



A New Symbol for Miami's Future

Brickell City Centre is a \$1.05 billion mixed-use development in Miami and an iconic representation of the impact Swire Properties Inc has on the city. Strategically and conveniently located in the center of the Brickell financial district, the 4.9 million square-foot development, including an underground carpark, will span 9.1 acres and include two mid-rise office buildings, two residential towers, a hotel with residences, and 500,000 sq. ft. of retail and entertainment space.

Connectivity is a value deeply important to Swire Properties, and the new Brickell City Centre embodies this principle. Brickell City Centre is designed to be integrated from the ground up with Brickell and the wider area, bringing a much-needed mix of complimentary uses into this thriving shopping center. The result will be an urban core that elevates the neighborhood's already impressive reputation to a new level, providing exceptional new spaces to live, work, shop, play and relax.

Swire Properties envisions Brickell City Centre to be an urban oasis that includes luxury and premium shopping and dining. The project was designed to reflect the urban vibrancy, diversity and rich culture of Miami, and the landmark development's distinct and dramatic architecture will be a unique feature in the city's skyline. Since the project's inception, Swire Properties has sought to ensure that both visitors and businesses will feel synergy with this destination and that it will become a true architectural symbol for the community.

Designed from the outset to fully integrate with Miami's transport centers, Brickell City Centre sits in the city's geographic heart and seamlessly interconnects with Miami's transportation infrastructure. The transformative project lies within close proximity to key transport nodes by incorporating the Miami Metromover light rail station and offering easy access to all major highways.

Swire Properties' proven expertise in developing world-class real estate projects across the globe has set the pathway for this ambitious project, which will also employ one of the industry's most innovative environmental features. Acting as a sophisticated environmental management system, the Climate Ribbon®, a masterpiece of art and science, is a \$30 million elevated trellis spanning 150,000 square feet over three city blocks of Brickell City Centre. Composed of steel, fabric and a continuous glass surface, 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. The Climate Ribbon is also the flagship sustainability feature for a project demonstrably aware of its environmental responsibilities and beautifully expresses Brickell City Centre's approach to urban synergy and connection.

Phase one of Brickell City Centre is currently under construction in the heart of Miami's Brickell district and will include a luxury and premium shopping center, two residential towers, EAST, Miami by Swire Hotels, and two mid-rise office towers.

Climate Ribbon is a registered trademark of Swire Properties Inc



Brickell City Centre Facts & Timeline

Phase I

South Miami Avenue, between Eighth Street and Sixth Street



June 2012

Groundbreaking and below ground construction of foundation and underground parking garage

Q2, 2013

Construction of Phase I elements

Q1, 2016

Completion begins

Total Project Cost

\$1.05 billion

Economic Impact

- o Approximately 2,500 jobs during construction phase
- o Approximately 3,700 direct jobs and 2,500 indirect jobs after construction completion

Phase I Highlights

- o 352 hotel rooms; including eight suites and 89 one-, two-, and three-bedroom residences
- o 500,000 square feet of shopping space
- o 260,000 square feet of office space in two mid-rise towers
- o 2,600 parking spaces
- o Climate Ribbon - a \$30 million masterpiece of art and science, the glass and steel trellis is a unique architectural feature and environmental management system

Architect	Arquitectonica	LEED	BVM Engineering
Engineers		Landscape Architect	Arquitectonica GEO
<i>Traffic</i>	Kimley Horn & Associates	Climate Ribbon	
<i>Structural</i>	Magnusson Klemencic Associates	<i>Architectural Design Contractor</i>	Hugh Dutton & Associates Gartner
<i>MEP</i>	Cosentini Associates	Contractor,	
<i>MEP, Condo</i>	Tilden Lobnitz Cooper	Superstructure	Americaribe, Inc. & John Moriarty & Associates
<i>Civil</i>	Kimley-Horn & Associates		



About Swire Properties

Headquartered in Miami since 1979, Swire Properties Inc is the U.S. real estate subsidiary of Hong Kong and London based Swire Pacific Holdings Ltd, a 200-year-old, listed multinational corporation with principal interests in trade, aviation and real estate. In its 30-year history in Miami, Swire Properties' primary focus has been the ongoing master planning and development of Brickell Key in downtown Miami, where the company has invested some \$1 billion in creating one of the premier urban mixed-use developments in the United States. Swire Properties has invested an additional \$50 million as co-developer of JADE, a super luxury, highly successful condominium in Miami's famous Brickell corridor, and continues to shape the Miami skyline with its latest project, Brickell City Centre, a landmark \$1.05 billion mixed-use complex.

With a small core team, Swire Properties has completed on the island community of Brickell Key, the award-winning Courvoisier Centre office complex, the Brickell Key Marketplace, Courvoisier Courts luxury apartments and 1,970 condominium units in Brickell Key One, One, Two and Three Tequesta Point, Courts Brickell Key, Carbonell, and the \$110 million hotel Mandarin Oriental, Miami, a joint venture with Mandarin Oriental Hotel Group. Most recently completed on Brickell Key is Swire's \$120 million ASIA condominium which contains 123 residences. Today, Swire Properties has become a 50-person dynamo with global resources and synergistic subsidiaries that include Swire Development Sales and Swire Realty.

For its individual properties and for Brickell Key as a whole, Swire Properties has achieved numerous industry and civic awards and commendations for outstanding design, construction quality, overall product merit and sustainability. Swire Properties, together with the entire Swire Group of companies, adheres to a rigorous policy of environmental standards. Either directly or through its affiliated companies, Swire Properties assumes a leadership role in many civic and charitable organizations, reflecting the company's guiding philosophy of giving back to the community that sustains it.

The company has raised or contributed thousands of dollars for local causes including the Red Cross, Habitat for Humanity, Voices for Children, the Homeless Assistance Center, the Arsht Center for the Performing Arts and the United Way. Members of the Swire team in Miami have also served in leadership roles at the New World Symphony, the Performing Arts Center Foundation, the Miami Lighthouse for the Blind, Habitat for Humanity, Vizcaya Museum and Gardens Trust, BOMA, Voices for Children, Dade Heritage Trust, Downtown Development Authority, Brickell Area Association, FIU Metropolitan Center, Belafonte Tacolcy Center, Inroads Miami, Miami River Commission, British American Chamber of Commerce, Greater Miami Chamber of Commerce, the Beacon Council, the Blue Ribbon Commission of the City of Miami and the World Trade Center, Miami.



Swire Properties Media Fact Sheet

History

Swire Properties Inc is the U.S. real estate subsidiary of Swire Properties Ltd, now publicly traded. Both are part of publicly traded Swire Pacific Ltd, a Hong Kong-based conglomerate with operations in trade, property and aviation. These companies form part of the 200-year-old Swire Group, which also includes privately held John Swire & Sons, based in Hong Kong and London.

Brickell City Centre Project Portfolio

This \$1.05 billion mixed-use complex built on nine acres along South Miami Ave. between Sixth and Eighth Streets in downtown Miami offers approximately 4.9 million square feet. This includes 500,000 square feet of shopping and dining, two mid-rise office towers, two residential towers, and a 352-room hotel including eight Suites and 89 one-, two-, and three-bedroom residences. Construction began in June 2012. The project is expected to create approximately 2,500 jobs while under construction and approximately 3,700 after completion.

Brickell Key Development

The man-made island of Brickell Key is a 44-acre, master-planned community located at the mouth of the Miami River in downtown Miami. Brickell Key's master developer, Swire Properties, which invested \$1 billion into the property starting with its first development, Brickell Key One, controls all undeveloped land on the island. The island is dotted with artistic sculptures and lush landscaping including 20,000 transplanted trees across several acres of green space for the area residents, retail patrons and hotel guests to enjoy.

To date, the buildings completed within Brickell Key and in Brickell include the following:

Asia

Brickell Key

Completed in 2008, Asia is an ultra-luxury, waterfront condominium with 123 units.

Carbonell

Brickell Key

Completed in 2005, Carbonell is a 40-story, waterfront condominium with 284 units.

Jade Residences

Brickell Bay | Brickell

Completed in 2004 and co-developed with Fortune International Realty, at Jade is a 48-story residential tower with 338 units.

Courts Brickell Key

Brickell Key

Completed in 2003, Courts Brickell Key is a 34-story condominium with 319 units.

Three Tequesta Point

Brickell Key

Completed in 2001, Three Tequesta Point is the tallest of three high-rises by the same name. The tower is a 48-story, waterfront condominium with 236 units.

**Mandarin Oriental Miami**

Brickell Key

Completed in 2000, Mandarin Oriental is a 20-story luxury hotel overlooking Biscayne Bay with 328 rooms and suites.

Two Tequesta Point

Brickell Key

Completed in 1999, Two Tequesta Point is a 40-story condominium with 268 units.

Courvoisier Courts

Brickell Key

Completed in 1997, Courvoisier Courts is a 28-story residential building with 272 units.

One Tequesta Point

Brickell Key

Completed in 1995, One Tequesta Point is a 30-story condominium with 288 units.

Courvoisier Centre

Brickell Key

Completed in 1990, Courvoisier Centre is a twin-tower office totaling approximately 315,000 sq ft.

Brickell Key One

Brickell Key

Completed in 1982, Brickell Key One is a 22-story condominium with 301 units.

Management

Stephen Owens, President
Christopher Gandolfo, Senior Vice President, Development
Maile Aguila, Senior Vice President, Director of Sales
Gonzalo Cortabarría, Senior Vice President, Asset Manager
Efren Ales, Assistant Vice President – Real Estate

Web

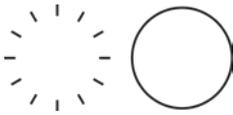
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About Brickell City Centre

Brickell City Centre is a landmark \$1.05 billion, 4.9 million square foot mixed-use development in downtown Miami from Swire Properties Inc, one of South Florida's leading international developers of real estate known for its \$1 billion master-planned development of Brickell Key. The project's first phase includes a luxury and premium shopping center, two residential towers, a hotel with residences, and two mid-rise office towers. The project is LEED®-registered for Neighborhood Development – currently one of the largest in the U.S. Sustainability elements include the \$30 million Climate Ribbon; a masterpiece of art and science, the elevated trellis will span 150,000 square feet, connecting the project's three city blocks and acting as an environmental management system. As the largest private-sector project currently under construction in Miami, Brickell City Centre began vertical construction in 2013 and the first phase of construction began completion end of 2015. Phase II is scheduled for commencement end of 2017. More information is available at www.brickellcitycentre.com.

