

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

Home to the new Mandarin Oriental, Miami Hotel, the North Tower Will Feature Private Residence Interiors by AD 100 Designer Laura Gonzalez

MIAMI, FL (October 2025) – Swire Properties, Inc. announced today the official launch of sales at the North Tower of The Residences at Mandarin Oriental, Miami. Part of the unparalleled residential and hospitality destination that is The Residences at Mandarin Oriental, Miami, The Residences' North Tower will feature 70 two- to four-bedroom Private Residences and what is destined to be Mandarin Oriental's new North American flagship hotel. The exceptional development is scheduled for delivery in 2030. Pricing for the North Tower's Private Residences is anticipated to begin at \$3.9 million.

The North Tower also hosts Hotel Residences, comprising 28 turnkey, fully furnished one- to two-bedroom homes, which start at \$3.8 million and are already 75% reserved. The launch of the North Tower Residences follows the remarkable success of the development's South Tower, which began sales in April 2024 and is currently over 50% sold with \$1.2 billion in sales. Within the last month, The Residences at Mandarin Oriental, Miami has seen an impressive \$127 million in sales. Pricing for the remaining South Tower Residences starts at \$6.6 million.

Within the North Tower, Private Residences are conceived by AD 100 Parisian designer Laura Gonzalez, her first new residential development in the United States. Known for her maximalist flair, Laura Gonzalez's interiors will bring the highest level of design and elegance to Miami. Her experience spans the globe with projects that include Printemps' first location in New York, Paris' Saint James Hotel, and Cartier Maisons across the world. The building's exterior is designed, like the South Tower, by renowned architect Kohn Pedersen Fox.

"Bringing the North Tower to market is a significant milestone," said Henry Bott, President of Swire Properties. "With the tremendous buyer response we've seen to date on the South Tower, we're pleased to offer a new and differentiated product for those who enjoy the convenience of the hotel lifestyle. We look forward to exceeding both buyer and market expectations and further establishing The Residences at Mandarin Oriental, Miami as the foremost ultra-luxury branded residence in Miami."

"For The Residences at Mandarin Oriental, Miami, we sought to capture the spirit of Brickell Key. We wove in a Miami-inspired palette of blues and sands, along with organic textures and soft, curving forms. This approach aimed to infuse each home with soul, fostering joy and a true sense of belonging for every resident," said Laura Gonzalez.

The North Tower

Rising 426 feet, the North Tower offers two distinct arrival experiences, one exclusively for hotel guests and another reserved for residents. Both entrances open into a lush, resort-inspired oasis

designed by renowned Thai landscape firm SHMA, setting the tone for the indoor-outdoor lifestyle that defines The Residences. Inside, floor-to-ceiling glass windows flood each home with natural light and seamlessly connect to expansive private terraces, a hallmark of Florida living.

The 70 Private Residences are expected to feature custom Molteni&C cabinetry available in warm or cool palettes, sleek Dornbracht fixtures, state-of-the-art Gaggenau appliances, and an undercounter wine storage with capacity for up to 34 bottles that transform everyday culinary moments into elevated experiences. Spa-inspired primary bathrooms continue the sense of refinement with Dornbracht fixtures, custom vanities with backlit mirrors, and built-in storage designed for modern living.

North Tower residents will enjoy private access to an extraordinary 80,000 square feet of amenities on a multi-tiered podium, offering distinct zones for relaxation, dining, and connection. Additional North Tower exclusives are anticipated to include an Honor Bar in the lobby, as well as a 19th-level Residents' Lounge with a chef's kitchen and flexible private dining or meeting spaces, perfect for intimate gatherings or business needs.

Beyond the North Tower, residents are granted privileged access to the world of Mandarin Oriental, Miami. From resort and lounge pools to the iconic Spa at Mandarin Oriental and signature waterfront dining overlooking Biscayne Bay, every day offers an opportunity to unwind, celebrate, or connect, all just steps from home. Complementing these amenities is the dedicated Mandarin Oriental residential team, on hand 24/7 to provide personalized services that make life effortless and truly exceptional.

Group Chief Executive of Mandarin Oriental, Laurent Kleitman, said, "The North Tower represents a rare opportunity to own a home that unites Miami's vibrant spirit with Mandarin Oriental's legendary service and craftsmanship. Conceived with exceptional design and privileged access to our world of wellness, dining and cultural experiences, these residences will redefine private living on Brickell Key. For owners, it is not simply about acquiring a residence, but about embracing a way of life that is both refined and truly exceptional."

A Legendary Offering on Brickell Key

The Residences at Mandarin Oriental, Miami combines world-class architecture with Mandarin Oriental's legendary service on the exclusive island enclave of Brickell Key. As the culmination of Swire Properties' decades-long legacy on Brickell Key, this landmark development offers buyers the final opportunity to own a new-construction home on this exclusive island.

Mandarin Oriental, renowned for operating more Forbes Five-Star spas than any other hotel group, will also bring its expertise in wellness to the property. Residents will have access to signature spa treatments, wellness retreats, and personalized fitness programming, complemented by amenities such as a forest yoga lawn, tea garden, saunas, hammam, wellness pool deck with cold plunge and hot tub, private cabanas, state-of-the-art fitness center, and a multi-use sports court.

The Residences' Sales Pavilion on Brickell Key is now open for buyers seeking more information. Construction on The Residences is slated to begin in 2026, with completion anticipated in 2030. Fortune Development Sales is managing sales.

For details, 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 ranked No. 1 in the Real Estate Management & Development Industry category on the Dow Jones Sustainability World Index 2024. 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

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Each outstanding property reflects the Group's dual Asian heritage, while proudly distilling the Essence of the Destination, reflected in every hotel's

own fan - carefully crafted by local artisans. Driven by a passion for the exceptional, every day, everywhere, the Group's mission is to craft time-enriching experiences that transform the ordinary to the exceptional and guests to fans through its legendary service. The Group now operates 43 hotels, 12 residences and 26 exceptional homes in 27 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 <https://www.mandarinoriental.com/>.

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