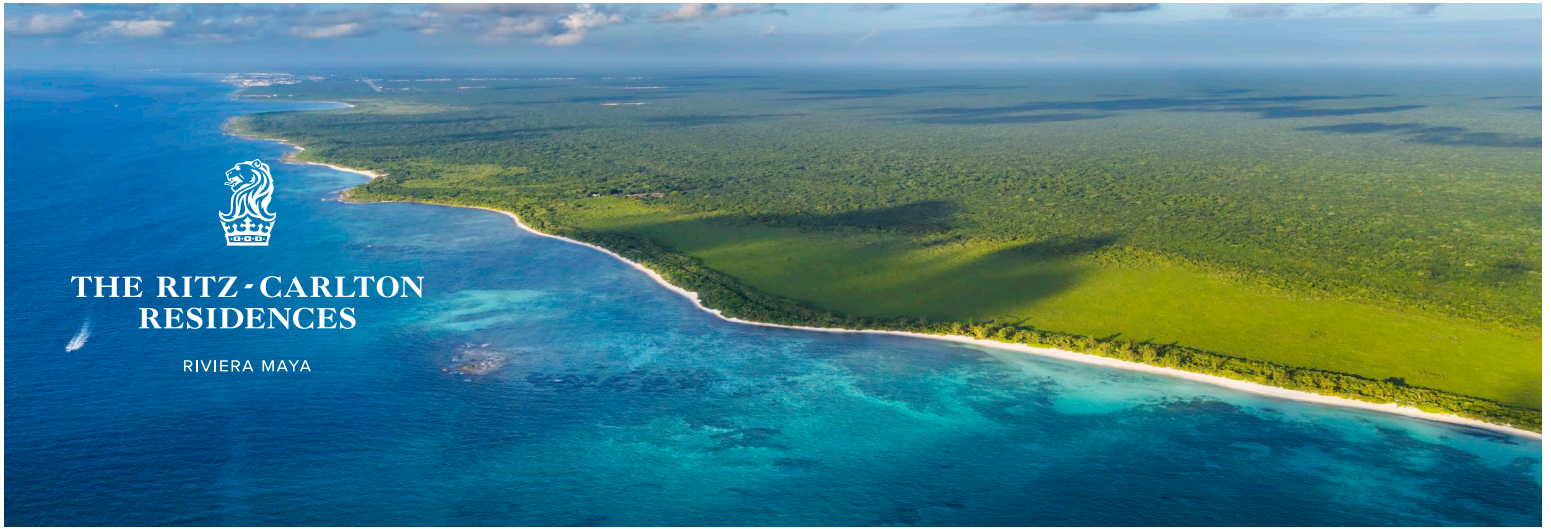




THE RITZ-CARLTON RESIDENCES

RIVIERA MAYA



KEY FEATURES

127 Ritz-Carlton-branded furnished Residences with a mix of mangrove-, jungle- and ocean views, including 32 Mangrove Cottages, 82 Grand Residences, and 13 Beachfront Estates situated directly on the Caribbean Sea

- Architecture and interior design by Sordo Madaleno, Mexico's premier architecture firm, with expansive private terraces in each unit, and interiors that integrate elements of the natural environment with organic materials

- Constructed using local materials and featuring architectural and design elements inspired by the property's Mayan heritage

- 1,600 feet (500 meters) of private, crescent-shaped shoreline, ideal for swimming, reef snorkeling, paddleboarding, boating and numerous other ocean pursuits

180 acres (73 hectares) of biodiverse land that includes lush tropical jungle canopies, pristine mangroves and a white-sand beach

- The first ever All-Access hotel and residential experience for The Ritz-Carlton

- A short drive to Puerto Morelos, Playa del Carmen and Tulum, each with abundant culinary, cultural and retail experiences

- Immersed in the storied Yucatan Peninsula with awe-inspiring Mayan ruins, enchanting cenotes, underground caves and dramatic coastline punctuating the landscape

- A 45 minute drive from Cancún International Airport, and a 60 minute drive from Tulum's recently opened international airport

- Designed as a self-contained village with biophilic architectural and landscape design that preserves and invites connection with natural topography and native species



AVAILABLE RESIDENCES

All Residences are fully furnished

32 MANGROVE COTTAGES

3 Bedrooms + Den, 4 Full Baths/Half Bath
2,967 - 3,021 ft² (276 - 281m²)
Ocean, Oasis and Sunset Views

13 BEACHFRONT ESTATES

5 Bedrooms, 5 Full Baths + 2 Half Baths
4,252 ft² (395m²)
Direct Ocean Views & Access

82 GRAND RESIDENCES

2 Bedrooms; 3 Bedrooms; 3 Bedrooms + Den;
2-3 Full Baths / Half Bath
1,626 - 2,110 ft² (151 - 196m²)
Ocean, Oasis and Sunset Views

THE LAND & ITS HISTORY

Previously owned by a single family for many generations, the unspoiled land is both secluded and centrally positioned between Tulum and Cancún.

A central and vibrant part of Mayan culture, the area is rich with Mayan ruins and the remnants of their civilization.

Dense mangrove forests and rich jungle terrain reveal hidden treasures, including the Yucatán jay, red-eyed tree frog, black howler monkey and white-nosed coati.



EXPLORING THE OCEAN

Snorkel, paddleboard, kayak right from the shore

Cozumel, visible from the shore, has some of the world's best scuba diving

15 minute drive to Puerto Aventuras, the only marina in Riviera Maya



ON-PROPERTY EXPERIENCES

Four Swimming Pools, plus the Lagoon, a family-friendly swimming and splash-play area

The Spa, featuring a variety of transformative holistic treatments

Aldea, a convivial central gathering area, featuring the Farmhouse, Kids Club, Teens Club, and Ambassadors of The Environment

The Raquet Club, with professional tennis and pickleball courts



Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

The Ritz-Carlton Residences, Riviera Maya are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). RMLA, Oleum Joint Venture, S. de R.L. de C.V. uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. Offer void where prohibited by law. Developer reserves the right to change offering.

This Purchaser's Information Guide provides purchase and sale information to prospective purchasers for The Ritz-Carlton Residences, Riviera Maya. This guide describes the actual purchase transaction, provides samples of all documents that are part of the Purchase and Sale documentation and all other information such as Declarations, Bylaws, Purchase and Sale Agreement and Financing and Title information.

ALL-ACCESS FOOD EXPERIENCE

The first ever All-Access offering from The Ritz-Carlton with a program designed for owners

Culinary concepts by TalentChef, a world leader in resort food and beverage experiences

Destinations include *The Farmhouse*, a farm-to-table concept; *Aldea*, a minimalist, indigenous food market; *Excursion Lounge*, an elevated on-the-go hub; *The Beach Club*, a Mediterranean-inspired meeting place on the ocean's edge; *Bonfire*, a casual, open-fire Grill using time-honored cooking methods; and *Sagrado*, a traditional Mexican bakery and coffee lounge

SUSTAINABILITY

Development of less than 15% of the owned land, with a preservation focus on the dense mangroves, jungle forests and natural dunes

Building scale, sightlines and structures influenced by Mayan building traditions, which prioritized coexistence with natural elements

Property designed for walking, hiking, bicycling

Prioritization of local materials in construction

Food and dining experiences designed around local ingredients and traditional preparation

Restaurante Central, an open-air food-hall concept with six venues, including a distillery, wine cellar and speakeasy

The Beach Club, a full-service lounge and activities hub on the ocean's edge, offering a fully curated, Mediterranean-inspired menu

The Catamaran Club, a residents-only area within the Beach Club

Cooklab, a gastro-forward restaurant and demonstration kitchen

A prospective participant in the Sales Program should completely read and fully understand all the material contained in the legal documents set out in these sections, consulting legal counsel of his or her choice where necessary to advise on the implications of such material. Except where specifically stated as being a binding commitment, nothing in this Purchaser's Information Guide should be viewed as such. Wherever there are inconsistencies between the material contained in summary sections and the legal documents, provisions of the legal documents shall be deemed to accurately describe the Sales Program, the relationships between the Developer and the participants in the Sales Program and all other aspects of the Project. Wherever there are resort and residence features, amenities and measurements, they are understood to be approximate and subject to change. Wherever there are renderings and photographs, they are to be considered to be conceptual and for illustrative purposes only. Finally, except where so stated, this Purchaser's Information Guide does not, and shall not be deemed to, create any rights, privileges or obligations; modify, amend, limit, expand or affect in any other way the legal documents creating any such rights, privileges and obligations; or constitute a representation or warranty to any purchaser of property at The Ritz-Carlton Residences, Riviera Maya.