences, among others. Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune has been a recognized leader in development, sales, and marketing since 1983. The firm's real estate brokerage division, Fortune Christie's International Real Estate, is the exclusive Christie's affiliate in Miami-Dade and Broward counties. Fortune International Group has 21 offices around the world with over 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles Beach, and Auberge Beach Residences & Spa Fort Lauderdale. For more information, visit fortuneintlgroup.com.

ABOUT MANDARIN ORIENTAL HOTEL GROUP

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Recognized for creating exceptional properties, each destination reflects the Group's oriental heritage, local culture and unique design. The Group's mission is to completely delight and inspire guests through delivering passionate service. Having grown from its Asian roots over 60 years ago into a global brand, the Group now operates 38 hotels, 11 residences and 23 exclusive homes in 25 countries and territories with many more projects under development. Mandarin Oriental continues to drive its reputation as an innovative leader in luxury hospitality, delivering sustainable growth over the long term.