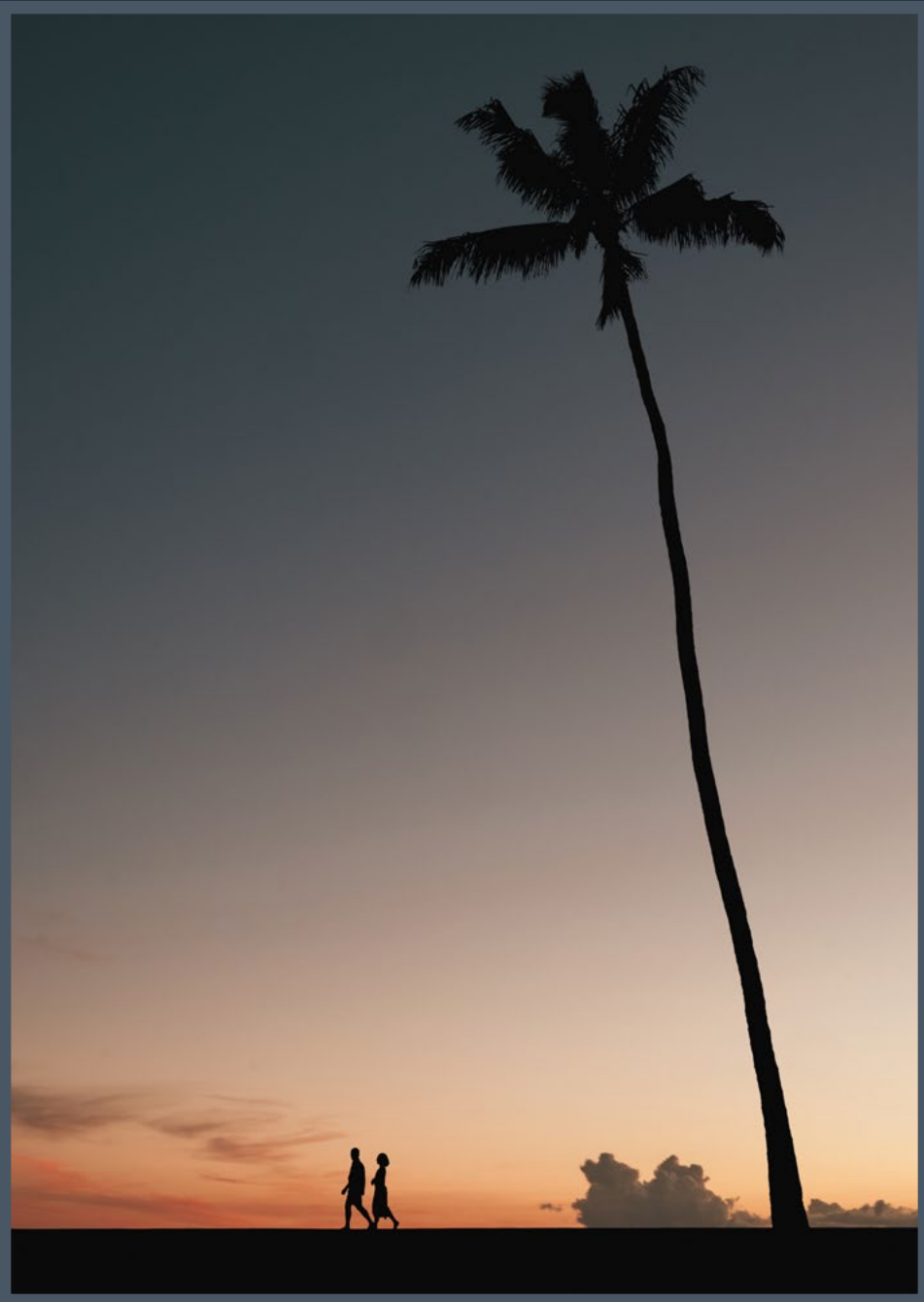




R

RENAISSANCE[®]
RESIDENCES
HONOLULU



*hō'ulu ke kō'a
ulu ā'e ke ola*

EXPAND THE REEF AND LIFE WILL EXPAND

“We build for the future with the purpose to nurture growth and create a sanctuary.”

SIG ZANE, SIG ZANE DESIGN

RENAISSANCE RESIDENCES HONOLULU

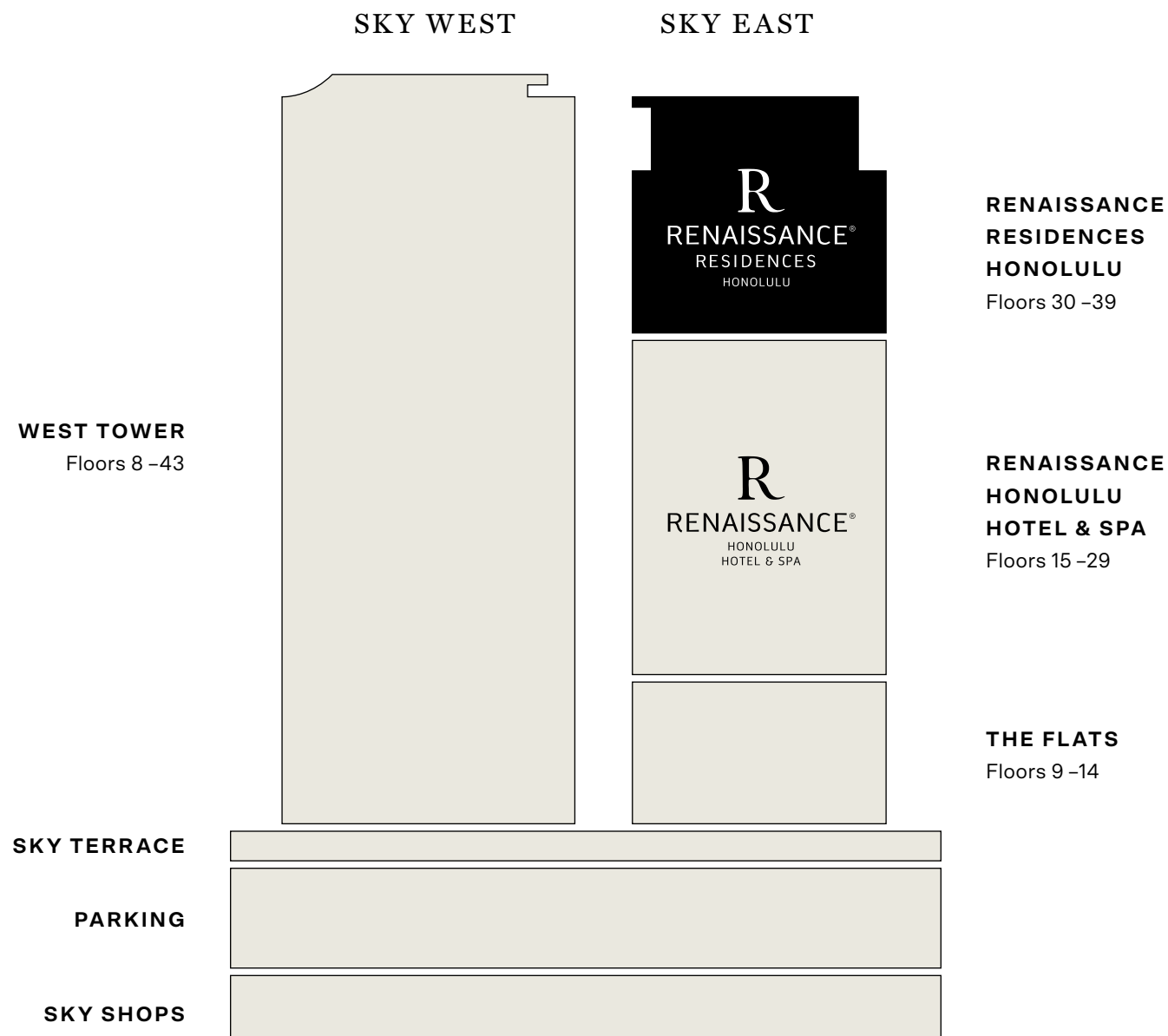
A haven in the heart of Honolulu.

Welcome to a sanctuary in the sky. The new Renaissance Residences Honolulu is located on the top floors above the Renaissance Honolulu Hotel & Spa, a Marriott Brand, in the East Tower of Sky Ala Moana.

The Residences feature 112 studios, one, and two bedroom unit residences. This bold and stylish space overlooks the dynamic Kapiolani Corridor.



PORTFOLIO



Sky Ala Moana is a contemporary, mixed-use development that's a gateway to the best of Honolulu. The Renaissance Residences Honolulu, located on the top ten floors of the East Tower, is a home base for endless adventures.



RENAISSANCE RESIDENCES HONOLULU

Designed for those seeking the unexpected, the Renaissance Residences Honolulu offers a lifestyle rooted in the joy of spontaneous discovery. This ideal location puts owners and guests in the center of Honolulu.



RENAISSANCE HONOLULU HOTEL & SPA

The Renaissance Honolulu Hotel & Spa, a Marriott brand, is situated below the Renaissance Residences Honolulu. Book convenient guest accommodations for visiting friends and family and enjoy select amenities.



RESORT AMENITIES

Relax in the Sky Terrace's exclusive Indoor & Outdoor Ofuro Soaking Baths and Himalayan Salt Saunas. Take a swim in the Main Pool or Lap Pool, unwind in luxurious Steam and Treatment Rooms, or explore peaceful green spaces and a state-of-the-art Fitness Center.



SKY SHOPS

Take an elevator ride to the Kapiolani ground level to experience a diverse selection of dining options and unique shops. Sky Shops conveniently anchor the East and West Towers of Sky Ala Moana.

Local style. Renaissance spirit.

The heart of the Renaissance Residences Honolulu is a little less expected, a lot more memorable, and with an authentic connection to genuine local experiences. With a unique location unlike any other, it's no wonder why Honolulu was selected to be the home of Marriott's first Renaissance Residences in the world.

The Renaissance Residences celebrates the spirit of the neighborhoods it serves. Its goal is to reconnect people to a sense of place and allow every resident and guest to discover something wonderfully new.

Bold, stylish, and embracing the authentic voice of each unique location, the Renaissance Residences is now bringing the spirit of effortless discovery home with the new Renaissance Residences Honolulu.





1

THE LOCATION

A neighborhood
at one's fingertips.

LOCATION

DAYS ON THE BEACH

DIAMOND HEAD (Lē'ahi)

World-famous hike with breathtaking views

WAIKĪKĪ

Legendary beaches and resorts

RENAISSANCE RESIDENCES HONOLULU

112 studios, one, and two bedroom residences

NIGHTS ON THE TOWN

ALA MOANA CENTER

World's largest open-air shopping center

ALA MOANA BEACH PARK

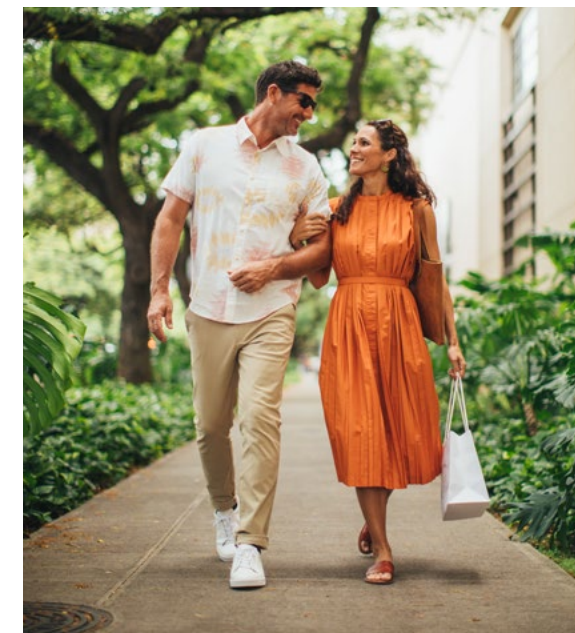
100-acre park that's a favorite with locals



ALA MOANA /
KAPIOLANI CORRIDOR

Honolulu's best
dining and shopping
at their doorstep.

Where will Renaissance residents roam today? Cross the street to explore Ala Moana Center, Hawaii's largest open-air mall and home to the island's best restaurants and stores. Shop for stylish new looks from iconic designers and local boutiques. Choose from endless dining possibilities, including buzz-worthy restaurants and flavorful local favorites. The options are endless.

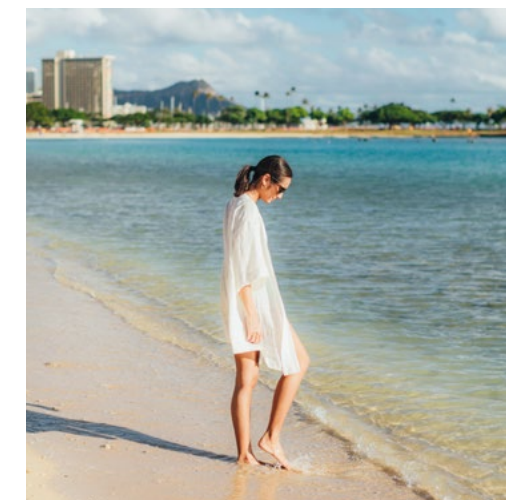
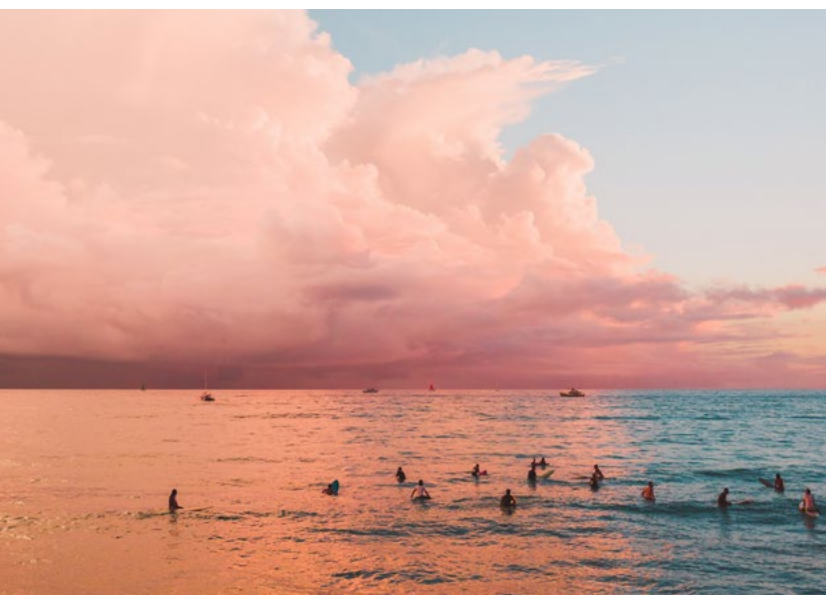




AN ACTIVE, OUTDOOR LIFESTYLE

Get out and enjoy a 100-acre backyard.

One of the greatest amenities of the Renaissance Residences Honolulu is its proximity to the beauty of O'ahu's south shore. Ala Moana Beach Park anchors the neighborhood, a 100-acre gathering place that's a favorite with locals for swimming, biking, tennis, and a good sunset barbecue. This is a place to discover the perfect balance between urban excitement and inner wellness.





2

THE BUILDING

The sky is
limitless.

Rooted in Native Hawaiian Culture.

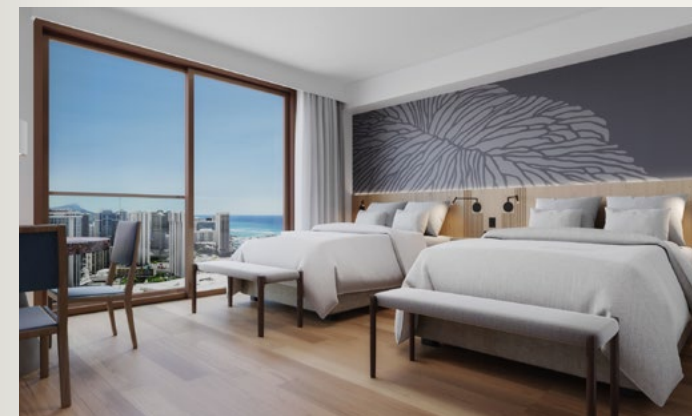
At the Renaissance Residences Honolulu, bold, stylish and experiential design blend with Native Hawaiian mo'olelo, or stories, to create an alluring aesthetic rooted in a sense of place.

Throughout the Residences and Hotel, interior artwork was created by renowned Hawai'i Island designer and cultural practitioner, Sig Zane. His inspiration came from the ko'a, or the traditional fishing grounds of a Hawaiian family.

Not so long ago, 'ohana, or families, would paddle out on canoes to specific spots in the ocean. Once there, they would drop rocks into the water. Over the years, the accumulation of rocks and growing coral provided a sanctuary for small fish. The small fish would attract other fish, and these fishing grounds would provide growth and nourishment for generations.

The Renaissance Residences Honolulu is inspired by the safe haven of the ko'a. Nurturing growth, perpetuating wellness, and providing a dynamic sanctuary from which wonderful things can grow.

To light the way towards the future, it's essential to connect to Hawai'i's past. Sig Zane's beautiful designs emotionally link the Renaissance Residences Honolulu to an authentic sense of place here on O'ahu. From this foundation of respect and knowledge, a cooperative spirit of promise for the future can grow.



“In the 21st century, we continue to honor and respect the ancestors of place. We give rank to the ‘ako‘ako‘a, the coral, the foundation of Hawai‘i.”

SIG ZANE, SIG ZANE DESIGN

A sanctuary for the senses.

From the moment someone steps into the welcoming lobby, they feel at home. Elegant design and inviting spaces greet them. Dazzling amenities shed the stresses of the outside world. This heavenly haven is a place to revitalize, restore, and reawaken the spirit.

FEATURES

- Discovery Table Concierge
- Sky Terrace Deck
- Main Pool
- Lap Pool
- Hot Tubs
- Refresh Bar*
- Barbeque Cabanas
- Fitness Center
- Yoga Studio
- Treatment Rooms
- Himalayan Salt Saunas
- Steam Rooms
- Indoor and Outdoor Ofuro Soaking Baths
- Cold Plunge Baths
- Club Lounge**

**Food and beverage available for purchase.*

***The 15th floor Club Lounge access is available for a fee.*



Porte Cochere



Club Lounge



Lobby



Main Pool

POOL DECK

Hotel living with the comforts of home.

The Main Pool is the perfect spot to take a time out. Enjoy and relax in the large heated saltwater pool. Soak in one of two hot tubs, swim in the adjacent 25-meter Lap Pool, or lounge inside a poolside cabana to catch up on some reading while enjoying the cool trade winds under the shade.



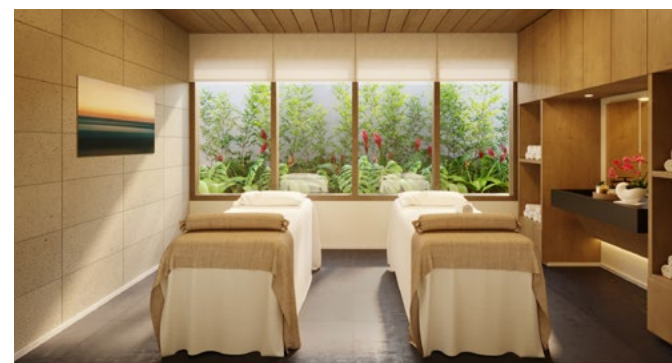
Lap Pool



Steam Room & Himalayan Salt Sauna next to the Indoor Ofuro Soaking Bath and Cold Plunge Bath



Outdoor Ofuro Soaking Bath



Treatment Room



Fitness Center

SPA & FITNESS

Redefine relaxation.

Step into the warm, inviting waters of Indoor and Outdoor Ofuro Soaking Baths. Tension melts away in this unique social spa, unlike any residential amenity on the island. Let off some steam in the Himalayan Salt Saunas and Steam Rooms, then take a recharging dip in the Cold Plunge Baths. Discover Treatment Rooms, Yoga Studio, and a spacious Fitness Center with state-of-the-art Life Fitness™ equipment, and an outdoor MoveStrong™ strength training space. Welcome to a sanctuary for the mind, body, and soul.

SKY TERRACE



CABANAS

- Furnished cabanas with barbeque grills

GREAT LAWN

- Expansive lawn for recreation

SPA

- Separate men and women's Indoor and Outdoor Ofuro Soaking Baths
- Separate men and women's Cold Plunge Baths
- Treatment Rooms
- Separate men and women's Himalayan Salt Saunas
- Separate men and women's Steam Rooms

REFRESH BAR

- Enjoy food and beverages for purchase while you unwind

FITNESS

- Fully equipped gym with Life Fitness™ equipment
- Yoga Studio
- Outdoor workout area with MoveStrong™ training equipment

POOLS

- Main Pool: Outdoor, heated, saltwater swimming pool and hot tubs
- Lap Pool: 25-meter lap pool

One of the most extravagant perks of being a guest or owner at the Renaissance Residences Honolulu is the Sky Terrace*, a playground for fitness, wellness, and a whole lot of fun.

**Renaissance Residences Honolulu owners and guests will not have access to the shaded area above. The shaded area is for the exclusive use of the Sky West Residents.*



3

RENAISSANCE RESIDENCES

A vision
with a view.



RESIDENCES

A panoramic view of paradise.

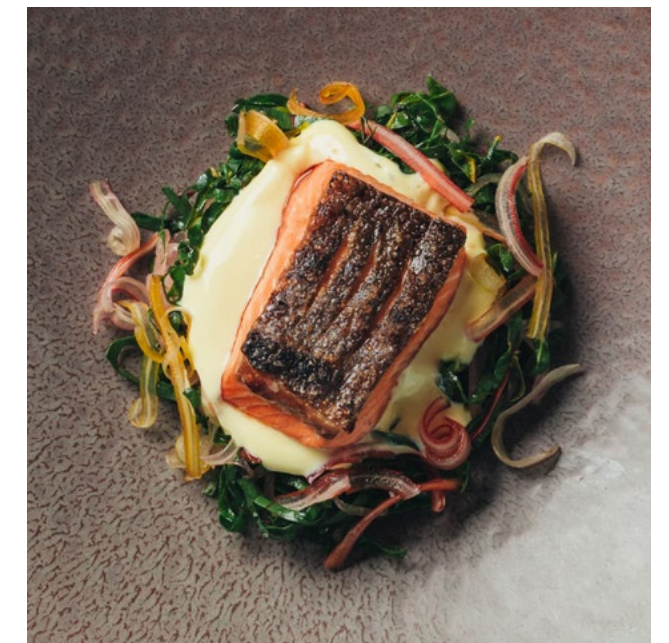
Renaissance Residences Honolulu features three distinct levels thoughtfully designed with owners, guests, and visitors in mind.

The **Executive Level** begins on the 30th floor of the Sky East Tower. These beautifully designed residences are the ideal place to relax, rest, and reset.

The **Grand Level**, situated on floors 35 to 38, features more spacious floorplans with engineered wood flooring.

The **Penthouse Level** perched at the top of the tower is a private oasis in the sky.





KITCHEN

Cook with ease and style with luxurious Sub-Zero™, Wolf™, and other premium kitchen appliances*. This contemporary kitchen was designed to inspire secret recipes and favorite dishes. Each unit type will have its own special ambiance and style with turnkey finishes that enhance its overall feel.

FEATURES

- Furnished Residences (Turnkey)
- Bosch™ Washer/Dryers in units*
- Wolf™ & Sub-Zero™ Kitchen appliances*
- Asko™ dishwasher**
- Hansgrohe™ fixtures
- Bruce Matson™ cabinets (Made in USA)
- Silestone™ quartz countertops

**ADA Designated Units may have modified floorplans, brands, fixtures, and/or finishes.*

***Provided in certain designated floorplans.*





BED & BATH

Enjoy the feeling and comforts of home, relax in a plush bed, or indulge in a Deep Soaking Tub*. This is the perfect place to rejuvenate before the next adventure begins.

FEATURES

- Furnished Residences (Turnkey)
- Toto™ toilet with Toto™ washlet
- Deep Soaking Tub*

**ADA Designated Units may have modified floorplans, brands, fixtures, and/or finishes.*



“These spaces were designed for discovery, spontaneity, and an immersive experience in the heart of Honolulu. There’s a reason why this dynamic neighborhood was selected to be the first Renaissance Residences in the world.”

TIM LEE, CEO, JL CAPITAL



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DISCLOSURE

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This is not an offer to sell but intended for information only. Renderings, photography, illustrations, floorplans, amenities, finishes and other information described herein are representative only and are not intended to reflect any specific feature, amenity, unit condition or view when built. The developer/seller reserves the right to change features, amenities and pricing without notice. No representation and warranties are made with regard to the accuracy, completeness or suitability of the information published herein. All square footages, layouts, furnishings and dimensions are approximate and subject to change at any time. Represented by Associated Real Estate Advisors, LLC.

The photographic images shown are designed to be representative of general orientation and are not in any way designed to represent or guarantee a view from any particular unit or location. Photographic images do not represent any condition at present, or in the future, which may obstruct or impede such views, including but not limited to current and future construction plans by seller or other entities. Neither Seller nor its agents make any guarantee of the existence of any view from any unit or location within the building.

PARTNERS

DEVELOPER

JL DEVELOPMENT

JL Development LLC is a full-service real estate development platform built on strong relationships and quality execution. Based in Honolulu, JL Development LLC has comprehensive experience in strategic investment and acquisitions, entitlements, design management, preconstruction and construction of mixed-use residential/commercial developments. Our focus is on creating sustainable economic and healthy environments for the betterment of the communities we serve.

INVESTOR

JL Capital

JL Capital is a real estate investment and private equity firm based in Honolulu, Hawaii. Deeply rooted in Hawaii through our people and projects, JL Capital represents integrity, quality, and responsible growth. We utilize our insight of local markets and access to global capital to create, support, and promote innovative strategic real estate ventures that build strong economic assets for the community. At JL Capital, we prove our commitment with a hands-on approach and a portfolio with a long term Hawaii focused investment outlook across all sectors of the real estate market.

BROKERAGE

Associated Real Estate Advisors (AREA)

Associated Real Estate Advisors (AREA) is a licensed real estate brokerage firm based in Honolulu, Hawaii. AREA is a fully integrated real estate company that focuses on both residential and commercial real estate advisory services. From general residential brokerage services, property management, new project development sales to commercial investment advisory services, AREA has a dedicated team of experienced professionals.

ARCHITECT

Design Partners Incorporated

Design Partners Incorporated is a 100% employee-owned firm working out of Honolulu. They are architects, planners, civil engineers, construction managers, designers and graphic specialists. With a variety of clients, the studio teams explore new ways for the built environment to better accommodate life. They are committed to improving Hawaii through design.

BUILDER

Albert C. Kobayashi, Inc.

Since 1963, Albert C. Kobayashi, Inc. has served both public and private clients in Hawaii. As one of the largest general contractors in the state, we specialize in all types of building construction. We are 100% locally owned and experienced in hard bid, design- assist and design-build delivery methods. Our goal is to complete every project safely, on time and within budget. Some of our recent, notable projects include Park Lane Ala Moana, Anaha, Ritz-Carlton Residences Waikiki, One Ala Moana and Hokua.

LANDSCAPE

Brownlie & Lee

Brownlie & Lee is a Honolulu based landscape architecture firm established in 1988 by partners Richard C. Brownlie and Benedict K.H. Lee. Specializing in luxury high-rise developments, we have been involved on a number of Hawaii's premiere projects. As Landscape Architects, we are particularly concerned with environmental and sustainability issues regarding land development. We strive to yield design solutions utilizing a sensitive design approach, acknowledging a responsibility for cultural, geographic and environmental context.

EQUAL HOUSING OPPORTUNITY

As an equal opportunity housing provider, JL Avalon Capbridge, LLC provides housing opportunities regardless of race, color, national origin, religion, sex, physical or mental disability, familial status or any other classification protected by applicable federal, state or local law.



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