

THE RESIDENCES

MANDARIN ORIENTAL

BOCA RATON

AT VIA MIZNER, AN URBAN RESORT
IN DOWNTOWN BOCA RATON



RESIDENCES · HOTEL · RETAIL · PRIVATE CLUB

A GRAND VISION COMES *to* LIFE

*Welcome to Via Mizner, an urban resort in the heart of Downtown Boca Raton.
Blending a prime location with spectacular ocean views, inspired architecture that pays homage
to the City's heritage, and the internationally renowned Mandarin Oriental, Via Mizner
delivers a bespoke lifestyle in one beautifully designed setting.*

THE RESIDENCES AT MANDARIN ORIENTAL, BOCA RATON



MANDARIN ORIENTAL, BOCA RATON



VIA MIZNER GOLF & CITY CLUB



THE SHOPPES AT VIA MIZNER



101 VIA MIZNER

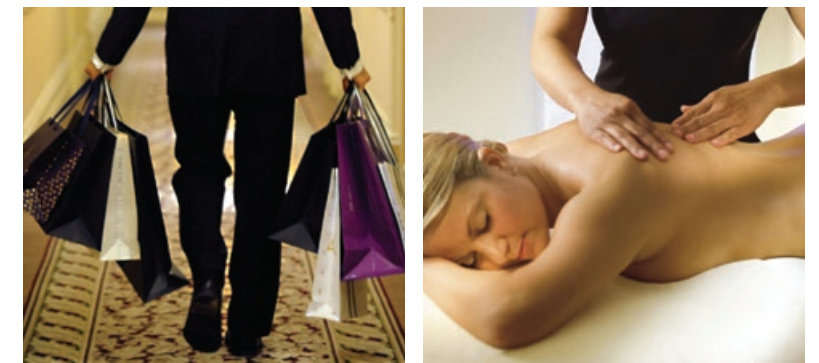


ARTIST'S CONCEPTUAL RENDERING



A Dynamic Cosmopolitan City within
AN EXCLUSIVE COASTAL RESORT

Boca Raton has grown to become a vibrant cosmopolitan city and is included in the top 2% of America's most livable cities. Urban Land Magazine calls it "one of the 10 best places to live in America," and it's ranked by Forbes as one of Florida's best cities for families. With miles of waterways and private beaches, lovely boulevards lined with stately royal palms and charming homes and estates, it has always been one of the most celebrated places to live. The City is home to many corporate headquarters such as Office Depot and ADT. Educationally, it is a leader as well, with both Lynn University and Florida Atlantic University. Today, with one of Florida's top hospitals, cultural offerings, galleries and museums, fine dining and downtown shopping, Boca Raton is Florida's premier lifestyle destination.



Your Journey Home
BEGINS HERE

For more than 50 years, Mandarin Oriental has been firmly established as a leader in luxury hospitality, and has a rich and proud history. Increasingly recognized for creating some of the world's most sought-after properties, the Group provides 21st century luxury with oriental charm. Above all, Mandarin Oriental is renowned for creating unique hotels through distinctive design and a strong sense of place.

HOTEL FEATURES:

- ♦ *164 well-appointed rooms and suites*
- ♦ *Innovative dining, featuring Michelin-Starred chefs and sommeliers*
- ♦ *Holistic spa and wellness programs*
- ♦ *State-of-the-art Athletic Club*
- ♦ *Conference center with cutting-edge technology*
- ♦ *Two rooftop pools with private cabanas*



Luxury Living
AT ITS FINEST

The Residences at Mandarin Oriental, Boca Raton offer the pinnacle of luxury living. Ninety-two stunning Residences offer timeless details and ultra-modern features, all enveloped by sweeping ocean views.

RESIDENCE FEATURES:

- ♦ One-to-six bedroom Residences
- ♦ Private elevator foyers
- ♦ Personal selection of Italian flooring and gemstone countertop finishes
- ♦ Sub-Zero® and Wolf® appliances
- ♦ Exclusive resort-style amenities
- ♦ Mandarin Oriental concierge services
- ♦ Hotel access via sky bridge
- ♦ Membership to Via Mizner Golf & City Club



A Sophisticated Urban Experience
JUST OUTSIDE YOUR DOOR

The Shoppes at Via Mizner feature a collection of high-end boutiques and trendy restaurants creating an exciting urban environment for residents and visitors alike. Rivaling the allure and cachet of some of the most famed shopping districts, The Shoppes offer the best in designer couture, high-end jewelry, fine art and for those keen on satisfying a discriminating palate, innovative dining venues featuring celebrated chefs and superb menus.



BOCA RATON

Florida's Most Dynamic
PRIVATE CLUB

THE GOLF CLUB

Via Mizner Golf & City Club offers its members two exceptional venues in one superlative club.

The Golf Club features an 18-hole masterpiece designed by Jack Nicklaus, who for decades has been recognized as the preeminent designer worldwide. His Signature course at The Golf Club is visually stunning and immaculately conditioned, yet eminently playable. The golf experience is enhanced by two short-game practice areas, a driving range and putting green, a professional instruction and coaching academy, and a fully accessorized pro shop.

An extraordinary Clubhouse offers a stylish signature restaurant and chic bar, as well as private dining areas, banquet and ballroom facilities. The perfect place for family relaxation, amenities include a resort-style pool, Har-Tru tennis courts, and a fitness center emphasizing health and wellness. As with all great clubs, expect a full calendar of events, celebrations and activities throughout the year.



Jack Nicklaus
A SIGNATURE GOLF COURSE

THE CITY CLUB

Located within Mandarin Oriental, Boca Raton, The City Club is an exclusive destination for social gatherings, business meetings and upscale relaxation. Membership offers priority access to the hotel's signature restaurants and unparalleled amenities, and access to an exclusive members-only restaurant and lounge with a trendy bar and private dining areas. Members can also enjoy The Spa at Mandarin Oriental, where ancient Asian and European holistic body and beauty treatments rejuvenate the mind, body and spirit in a private, luxurious setting. Extraordinary amenities and services await members and their guests – a state-of-the-art Athletic Club, children's activity center, business center and two rooftop swimming pools.



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THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENN-FLORIDA
COMPANIES

VIA MIZNER
BOCA RATON
RESIDENCES • HOTEL • RETAIL • PRIVATE CLUB

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We are pledged to the letter and spirit of the U.S. Policy for achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The sketches, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, are based upon preliminary development plans, may depict options, upgrades, features or views not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantees or representations whatsoever are made that any features, amenities or other facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Nearby golf courses, open spaces and other areas are not owned or operated by the Developer and there is no guarantee they will be operated or maintained for any particular purpose or in any particular manner. Many of the facilities within the project will not be located within the Residences. Certain facilities or services described herein will be provided by the hotel or club operators or others and may be subject to additional charges. Membership in the Club will be mandatory for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-residents. Business establishments may be sold to third parties, may be used for different purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus or in the applicable purchase agreement. Douglas Elliman is the Developer's exclusive broker for this project. No solicitation, offer or sale of a unit in the Residences will be made in NY, NJ, or in any other jurisdiction in which such activity would be unlawful. Via Mizner Owner III, LLC ("Developer") is a newly-formed entity, which is the sole offerer of the units being offered for sale as The Residences at Mandarin Oriental, Boca Raton ("Residences"), Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer but are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. An affiliate of the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Hotel") and the rental programs, if any, offered to unit owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), are in any way owners, offerers, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences and the Hotel subject to the terms and conditions of non-exclusive license agreements which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the Hotel or Residences for any reason, use of the MOHG Marks in connection with the Hotel and Residences may be terminated at MOHG's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. The developers and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated.

New York Residents: This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units to New York residents can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until a CP5-12 Application is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law, File No. CP16-0074. Tower 105 Residences, A Condominium 1105 East Camino Real Boca Raton, Florida 33432. Tower 105 Residences, A Condominium is being marketed as The Residences at Mandarin Oriental, Boca Raton. Via Mizner Owner III, LLC | 1515 North Federal Highway Suite 306 Boca Raton, Florida 33432.