

**SWIRE PROPERTIES, INC. UNVEILS SALES PAVILION FOR
THE RESIDENCES AT MANDARIN ORIENTAL, MIAMI, AND ANNOUNCES CLOSE TO \$500 MILLION IN
CONTRACTS TO DATE**

This unparalleled, custom-built sales experience envisioned by Parisian designers, Tristan Auer and Laura Gonzalez, features three floating bungalows overlooking Biscayne Bay and downtown Miami

The Residences at Mandarin Oriental, Miami represents the final opportunity to own a new development home on the exclusive island of Brickell Key

Link to Images (Courtesy of Swire Properties): [HERE](#)

MIAMI, FL (OCTOBER 1, 2024)—Swire Properties, Inc. has officially unveiled an extraordinary Sales Pavilion for The Residences at Mandarin Oriental, Miami. Located on the southern tip of Brickell Key, the future site of The Residences, this 7,000-square-foot pavilion is unlike any other residential sales experience in Miami. It has been designed as three expertly curated spaces floating on water with panoramic ocean views.

The initial sales response to The Residences at Mandarin Oriental, Miami, has been exceptional. Close to US\$500 million in contracts were signed in the first 60 days of sales, out of almost US\$1 billion in reservations to date. Fortune Development Sales is the exclusive sales brokerage for The Residences at Mandarin Oriental, Miami.

“When we set out to design the final development here on Brickell Key, the one that would complete our 40-year master plan, we knew it had to be something special. Our Sales Pavilion for The Residences is extraordinary and worthy of what will become the jewel in the crown of Swire Properties’ legacy in Miami. With custom finishes throughout and breathtaking views, guests will truly experience what life will be like at The Residences,” said Henry Bott, President of Swire Properties.

The Sales Pavilion offers prospective buyers a first look at the interiors and views from their new home. Conceived by The Residences’ global design team, including Parisian interior designers Tristan Auer and Laura Gonzalez, it features bespoke finishes and decor throughout. For example, the hospitality desk, which welcomes guests upon arrival, is adorned with hand-placed, individually painted coconut shells, along with hand-woven leather screens that filter light into the space. The one-of-a-kind, hand-painted Mandarin Oriental hospitality bar, imagined by Laura Gonzalez, mimics the flow of water with ripples of blues and greens. In the model residence bungalow, envisioned by Tristan Auer, guests experience furnishings, lighting, and finishes that evoke the final lifestyle available to buyers, including honed marble in the kitchen and bathroom, leather-wrapped interiors in the primary closet, and a midnight bar adjacent to the primary bedroom for ease. The design team for The Residences also includes architecture by lead architect Kohn Pedersen Fox, landscapes by Thai firm Shma, and lighting by UK-based lighting architect Speirs Major.

To celebrate the launch of the Sales Pavilion on September 26th, guests were treated to a showcase of Mandarin Oriental's culinary excellence with international mixologists and Michelin-starred chefs Richard Ekkebus from Amber in Hong Kong and Antonio Guida from Seta in Milan.

"The quality and overall experience of the sales pavilion align perfectly with Fortune's commitment to not only delivering an exceptional product but also creating an experience that enhances the way people live. We are proud to partner with Swire Properties and the Mandarin Oriental brand, and we look forward to breaking barriers in the vibrant heart of Miami," said Edgardo Defortuna, President & CEO, Fortune International Group.

The Residences at Mandarin Oriental, Miami, will comprise two towers and will bring together world-class design, legendary service of Mandarin Oriental, and stunning panoramic views. The South Tower will feature 228 residences with interiors by renowned Parisian designer Tristan Auer. The North Tower, with interiors by AD 100 designer Laura Gonzalez, will feature the new North American flagship Mandarin Oriental hotel – with 121 rooms, a signature Spa at Mandarin Oriental, and multiple intimate fine-dining and al fresco restaurants – along with an additional 66 private residences and 28 hotel residences slated to be launched soon. Swire Properties has been responsible for developing Brickell Key for more than 40 years, and The Residences offers the final opportunity to own a luxurious piece of a new development on the highly desirable island community.

Pricing for current availability starts at \$4.9 million. The Residences are expected to be completed from 2029. For more information, please visit mo-residencesmiami.com.

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ABOUT SWIRE PROPERTIES

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 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 41 hotels, 12 residences, and 24 exclusive homes in 26 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. For more information, please visit www.mandarinoriental.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.