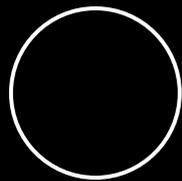


rise

BRICKELL CITY CENTRE





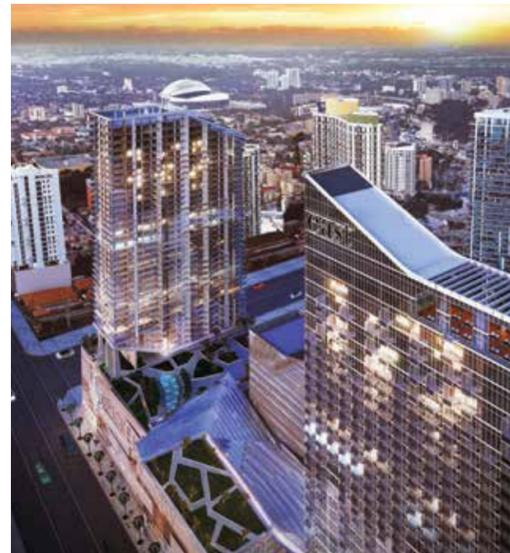
In the spirit of artistry and innovation, Brickell City Centre stands as the crowning achievement in Swire Properties' 30-year commitment to Brickell's dynamic growth.

An aerial night view of the Miami skyline, featuring numerous illuminated skyscrapers and a waterfront area. A prominent digital overlay of blue and white data points and lines is visible in the upper right quadrant, suggesting a global or technological theme. The sky is a mix of dark purple and orange, indicating a sunset or sunrise.

WELCOME HOME GLOBAL CITIZENS

As Miami's business, arts and fashion districts intersect and blur, the singular, unrivaled constant at the heart of it all is Brickell City Centre. The sun-kissed equivalent of Paris' Champs-Élysées or Tokyo's Roppongi Hills, Brickell City Centre is a distinctly urban achievement – unlike any other.

Located in the geographical heart of Miami, Brickell City Centre is poised within a network of transportation connections providing easy access to the Miami International Airport, the Port of Miami, Wynwood Arts District, Design District, Downtown's internationally acclaimed theaters and museums and world-renowned sports arenas. In a city known for taking risks and breaking the mold, this uncommon ground is no exception.



URBAN LIFE CONNECTED

The future home to influential fashion brands will be helmed by the world's leading fashion retailer, Saks Fifth Avenue, bringing a 107,000-square-foot modern concept, their first reboot for Miami in more than thirty years.

Uncommon entertainment is led by Mexico City-based Cinemex, a 35,677 square foot dine-in, luxury cinema partnering with chef Mikel Alonso of Biko, named best restaurant in Mexico and one of the top 50 restaurants in the world. Chef-driven restaurants, artisan bistros, offices and Swire Hotel's EAST, Miami hotel complete a curated offering in this carefully considered, masterfully designed lifestyle destination.

Stylishly poised to command Miami's fashion limelight, a curated mix of some of the world's most celebrated luxury retailers gets ready to take center stage in fall 2016. Selected brands include:

- | | |
|-------------------|---------------------|
| 100% Capri | Kiton |
| Acqua di Parma | La Perla |
| Addict | Lululemon |
| Adolfo Dominguez | Michele Loprore |
| Agent Provocateur | Mirto |
| APM Monaco | Nest Casa |
| Bally | OndadeMar |
| Capritouch | Pasión del Cielo |
| Chopard | Porsche Design |
| Cinemex | Pubbelly Sushi |
| Coach | Quinto La Huella |
| Cole Haan | Saks Fifth Avenue |
| Diptyque | Santa Maria Novella |
| Giuseppe Zanotti | Stuart Weitzman |
| Harmont & Blaine | Sugar |
| Intermix | Ted Baker |
| Illesteva | Valentino |
| Iro | Vilebrequin |

CLIMATE RIBBON™

As the flagship sustainability feature and environmental art installation for a project demonstrably aware of its ecological responsibilities, the CLIMATE RIBBON protects visitors from inclement weather, captures sea breezes to regulate air flow and temperature, collects rainwater for reuse, and allows visitors to enjoy natural light in an open air experience. A \$30-million masterpiece of art and science, the glass and steel trellis is a signature architectural feature and environmental management system that beautifully expresses Brickell City Centre's commitment to urban synergy and connection.



What unites this property is the intention in its making — how its expertly curated residential, retail and entertainment experiences come together in the context of a carefully considered life — an eco-chic, urban center that ushers Miami's rise to the global stage.



MIAMI'S FUTURE HAS RISEN IN THE HEART OF BRICKELL

To live at Rise Brickell City Centre is to see Miami in a new light – to discover the vibrant heart of a city quite unlike any other. Evoking a singularly international energy unique to Miami, Rise Brickell City Centre is soon to become the gathering place for global citizens, from local insiders to the most seasoned world travelers.

We're creating a new, urban autonomy that will change not only how Miami looks, but how the world looks at Miami. With 390 cosmopolitan residences poised atop Brickell City Centre's artfully imagined lifestyle concept, residents are directly connected to the most dynamic real estate development in the Miami's history.

BUILDING FEATURES

MIAMI RISING

- 43-story tower designed by internationally acclaimed Arquitectonica
- Interiors by renowned design firm Richardson Sadeki
- Artfully integrated into master-planned Brickell City Centre, LEED® pre-certified as a neighborhood development, with its innovative CLIMATE RIBBON™ floating above a luxury shopping center
- Expansive, half-acre amenity deck including tropical gardens, barbecue grills, outdoor fitness areas and children's play area
- Heated social pool with spa
- Poolside beverage and café service
- Library with private seating nooks designed for reading or socializing
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room
- Tech-savvy children's playroom
- Exclusive spa for residents' use with shared hammam featuring dipping pools, showers and steam. Also included are treatment rooms and blow-out bar for touch ups, with mani-pedi station
- Designed and furnished to the level of a private residence, the Rise entertaining suite features elegantly furnished living room, dining and chef-worthy kitchen
- Equipped and furnished business center with ample meeting room
- Wi-Fi throughout the lobby and amenity deck
- On-premise concierge
- Assigned parking for all units in secured garage plus optional valet parking services



16

17





20

21

SPA & HAMMAM





24

25

POOL DECK

A place of fresh contrasts where suits meet swim and street meets style, Rise Brickell City Centre's sustainably modern residences restore balance to lives constantly spent on the move.



RESIDENCE FEATURES

ABOVE IT ALL

- 373 luxury condominiums with ceiling heights from 9'4" to 11'4"
- Exclusive collection of seven Penthouse Residences with 12'4" ceilings featuring upgraded appliance packages, outdoor kitchens and some with private rooftop pools and outdoor spas
- Ten luxurious corner Tower Suites featuring four bedrooms and four and a half baths
- Residences are delivered fully finished and furniture-ready with choice of two interior finish packages including Italian cabinetry and imported marble floors
- Biometric technology elevator access
- City-view terraces with glass and aluminum railings directly accessible from living areas and bedrooms
- Floor-to-ceiling sliding glass doors
- Over-sized, fully finished walk-in closets in all master bedrooms
- Powder room in most residences
- Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets



LATTÉ



Kitchen & bathroom interior finish package





ESPRESSO



Kitchen & bathroom interior finish package



RESIDENCE FEATURES

KITCHENS

- Modern Italian kitchen cabinets by Italkraft
- Choice of two interior finish design schemes including cabinetry, quartz stone counter tops and backsplash and imported marble floors
- Premium Bosch appliance package including integrated panel 36" refrigerator & freezer, 300 series microwave, integrated panel, extra-quiet dishwasher, built-in convection oven and ceramic glass stovetop
- Uline 48-bottle, temperature-controlled wine storage
- Oversized, stainless steel, square-edge sink with single-lever, European-style pullout faucet sprayer

BATHROOMS

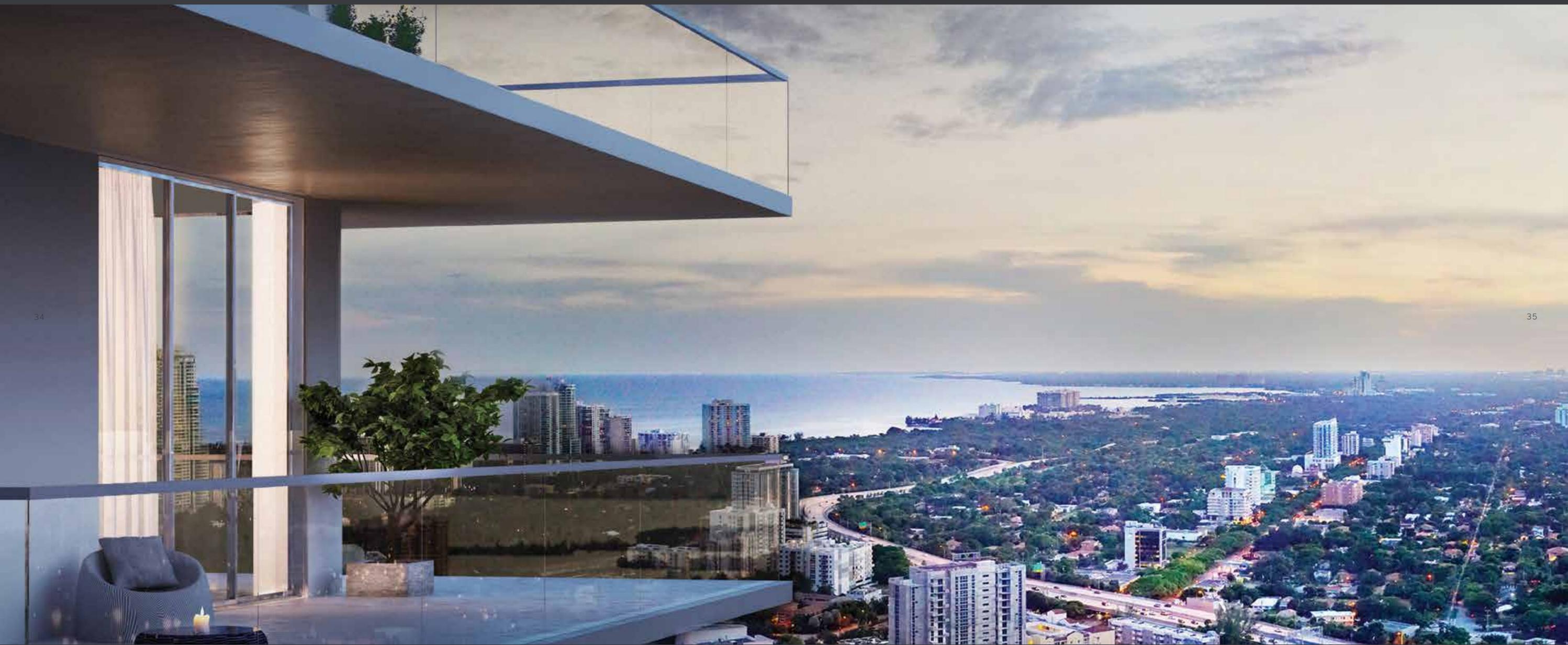
- Modern Italian cabinetry by Italkraft
- Imported quartz stone vanity tops with Double Fusion™ integrated-light mirrors by Electric Mirrors
- Imported marble flooring with geometric mosaic marble tile walls in wet areas
- Designer Duravit Sensawash water closets in master suites
- Elegant soaking tubs with frameless glass-enclosed showers and rain-shower showerheads in master suites
- Designer Danze faucets



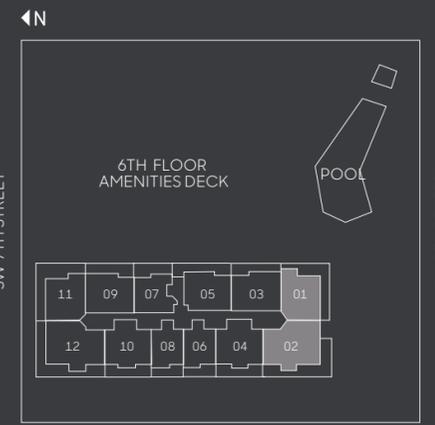
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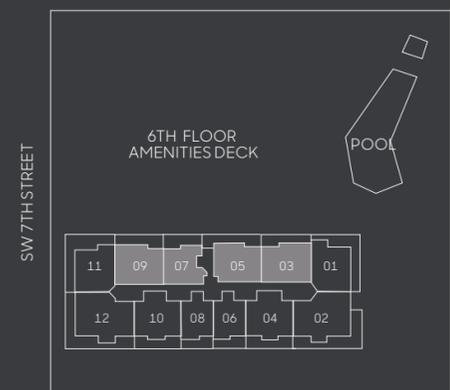
LIVING ROOM



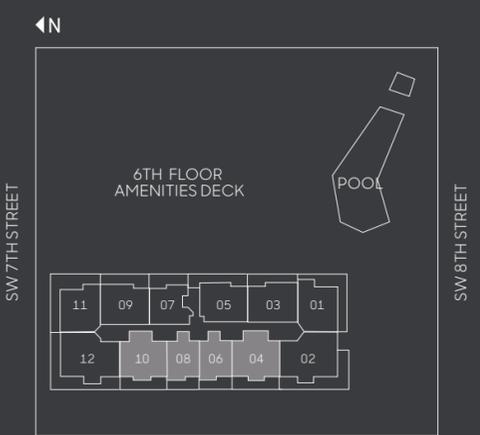
SOUTH VIEW
43RD FLOOR



EAST VIEW
43RD FLOOR



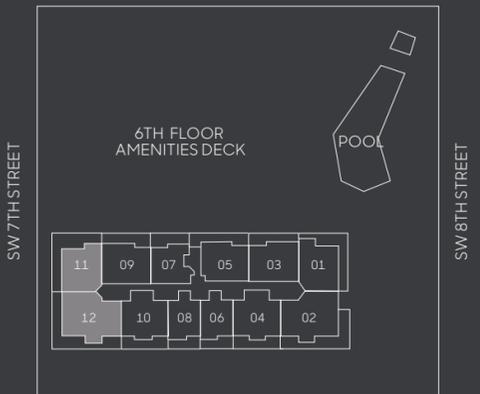
WEST VIEW
28TH FLOOR



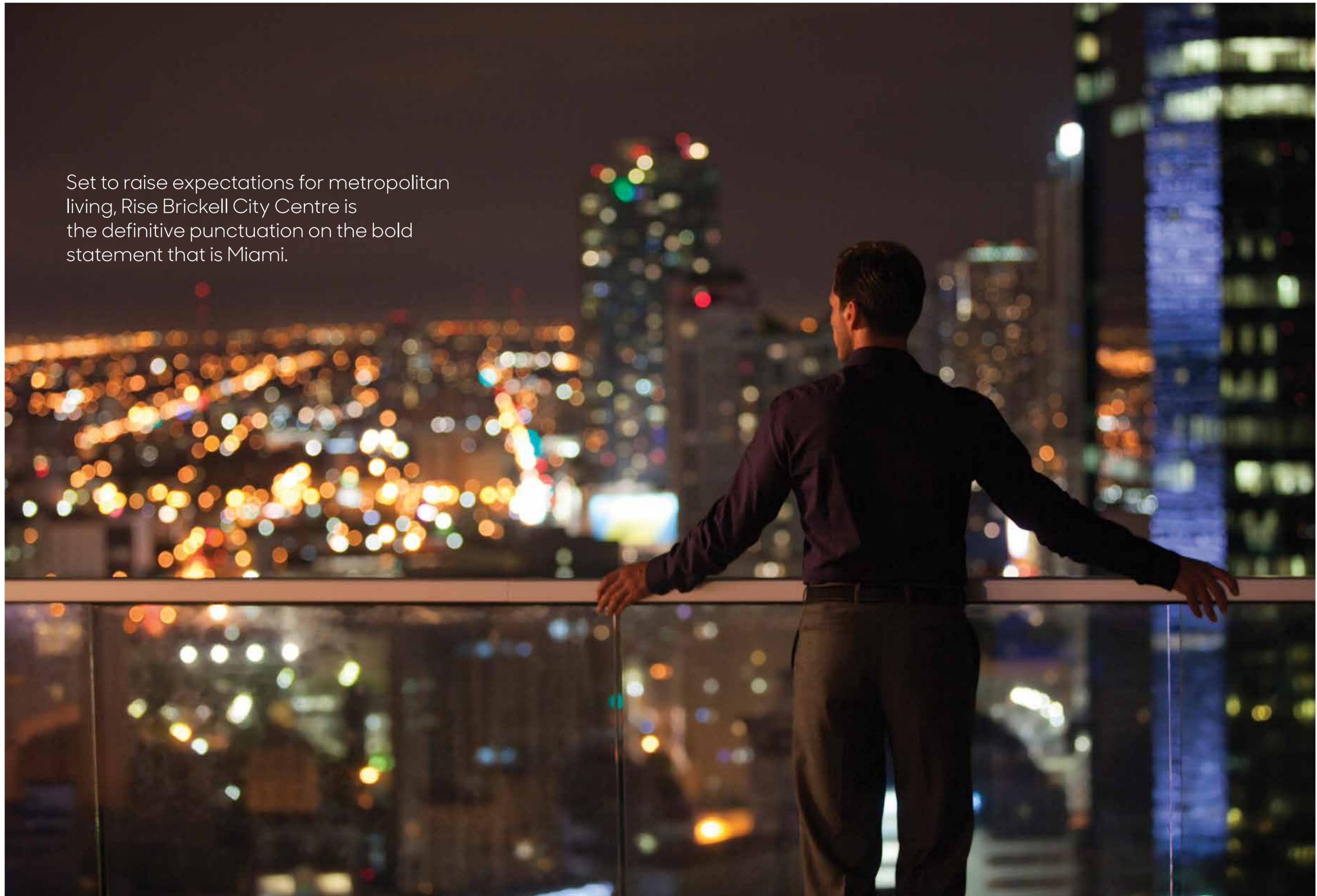
NORTH VIEW
42ND FLOOR



◀N



Set to raise expectations for metropolitan living, Rise Brickell City Centre is the definitive punctuation on the bold statement that is Miami.



Asia, Brickell Key



Pacific Place, Hong Kong



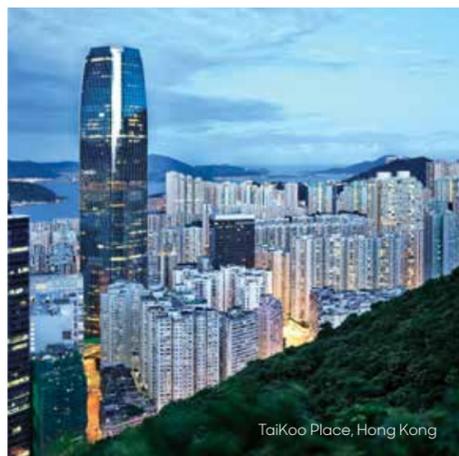
SWIRE PROPERTIES BRAND FAMILY

TaiKoo Hui, Guangzhou, China



Opus, Hong Kong

Azura, Hong Kong



TaiKoo Place, Hong Kong

SWIRE PACIFIC

Swire Pacific (Stock Code: 19:HK) is one of Hong Kong's most prominent, blue-chip, publicly quoted companies. The company was formed in 1974 from an existing publicly listed Swire entity originally founded in 1816, John Swire & Sons (H.K.) Limited, as the holding company for the Swire group's principal businesses in Hong Kong, Mainland China, Taiwan, Singapore and elsewhere. Swire Pacific's interests are grouped under five divisions: Property, Aviation, Beverages, Marine Services and Trading & Industrial, and the company is the major shareholder in three other Hong Kong public companies: Swire Properties, Cathay Pacific Airways and Hong Kong Aircraft Engineering Company.

In addition to airlines and aircraft engineering, Swire Pacific's Aviation Division includes airline catering, air cargo terminal operation and ground services. The group's Beverages Division comprises its strategic partnership with The Coca-Cola Company; operating one of the largest Coca-Cola franchises in the world.

Its Marine Services Division includes Singapore-based Swire Pacific Offshore, a leading provider of support services to the international offshore energy industry, and a 50% share in Hong Kong's principal ship repair and towage and salvage operator, HUD Group.

Swire's Trading & Industrial activities include automotive trading in Taiwan, Hong Kong, Mainland China and Malaysia and the retail and wholesale of branded sports and casual shoes, apparel and accessories in Hong Kong, Mainland China and Macau. Industrial interests range from paint manufacturing, to sugar packaging and distribution for historic brand Taikoo Sugar.

SWIRE PROPERTIES

Established in Hong Kong in 1972, Swire Properties Limited (Stock Code: 1972:HK), the Property Division of Swire Pacific, develops and manages world-class commercial, retail, hotel and residential properties – typically large-scale, mixed-use developments. The company was listed on the Main Board of the Stock Exchange of Hong Kong in 2012. Central to our success are the scale and vision of our developments, which have, over the years, transformed the surrounding areas into vibrant business and residential neighborhoods.

Swire Properties has been developing in South Florida for over 30 years, and enjoys an enviable record of local business, civic and environmental achievements.

By combining well-honed local market knowledge with our parent company, Swire Pacific's two centuries of global experience, we're able to put formidable financial, design, and innovation resources behind each new project we undertake.

The benefits of this approach are evident in the industry-leading quality and forward thinking featured throughout our Miami development portfolio – from the master planned urban island sanctuary of Brickell Key to the Brickell City Centre project now underway and destined to redefine Miami's cosmopolitan center.

SWIRE PROPERTIES

PACIFIC PLACE | **!Cityplaza** | ARGENTA 埭然 | AZURA 蔚峯 | OPUS HONG KONG 傲峯

NEWFOUNDWORLD INVESTMENT HOLDINGS LIMITED | 太古汇 TaiKoo Hui | SWIRE PROPERTIES ISLAND EAST | SWIRE HOTELS | ISLAND PLACE 港匯城

citygateoutlets | 28 HENNESSY ROAD | Oriental Landscapes Limited | 頤堤港 —INDIGO— | 大中里物業有限公司 Dazhong Properties Limited

Taikoo Shing (Management) Limited 太古廣場管理有限公司 | 遠洋 太古里 TaiKoo Li 成都 | 太古里 TaiKoo Li 三峽



PACIFIC PLACE, Hong Kong

Located in the Central Business District of Hong Kong, Pacific Place is a premier mixed-use development comprising a newly redesigned shopping mall, three office towers, luxury serviced apartments and four high-end hotels.



BRICKELL KEY, Miami

Brickell Key is a 44-acre island in downtown Miami comprised of ten residential towers, two commercial towers, a marketplace and the five-star Mandarin Oriental Hotel.



TAIKOO HUI, Guangzhou

Combining business and cultural elements and linked to the city's metro system, Taikoo Hui in Tianhe District, Guangzhou features a shopping mall, two Grade-A office towers, a cultural center and a five-star hotel with serviced apartments.



TAIKOO PLACE, Hong Kong

Transformed from a mere dockyard into Hong Kong's largest privately owned business district, Taikoo Place comprises office, retail, hotel and residential developments.





OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and include artists' renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. © 2014 BCC North Residential LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

Brickell City Centre (and the individual buildings within it) will be constructed and will exist in an urban environment. There are a number of existing buildings and potential building sites that could affect the view and the living experience in your unit. Brickell City Centre does not control all of these potential building sites, and for some of the sites that Brickell City Centre controls, there are no final development or construction plans. Further, even for building sites where there are plans, the plans are subject to change. As a result, it is important to understand that there is no guarantee that you will have any particular view from your unit, or that the view that exists now (or at any time) will remain the same. Further, there is no guarantee that you will be unaffected by traffic congestion by construction within an urban environment and by construction noise during the construction of Brickell City Centre, or noise that exists in the urban environment, including but not limited to: vehicle and traffic noise (including loading and unloading of trucks); construction noise from other buildings or building sites; sirens; noise from festivals or other gatherings; loud music; mechanical noise from your building or nearby structure; and/or aircraft noise. The Condominium is a component of the integrated Brickell City Centre, which includes, or is intended to include (without creating any obligation) a hotel, other residential components, retail areas, office buildings and certain shared infrastructure. To the extent that restaurants and other business establishments and/or any operators of same are referenced herein, all are subject to change and/or elimination at any time, and no representations regarding same may be relied upon.