



RESIDENCE 611

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	335 Sq. Ft.	31 Sq. M.
Total	2,608 Sq. Ft.	242 Sq. M.



OWN REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT STATEMENTS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, HAVE REFERENCE TO THE PROSPECTUS AND TO THE DOCUMENTS REQUIRED BY SECTION 717.002, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pleased to the letter and part of the U.S. Policy for advancement of legal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. The selection, marketing, picture, plans, and design depicted on described herein are conceptual in nature and are not to scale, are based upon preliminary development plans, may depict options, approvals, features or areas not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, 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 project may in the future be limited or eliminated by future development or change of status. Ready-to-go models, 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 Residence of Resident-Owned, Boca Raton (The Residence). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in The Club will be restricted to unit owners and will require payment of additional dues, fees and cost. A substantial number of Club memberships will be available to non-residents. Business establishments open for public use and parking may be used for different purposes, and may change in the manner operation of time from time to 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. Penn-Florida Realty, Inc. is the Developer's exclusive broker for this project. No solicitation offer or sale of real estate in the Residence will be made by VFC, or in any other jurisdiction in which such activity would be prohibited. Via Mizner (VFC) is a newly formed entity, which is the successor of the units being offered for sale in The Residence of Mandarin Oriental, Boca Raton (The Residence). Penn-Florida Realty, Inc. and the other "Penn-Florida Companies" are affiliated with the Developer but are not the Developer of The Residence. All statements and any representations herein shall be deemed to have been made solely by Developer. In addition, the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton Hotel ("Hotel") and the hotel program, being offered to unit owners in The Residence. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOTG"), are in any way owners, officers, partners, agents or representatives of, or responsible in liability for, the marketing, construction of the Residence, or any portion or sales or related investment. MOTG has not assumed and has no liability or responsibility for any financial, interests, properties or other losses of information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the Residence. Developer has the sole right and responsibility for the review and issues in which the Residence is sold, and for all representations or omissions to the Residence. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOTG Mark") in connection with The Residence and the Hotel subject to the terms and conditions of non-exclusive license agreements which may be terminated at any time upon written agreement. The right to use the MOTG Mark in connection with The Residence is 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 Residence for any reason, use of the MOTG Mark in connection with the Hotel and Residence may be terminated or MOTG discontinue. The Residence of Mandarin Oriental, Boca Raton (The Residence) is not developed, operated, owned, offered or sold by Mandarin Oriental Hotel Group or any of its affiliates (MOTG), and MOTG makes no representation, warranty or guarantee of any kind regarding the Residence. The developer and owners of The Residence are not responsible for the terms of any license agreement between MOTG which may apply to the Residence. OCT 2020

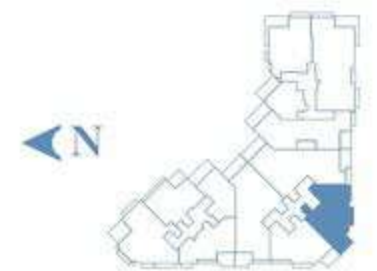
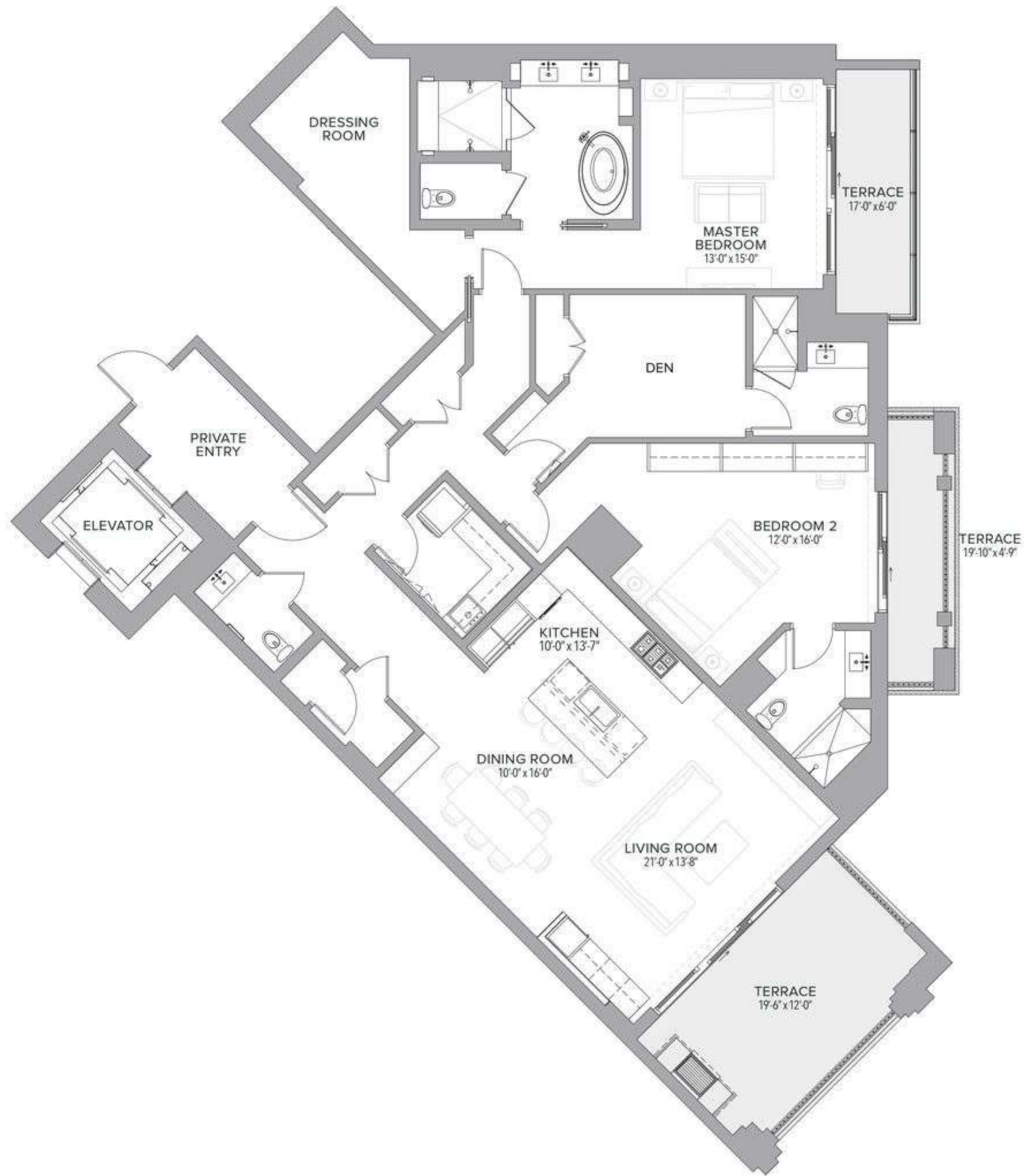


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 807

2 BEDROOMS | 2.5 BATHS

Residence	2,579 Sq. Ft.	240 Sq. M.
Terrace	449 Sq. Ft.	42 Sq. M.
Total	3,028 Sq. Ft.	282 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.502, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, plans, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, they do not indicate, suggest, indicate or show that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. Nearby golf courses, spas, parks 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services associated herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both public and for different purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium unit and statement should be read, upon its receipt, in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the project. No solicitation, offer or sale of a unit in the Residences will be made in FL, IL, or in any other jurisdiction in which such activity would be unlawful. We, Marco Deane W. III ("Developer") is a reformed entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in any making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other related investment. MORH has not prepared and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside of the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, Mandarin Oriental cannot manage the hotel or Residences for any reason, use of the MORH-Trade in connection with the hotel and Residences may be terminated at MORH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MORH which may expire or be terminated. AUG 2021



RESIDENCE 501

4 BEDROOMS | 4.5 BATHS

Residence	4,693 Sq. Ft.	436 Sq. M.
Terrace	974 Sq. Ft.	90 Sq. M.
Total	5,667 Sq. Ft.	526 Sq. M.



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 MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 502

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	783 Sq. Ft.	73 Sq. M.
Total	3,554 Sq. Ft.	330 Sq. M.



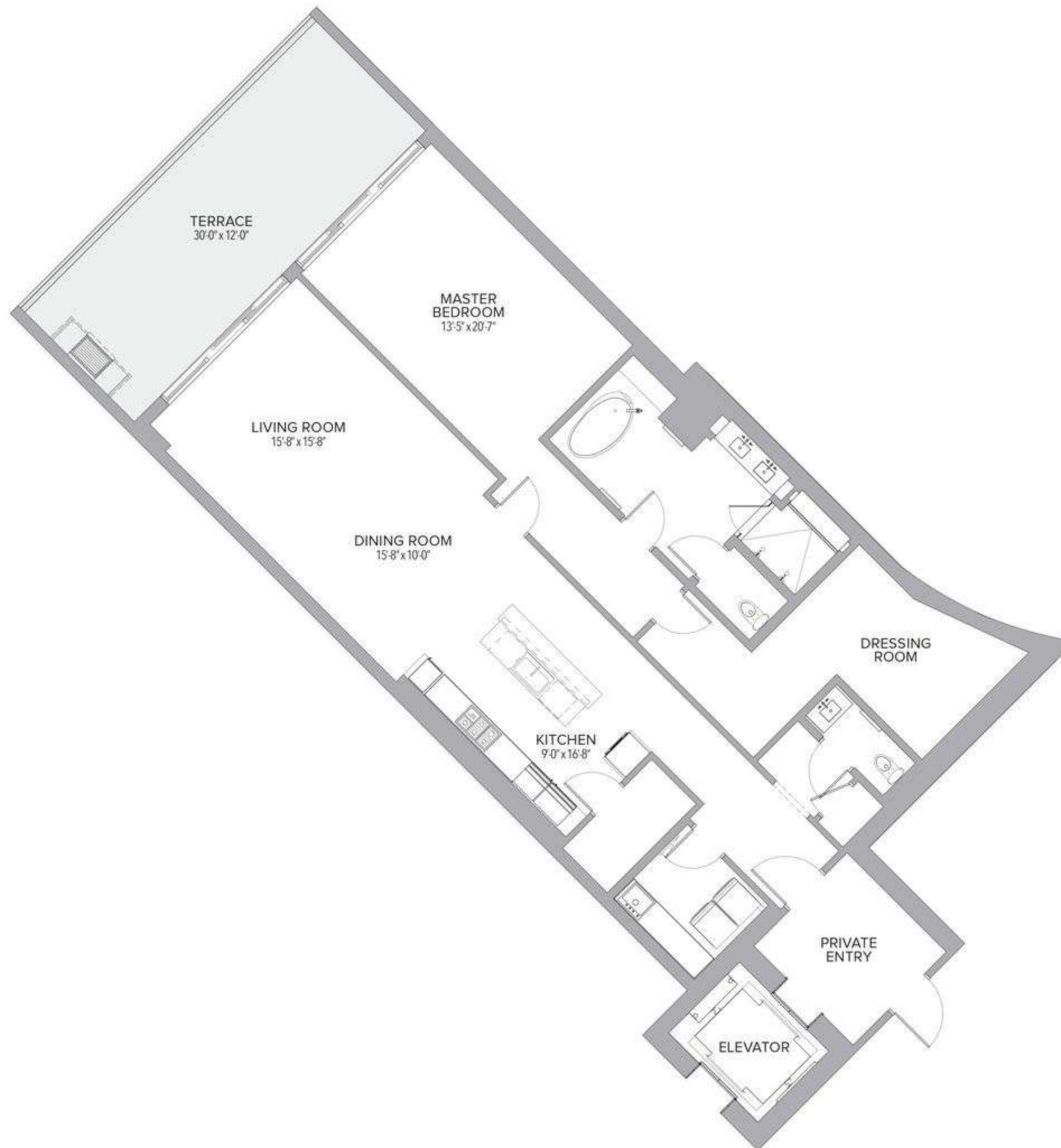
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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict pictures, copyright, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (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 necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure may be used for both 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 unit and statement should be read together with the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco D'Amico, S.E., ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOCG"), are in any way partner, officer, promoter, issuer or underwriter of, or responsible or liable for, in any making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any receipt or return of a unit in the Residences. MOCG has not prepared and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences, developed from the sale agent's responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOCG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOCG-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOCG-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOCG), and MOCG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MOCG which may be terminated at any time.
MOCG



RESIDENCE 505

1 BEDROOMS | 1.5 BATHS

Residence	2,012 Sq. Ft.	187 Sq. M.
Terrace	364 Sq. Ft.	34 Sq. M.
Total	2,376 Sq. Ft.	221 Sq. M.



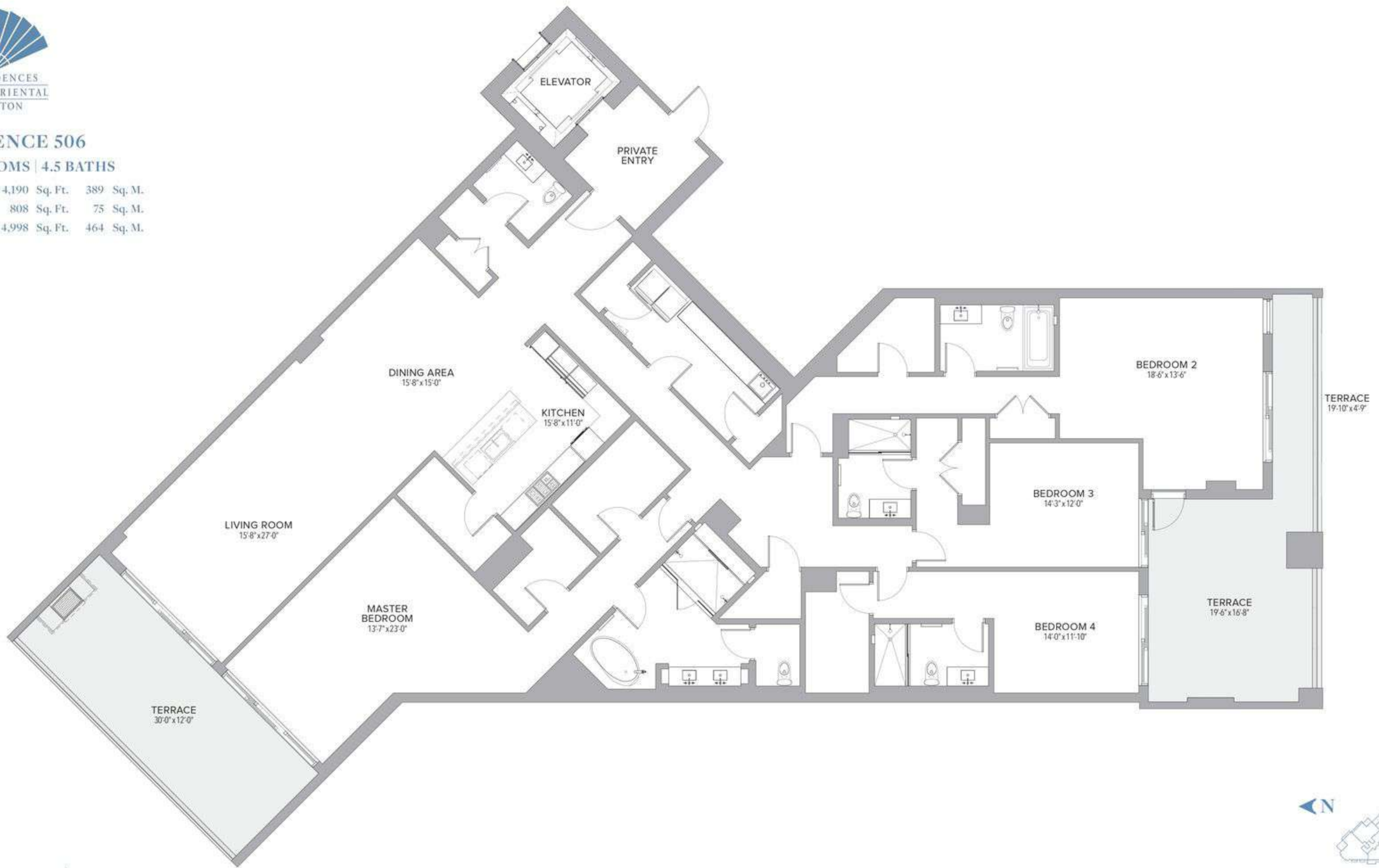
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 An offering is made only by the prospectus for the condominium unit and statement should be read together with the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the project. No solicitation, 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. We (Morgan Stanley & Co., LLC ("Developer")) is a registered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. Benefits of the Developer in developing the subject proposed Mandarin Oriental, Boca Raton hotel ("MOM"), and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees ("MOHG"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. 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-Mark 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, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and its affiliates subject to the terms of a license from MOHG which may vary or be terminated.
 MAR 2021



RESIDENCE 506

4 BEDROOMS | 4.5 BATHS

Residence	4,190 Sq. Ft.	389 Sq. M.
Terrace	808 Sq. Ft.	75 Sq. M.
Total	4,998 Sq. Ft.	464 Sq. M.



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 An offering made only by the prospectus for the condominium unit or other interest shall be subject to the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. 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. We (MOR) (Developer) is a real-estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the subject proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is a non-exclusive and non-sublicensable right included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOR which may expire or be terminated.
 MAR 2021



RESIDENCE 508

2 BEDROOMS | 2.5 BATHS

Residence	2,944 Sq. Ft.	274 Sq. M.
Terrace	451 Sq. Ft.	42 Sq. M.
Total	3,395 Sq. Ft.	316 Sq. M.



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A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both parties, may be used for different purposes, and may change or discontinue operation at any time. An offering made only by the prospectus for the development and an offering should be made upon its receipt in the prospectus in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), nor any other person, officer, partner, agent or representative of, or responsible to hold by, in any manner any representation or statement with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any receipt or other related investment. MOR has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or other written or oral statement 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR is not an owner, partner, agent or representative of the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOR), and MOR is not an owner, partner, agent or representative of the Residences. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR is not an owner, partner, agent or representative of the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOR), and MOR is not an owner, partner, agent or representative of the Residences. MOR 2021

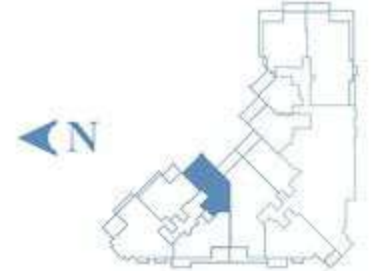
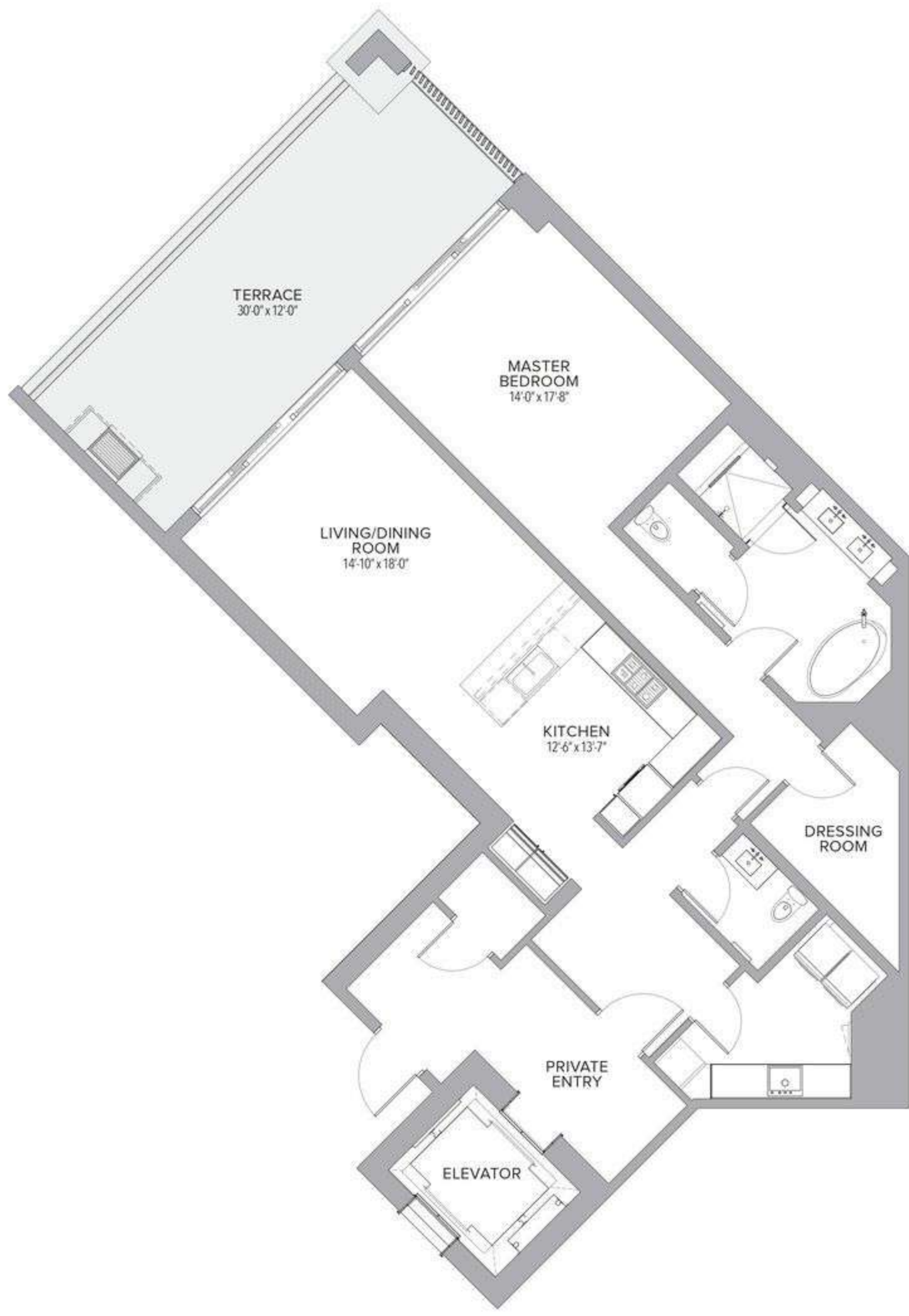


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 509

1 BEDROOMS | 1.5 BATHS

Residence	1,654 Sq. Ft.	154 Sq. M.
Terrace	369 Sq. Ft.	34 Sq. M.
Total	2,023 Sq. Ft.	188 Sq. M.



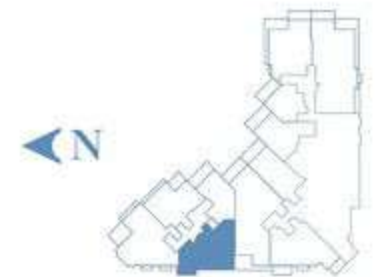
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, building, picture, plans, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may in the future be leased or otherwise be owned or operated by future development or other of nature. Nearby golf courses, spas, parks 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for other purposes, and may change or discontinue operation at any time.
An offering made only by the prospectus for the condominium unit or other interest should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (Mandarin Oriental, S.L.L.C. ("Developer")) is a registered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. Members of the Developer's development the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Mandarin"), and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular 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 or statements in connection with the Residences and the hotel subject to the terms and conditions of a non-disclosure agreement which may be entered into from time to time or a common. The right to use the MOHG logo in connection with the Residences is a non-transferable right and is not to be used in any other manner. The right to use the MOHG logo in connection with the Residences is a non-transferable right and is not to be used in any other manner. 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 logo 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, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and its affiliates. All rights reserved. © 2021 MOHG.



RESIDENCE 510

2 BEDROOMS | 2.5 BATHS

Residence	2,298 Sq. Ft.	213 Sq. M.
Terrace	659 Sq. Ft.	61 Sq. M.
Total	2,957 Sq. Ft.	274 Sq. M.



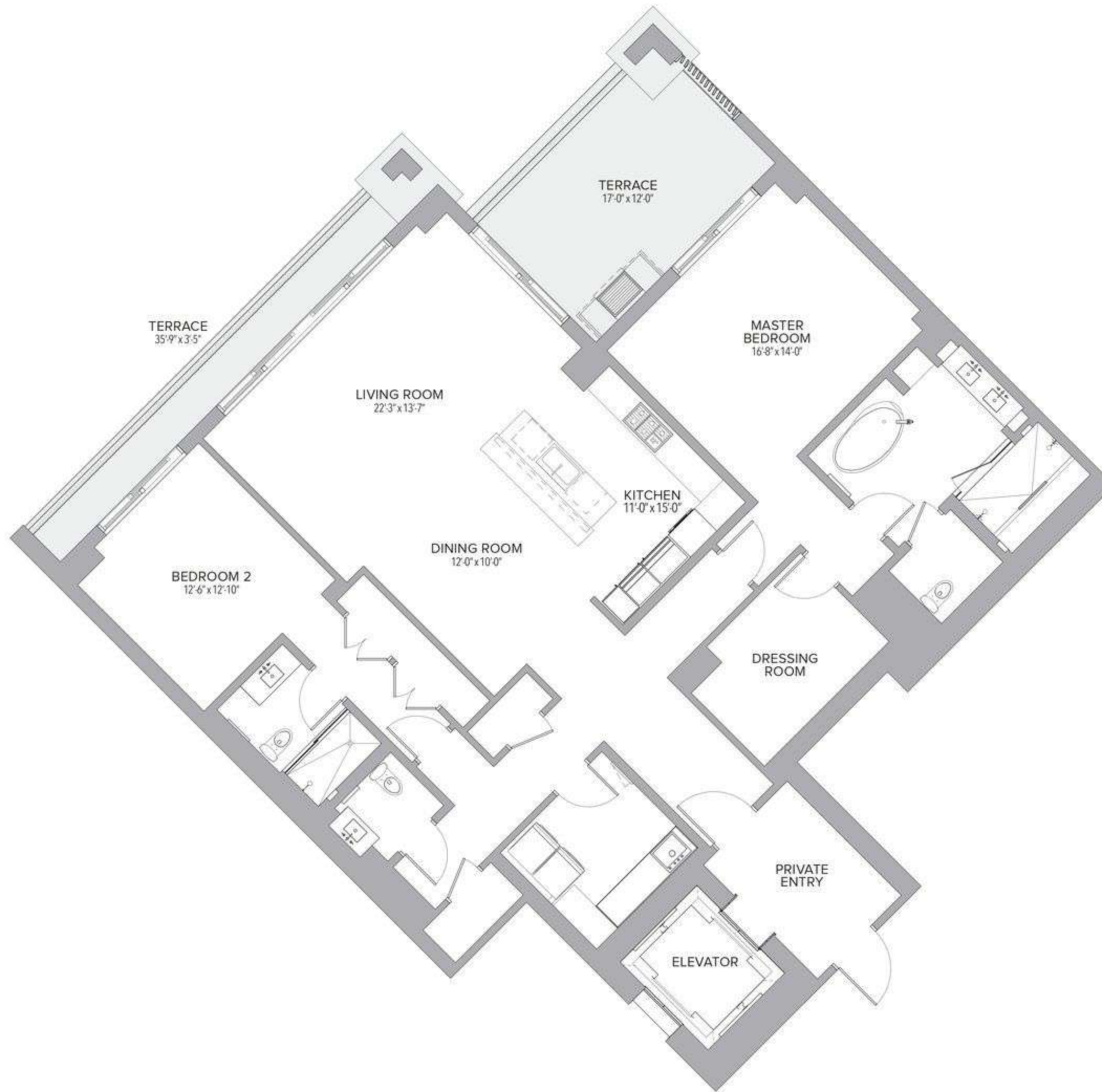
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.502, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict policies, regulations, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may in the future be limited or obstructed by future development or other factors. Nearby golf courses, spas, parks and other areas are not owned or operated by the Developer and there is no guarantee they will be opened 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit and statement should be read, upon its receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The Residences). Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular within or without the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is a non-exclusive license and the right is not guaranteed and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOR which may vary from time to time.
 MAR 2021



RESIDENCE 511

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	337 Sq. Ft.	31 Sq. M.
Total	2,610 Sq. Ft.	242 Sq. M.



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No guarantee or representation whatsoever can be made that any fixtures, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both 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 an offering should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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, LLC ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. Benefits of the Developer in developing the subject proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the related program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOC"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so 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 income or other financial statement. MOC has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Trade") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOC-Trade in connection with the Residences is a non-exclusive license and not a right included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Trade in connection with the hotel and Residences may be terminated at MOC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOC), and MOC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOC which may expire or be terminated. MAR 2021



RESIDENCE 512

3 BEDROOMS | 3.5 BATHS

Residence	3,287 Sq. Ft.	305 Sq. M.
Terrace	609 Sq. Ft.	57 Sq. M.
Total	3,896 Sq. Ft.	362 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. Custom fixtures or services described herein will be provided by the local or club operators or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both parties, may be used for different purposes, and may change or discontinue operation at any time. An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. Penn-Florida Capital Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton. The Residences, Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOHG", nor any other person, officer, partner, agent or member of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular written or oral statements relating to the Residences, development the site right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. 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-Mark 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, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof ("MOHG"), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MOHG which may expire or be terminated. MAR 2021



RESIDENCE 601

4 BEDROOMS | 4.5 BATHS

Residence	4,528 Sq. Ft.	421 Sq. M.
Terrace	995 Sq. Ft.	92 Sq. M.
Total	5,523 Sq. Ft.	513 Sq. M.



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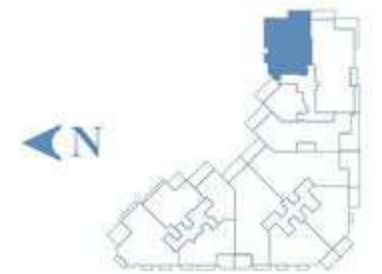


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 602

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	743 Sq. Ft.	69 Sq. M.
Total	3,514 Sq. Ft.	326 Sq. M.



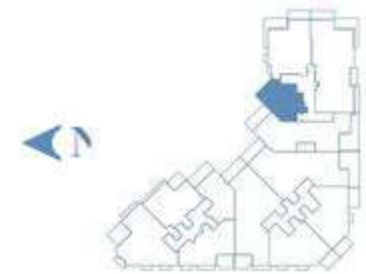
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
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RESIDENCE 603

1 BEDROOMS | 1.5 BATHS

Residence	1,485 Sq. Ft.	138 Sq. M.
Terrace	334 Sq. Ft.	32 Sq. M.
Total	1,819 Sq. Ft.	170 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. The Residences' common facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other 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 or made in the prospectus or in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco Demare, S.E., ("Developer") is a non-affiliated entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the project proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, collectively, "MOC", are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement. MOC has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any unit and marketing material, prospectus or circular within or outside of the Residences. Developer has the sole and exclusive responsibility for the content and accuracy of the Residences and all of its representations and statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOC-Mark in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Mark in connection with the hotel and Residences may be terminated at MOC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOC), and MOC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOC which may expire or be terminated. MAR 2021

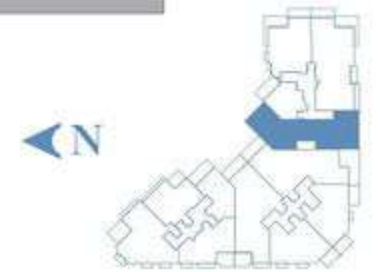


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 604

3 BEDROOMS | 3.5 BATHS

Residence	3,330 Sq. Ft.	309 Sq. M.
Terrace	1,033 Sq. Ft.	96 Sq. M.
Total	4,363 Sq. Ft.	405 Sq. M.



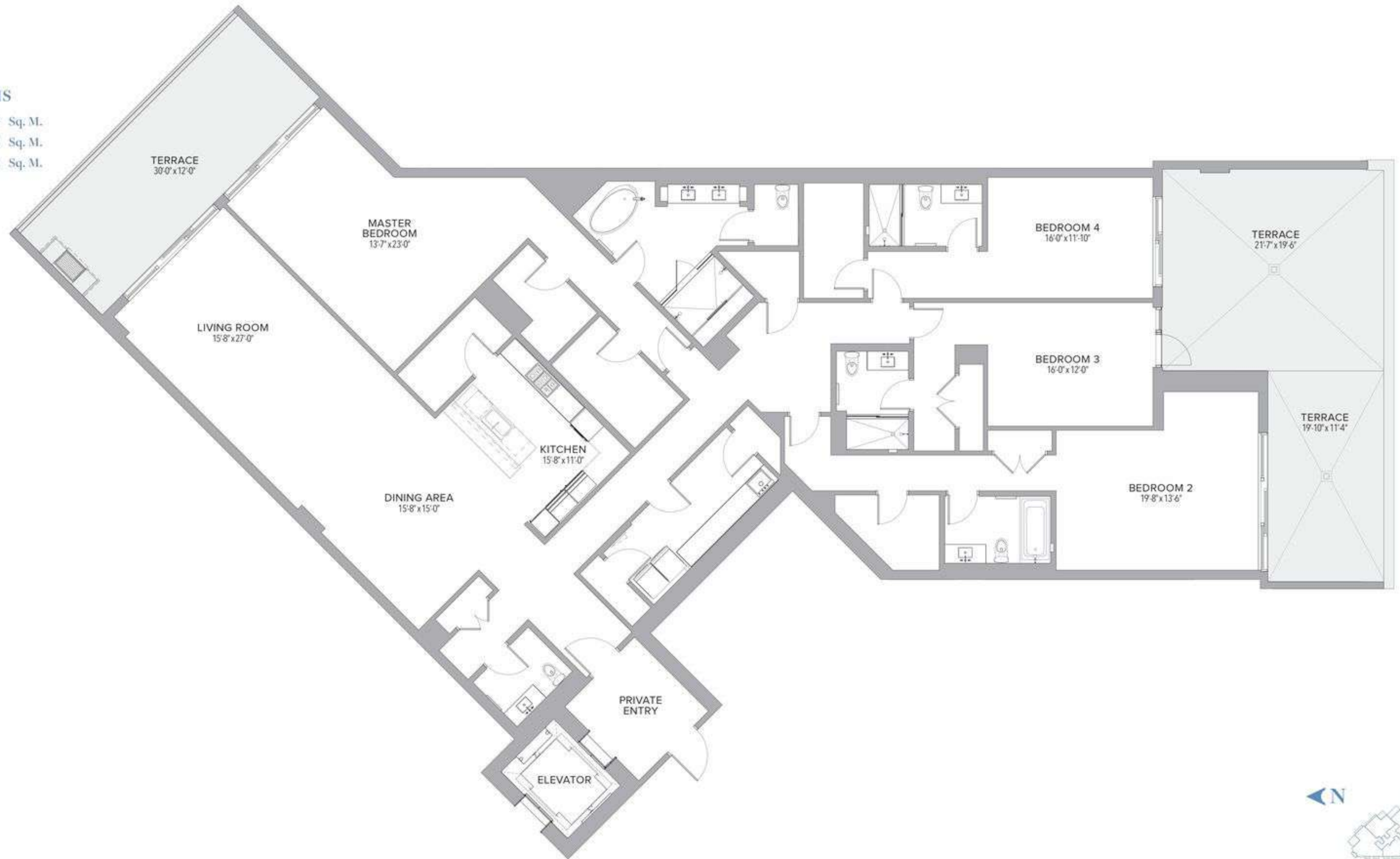
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR LOOKING REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees, and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both 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 unit and statement should be read upon its receipt in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a member of the Penn-Florida Realty Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOHG", are in any way liable, in any manner, for any representations or omissions with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statements contained in any sales and marketing material, prospectus or other documents 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 or omissions in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOHG-Mark in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by this prospectus. 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-Mark 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, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MOHG which may require to be terminated.
MAR 2021



RESIDENCE 605

4 BEDROOMS | 4.5 BATHS

Residence	4,248 Sq. Ft.	395 Sq. M.
Terrace	1,065 Sq. Ft.	99 Sq. M.
Total	5,313 Sq. Ft.	494 Sq. M.



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 An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We (Mandarin Oriental, LLC ("Developer")) is a real-estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. Mandarins of the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Mandarin") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOC"), are in any way, person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circle within or outside the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in connection with the Residences and the hotel subject to the terms and conditions of the sales and marketing agreement which may be amended from time to time without a written notice. The right to use the MOC logo in connection with the Residences is a non-transferable asset and is not to be used in any other manner. The right to use the MOC logo in connection with the Residences is a non-transferable asset and is not to be used in any other manner. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC logo in connection with the hotel and Residences may be terminated at MOC's discretion.
 The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOC), and MOC's makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOC), and MOC's makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOC), and MOC's makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOC), and MOC's makes no representation, warranty or guarantee of any kind regarding the Residences.
 MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 607

2 BEDROOMS | 2.5 BATHS

Residence	2,647 Sq. Ft.	246 Sq. M.
Terrace	556 Sq. Ft.	52 Sq. M.
Total	3,203 Sq. Ft.	298 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, plans and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. Nearby golf courses, clubs, spas and other amenities 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the local or state government or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel 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 unit and statement should be read upon its receipt in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way liable, in any manner, for any representations or omissions with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial documents contained in any sales and marketing material, prospectus or circular 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 or omissions in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR-Name") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR-Name in connection with the Residences is a non-exclusive license and may be terminated at any time upon certain conditions. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOR-Name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies and procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOR which may expire or be terminated. MAR 2021

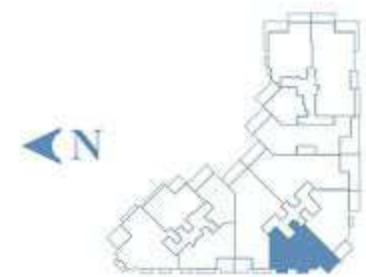


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 608

2 BEDROOMS | 2.5 BATHS

Residence	2,704 Sq. Ft.	251 Sq. M.
Terrace	351 Sq. Ft.	33 Sq. M.
Total	3,055 Sq. Ft.	284 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to acknowledge of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, concepts, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both 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 development and an offering should be made upon its receipt in the prospectus as in the applicable purchase agreement. Penn-Florida Capital Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton. The 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. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOHG", nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular within or without the Residences, Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MOHG which may require to be terminated. N/A 2021

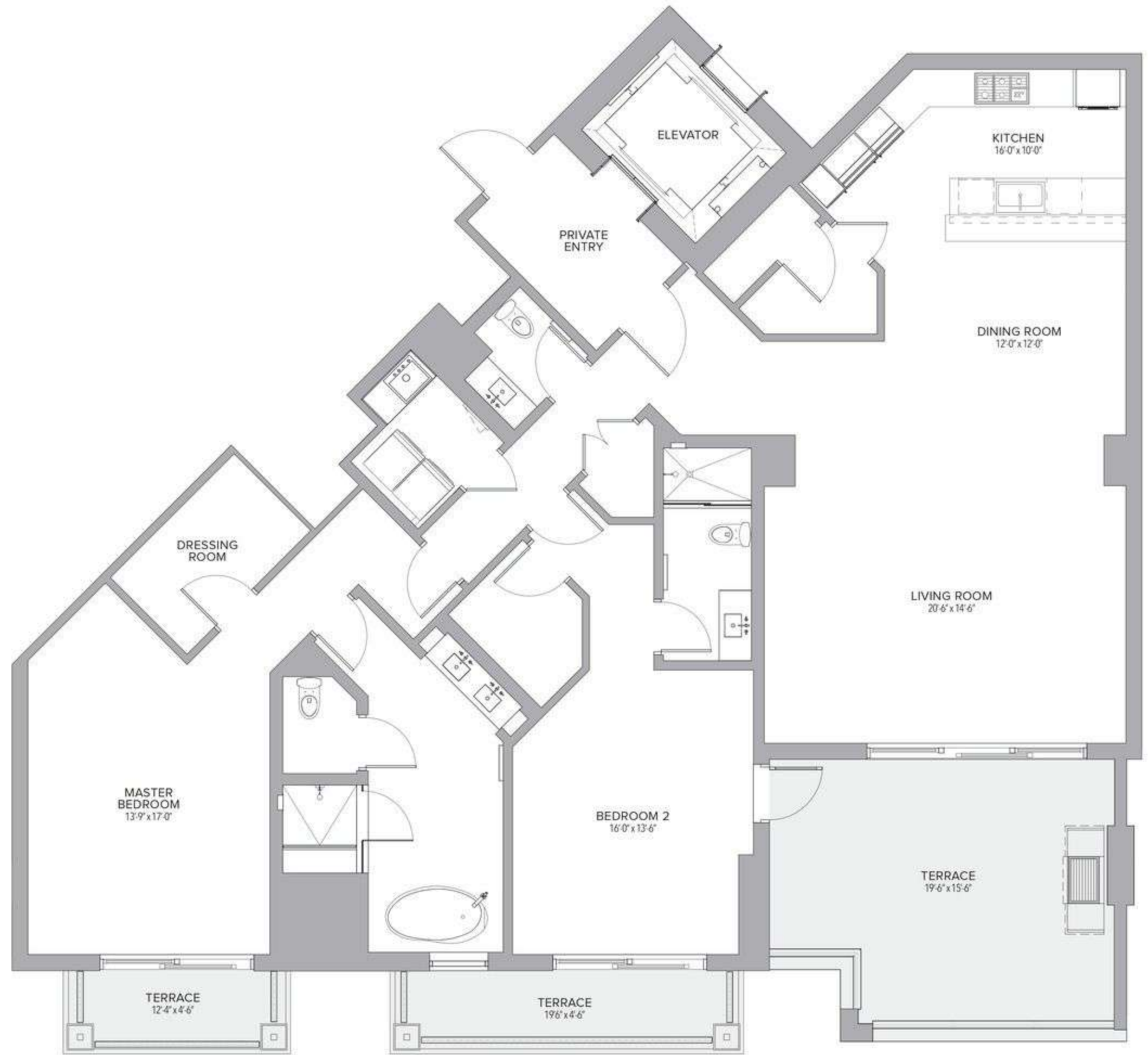


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 610

2 BEDROOMS | 2.5 BATHS

Residence	2,298 Sq. Ft.	213 Sq. M.
Terrace	448 Sq. Ft.	42 Sq. M.
Total	2,746 Sq. Ft.	255 Sq. M.



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RESIDENCE 701

4 BEDROOMS | 4.5 BATHS

Residence	4,528 Sq. Ft.	421 Sq. M.
Terrace	711 Sq. Ft.	66 Sq. M.
Total	5,239 Sq. Ft.	487 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.502, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pleased to be a part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The floor plan, including, kitchen, photos, and design depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may or may not be located or developed by future development or future 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 opened 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 at Mandarin Oriental, Boca Raton (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 necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel 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 development and no offering should be made apart from the prospectus in the applicable purchase agreement. The Florida Real Estate Commission (FREC) 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or other document relating to the Residences, Developer has the sole responsibility for the content and accuracy of such statements or other information. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license. The right to use the MORH-Trade in connection with the hotel and Residences may be terminated at MORH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MORH which may expire or be terminated. MAR 2021



RESIDENCE 702

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	610 Sq. Ft.	57 Sq. M.
Total	3,381 Sq. Ft.	314 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may be subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. The Residences at Mandarin Oriental, Boca Raton. Custom finishes or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering is made only by the prospectus for the development and no statement should be relied upon or made in the prospectus or in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We, Mizner Group, LLC ("Developer") is a residential entity, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the world program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees ("MOH"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in 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 income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or other document 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOH-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOH-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOH-Trade in connection with the hotel and Residences may be terminated at MOH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOH), and MOH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates. All trademarks and service marks are the property of their respective owners. © 2021



RESIDENCE 703

1 BEDROOMS | 1.5 BATHS

Residence	1,485 Sq. Ft.	138 Sq. M.
Terrace	334 Sq. Ft.	32 Sq. M.
Total	1,819 Sq. Ft.	170 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or obstructed by future development or forest 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 at Mandarin Oriental, Boca Raton. The Residences. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering made only by the prospectus for the condominium unit or otherwise should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Walter Dornier III, LLC ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty Corp. and the other "Third-Party Corporation" 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. If the Developer is developing the project proposed Mandarin Oriental, Boca Raton Hotel ("MOR") and the hotel program, 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 "MORG", are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement. MORG has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any unit and marketing material, prospectus or circular within or outside of the Residences. Developer has the sole and exclusive responsibility for the content and accuracy of the Residences and MOR, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORC-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MORC-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MORC-Trade in connection with the hotel and Residences may be terminated at MORG's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORG), and MORG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MORG which may expire or be terminated.
 MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 704

3 BEDROOMS | 3.5 BATHS

Residence	3,330 Sq. Ft.	309 Sq. M.
Terrace	692 Sq. Ft.	64 Sq. M.
Total	4,022 Sq. Ft.	373 Sq. M.



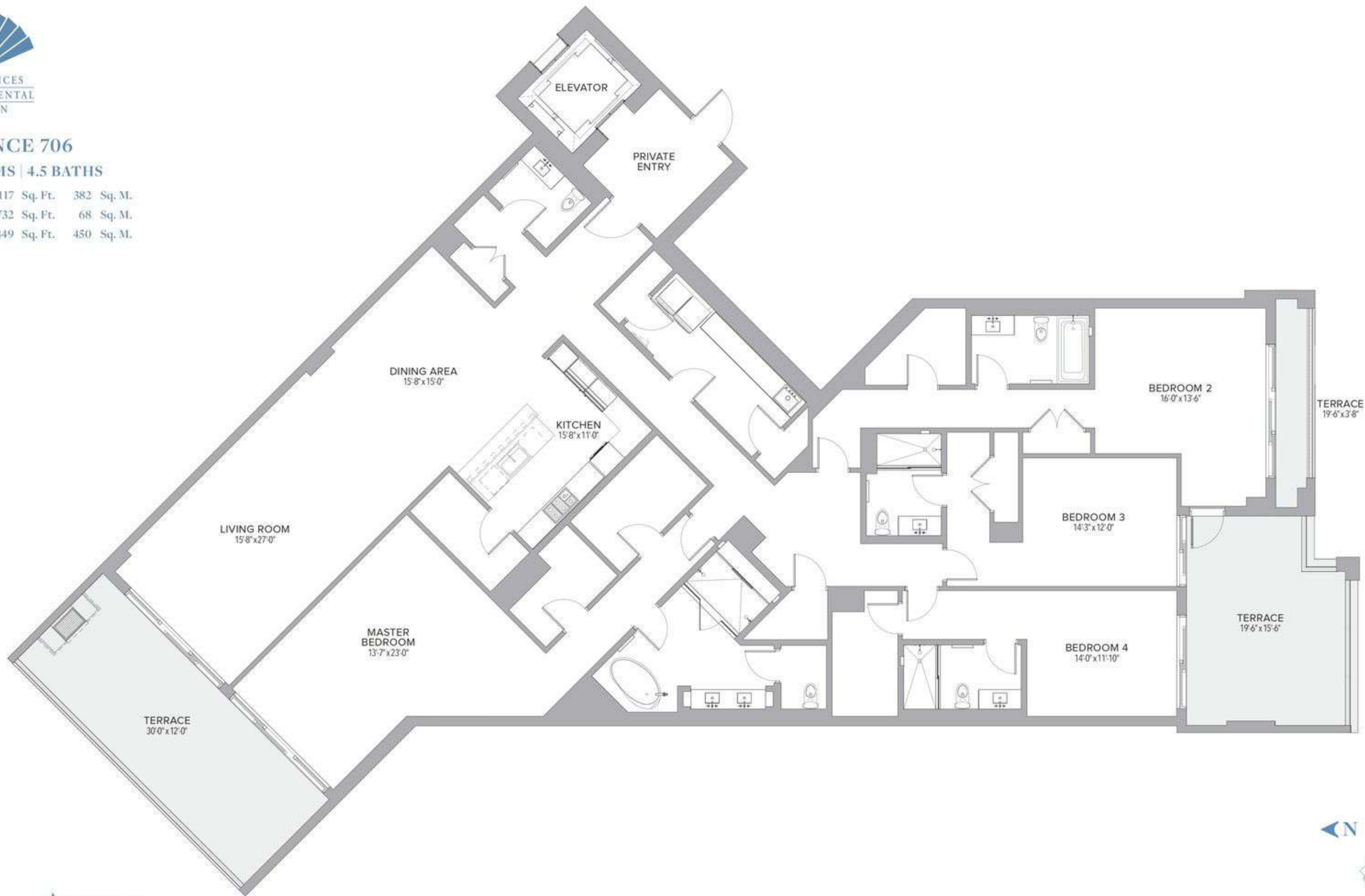
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR LOOKING REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees, and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both 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 an offering should be made upon its receipt in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Mizner Group, LLC ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. It shall be the duty of the Developer to develop the project proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way, person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not designed, approved, insured, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR's policies, representations, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may vary or be terminated.
MOR 2021



RESIDENCE 706

4 BEDROOMS | 4.5 BATHS

Residence	4,117 Sq. Ft.	382 Sq. M.
Terrace	732 Sq. Ft.	68 Sq. M.
Total	4,849 Sq. Ft.	450 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering is made only by the prospectus for the condominium unit and statement should be read upon its receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The Residences). Penn-Florida Realty Corp. and the other "Third Parties Corporation" 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular 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 as to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may vary by jurisdiction.
 MAR 2021



RESIDENCE 707

2 BEDROOMS | 2.5 BATHS

Residence	2,579 Sq. Ft.	240 Sq. M.
Terrace	454 Sq. Ft.	42 Sq. M.
Total	3,033 Sq. Ft.	282 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, suggestions, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services associated herewith will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit or statement should be relied upon in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a reformed entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial statements contained in any sales and marketing material, prospectus or circular written or oral statements relating to the Residences. Developer has the sole responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies and procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may expire or be terminated.

MAR 2021



RESIDENCE 708

2 BEDROOMS | 2.5 BATHS

Residence	2,621 Sq. Ft.	243 Sq. M.
Terrace	424 Sq. Ft.	39 Sq. M.
Total	3,045 Sq. Ft.	282 Sq. M.



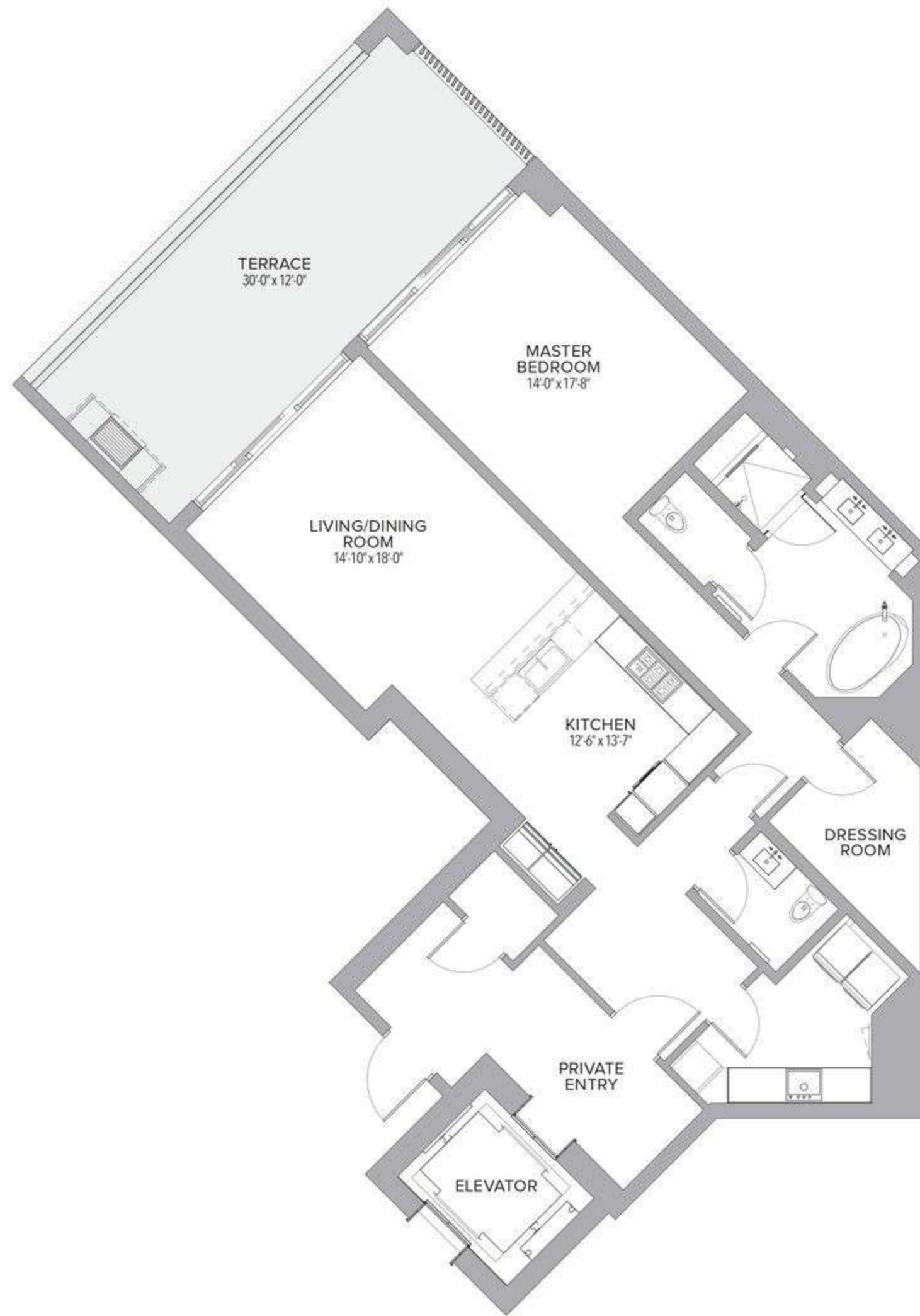
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.03(5), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, suggestions, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may in the future be limited or obstructed by future development or forest 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both 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 an offering should be made upon its receipt in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The Residences). Penn-Florida Realty 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. It is the Developer's policy to develop the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be amended at any time upon written agreement. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license which may be amended at any time upon written agreement. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MORH which may vary or be terminated. MAR 2021



RESIDENCE 709

1 BEDROOMS | 1.5 BATHS

Residence	1,654 Sq. Ft.	154 Sq. M.
Terrace	365 Sq. Ft.	34 Sq. M.
Total	2,019 Sq. Ft.	188 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, materials or other fixtures will be provided, if provided, will be of the same type, size, location or color as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 fixtures within the project will not be located within The Residences at Mandarin Oriental, Boca Raton (The Residences). Certain fixtures or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We, Alvarez Danna B. LLC ("Developer") is a non-member entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, 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, "MORH"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial disclosure contained in any sales and marketing material, prospectus or circular 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 or statements in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusivity agreement which may be entered into from time to time between the Developer and the hotel subject to the terms and conditions of a non-exclusivity agreement which may be entered into from time to time between the Developer and the hotel. The right to use the MORH logo in connection with the Residences is a non-exclusivity agreement which may be entered into from time to time between the Developer and the hotel subject to the terms and conditions of a non-exclusivity agreement which may be entered into from time to time between the Developer and the hotel. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding The Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and its affiliates. All rights reserved. © 2021 MORH. All rights reserved. MORH 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 710

2 BEDROOMS | 2.5 BATHS

Residence	2,216 Sq. Ft.	206 Sq. M.
Terrace	444 Sq. Ft.	41 Sq. M.
Total	2,660 Sq. Ft.	247 Sq. M.



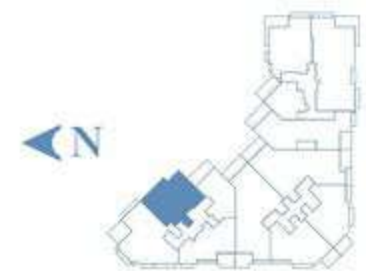
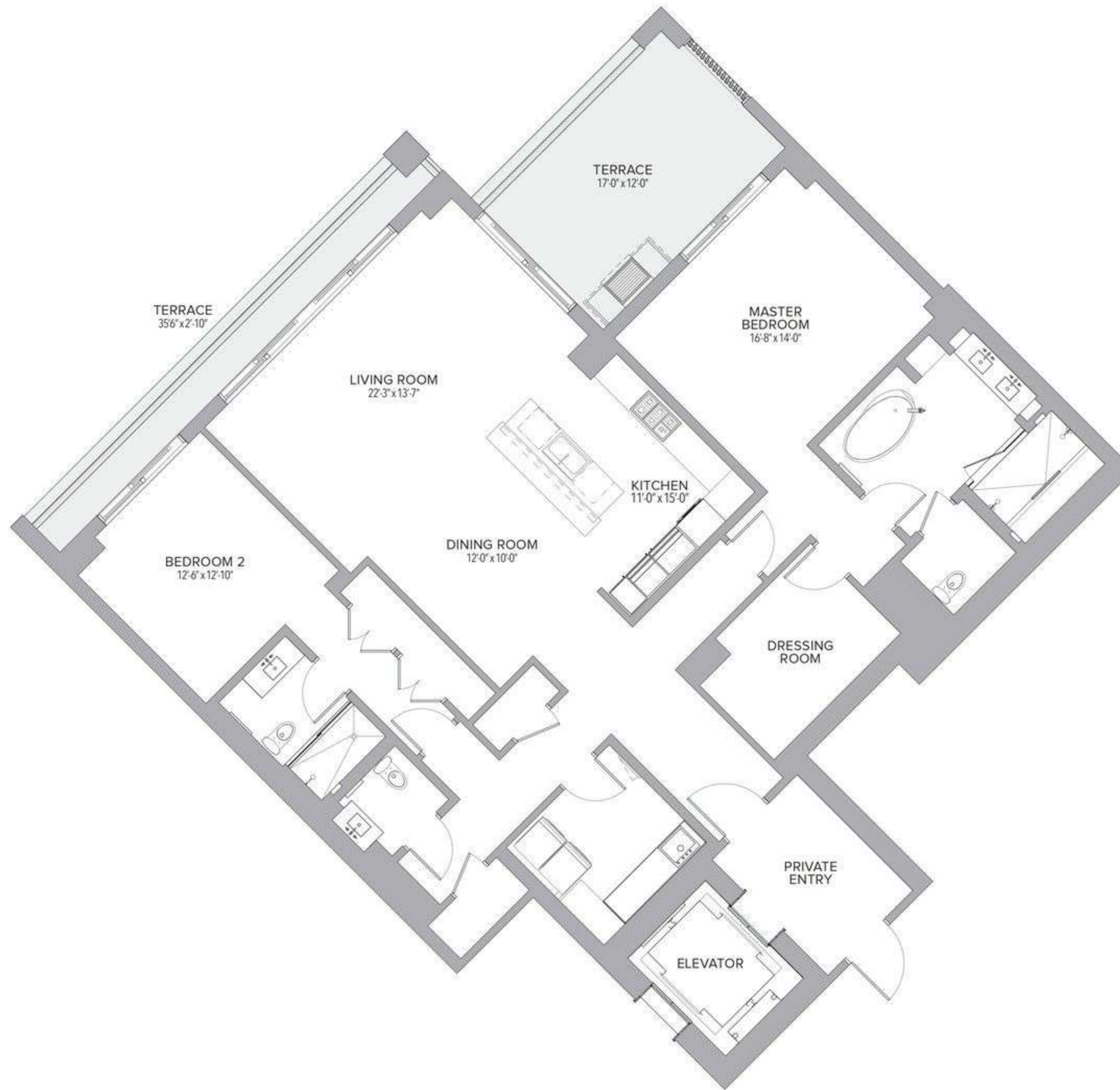
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.50(1), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, building, parking, storage, and design depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot is from other portions of the property may or may not be limited or obstructed by future development or other of nature. Nearby golf courses, spas, pools and other amenities are not owned or operated by the Developer and their use, no guarantee they will be opened 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 at Mandarin Oriental, Boca Raton. The Residences' common facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 development and no statement should be relied upon or made in the prospectus or in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Maria Denise W. LLC ("Developer") is a real-estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the subject proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees ("MOC"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or other documents relating to the Residences, Developer has the sole right and responsibility for the content and accuracy of such statements or other information in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC- Marks") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOC- Marks in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain circumstances. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not designed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOC), and MOC's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOC which may expire or be terminated.
MOC 2021



RESIDENCE 711

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	318 Sq. Ft.	30 Sq. M.
Total	2,591 Sq. Ft.	241 Sq. M.



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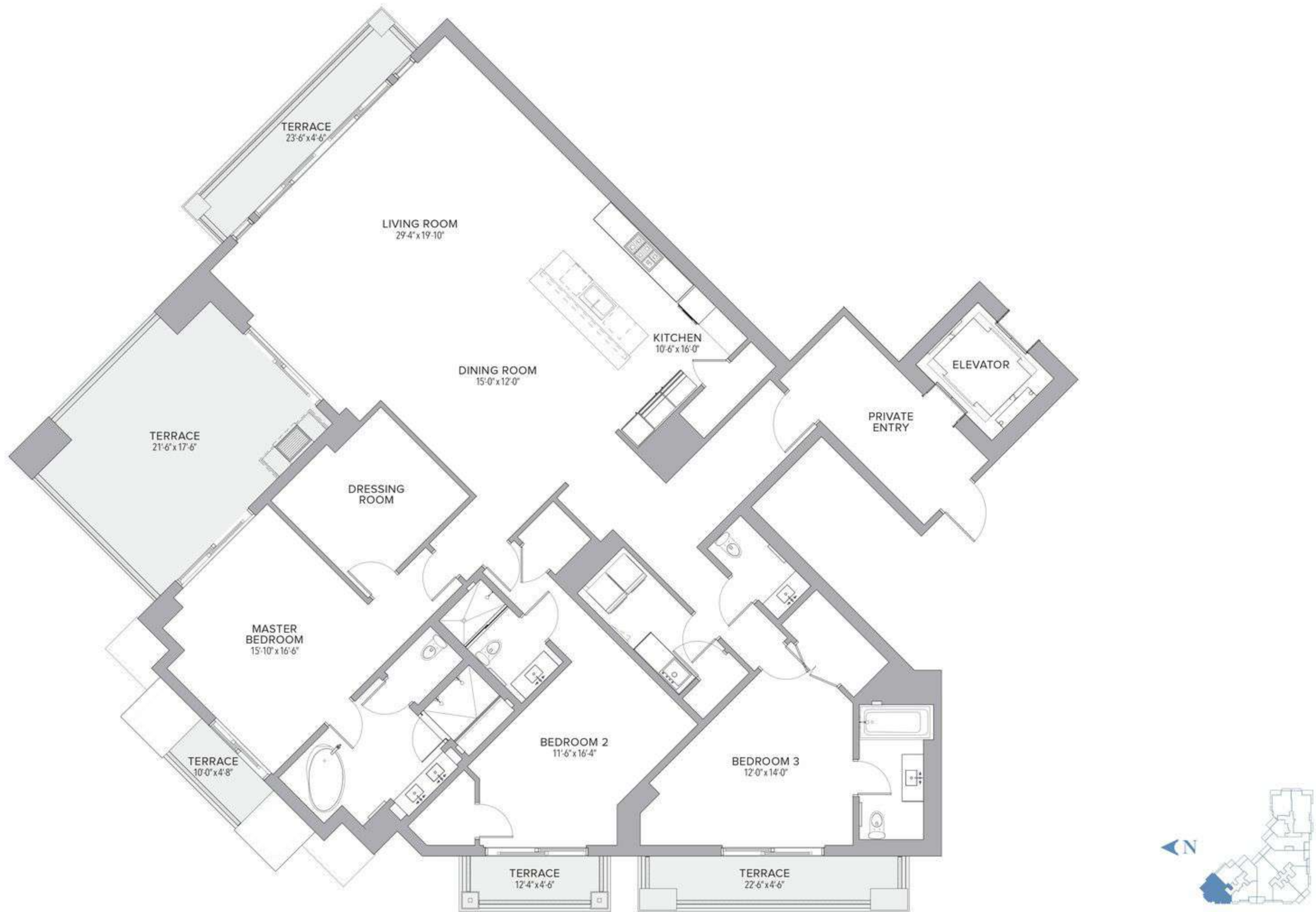


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 712

3 BEDROOMS | 3.5 BATHS

Residence	3,167 Sq. Ft.	294 Sq. M.
Terrace	725 Sq. Ft.	67 Sq. M.
Total	3,892 Sq. Ft.	361 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, features, fixtures, and design depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict features, fixtures, and design not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the development and an offering should be made upon receipt of the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco D'Amico, S.E., ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. It is the Developer's policy to develop the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial documents contained in any sales and marketing material, prospectus or circular within or without 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be amended at any time upon certain conditions. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license and not a right included in the Residences being offered by this purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MORH-Trade in connection with the hotel and Residences may be terminated at MORH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MORH which may vary or be terminated.
MOR 2021

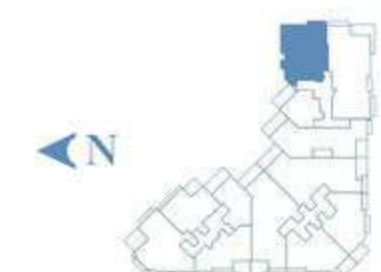


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 802

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	599 Sq. Ft.	56 Sq. M.
Total	3,370 Sq. Ft.	313 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 development and no statement should be relied upon or made in the prospectus or in the applicable purchase agreement. Penn-Florida Realty Corp. 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. We, Marco D'Amico, LLC ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees ("MORGC"), are in any way partners, officers, promoters, agents or representatives of, or responsible or liable for, in any manner, any agreement or contract with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any receipt or return of an initial investment. MORGC has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or other documents 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 or omissions in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOC-Mark in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Mark in connection with the hotel and Residences may be terminated at MORGC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORGC), and MORGC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MORGC which may expire or be terminated. MAR 2021



RESIDENCE 803

1 BEDROOMS | 1.5 BATHS

Residence	1,485 Sq. Ft.	138 Sq. M.
Terrace	334 Sq. Ft.	32 Sq. M.
Total	1,819 Sq. Ft.	170 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. The Residences' common facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other 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 or made in the prospectus or in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco D'Amico, LLC ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the project proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, collectively, "MOC", are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement. MOC has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular within or outside the Residences. Developer has the sole and exclusive responsibility for the content and accuracy of the Residences and all of its representations and statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOC-Mark in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Mark in connection with the hotel and Residences may be terminated at MOC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOC), and MOC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOC which may expire or be terminated.
 MAR 2021



RESIDENCE 804

3 BEDROOMS | 3.5 BATHS

Residence	3,330 Sq. Ft.	309 Sq. M.
Terrace	692 Sq. Ft.	64 Sq. M.
Total	4,022 Sq. Ft.	373 Sq. M.



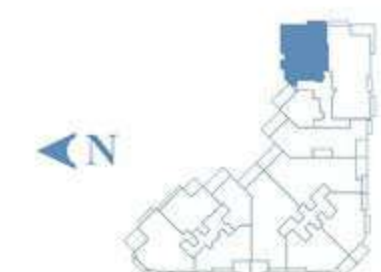
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR LOOKING REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, building, features, fixtures, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees, and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure use may be used for both purposes, 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 an offering should be made upon its receipt in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Mizner Group, LLC ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOM"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences, Developer has the sole responsibility for the content and accuracy of such statements or information. The Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOM-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOM-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOM-Trade in connection with the hotel and Residences may be terminated at MOM-Trade's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOM-Trade), and MOM-Trade makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOM-Trade which may expire or be terminated.
 MAR 2021



RESIDENCE 902

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	599 Sq. Ft.	56 Sq. M.
Total	3,370 Sq. Ft.	313 Sq. M.



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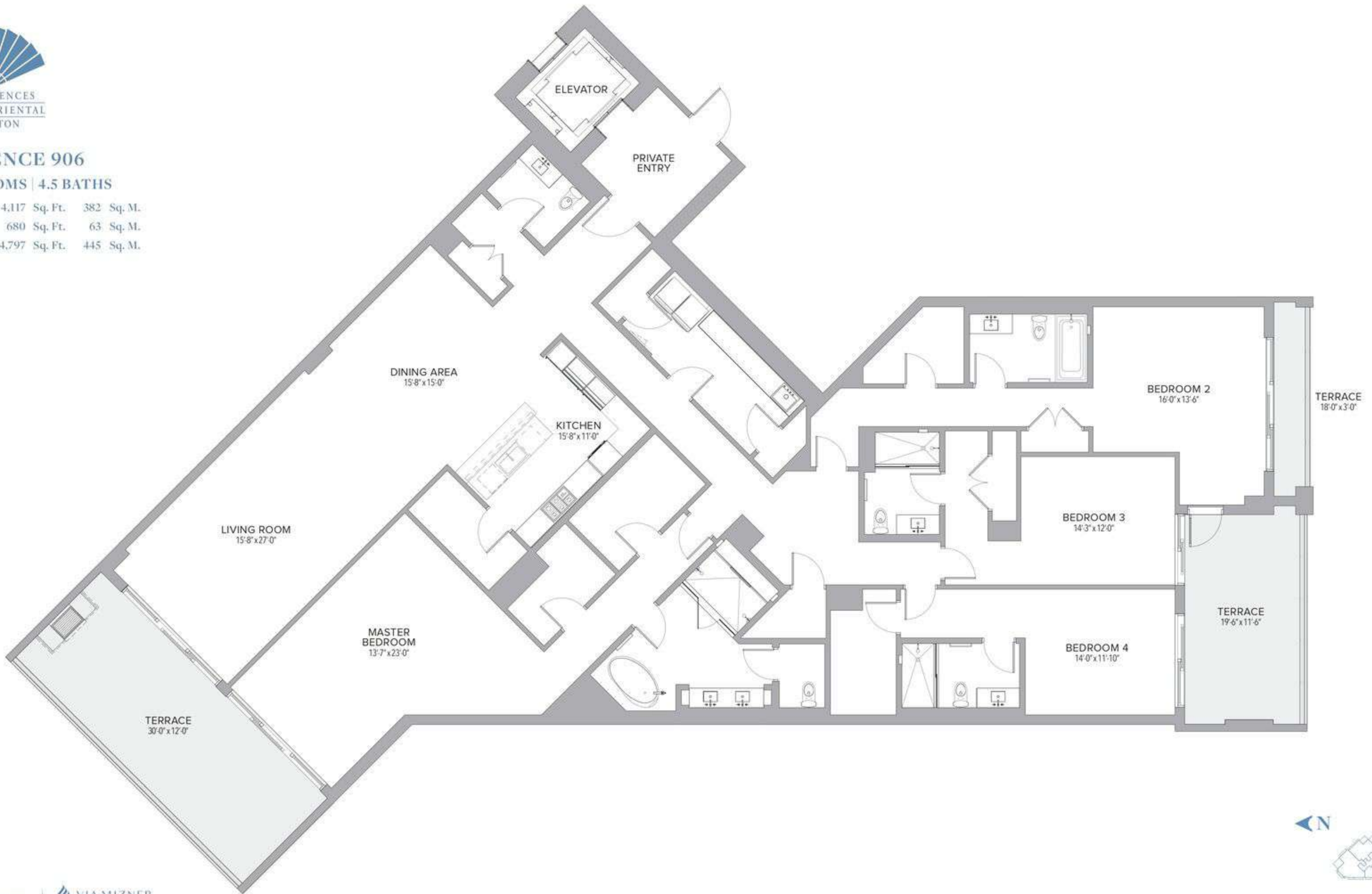


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 906

4 BEDROOMS | 4.5 BATHS

Residence	4,117 Sq. Ft.	382 Sq. M.
Terrace	680 Sq. Ft.	63 Sq. M.
Total	4,797 Sq. Ft.	445 Sq. M.



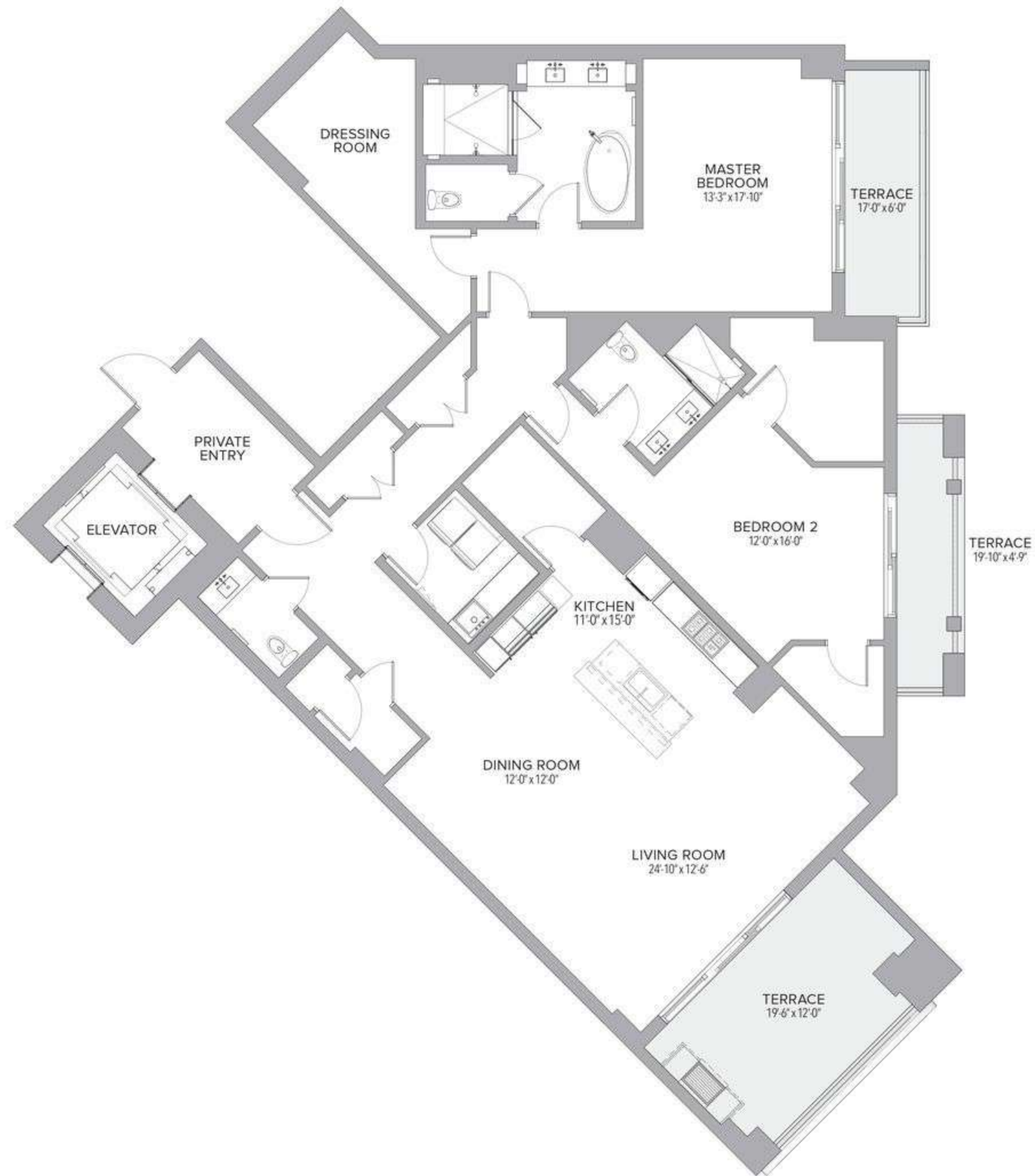
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MOR 2021



RESIDENCE 907

2 BEDROOMS | 2.5 BATHS

Residence	2,579 Sq. Ft.	240 Sq. M.
Terrace	444 Sq. Ft.	41 Sq. M.
Total	3,023 Sq. Ft.	281 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may in the future be leased or otherwise developed or otherwise. 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 at Mandarin Oriental, Boca Raton. The Residences at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering is made only by the prospectus for the condominium unit or other interest shall be made upon it not made in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a member of the MOR Group, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton. ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR"), and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, collectively, "MOR", are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in any making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other related documents. MOR has not prepared and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside of the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof. ("MOR"), and MOR's policies and procedures, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may vary or be terminated.
 MAR 2021



RESIDENCE 908

2 BEDROOMS | 2.5 BATHS

Residence	2,621 Sq. Ft.	243 Sq. M.
Terrace	447 Sq. Ft.	42 Sq. M.
Total	3,068 Sq. Ft.	285 Sq. M.



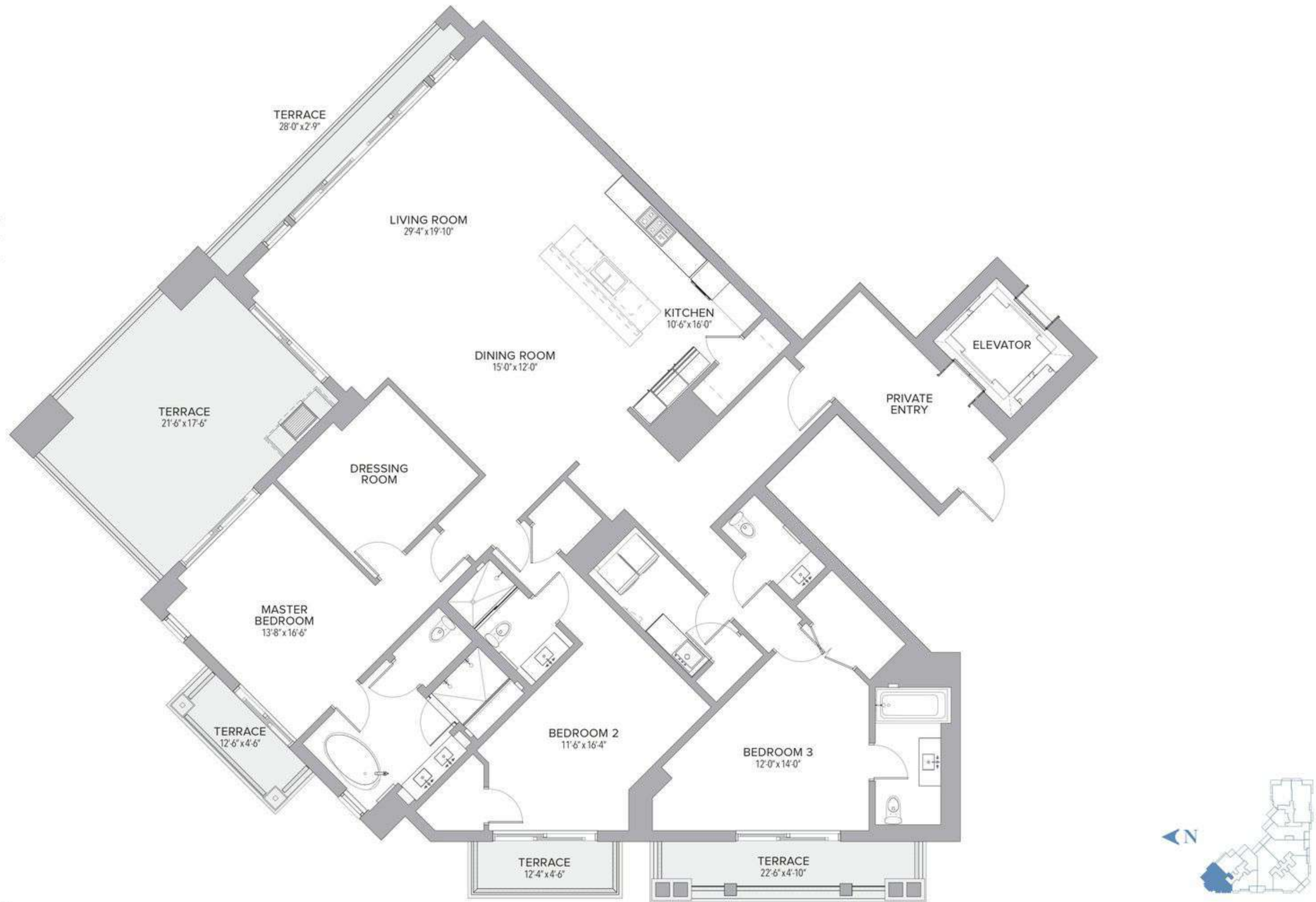
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 MAR 2021



RESIDENCE 912

3 BEDROOMS | 3.5 BATHS

Residence	3,016 Sq. Ft.	280 Sq. M.
Terrace	681 Sq. Ft.	63 Sq. M.
Total	3,697 Sq. Ft.	343 Sq. M.



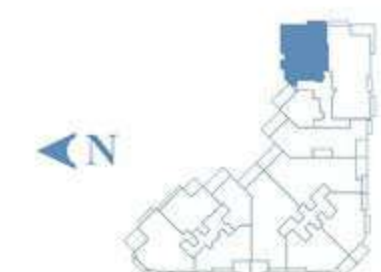
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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area shown is not to be construed as a portion of the property that may be leased or otherwise used by the developer or its affiliates. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for different purposes, and may change or discontinue operation at any time. An offering made only by the prospectus for the condominium unit or other information should be relied upon only in the prospectus as in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), nor any other person, officer, partner, agent or member of, or responsible or liable for, in making any representations or statements with respect to the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences, Developer has the sole and exclusive responsibility for the content and accuracy of such statements or information in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORC-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORC-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORC-Trade in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. If any of the relevant agreements are terminated, Mandarin Oriental cannot manage the hotel or Residences, for any reason, use of the MORC-Trade in connection with the hotel and Residences may be terminated at MORC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MORC), and MORC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MORC which may be terminated at MORC's discretion. MORC 2021



RESIDENCE 1002

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	599 Sq. Ft.	56 Sq. M.
Total	3,370 Sq. Ft.	313 Sq. M.



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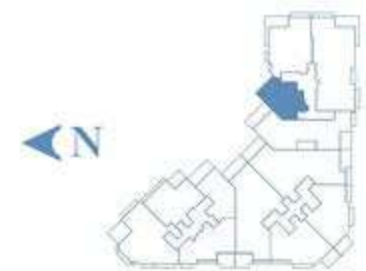
MAR 2021



RESIDENCE 1003

1 BEDROOMS | 1.5 BATHS

Residence	1,485 Sq. Ft.	138 Sq. M.
Terrace	334 Sq. Ft.	32 Sq. M.
Total	1,819 Sq. Ft.	170 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. The Residences. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and an offering should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Walter Dornier III, D.D., ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the project proposed Mandarin Oriental, Boca Raton Hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, collectively, "MOR", are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement. MOR has not prepared and has no liability or responsibility for any financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular within or outside the Residences. Developer has the sole and exclusive responsibility for the content and accuracy of the Residences and MOR, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR's makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOR which may expire or be terminated. MAR 2021

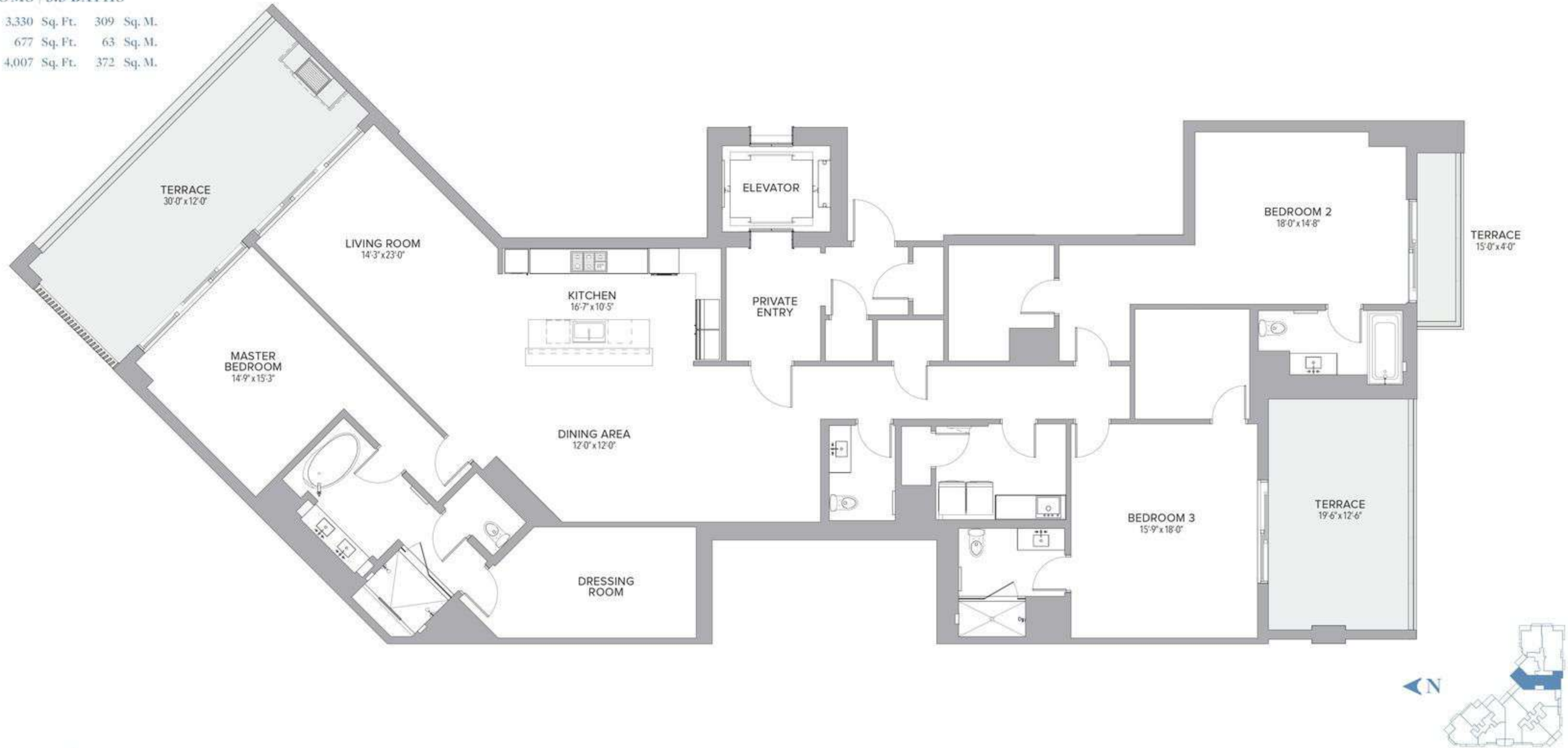


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 1004

3 BEDROOMS | 3.5 BATHS

Residence	3,330 Sq. Ft.	309 Sq. M.
Terrace	677 Sq. Ft.	63 Sq. M.
Total	4,007 Sq. Ft.	372 Sq. M.



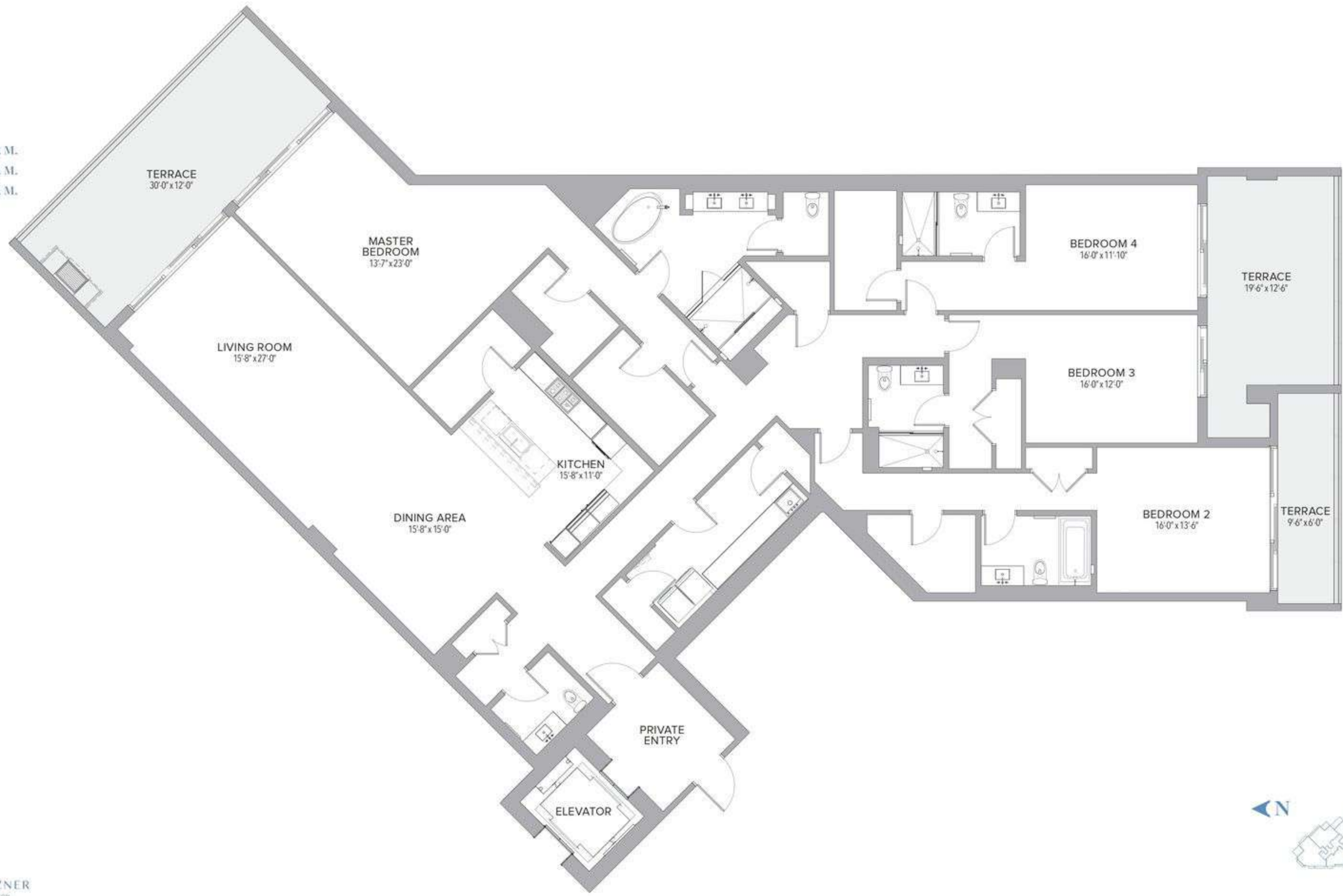
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MOR 2021



RESIDENCE 805

4 BEDROOMS | 4.5 BATHS

Residence	4,142 Sq. Ft.	385 Sq. M.
Terrace	772 Sq. Ft.	72 Sq. M.
Total	4,914 Sq. Ft.	457 Sq. M.



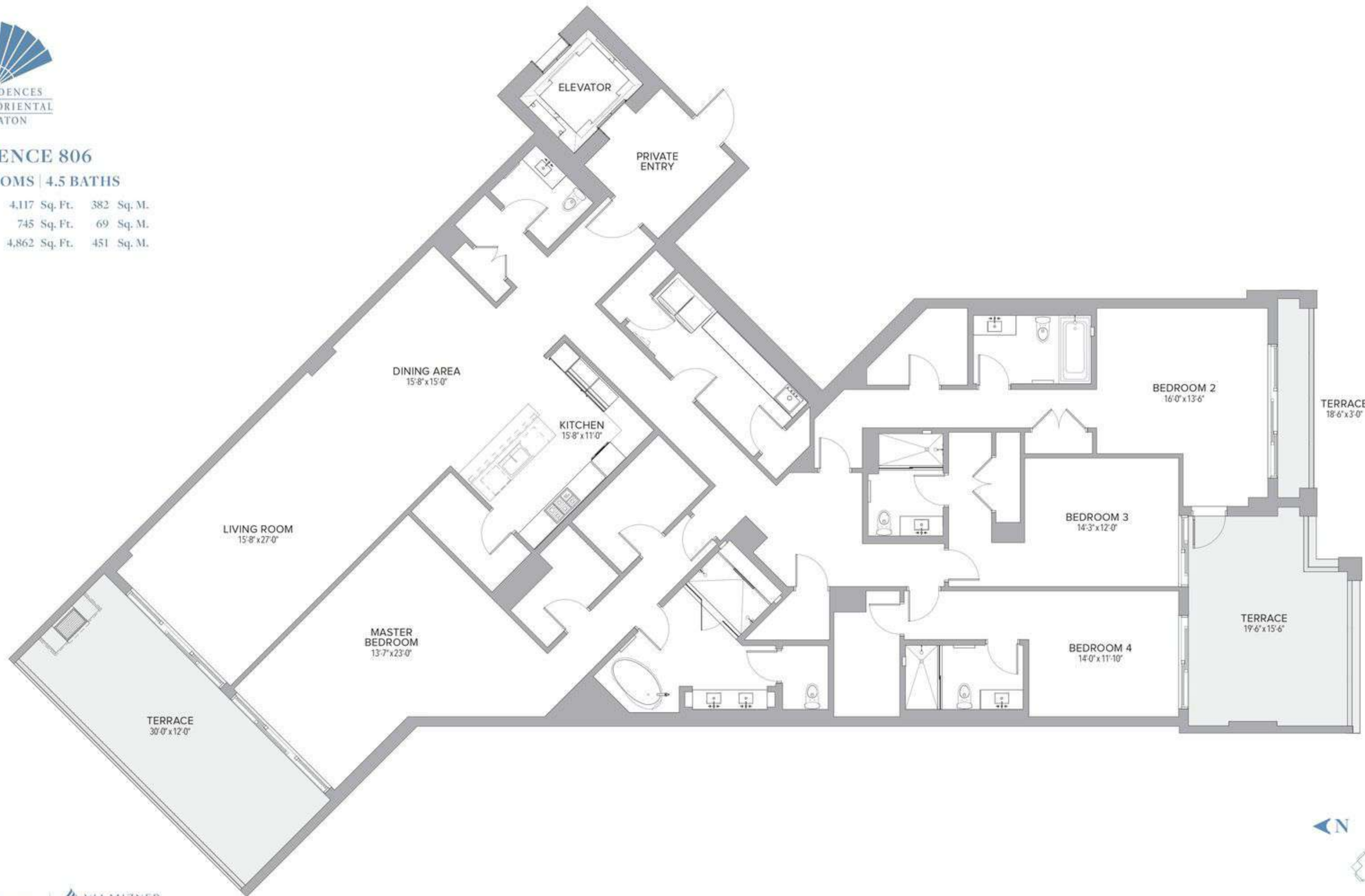
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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees, and costs. 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Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or omissions in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOC-Trade in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Trade in connection with the hotel and Residences may be terminated at MOC's discretion. 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RESIDENCE 806

4 BEDROOMS | 4.5 BATHS

Residence	4,117 Sq. Ft.	382 Sq. M.
Terrace	745 Sq. Ft.	69 Sq. M.
Total	4,862 Sq. Ft.	451 Sq. M.



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MAR 2021



RESIDENCE 807

2 BEDROOMS | 2.5 BATHS

Residence	2,579 Sq. Ft.	240 Sq. M.
Terrace	449 Sq. Ft.	42 Sq. M.
Total	3,028 Sq. Ft.	282 Sq. M.



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 An offering is made only by the prospectus for the condominium and an offering should be made upon it in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial statements, projections or other financial statements contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR name in connection with the Residences is a non-exclusive and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies and procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may vary or be terminated.
 MAR 2021



RESIDENCE 808

2 BEDROOMS | 2.5 BATHS

Residence	2,621 Sq. Ft.	243 Sq. M.
Terrace	447 Sq. Ft.	42 Sq. M.
Total	3,068 Sq. Ft.	285 Sq. M.



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 We are pleased to be a part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, suggestions, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or forest 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel 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 development and an offering should be made upon its receipt in the prospectus in the applicable purchase agreement. Penn-Florida Capital Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a residential entity, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular within or without the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR-Name") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR-Name in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. If any of the relevant agreements are terminated, all rights in the Residences for any reason, use of the MOR-Name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR's policies and representations, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MOR which may be terminated at MOR's discretion. MOR 2021



RESIDENCE 810

2 BEDROOMS | 2.5 BATHS

Residence	2,216 Sq. Ft.	206 Sq. M.
Terrace	444 Sq. Ft.	41 Sq. M.
Total	2,660 Sq. Ft.	247 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, they do not reflect, copyright, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any fixtures, amenities or other features will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may in the future be limited or obstructed by future development or other means. 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 fixtures within the project will not be located within The Residences at Mandarin Oriental, Boca Raton (The Residences). Certain fixtures 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 necessary for our owners and will require payment of additional dues, fees, and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 development and no statement should be made, given or not made in the prospectus or in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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 Group, LLC ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"). Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences, Developer has the sole and exclusive responsibility for the manner and means by which the Residences are sold, and for all representations or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain circumstances. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MORH-Trade in connection with the hotel and Residences may be terminated at MORH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MORH which may expire or be terminated.

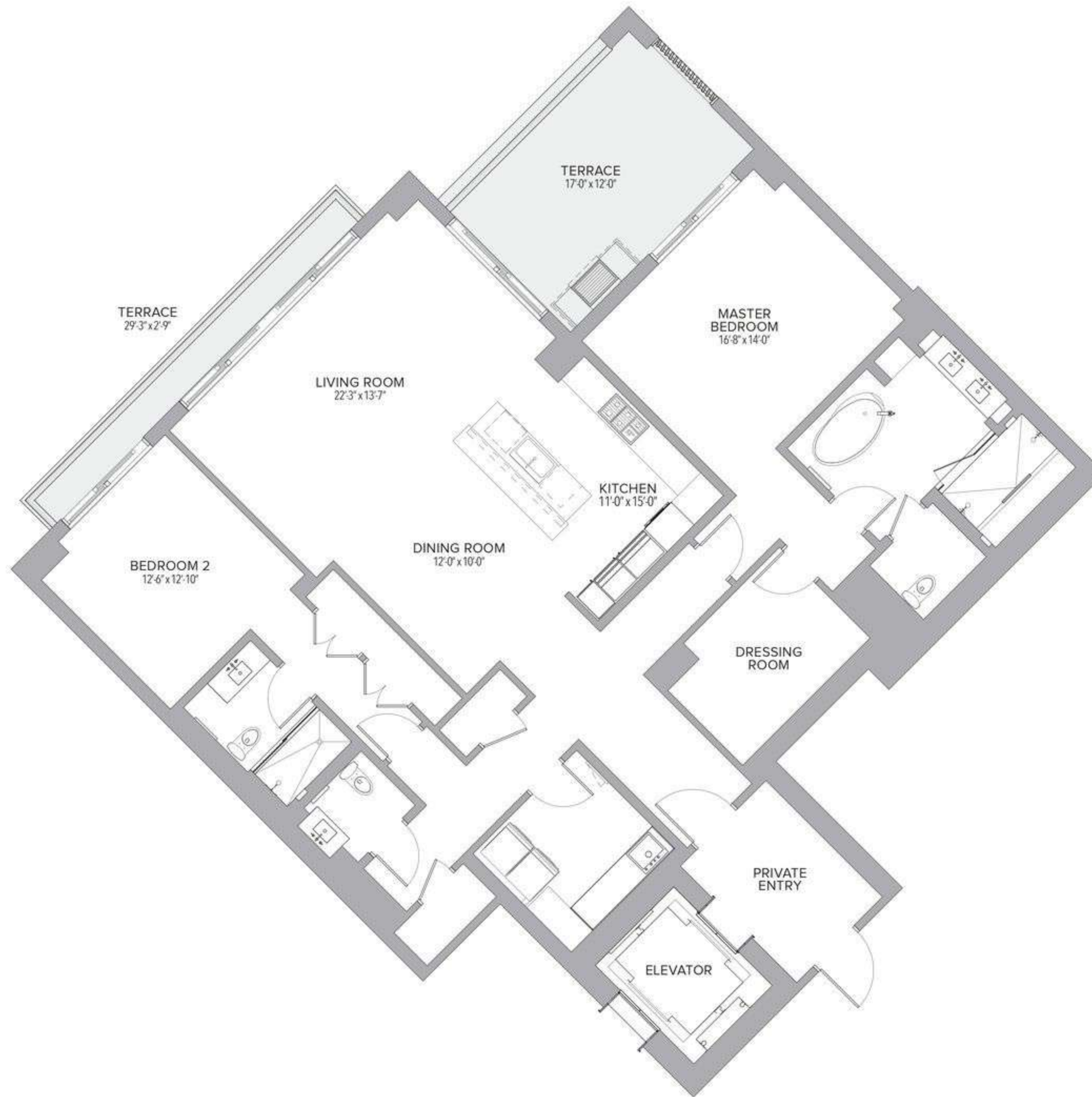
MAR 2021



RESIDENCE 811

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	296 Sq. Ft.	27 Sq. M.
Total	2,569 Sq. Ft.	238 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other factors. Nearby golf courses, clubs, spas and other amenities 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 development and an offering should be made upon receipt in the applicable purchase agreement. Penn-Florida Capital Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOHG", nor any other person, officer, partner, agent or representative of or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial statements contained in any sales and marketing material, prospectus or circular within or without and statements relating to the Residences, Developer has the sole responsibility for the content and accuracy of such statements and for all representations or statements in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license agreement which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a non-exclusive license from MOHG which may be terminated at any time. MAR 2021

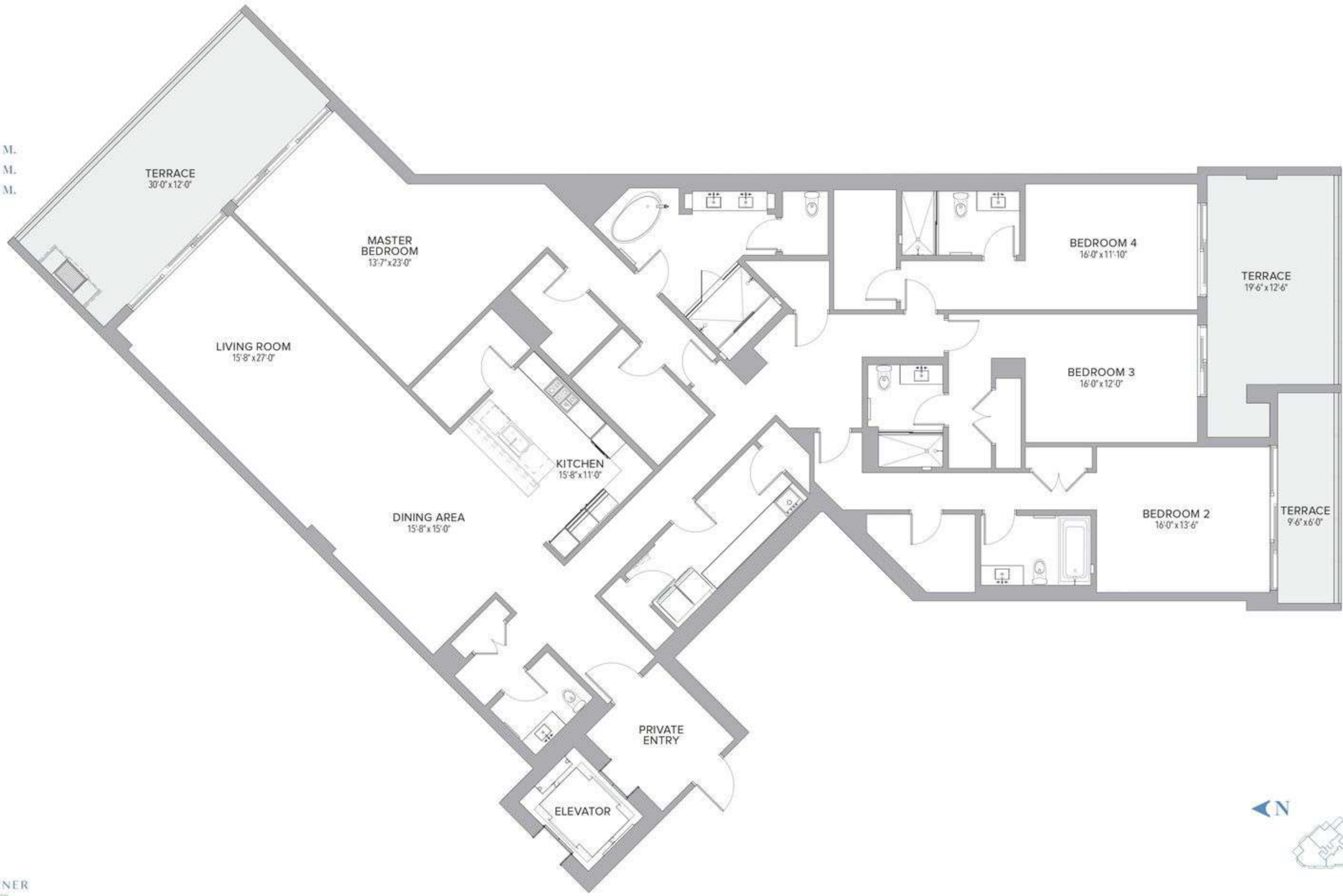


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 1005

4 BEDROOMS | 4.5 BATHS

Residence	4,142 Sq. Ft.	385 Sq. M.
Terrace	772 Sq. Ft.	72 Sq. M.
Total	4,914 Sq. Ft.	457 Sq. M.



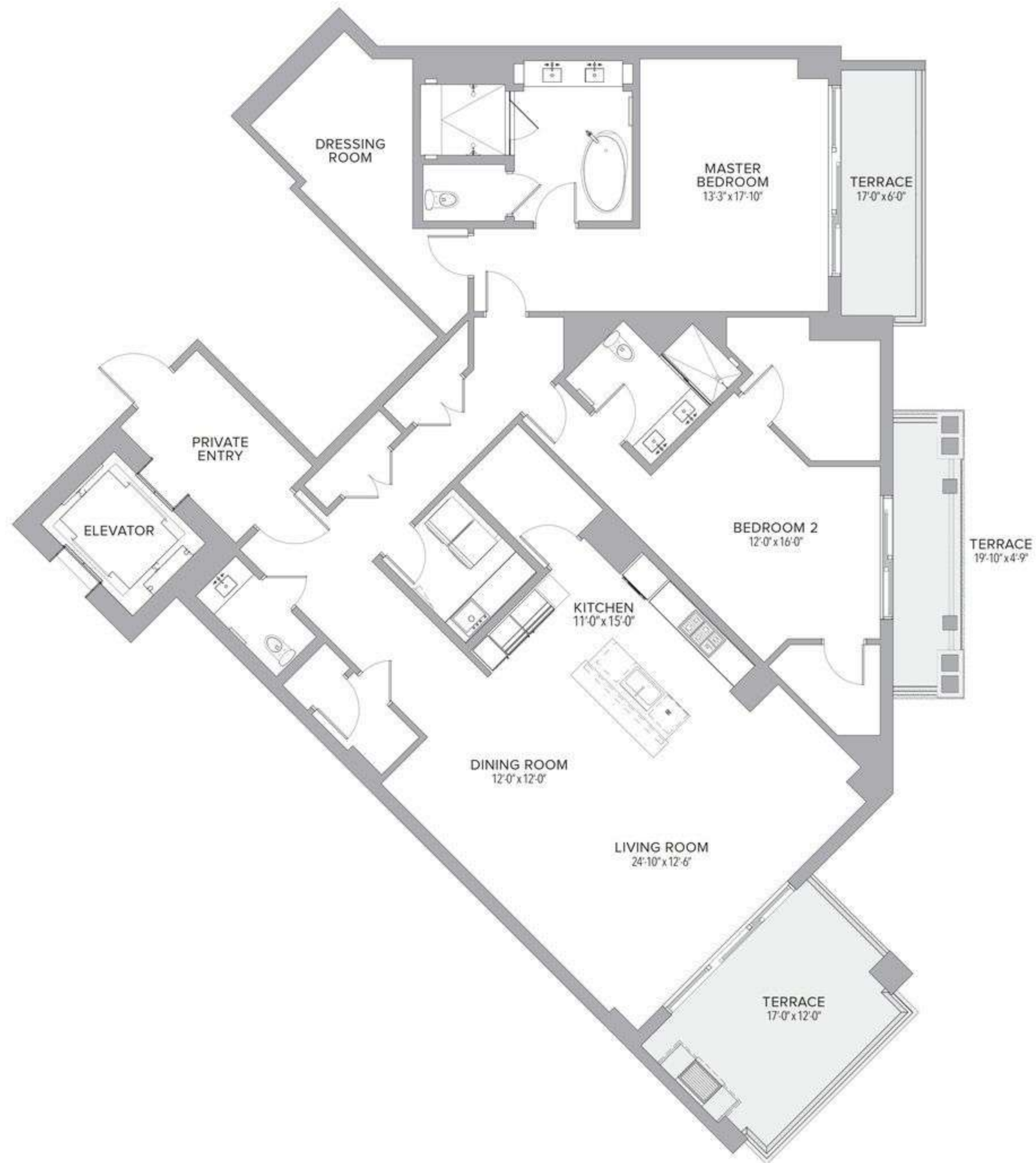
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, suggestions, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees, and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for both parties, may be used for different purposes, and may change or discontinue operation at any time.
An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco Demare, S.E., ("Developer") is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOCG"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or without and statements relating to the Residences, Developer has the sole right and responsibility for the content and accuracy of such statements or circulars in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOCG-Mark") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOCG-Mark in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOCG-Mark in connection with the hotel and Residences may be terminated at MOCG's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOCG), and MOCG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and its affiliates. All trademarks and service marks are the property of their respective owners. MOCG and MOCG-Mark are registered trademarks, service marks or trademarks of MOCG which may appear on the Residences.
MAY 2021



RESIDENCE 1007

2 BEDROOMS | 2.5 BATHS

Residence	2,579 Sq. Ft.	240 Sq. M.
Terrace	408 Sq. Ft.	38 Sq. M.
Total	2,987 Sq. Ft.	278 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, features, fixtures, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit and statement should be relied upon in the prospectus in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a member of the company, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other related documents contained in any sales and marketing material, prospectus or circular within or without 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR-Name") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOR-Name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOR-Name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOR which may expire or be terminated.

MAR 2021



RESIDENCE 1008

2 BEDROOMS | 2.5 BATHS

Residence	2,621 Sq. Ft.	243 Sq. M.
Terrace	412 Sq. Ft.	38 Sq. M.
Total	3,033 Sq. Ft.	281 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, materials or other fixtures will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may in the future be leased or otherwise developed or otherwise. 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 fixtures within the project will not be located within The Residences at Mandarin Oriental, Boca Raton. Custom fixtures or services described herein will be provided by the level or club operators or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure use may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and an offering should be made upon its receipt in the prospectus in the applicable purchase agreement. The Residences Ready Copy is the Developer's exclusive broker for the 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. We, the Developer, is a residential entity, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MORH"), are in any way, person, directly, indirectly, or otherwise liable for, in any way, making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial statements contained in any sales and marketing material, prospectus or circular within or without the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Name") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORH-Name in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. The right to use the MORH-Name in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are the subject of a non-exclusive license from MORH which may be terminated at any time.

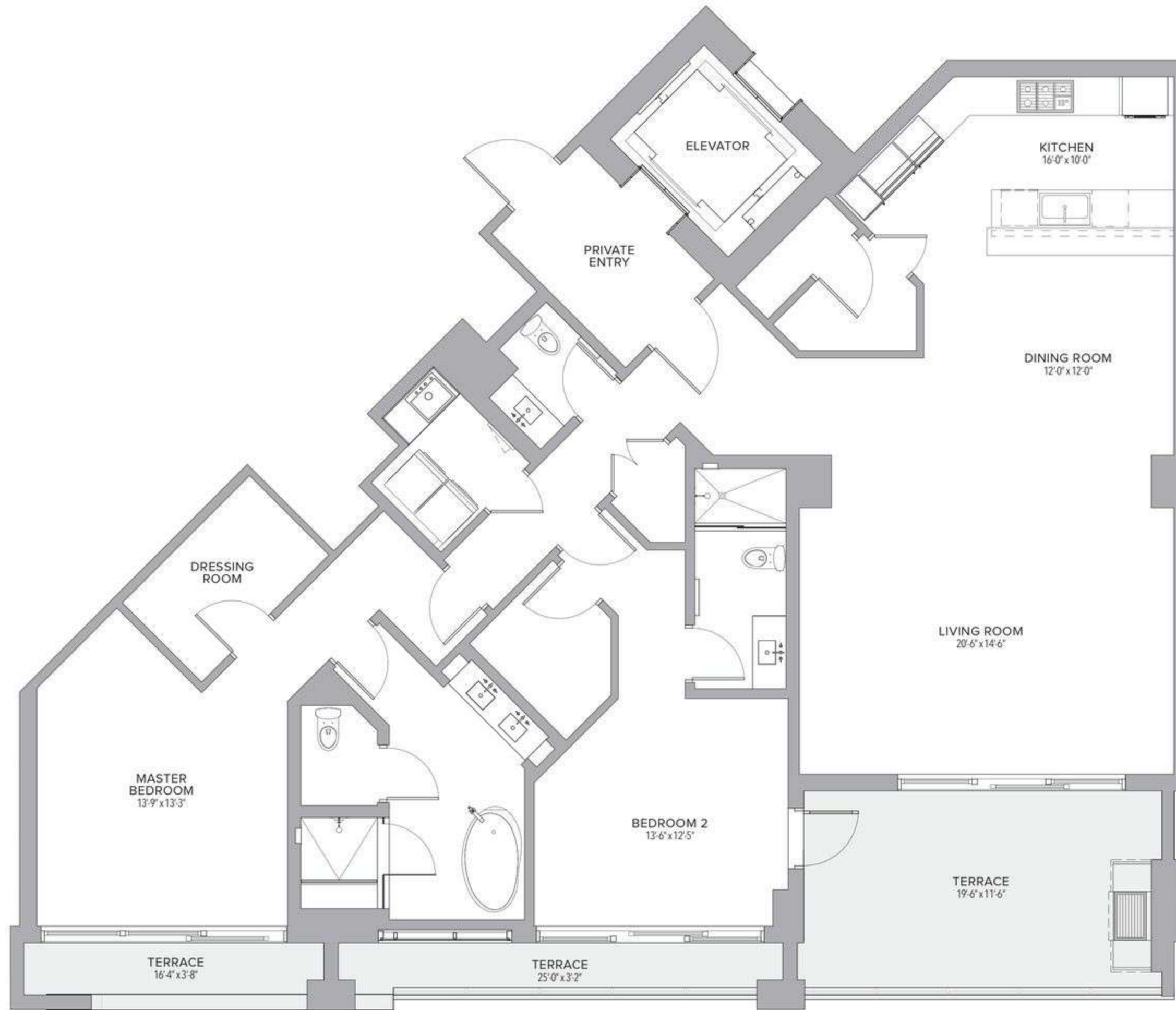


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

RESIDENCE 1010

2 BEDROOMS | 2.5 BATHS

Residence	2,143 Sq. Ft.	199 Sq. M.
Terrace	397 Sq. Ft.	37 Sq. M.
Total	2,540 Sq. Ft.	236 Sq. M.



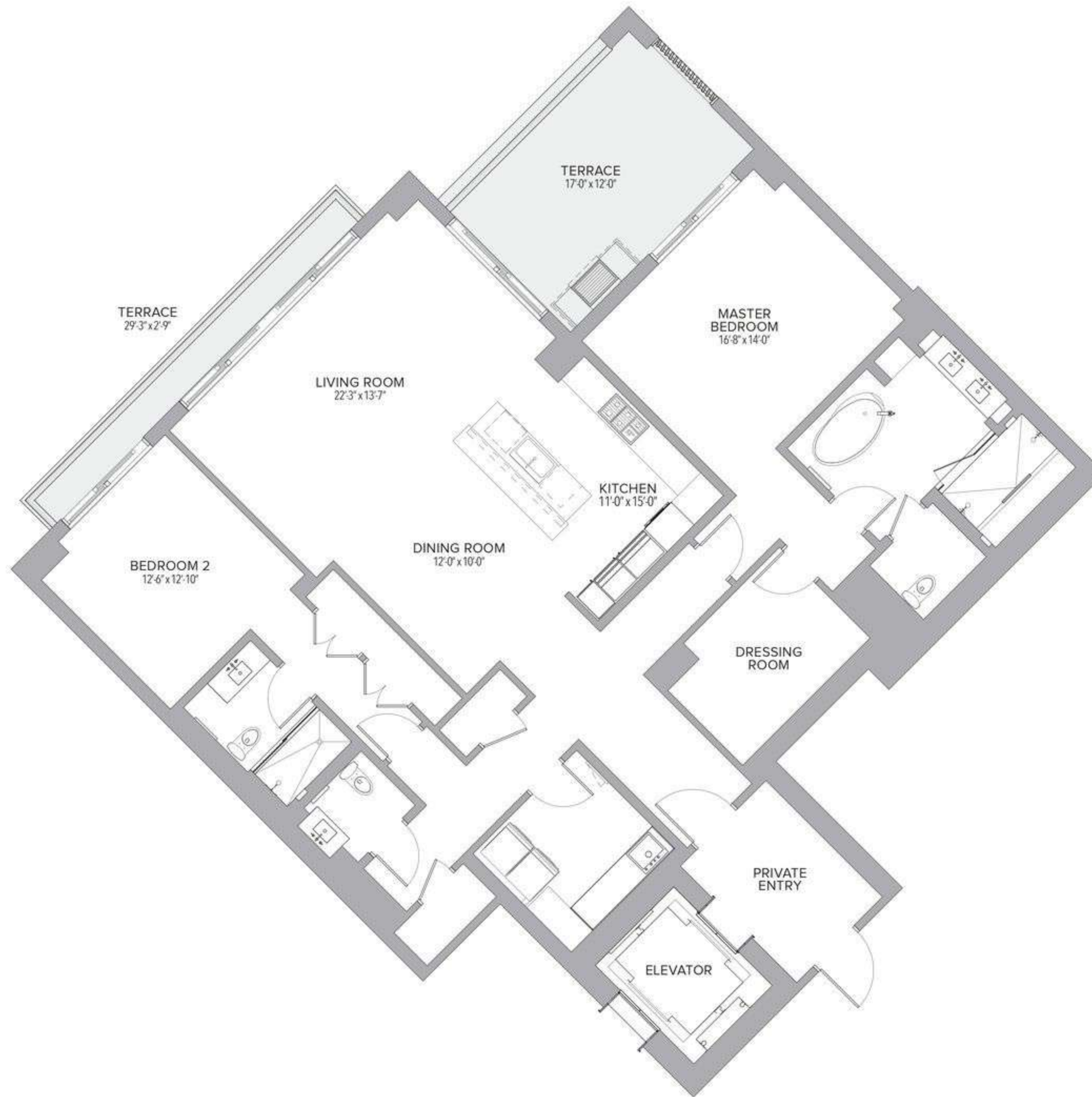
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict policies, regulations, facilities or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. Nearby golf courses, open spaces and other areas are not owned or operated by the developer and their use, 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 at Mandarin Oriental, Boca Raton. Custom 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 necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 development and an offering should be made upon its receipt in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (Mandarin Oriental, S.E. LLC ("Developer")) is a real-estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Mandarin"), and the hotel program, if any, offered to and 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, person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statements, projections or other financial statements contained in any sales and marketing material, prospectus or circular within or outside the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOHG-Trade in connection with the Residences is a non-exclusive license from MOHG which may be terminated at any time upon certain circumstances. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MOHG which may be terminated at any time upon certain circumstances. N/A 2021



RESIDENCE 1011

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	296 Sq. Ft.	27 Sq. M.
Total	2,569 Sq. Ft.	238 Sq. M.



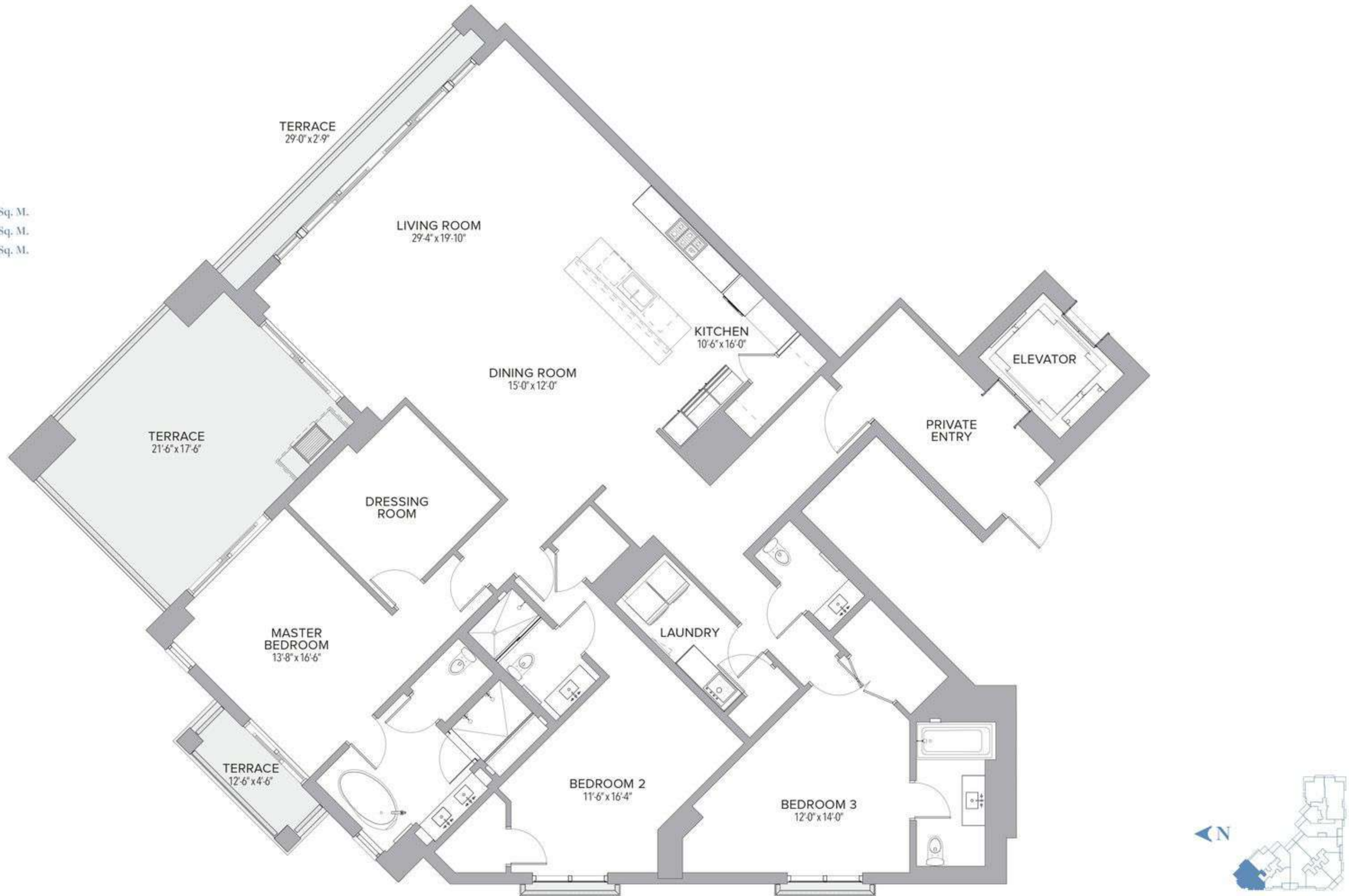
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.502, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and local site preliminary development plans, city department, approvals, licenses or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other structures. Nearby golf courses, clubs, spas and other amenities 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for travel purposes, 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 development and an offering should be made upon receipt in the applicable purchase agreement. Penn-Florida Capital Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton Hotel ("MOH") and the hotel program, if any, offered to and owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOH", nor any other person, officer, partner, agent or representative of or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial statements contained in any sales and marketing material, prospectus or circular within or without and statements relating to the Residences, Developer has the sole responsibility for the content and accuracy of such statements and any other representations or statements in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOH-Name") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOH-Name in connection with the Residences is a non-exclusive license and not a right included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOH-Name in connection with the hotel and Residences may be terminated at MOH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOH), and MOH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MOH which may or may not be renewed. MAR 2021



RESIDENCE 1012

3 BEDROOMS | 3.5 BATHS

Residence	3,015 Sq. Ft.	280 Sq. M.
Terrace	517 Sq. Ft.	48 Sq. M.
Total	3,532 Sq. Ft.	328 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the development and an offering should be made upon receipt of the prospectus in the applicable purchase agreement. The Florida Real Estate Commission (FREC) is the Developer's exclusive broker for the project. No solicitation, offer or sale of a unit in the Residences will be made in FL, AL, or in any other jurisdiction in which such activity would be unlawful. We, Marco D'Amico, S.E., ("Developer") is a non-affiliated entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental Boca Raton ("The Residences"), Penn-Florida Capital Corp. and the other "Third Parties Corporation" 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. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton Hotel ("MOH") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, including "MOH", nor any other person, officer, partner, agent or member of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular written or oral statements relating to the Residences, Developer has the sole responsibility for the content and accuracy of such statements and any other representations or statements in connection with the "Mandarin Oriental" name and trademarks ("MOH-Name") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusivity agreement which may be terminated at any time upon certain conditions. The right to use the MOH-Name in connection with the Residences is a non-transferable asset and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOH-Name in connection with the hotel and Residences may be terminated at MOH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the hotel is subject to the terms of a non-exclusivity license from MOHG which may expire or be terminated. N/A 2021



GARDEN SUITE 03

2 BEDROOM | 2.5 BATHS

Residence	2,690 Sq. Ft.	250 Sq. M.
Terrace	2,054 Sq. Ft.	191 Sq. M.
Total	4,744 Sq. Ft.	441 Sq. M.



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 An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a residential entity, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The Residences). Penn-Florida Realty 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. If the Developer is developing the project proposed Mandarin Oriental, Boca Raton Hotel ("MOR") and the hotel program, if any, offered to and owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in 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 records or other related investment. MOR has not prepared and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular 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 or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is not guaranteed and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOR name in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOR), and MOR makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the hotel is subject to the terms of a non-exclusive license from MOR which may be terminated at MOR's discretion.
 MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

GARDEN SUITE 10

3 BEDROOMS | 3.5 BATHS

Residence	4,079 Sq. Ft.	379 Sq. M.
Terrace	956 Sq. Ft.	89 Sq. M.
Total	5,035 Sq. Ft.	468 Sq. M.



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THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

GARDEN SUITE 12

4 BEDROOMS | 4.5 BATHS

Residence	4,895 Sq. Ft.	455 Sq. M.
Terrace	2,166 Sq. Ft.	201 Sq. M.
Total	7,061 Sq. Ft.	656 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may in the future be limited or obstructed by future development or forest 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 at Mandarin Oriental, Boca Raton. The Residences at Mandarin Oriental, Boca Raton. Common facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both parties, may be used for different purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus. No representation or statement should be relied upon or made in the prospectus or in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the project. No solicitation, offer or sale of a part of the Residences will be made in NY, NJ, or in any other jurisdiction in which such activity would be unlawful. We, Marco Demare, III, ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees, collectively, "MOR", nor any other person, officer, partner, agent or member of, or responsible or liable for, in any manner any representations or statements with respect to the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular written or oral statements relating to the Residences, Developer has the sole and exclusive responsibility for the content and accuracy of such statements and any other representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORC-MAO") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORC-MAO in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MORC-MAO in connection with the hotel and Residences may be terminated at MORC-MAO's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, leased or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORC), and MORC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MORC which may or may not be renewed. MAR 2021

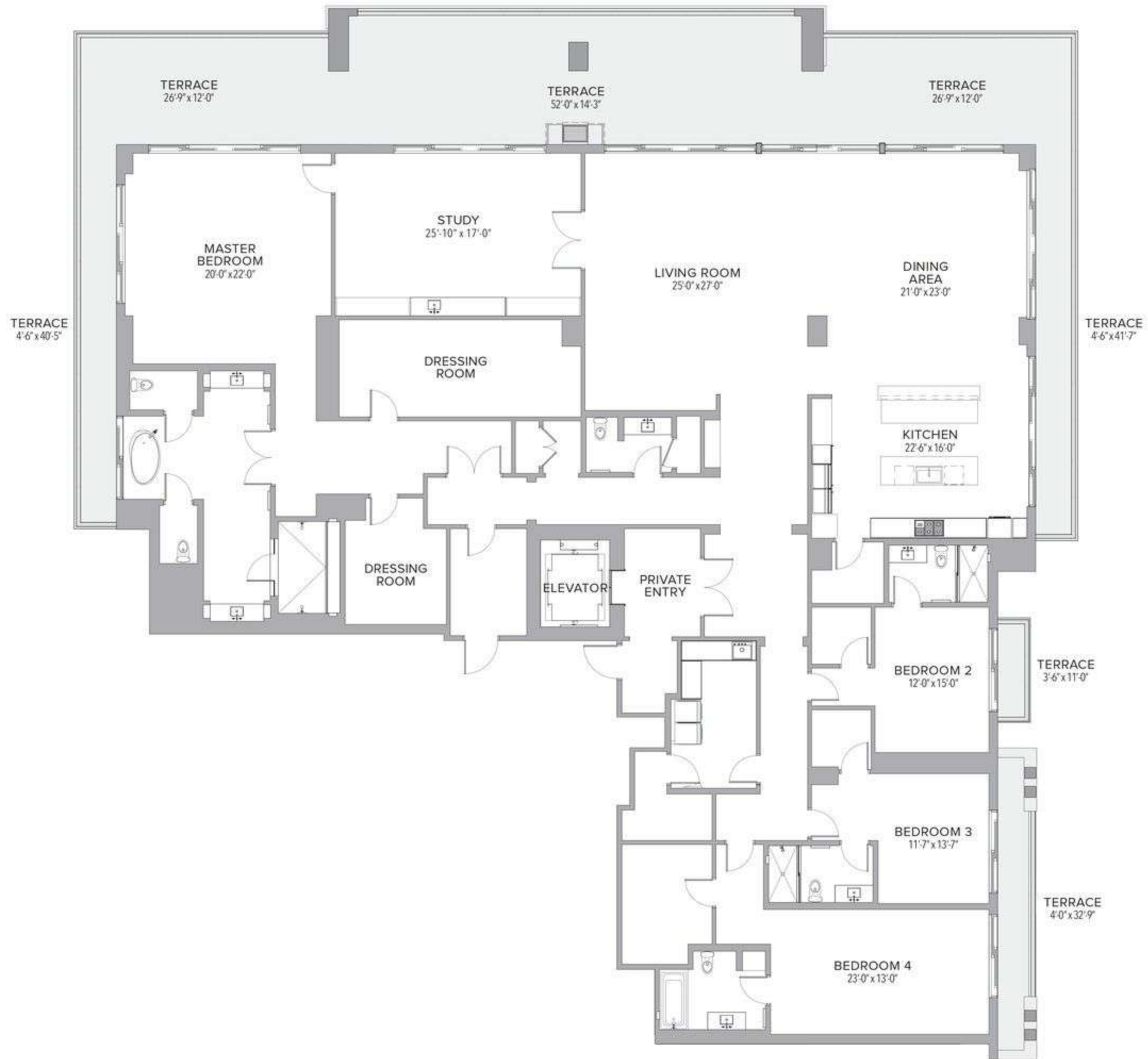


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENTHOUSE 01

4 BEDROOMS | 4.5 BATHS

Residence	6,572 Sq. Ft.	611 Sq. M.
Terrace	1,927 Sq. Ft.	179 Sq. M.
Total	8,499 Sq. Ft.	790 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR LOOKING REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.502, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may change without notice in all material respects and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other units. 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 at Mandarin Oriental, Boca Raton (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 necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both 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 an offering should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (MOR) (Developer) is a member of a real estate company, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton (The Residences). Penn-Florida Realty Corp. and the other "Penn-Florida Companies" are affiliated with the Developer that are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, 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, "MOR"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial statement contained in any sales and marketing material, prospectus or other statement 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusivity agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is a non-exclusivity agreement which may be terminated at any time upon certain circumstances. The right to use the MOR name in connection with the Residences is a non-exclusivity agreement which may be terminated at any time upon certain circumstances. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOR), and MOR makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MOR which may require to be terminated. MAR 2021

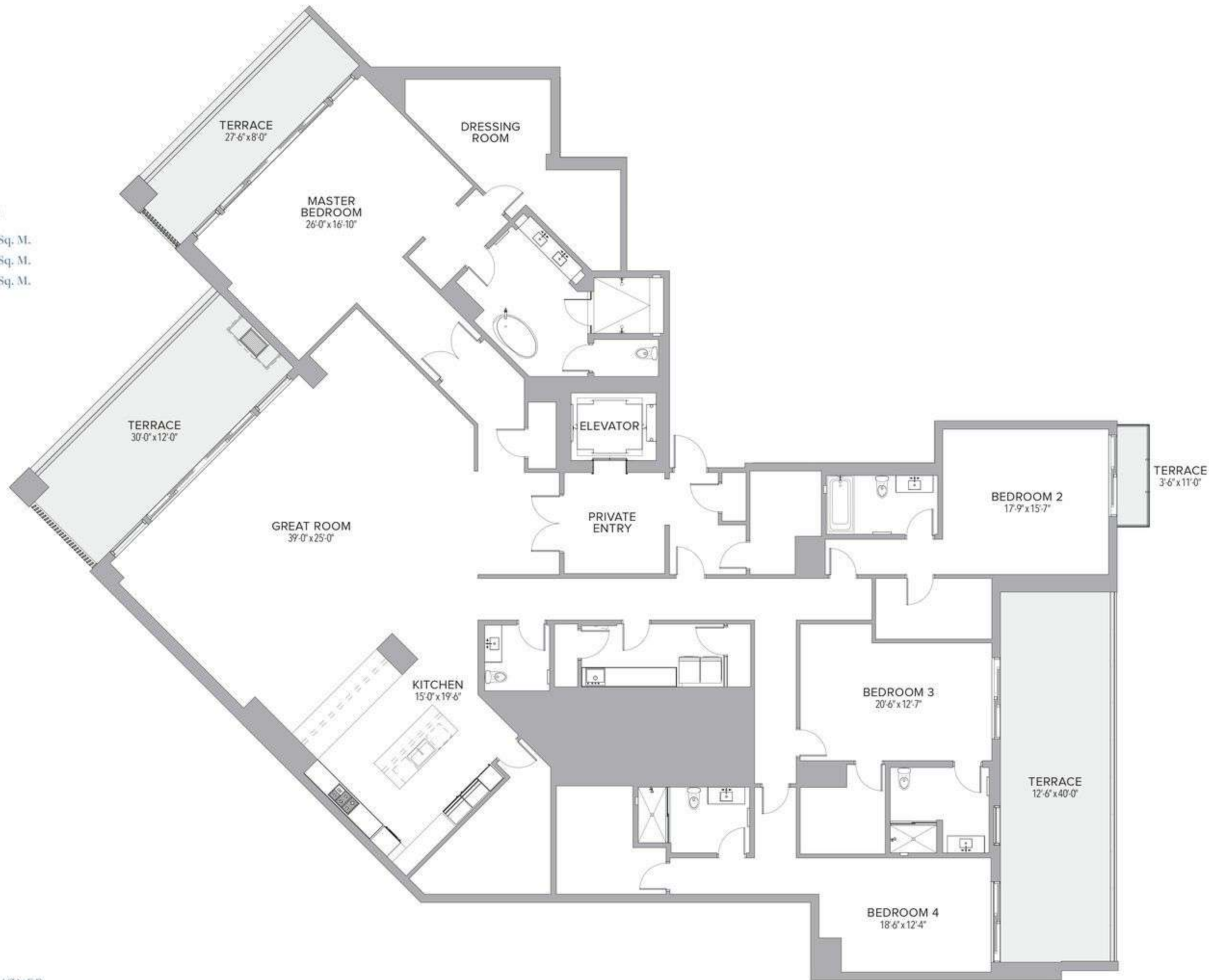


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENTHOUSE 04

4 BEDROOMS | 4.5 BATHS

Residence	5,838 Sq. Ft.	542 Sq. M.
Terrace	1,186 Sq. Ft.	110 Sq. M.
Total	7,024 Sq. Ft.	652 Sq. M.



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THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENTHOUSE 06

6 BEDROOMS | 6.5 BATHS

Residence	8,942 Sq. Ft.	831 Sq. M.
Terrace	1,636 Sq. Ft.	152 Sq. M.
Total	10,578 Sq. Ft.	983 Sq. M.



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MOR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENTHOUSE 09

5 BEDROOMS | 5.5 BATHS

Residence	6,253 Sq. Ft.	581 Sq. M.
Terrace	1,166 Sq. Ft.	108 Sq. M.
Total	7,439 Sq. Ft.	689 Sq. M.



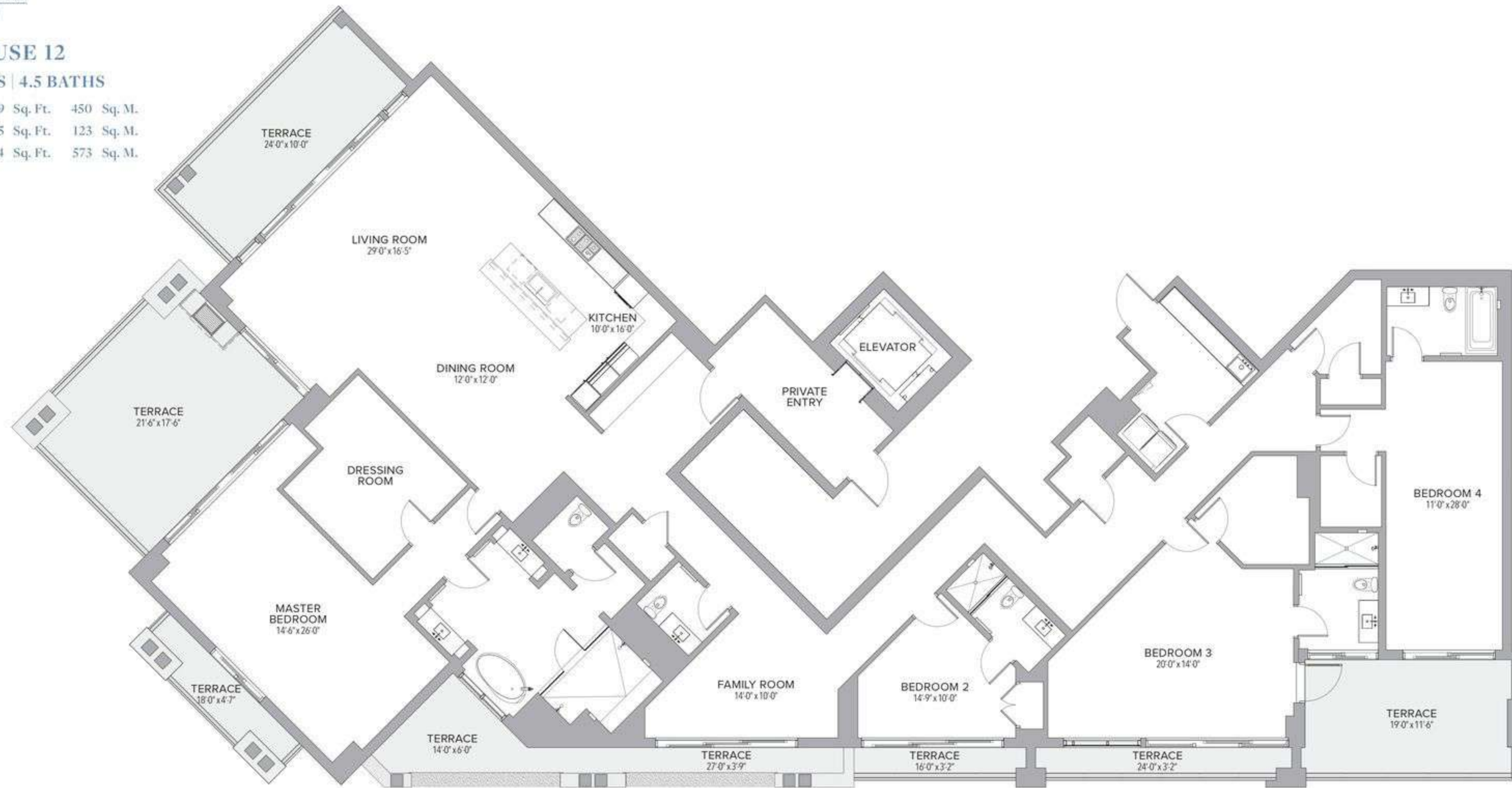
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.50(2), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict policies, regulations, features or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both 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 an offering should be made upon it in the prospectus in the applicable purchase agreement. The Residences Realty Corp. is the Developer's exclusive broker for the 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. We (Mandarin Oriental, S.I.T. ("Developer")) is a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Mandarin"), and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any sales and marketing material, prospectus or circular within or without the Residences, Developer has the sole and exclusive responsibility for the content and accuracy of such representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOHG-Trade in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain circumstances. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MOHG which may vary or be terminated.
MOR 2021



PENTHOUSE 12

4 BEDROOMS | 4.5 BATHS

Residence	4,839 Sq. Ft.	450 Sq. M.
Terrace	1,325 Sq. Ft.	123 Sq. M.
Total	6,164 Sq. Ft.	573 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict options, upgrades, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or other units. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for both purposes, may be used for different purposes, and may change or discontinue operation at any time.
 An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. The Residences Ready Copy is the Developer's exclusive broker for the 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. We (Mandarin Oriental, S.E. ("Developer")) is a registered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton Hotel ("Mandarin"), and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), nor any other person, officer, partner, agent or member of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, or any income or other financial information contained in any sales and marketing material, prospectus or other documents relating to the Residences, Developer has the sole right and responsibility for the content and accuracy of such representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Trade in connection with the Residences is not guaranteed and no such right is included in the Residences being acquired by any purchaser. If any of the relevant agreements are terminated, Mandarin Oriental cannot manage the hotel or Residences for any reason, use of the MOHG-Trade 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, approved, owned, leased or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOHG which may expire or be terminated.
 MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 02

3 BEDROOMS | 3.5 BATHS

Residence	2,771 Sq. Ft.	257 Sq. M.
Terrace	599 Sq. Ft.	56 Sq. M.
Total	3,370 Sq. Ft.	313 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (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 necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit and statement should be read, upon its receipt in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco Demarelli, S.E., ("Developer") is a registered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any receipt or return of an initial investment. MOR has not prepared and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside of the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOR-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MOR-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MOR-Trade in connection with the hotel and Residences may be terminated at MOR's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a non-exclusive license from MORH which may expire or be terminated. MAR 2021



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 03

1 BEDROOMS | 1.5 BATHS

Residence	1,485 Sq. Ft.	138 Sq. M.
Terrace	334 Sq. Ft.	32 Sq. M.
Total	1,819 Sq. Ft.	170 Sq. M.



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No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit and statement should be read upon it in the prospectus as in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Morrow Daniel W. III ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MORH") and the hotel program, 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, "MORH"), nor any other person, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, projections or other financial information contained in any sales and marketing material, prospectus or circular within or outside the Residences, Developer has the sole and exclusive responsibility for the manner and means by which the Residences are sold, and for all representations or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORH-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORH-Trade in connection with the Residences is a non-exclusive license and the right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences for any reason, use of the MORH-Trade in connection with the hotel and Residences may be terminated at MORH's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORH), and MORH makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a non-exclusive license from MORH which may expire or be terminated. MAR 2021

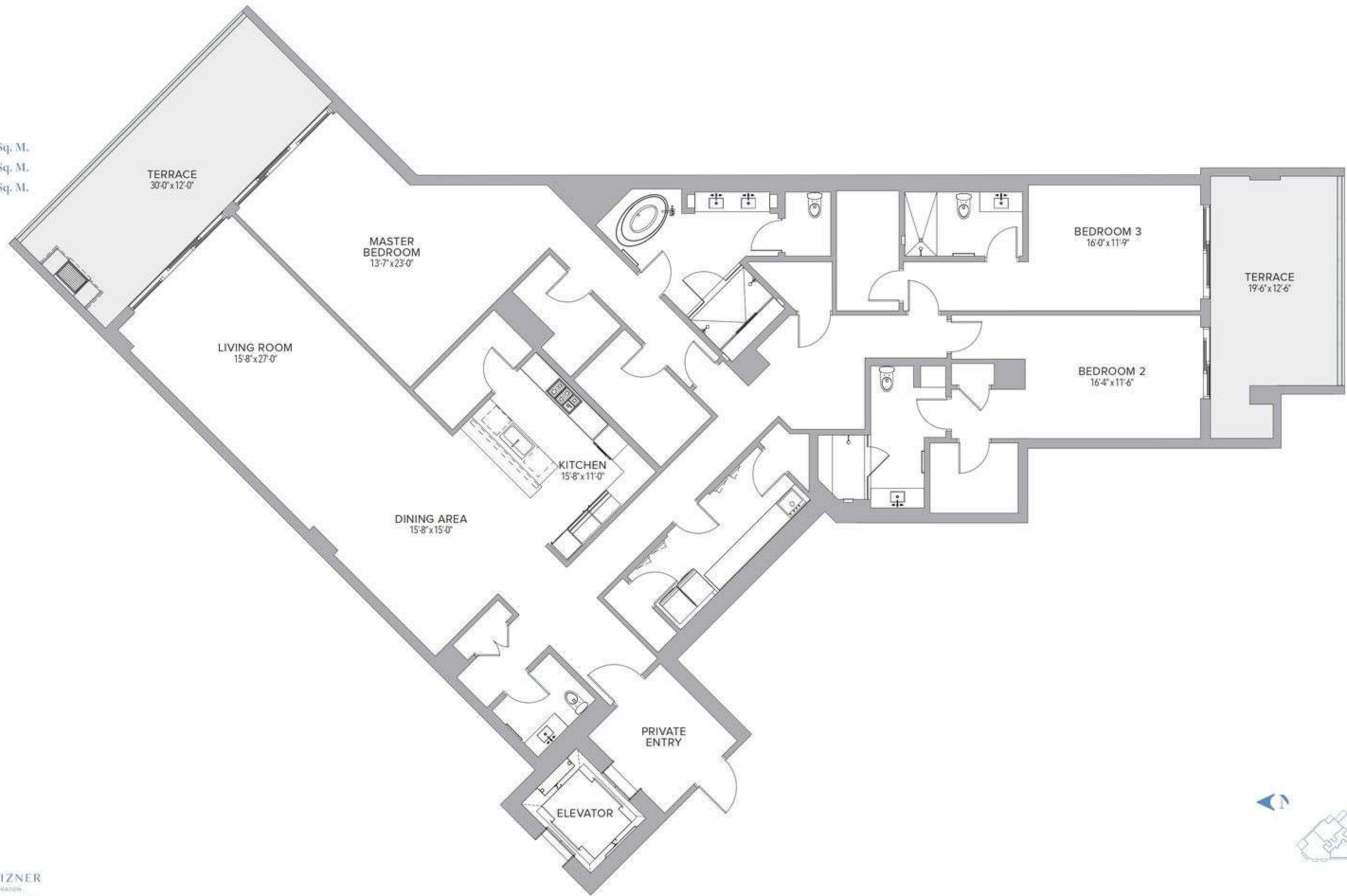


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 05

3 BEDROOMS | 3.5 BATHS

Residence	3,687 Sq. Ft.	343 Sq. M.
Terrace	652 Sq. Ft.	61 Sq. M.
Total	4,339 Sq. Ft.	404 Sq. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, plans, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may or may not be included or abandoned by future development or future 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and leisure travel may be used for travel purposes, 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 unit and statement should be read upon it in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, are a residential entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. It is the Developer's policy to develop the project proposed Mandarin Oriental, Boca Raton hotel ("MOM") and the hotel program, if any, offered to and owners in The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOM"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in any manner, any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial disclosure contained in any sales and marketing material, prospectus or circular 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOM-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusivity license agreement which may be terminated at any time upon certain conditions. The right to use the MOM-Trade in connection with the Residences is a non-exclusivity license agreement which may be terminated at any time upon certain conditions. The right to use the MOM-Trade in connection with the Residences is a non-exclusivity license agreement which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOM), and MOM's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOM), and MOM's policies, procedures, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and its affiliates (MOM), and MOM's policies, procedures, warranty or guarantee of any kind regarding the Residences. MOM 2021

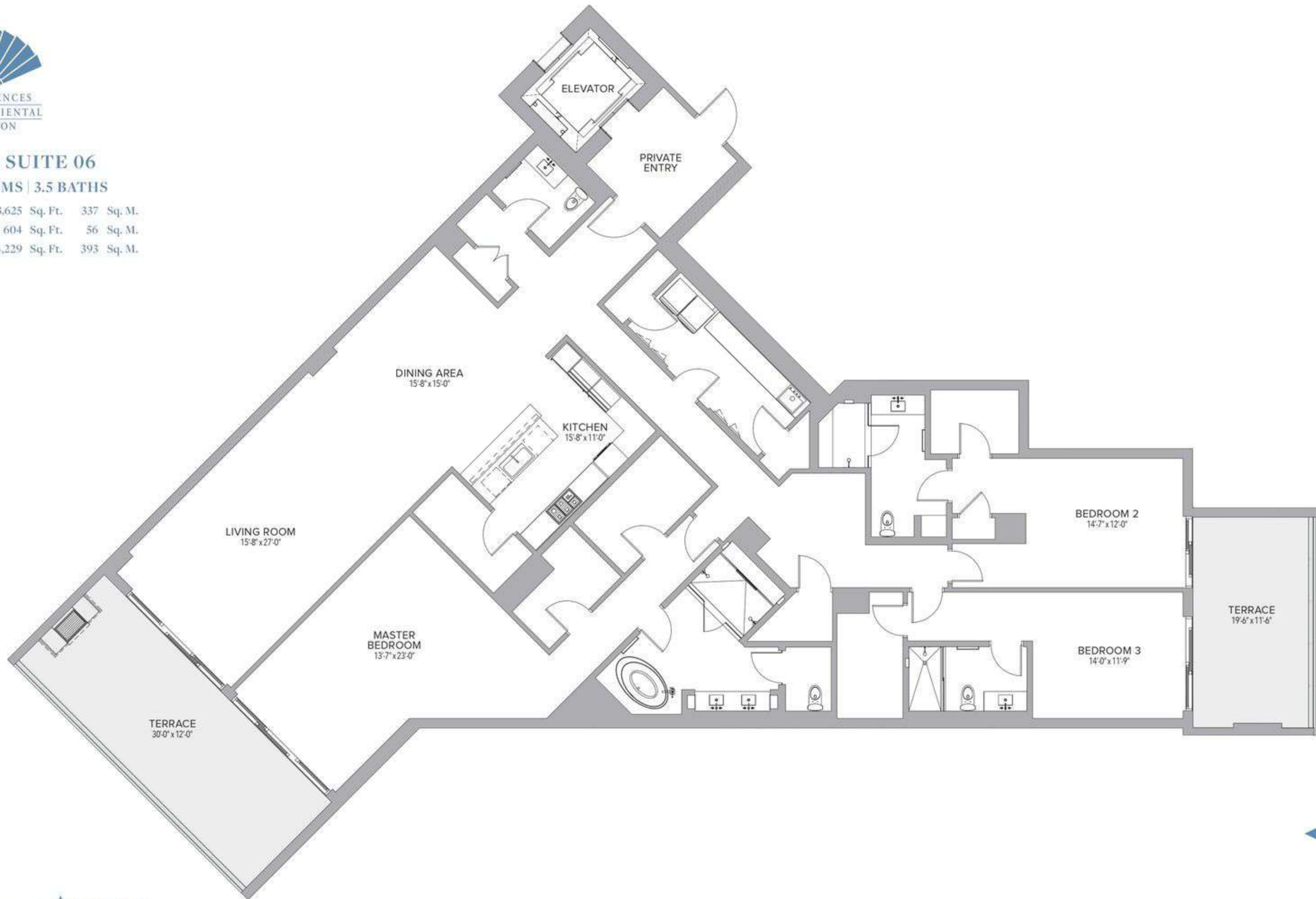


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 06

3 BEDROOMS | 3.5 BATHS

Residence	3,625 Sq. Ft.	337 Sq. M.
Terrace	604 Sq. Ft.	56 Sq. M.
Total	4,229 Sq. Ft.	393 Sq. M.



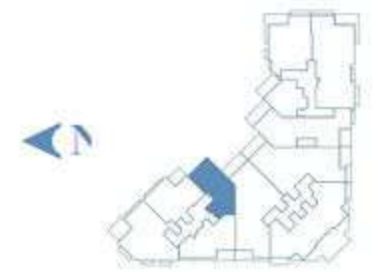
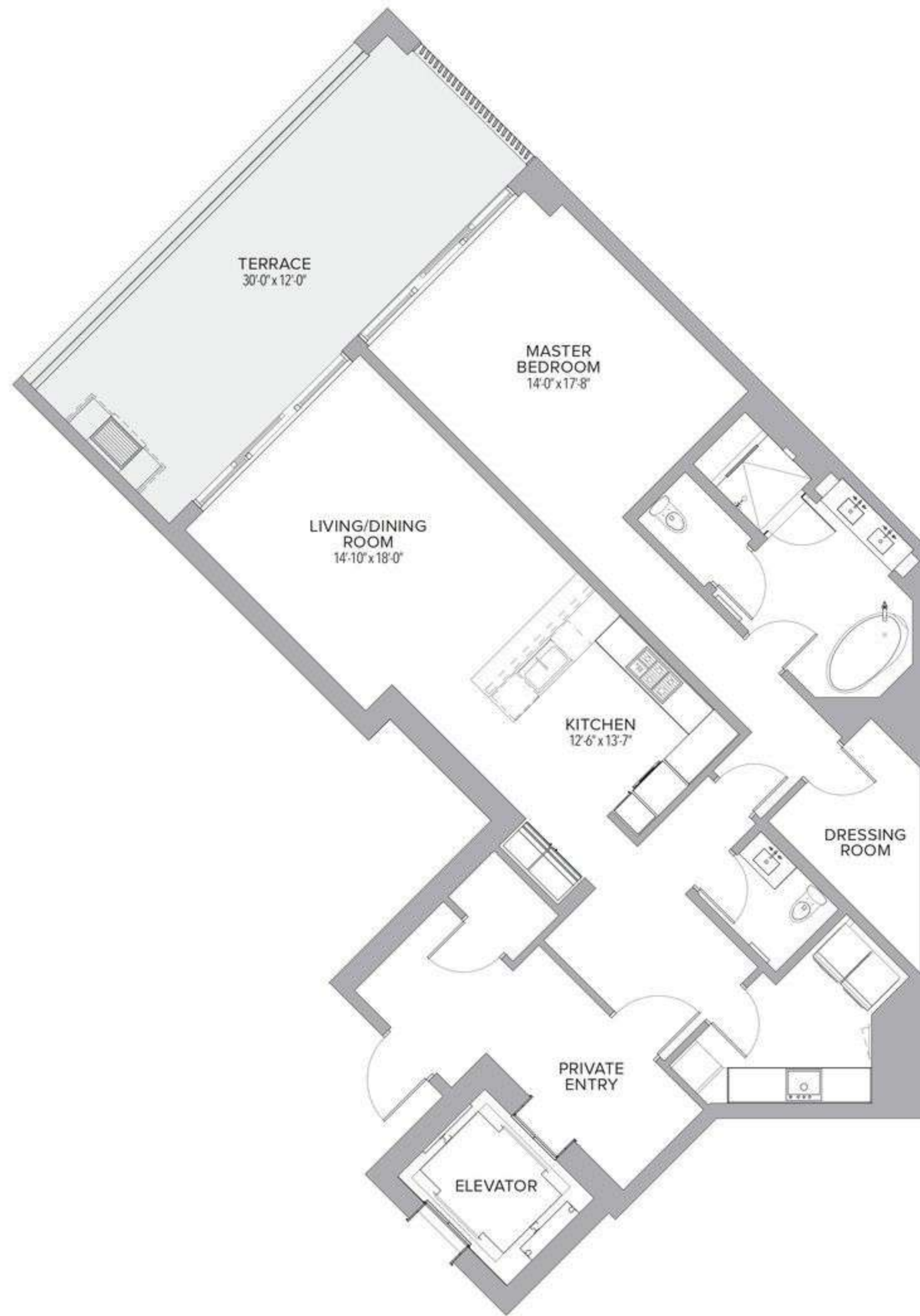
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.
We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, may depict features, materials, fixtures or items not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit or from other portions of the property may or may not be limited or obstructed by future development or other structures. 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and an offering should be made upon its receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a real estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton. The Residences, Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the hotel program, if any, offered to and owners in the Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOC"), are in any way partners, officers, promoters, issuers or underwriters of, or responsible or liable for, in any making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement contained in any sales and marketing material, prospectus or circular within or without the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOC-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be amended from time to time upon certain circumstances. The right to use the MOC-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOC-Trade in connection with the hotel and Residences may be terminated at MOC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOC), and MOC's makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental name and trademarks subject to the terms of a license from MOC which may vary or be terminated.
MOC 2021



TOWER SUITE 09

1 BEDROOMS | 1.5 BATHS

Residence	1,654 Sq. Ft.	154 Sq. M.
Terrace	365 Sq. Ft.	34 Sq. M.
Total	2,019 Sq. Ft.	188 Sq. M.



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 We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The drawings, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, and based upon preliminary development plans, city department approvals, applicable building codes or laws not applicable in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a unit is from other portions of the property may or may not be limited or obstructed by future development or trees. 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 at Mandarin Oriental, Boca Raton (The Residences). Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time.
 An offering is made only by the prospectus for the condominium unit and statement should be read, upon receipt, in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Marco D'Amico, S.E., ("Developer") is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The Residences"), Penn-Florida Realty 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("HOTEL") and the hotel program, 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, "MOCG"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial disclosure contained in any sales and marketing material, prospectus or circle letters or any 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 or statements in connection with the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOCG-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MOCG-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by this prospectus. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MOCG-Trade in connection with the hotel and Residences may be terminated at MOCG's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliates thereof (MOCG), and MOCG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and are not to be held liable for any claims or damages arising from the use of the Residences. The developer and owners of the Residences are the Mandarin Oriental Hotel Group and are not to be held liable for any claims or damages arising from the use of the Residences. MAR 2021

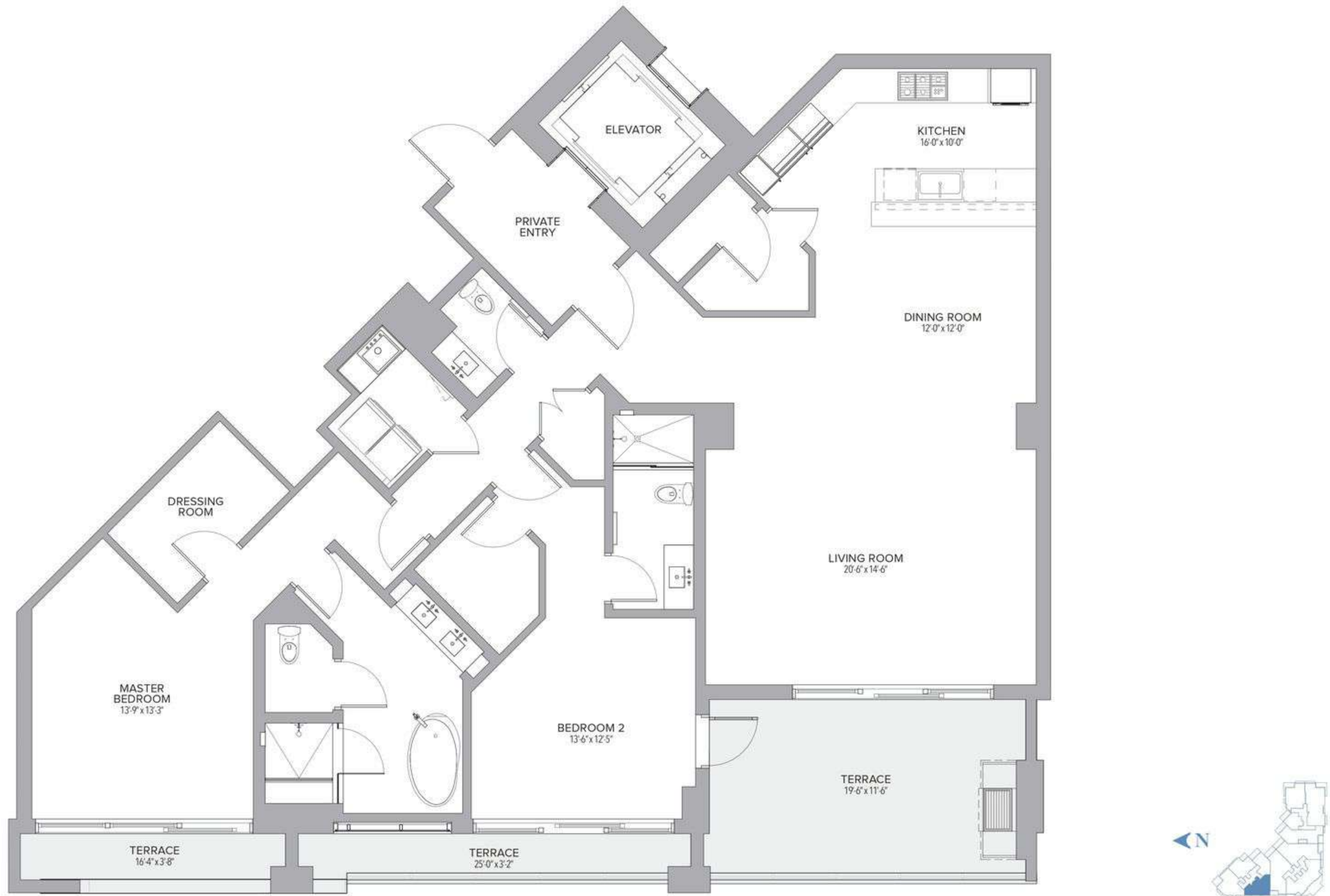


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 10

2 BEDROOMS | 2.5 BATHS

Residence	2,143 Sq. Ft.	199 Sq. M.
Terrace	397 Sq. Ft.	37 Sq. M.
Total	2,540 Sq. Ft.	236 Sq. M.



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We are pleased to be the first and part of the U.S. Policy to advancement of equal housing opportunity throughout the Nation. We encourage and support an effective advertising, marketing and sales program where there are no restrictions to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The location, boundaries, pictures, photos, and design depicted or described herein are conceptual in nature and are not to scale, and should also preliminary development plans, may depict policies, covenants, conditions or restrictions in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantee or representation whatsoever can be made that any features, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any view from a plot or from other portions of the property may or may not be limited or obstructed by future development or other factors. 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 at Mandarin Oriental, Boca Raton. The Residences' common facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and an offering should be made upon it in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, Manner Dennis B. LLC ("Developer") is a real-estate entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial statements, projections or other financial information contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORC-Trade") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain circumstances. The right to use the MORC-Trade in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain circumstances. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MORC-Trade in connection with the hotel and Residences may be terminated at MORC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORC), and MORC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and individuals subject to the terms of a license from MORC which may expire or be terminated.
MOR 2021



TOWER SUITE II

2 BEDROOMS | 2.5 BATHS

Residence	2,273 Sq. Ft.	211 Sq. M.
Terrace	289 Sq. Ft.	27 Sq. M.
Total	2,562 Sq. Ft.	238 Sq. M.



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No guarantee or representation whatsoever can be made that any fixtures, amenities or other facilities will be provided, if provided, will be of the same type, size, location or value as depicted or described herein. Any area here is sold as part of other portions of the property may in the future be leased or otherwise by future development or other means. Nearby golf courses, spas, pools and other amenities 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 at Mandarin Oriental, Boca Raton. Certain facilities or services described herein will be provided by the hotel or club operator or others and may be subject to additional charges. Membership in the Club will be necessary for our owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-owners. Business and pleasure travel may be used for other purposes, and may change or discontinue operation at any time. An offering is made only by the prospectus for the condominium and an offering should be made upon receipt in the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We, the Developer, is a residential entity, which is the sole owner of the unit being offered for sale in The Residences at Mandarin Oriental Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("MOR") and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOR"), are in any way partner, officer, partner, agent or representative of, or responsible or liable for, in so making any representations or statements with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any records or other financial statements, projections or other financial statements contained in any sales and marketing material, prospectus or circular within or without and 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 or statements in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MORC-Trade") in connection with the Residences and the hotel subject to the terms and conditions of a non-exclusive license agreement which may be terminated at any time upon certain conditions. The right to use the MORC-Trade in connection with the Residences is a non-exclusive license and no such right is included in the Residences being offered by any purchase. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the hotel or Residences, for any reason, use of the MORC-Trade in connection with the hotel and Residences may be terminated at MORC's discretion. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MORC), and MORC makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the hotel is subject to the terms of a non-exclusive license from MORC which may expire or be terminated. MAR 2021

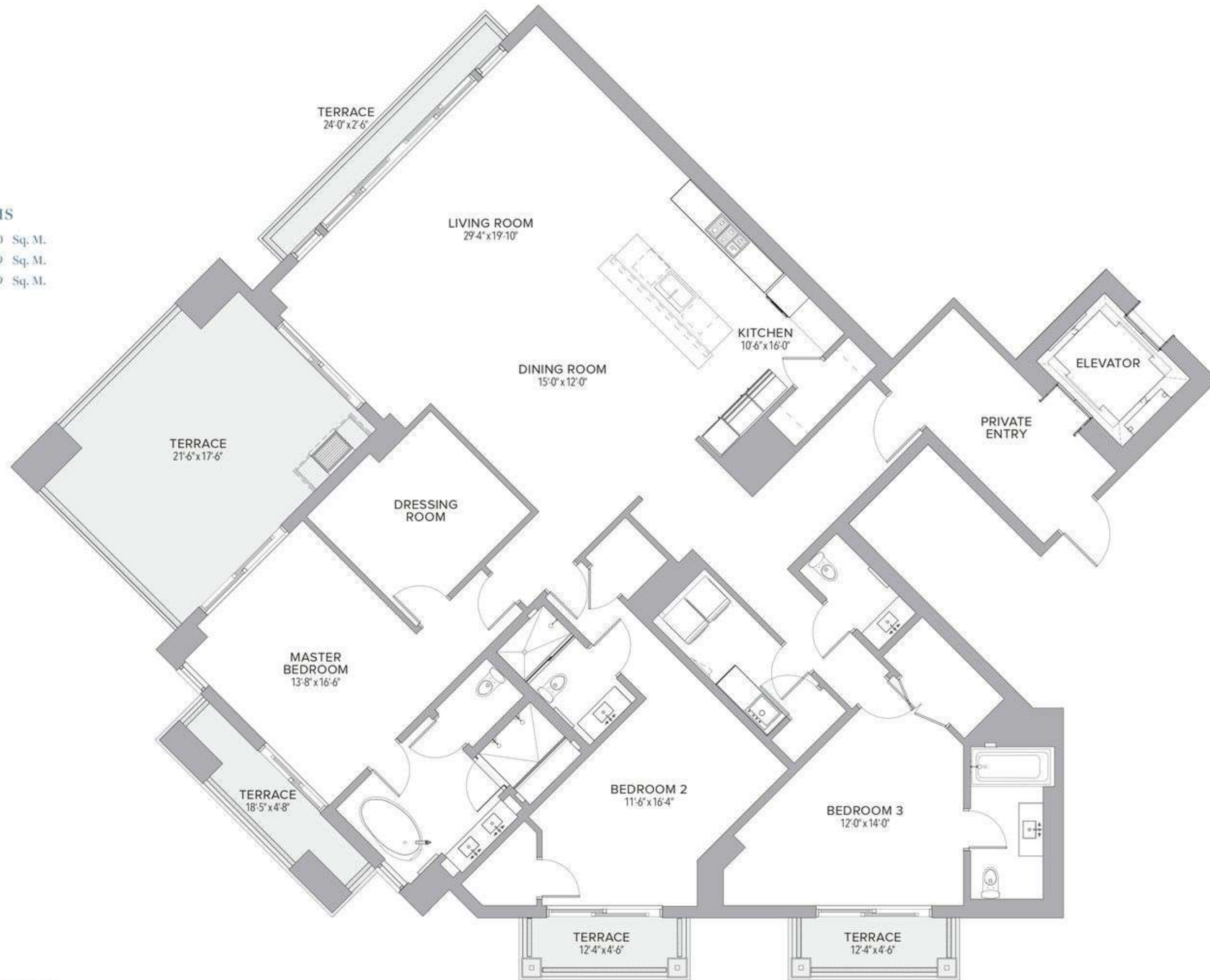


THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

TOWER SUITE 12

3 BEDROOMS | 3.5 BATHS

Residence	3,015 Sq. Ft.	280 Sq. M.
Terrace	636 Sq. Ft.	59 Sq. M.
Total	3,651 Sq. Ft.	339 Sq. M.



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An offering made only by the prospectus for the development and an offering made only by the prospectus in the applicable purchase agreement. Penn-Florida Realty Corp. is the Developer's exclusive broker for the 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. We (Mandarin Oriental, LLC ("Developer")) is a non-membered entity, which is the sole officer of the unit being offered for sale in The Residences at Mandarin Oriental, Boca Raton ("The 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. If the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Mandarin"), and the hotel program, if any, offered to and owners in The Residences, neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), nor any other person, officer, partner, agent or member of, or responsible or liable for, in any manner any agreement or contract with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any income or other financial statement, prospectus or other financial disclosure contained in any such and including material, prospectus or circular within or without and statements relating to the Residences, Developer has the sole right and responsibility for the content and accuracy of such the Residences are sold, and for all representations or omissions in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG-Mark") in connection with The Residences and the hotel subject to the terms and conditions of a non-exclusivity license agreement which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. The right to use the MOHG-Mark in connection with the Residences is a non-exclusive license which may be terminated at any time upon certain conditions. The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, approved, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guarantee of any kind regarding the Residences. The developer and owner of the Residences are the Mandarin Oriental Hotel Group and the Residences are subject to the terms of a license from MOHG which may vary or be terminated.
MOR 2021