



**THE RITZ-CARLTON
RESIDENCES**

POMPANO BEACH

PROJECT OVERVIEW

1380 SOUTH OCEAN BLVD

FORTUNE
INTERNATIONAL
— GROUP —

DISCLAIMERS

This presentation has been prepared by 1380 Ocean Associates, LLC (the “Company”) and is general background information about the proposed development (the “Project”) at the date of this presentation. The information in this presentation is provided in summary form only and does not purport to be complete. This presentation does not contain all the information that is or may be material to investors or potential investors and should not be considered as advice or a recommendation to investors or potential investors to invest and does not take into account any investor’s particular objectives, financial situation or needs. By attending the presentation or by reading the presentation you agree to be bound as follows: This presentation has been made to you solely for information purposes. This presentation may be amended and supplemented as the Company sees fit, may not be relied upon for the purpose of entering into any transaction and should not be construed as, nor be relied on in connection with, any offer or invitation to purchase or subscribe for, or otherwise acquire any securities, and shall not be regarded as a recommendation in relation to any such transaction whatsoever. The contents of this presentation should not be considered to be legal, tax, investment or other advice, and any investor or prospective investor considering the purchase of any securities of the Company should consult with its own counsel and advisers as to all legal, tax, regulatory, financial and related matters concerning an investment in such securities and as to their suitability for such investment. This presentation and its contents are confidential and proprietary to the Company, and no part of it or its subject matter may be reproduced, redistributed, passed on, or the contents otherwise divulged, directly or indirectly, to any other person (excluding the relevant person’s professional advisers) or published in whole or in part for any purpose without the prior written consent of the Company. If this presentation has been received in error, it must be returned immediately to the Company.

This presentation contains forward-looking statements. These statements may include the words “believe”, “expect”, “anticipate”, “intend”, “plan”, “estimate”, “project”, “will”, “may”, “targeting” and similar expressions as well as statements

other than statements of historical facts including, without limitation, those regarding development plans and objectives. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors which may affect the Company’s ability to implement and achieve its development and financial objectives set out in such forward-looking statements and which may cause actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company’s present and future plans and the environment in which the Company will operate in the future. Furthermore, certain forward-looking statements are based on assumptions or future events which may not prove to be accurate, and no reliance whatsoever should be placed on any forward-looking statements in this presentation. The forward-looking statements in this presentation speak only as of the date of this presentation, and the Company expressly disclaims to the fullest extent permitted by law any obligation or undertaking to disseminate any updates or revisions to any forward-looking statements contained herein to reflect any change in expectations with regard thereto or any change in events, conditions or circumstances on which any such statements are based. The information in this presentation has not been independently verified. Furthermore, no representation is made as to the reasonableness of the assumptions made in this presentation or the accuracy or completeness of any modelling or scenario analysis. The information in this presentation is not intended to predict actual results and no assurances are given with respect thereto. None of the Company, its advisers, connected persons or any other person accepts any liability whatsoever for any loss howsoever arising, directly or indirectly, from this presentation or its contents. All information, opinions and estimates contained herein are given as of the date hereof and are subject to change without notice.

TABLE OF CONTENTS

1 · INTRODUCTION

2 · THE PROPERTY

3 · THE PROJECT

4 · FINANCIALS

5 · SPONSORSHIP

1 – INTRODUCTION



EXECUTIVE SUMMARY

- Ritz-Carlton Residences, Pompano Beach (the “Project”) is comprised of two towers: one 30-story tower directly on the Atlantic Ocean (the “East Tower”), and another 14-story tower located directly across the street, on the intracoastal (the “Marina Tower”).
- The Marina Tower has 88 units and is 100% sold out. The East Tower has 116 units, with only 8 units remaining (~93% sold).
- The Project’s construction is well under way, with a construction loan and gross maximum price contract secured. The underground garage and foundation have already been completed, with construction currently reaching the 4th floor. The Project is expected to be completed in September of 2026.
- The Project is being developed by Fortune International Group (the “Sponsor”). Fortune has a proven track-record developing luxury condominiums in South Florida, with over 40 years of experience and 10 million square feet developed to date. Fortune International Group is a fully-integrated real estate powerhouse and leader in the industry with a long list of successful residential developments, such as Jade Signature, Jade Ocean, Jade Beach, and Ritz-Carlton Residences, Sunny Isles Beach, among others.

2 – THE PROPERTY



THE PROPERTY

SITE OVERVIEW

The Property is located at 1380 South Ocean Boulevard, Pompano Beach. The Property is incredibly unique, with waterfrontage on both the Atlantic Ocean and the intracoastal. It features 500 linear feet on the water in total (250 feet on each side).

The frontage on the intracoastal will contain 14 boat slips (100% sold out). Residents will be able to access the marina, or the beach, without ever leaving the Property.



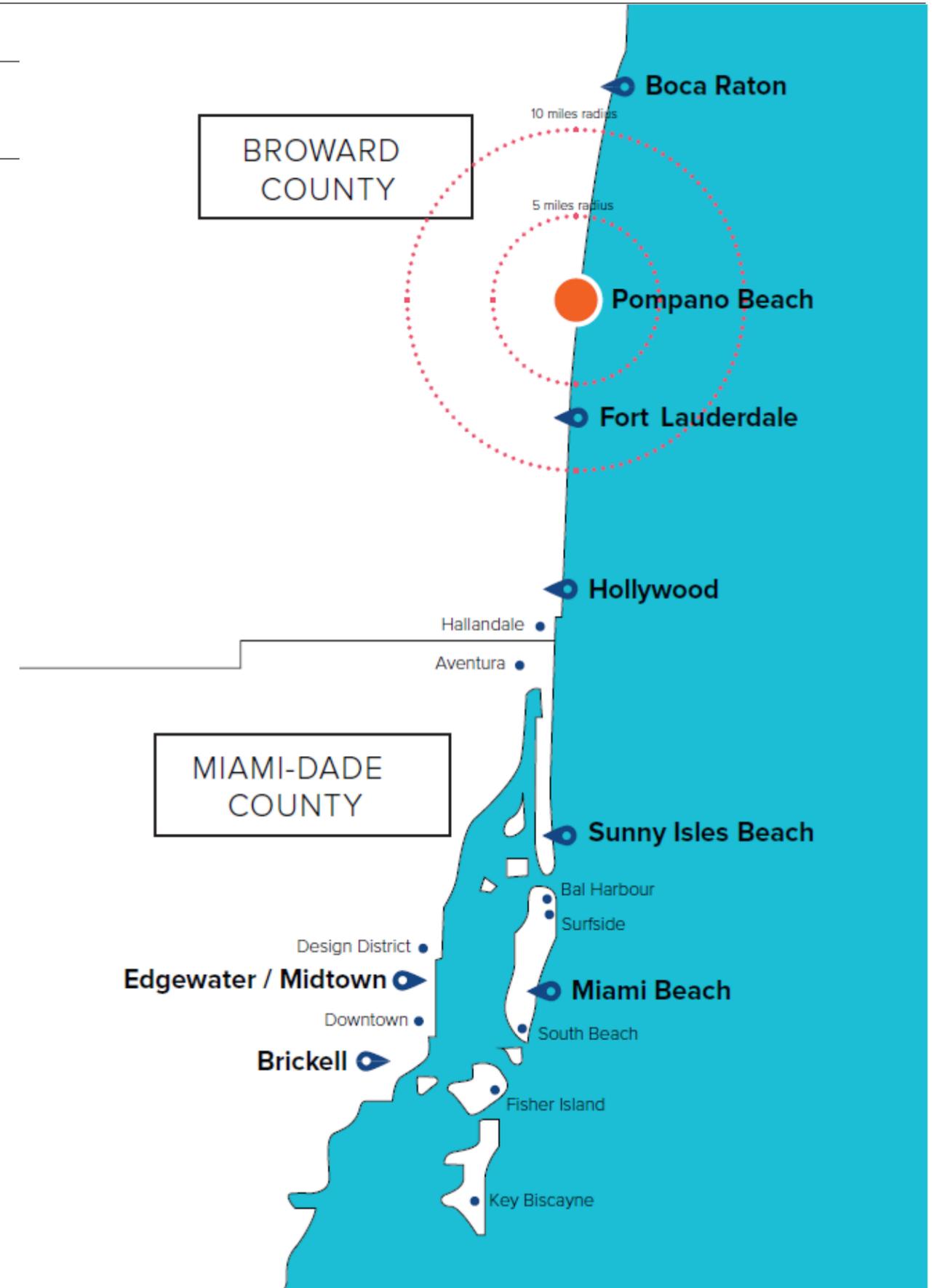
THE PROPERTY

LOCATION

Pompano Beach, located in the heart of Florida’s Gold Coast, boasts some of the warmest and clearest waters, welcoming sandy beaches and calming breezes.

Centrally positioned between Palm Beach and Miami. Pompano Beach is a vibrant, sophisticated, multidimensional destination with a three mile stretch of pristine shoreline, restored dunes and tree shaded playgrounds.

The city is known for its excellent boating and fishing, accentuated by an offshore living coral reef accessible to scuba divers and snorkelers. Pompano Beach is named for the Pompano, a species of inshore tropical game fish which swims abundantly in the areas warm Atlantic Ocean.



KEY SITE DATA

ADDRESS:	1380 South Ocean Blvd. Pompano Beach, FL 33062
ACREAGE:	4.61 acres (2.25 acres on Atlantic Ocean & 2.36 acres on Intracoastal)
CURRENT ZONING:	PD-I (Planned Development – Infill)
FOLIO NUMBERS:	4943-06-58-0010; 4943-06-00-0320
ACCESS/FRONTAGE:	250 ft on the Atlantic Ocean 250 ft on the Intracoastal

3 – THE PROJECT



THE PROJECT

DESCRIPTION

THE PROJECT IS FULLY ENTITLED & UNDER CONSTRUCTION

The Project is fully-approved with construction well underway. A gross maximum price contract was secured, along with a \$259.5M construction loan that closed in December of 2023. The underground garage and foundation have been completed, and construction has reached the 4th floor. The Project is expected to be completed in September of 2026.

The East Tower contains 116 units, with 108 units sold. The Marina Tower contains 88 units and is 100% sold.

Furthermore, all of the Boat Slips have been sold (one of which is reserved for the Condo Association).

TOWER	TOTAL UNITS	UNITS SOLD	% SOLD	TOTAL SF	SF SOLD	% SOLD
EAST	116	108	93.1%	339,364 SF	313,529 SF	92.4%
MARINA	88	88	100.0%	126,296 SF	126,296 SF	100.0%
TOTAL	204	196	96.1%	465,660 SF	439,825 SF	94.5%
BOAT SLIPS	14	14	100.0%			

THE PROJECT

AMENITIES

In addition to the residential levels, the Project will contain a full set of common area amenities, including:

BEACH TOWER

- Beach Bar & Grill
- Beach-side Lounge Areas
- Watersports
- Wellness Programming
- Clubroom
- Breakfast Room & Bar with Outdoor Seating
- Fitness Center
- 2 Oceanfront Infinity Pools
- Dog Park
- & More

MARINA TOWER

- Private Marina with Boat Slips
- Watersports
- Bar & Lounge on Boardwalk
- Yacht Club
- Game Area
- Sundowners Bar
- Fitness Center
- Pickleball Court
- Fire Pit
- BBQ Grill & Pizza Oven
- Bocce Court & Putting Green

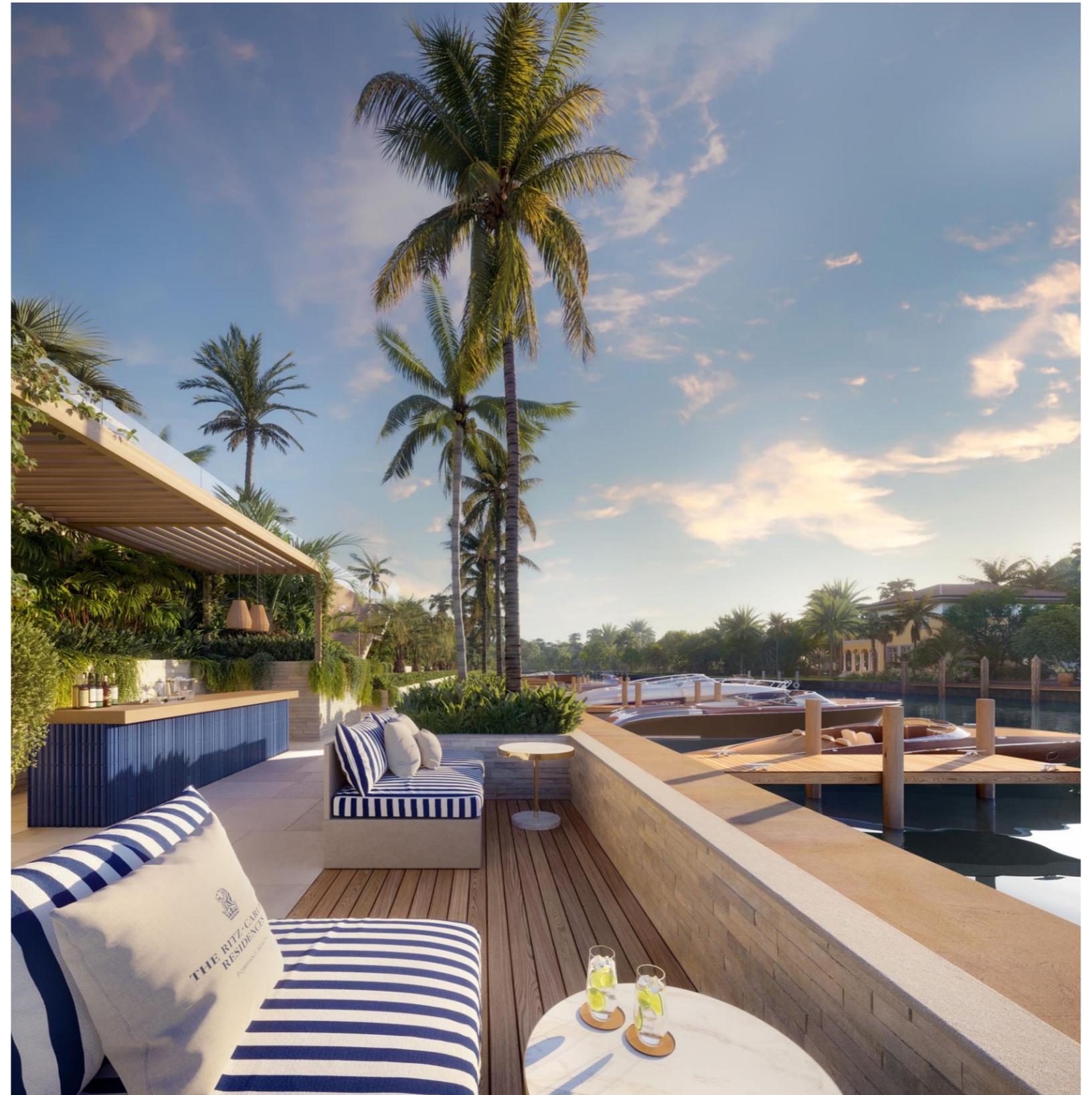


THE PROJECT

RENDERINGS



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT RENDERINGS (cont.)



THE PROJECT

PROGRESS



THE PROJECT

PROGRESS



THE PROJECT

PROGRESS



THE PROJECT

PROGRESS



4 – FINANCIALS



FINANCIALS

DEVELOPMENT PROFORMA

SOURCES OF FUNDS

	Aggregate (\$)	\$ Per Unit	\$ Per Sell SF	% of Rev	% of Cost		Total (\$)	% of Total Cost	% of Rev.	\$ Per SF
Revenue	\$ 638,319,023	2,186,024	\$ 1,371	100.0%	116.1%	Equity	\$ 35,000,000	6.4%	5.5%	\$ 75
Total Costs	\$ 549,789,089	1,882,839	\$ 1,181	86.1%	100.0%	Deferred Sales Costs	\$ 42,320,107	7.7%	6.6%	\$ 91
GROSS PROFIT	\$ 88,529,934	\$ 303,185	\$ 190	13.9%	16.1%	Use of Buyer Deposits	\$ 212,968,982	38.7%	33.4%	\$ 457
Developer Success Fee*	\$ 26,558,980	90,955	\$ 57	4.2%	4.8%	Construction Loan	\$ 259,500,000	47.2%	40.7%	\$ 557
PROFIT TO EQUITY	\$ 61,970,954	\$ 212,229.29	\$ 133	9.7%	11.3%	Total Sources	\$ 549,789,089	100.0%	86.1%	\$ 1,181

*Developer Success fee is equal to 30% of Project Gross Profit

Note: The above is for projection, hypothetical, or forecast purposes and all forward-looking statements are inherently susceptible to risks, uncertainties, changes in circumstances, and contingencies outside of the Developer's control. The recipient of this information should understand that forward looking projections are only estimates and shall not rely or depend on such estimates. The Developer is hereby not making any representations as it relates to the information's accuracy or reliability.

5 – SPONSOR



FORTUNE
INTERNATIONAL
— GROUP —

SPONSOR

WHY FORTUNE?



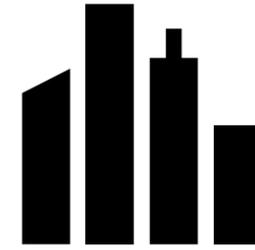
+ 40 YEARS

OF EXPERIENCE IN
FLORIDA'S REAL ESTATE
MARKET.



+ \$1 BILLION

IN ACQUISITIONS.



+ \$1 BILLION

IN EQUITY
RAISED &
MANAGED.



+ \$2 BILLION

IN DEBT
CLOSED & REPAID.



+ 10MM SF

IN COMPLETED PROJECTS
+ 3.7 MM SF IN DEVELOPMENT.



3,000 UNITS

COMPLETED PROJECTS
+ 1K IN DEVELOPMENT.



\$1BB - \$ 2BB PER YEAR

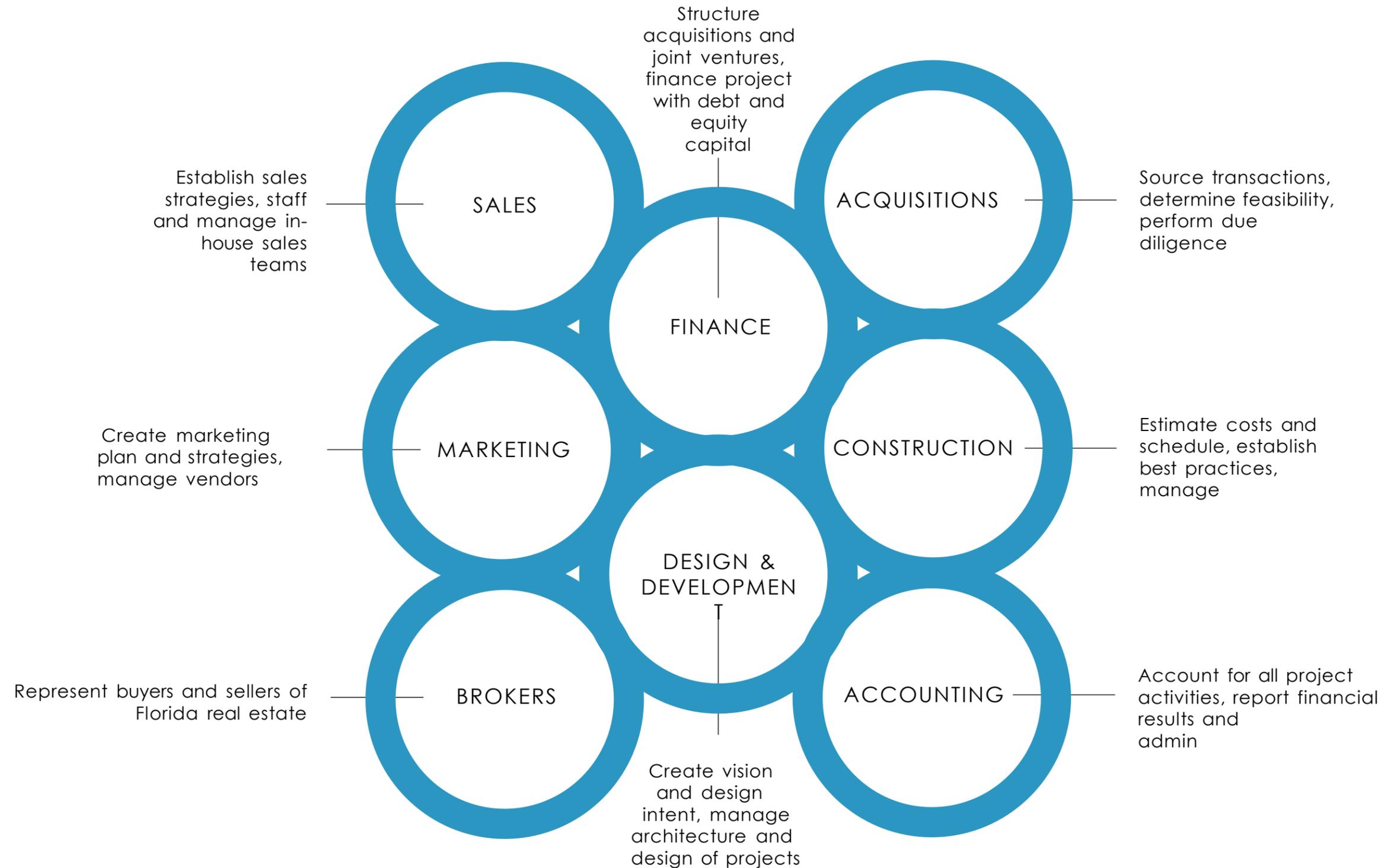
IN EXCLUSIVE SALES &
GENERAL BROKERAGE.



+ 22,000 UNITS

EXCLUSIVE SALES IN
88 RESIDENTIAL DEVELOPMENTS.

FULLY INTEGRATED DEVELOPER



SPONSOR

JADE RESIDENCES COLLECTION



JADE BRICKELL

Miami, FL



JADE BEACH

Sunny Isles Beach, FL



JADE OCEAN

Sunny Isles Beach, FL



JADE PARK

Asunción, Paraguay

SPONSOR

JADE SIGNATURE, SUNNY ISLES BEACH



SPONSOR

AUBERGE BEACH RESIDENCES & SPA, FORT LAUDERDALE



SPONSOR

AUBERGE BEACH RESIDENCES & SPA, FORT LAUDERDALE



SPONSOR

ARTECH RESIDENCES AVENTURA



SPONSOR

RITZ CARLTON RESIDENCES, SUNNY ISLES BEACH



SPONSOR

RITZ CARLTON RESIDENCES, POMPANO BEACH



SPONSOR

ST. REGIS RESIDENCES, SUNNY ISLES BEACH



SPONSOR

ORA BY CASA TUA RESIDENCES, BRICKELL



SPONSOR

SELECTION OF OTHER PROJECTS

HOSPITALITY



HYDE RESORT
Hollywood, FL



MARENAS RESORT
Sunny Isles Beach, FL

OFFICE



1200 BRICKELL AVE
Miami, FL



1110 BRICKELL AVE
Miami, FL

FORTUNE
INTERNATIONAL
— GROUP —

1300 Brickell Ave
Miami, FL 33131, USA
+1 (305) 351-1000
fortuneintlgroup.com