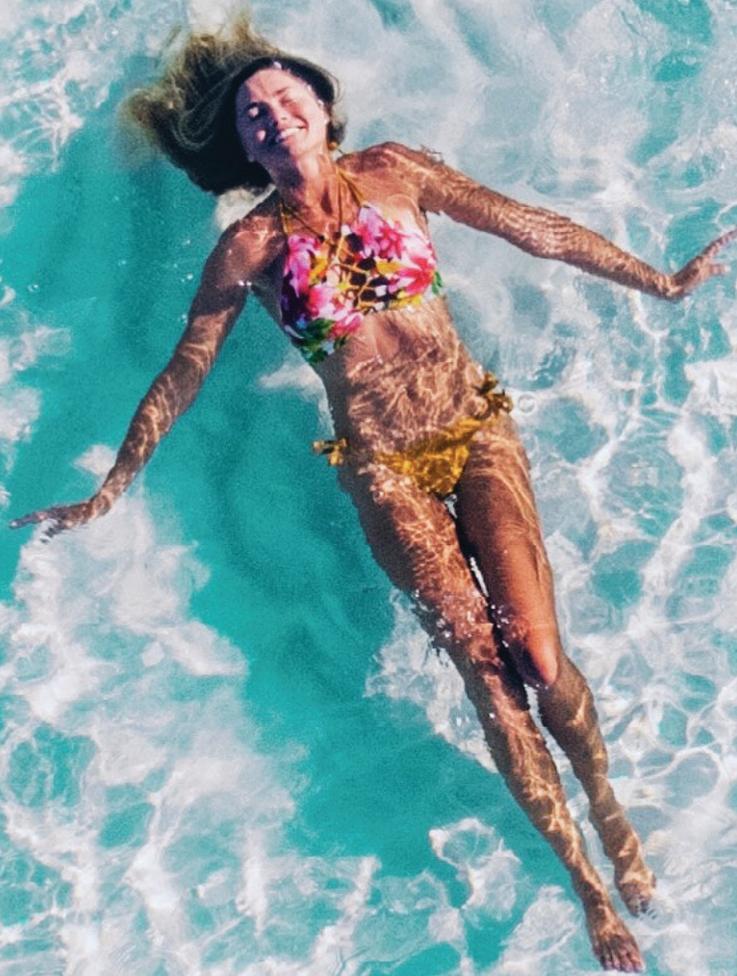


# MOR

THE RESIDENCES AT MANDARIN ORIENTAL, BOCA RATON AT VIA MIZNER



JUNE 2018 NEWSLETTER



ARTIST'S CONCEPTUAL RENDERINGS

Good day, everyone,

It is a pleasure to provide you with a copy of our inaugural issue of MOR, a contemporary, breezy newsletter about Via Mizner and The Residences at Mandarin Oriental, Boca Raton. We hope you find it an entertaining and informative link to the goings-on of the Penn-Florida Companies and our celebrated 2,000,000-million square foot, three-tower mixed-use urban resort in downtown Boca Raton.

From our two-story subterranean parking garage all the way up to our soaring 12-story residential and Mandarin Oriental, Boca Raton hotel towers, our unique Via Mizner Golf & City Club, and our Jack Nicklaus Signature golf course, Via Mizner promises to be the most hailed new residential/resort enterprise ever undertaken in Boca Raton. The fact that it is strategically located in the bustling urban center of one of the more cosmopolitan cities in America makes it all the more compelling. And may I remind you that Urban Land Magazine says that “Boca Raton will be one of the 10 best places to live in America” by 2020.

In this issue of Destination MOR, you’ll read about how construction is progressing ... the closing on our development loan, one of the largest in Florida last year ... what it means to live in a five-star quality home with the amenities and services of a branded five-star hotel ... how Mandarin Oriental hotels stack up against other major hotel groups when it comes to Michelin-starred dining and operating top Spas around the world ... some of the benefits of ownership of a residence at Mandarin Oriental ... as well as other interesting factoids about Mandarin Oriental.

Just another word about the ninety-two condominium Residences at Mandarin Oriental, Boca Raton, which I’m happy to report are now 40% under contract. Not only are we a vital part of the only branded five-star quality resort in Palm Beach County, but we also offer a truly unique lifestyle – the comforts of a private home combined with the unsurpassed amenities and legendary service of Mandarin Oriental.

We hope you’ll take a moment to stop by our inviting Sales Gallery at 10 East Boca Raton Road and learn a little more about Via Mizner. We’d be happy to arrange an appointment and we look forward to welcoming you soon.

Sincerely,

Mark Gensheimer,  
CEO

## DID YOU KNOW?

*Mandarin Oriental currently operates 31 hotels in 21 countries and territories around the world.*

*Mandarin Oriental currently operates eight Residences worldwide, with nine future residences to come, including Boca Raton, Florida.*

*Eighteen Mandarin Oriental hotels worldwide and 14 spas received Forbes 5 Star Awards in 2018, most of any hotel group.*

*Mandarin Oriental restaurants earned 22 Michelin Stars in 2018, most of any hotel group.*





## A CONSTRUCTION UPDATE: MAKING WAY FOR MANDARIN ORIENTAL, BOCA RATON.

*The Coastal Star*

Construction is underway on the Via Mizner Urban Resort in the heart of downtown Boca Raton. Soon it will offer residents, guests and members a superb destination in which to live, shop, stay and play with unrivaled luxury, the highest standards of service and world-class amenities. In the past week, Florida-based Penn-Florida Companies, developers of Via Mizner, completed the demolition of the CitiBank and Sun Trust Buildings on the site of the new Via Mizner. According to Al Piazza, senior vice president of development



ARTIST'S CONCEPTUAL RENDERING

for Penn-Florida, “We are very excited about entering the second phase of our development process, which is to begin work on the 164 guest room and suite Mandarin Oriental, Boca Raton hotel. Construction is underway on the foundation and we are hoping to greet our first hotel guests in early 2020.” Following close on the heels of the hotel, The Residences at Mandarin Oriental, Boca Raton will feature eighty-five breathtaking condominium residences in a luxury 12-story tower.

## PENN-FLORIDA COMPANIES CLOSES ON \$398M FINANCING FOR VIA MIZNER.

*Florida Trend*

Penn-Florida Companies, an owner and full-service developer of luxury real estate for more than 30 years, has closed on \$398 million in project financing for Via Mizner, its five-star urban resort in Downtown Boca Raton. Mark A. Gensheimer, chairman and CEO of Penn-Florida, stated: “Boca Raton is an internationally recognized community and now the Downtown has emerged as an exciting place to live. The addition of the Mandarin Oriental Hotel and Residences has elevated the city’s reputation as a global destination.”



## CHECKING IN AT THE MANDARIN ORIENTAL.

*Purist Magazine*

According to Purist Magazine, The Residences at Mandarin Oriental provide a unique five-star living experience. “The Residences bring the perks, luxury and services of the acclaimed Mandarin Oriental hotels to private residential living,” writes Purist. “Residents have access to Mandarin Oriental’s world-renowned holistic spas, which feature signature therapies developed in conjunction with traditional Chinese medicine specialists. Legendary service is delivered every day to The Residences to ensure that owners are not just well looked after, but delighted. “It’s a tall order that the MO staff achieves easily. The Residences staff care for homeowners like family,” says Purist. The magazine goes on to point out that residents of Mandarin Oriental, Boca Raton will have access to the private Via Mizner Golf & City Club featuring a Jack Nicklaus Signature golf course.



## LIVING THE HIGH LIFE: HOTELS THAT YOU CAN LIVE AT YEAR-ROUND.

*Boca Life Magazine*

The best part of staying at a hotel is indulging in the splendor of its amenities. But why should the perks end when the trip is over? Mandarin Oriental Hotel Group is bringing its unsurpassed level of luxury and attention to Boca Raton. This will certainly be one of the most coveted addresses in the sphere of luxury living. For those desiring a

private home with all the comforts and services of a five-star hotel, the Mandarin Oriental Residences are it. A few steps away, Via Mizner City Club will host the spa, a restaurant, fitness center and theater – all amenities owners will have access to. Residents will also have access to the nearby Jack Nicklaus golf course at the Via Mizner Golf Club.





Mandarin Oriental, Bangkok



Mandarin Oriental, Macau



Mandarin Oriental, London

## BENEFITS OF OWNERSHIP

At home, Residents experience legendary concierge service and bespoke benefits on a daily basis. Additionally, owners enjoy exceptional recognition when traveling to any Mandarin Oriental hotel around the globe, including VIP status, room upgrade, complimentary breakfast for two and WiFi.

**Current Mandarin Oriental Residences –**  
*Atlanta, Bodrum, Boston, Las Vegas, Hyde Park London, Macau, New York, Taipei*

**Future Mandarin Oriental Residences –**  
*Barcelona, Bali, Bangkok, Boca Raton, Dubai, Honolulu, Mayfair London, Melbourne, Munich*



**Sales Gallery**  
10 East Boca Raton Road  
Boca Raton, FL 33432  
561.544.7038

[moresidencesbocaraton.com](http://moresidencesbocaraton.com)



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