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KEY TENANTS TO ANCHOR MIAMICENTRAL OFFICE TOWER



Street View of 2 MiamiCentral with Brightline Train Service

Ernst & Young LLP and Regus Select Flagship Facility for its Connectivity

MIAMI – May 4, 2016 – MiamiCentral, the new 11-acre mixed-use development in the heart of Downtown Miami and future home of the Brightline train service, today announced the anchor tenants for its flagship office facility at Two MiamiCentral. The office tower includes 190,000 square feet of Class A office space, combined with a range of sought after amenities and unique features that put it at the top of the commercial market. MiamiCentral was designed by Skidmore, Owings & Merrill LLP (SOM), one of the largest and most influential architecture, interior design, engineering and urban planning firms in the world.

Two MiamiCentral's anchor tenants are Ernst & Young LLP (EY), a global leader in assurance, tax, transaction and advisory services; and Regus, the world's largest provider of flexible workplaces. In addition, Florida East Coast Industries, one of Florida's oldest and largest full-service commercial real estate, transportation and infrastructure companies, will relocate their headquarters from Coral Gables.

Key Tenants to Anchor MiamiCentral Office Tower/2

“We consulted with world-class architects to design and create an office environment that is highly integrated with in-building connectivity to a range of transportation options, including access to our Brightline inter-city, express train service,” said John Guitar, senior vice president of business development, for MiamiCentral and Brightline. “As our anchor tenants, EY and Regus recognize the benefits of being part of the unique environment that MiamiCentral will offer, blending the worlds of business, transportation, dining and entertainment.”

EY will move their Miami office to Two MiamiCentral and has leased approximately 23,000 square feet of space spanning two floors. “Having a transportation network readily available within the same building is key to allowing us to attract a diverse workforce and it also enables us to be located in an easily accessible location, central to our clients throughout South Florida,” said Oscar Suarez, Florida Market Leader, EY.

Regus has leased an entire floor and will add to its network of more than 2,800 business centers in 106 countries, providing convenient, high quality, fully serviced spaces for people to work, whether for a day, month or longer.

“We are seeing more demand for flexible space in the area and chose MiamiCentral because of its prime location in a growing area of Downtown Miami. Its built-in transportation network, including the Brightline train, will make it easy for our customers to access our new center,” said Michael Berretta, vice president, business development, Regus.

Blanca Commercial Real Estate is the leasing agent for the commercial space within MiamiCentral. Across multiple towers, the office space features a landmark design, connectivity



to all public transit lines and easy access to roadways (including Interstate 95). Amenities include an optimal IT infrastructure to support high-speed connectivity; valet parking, on-site dining options, retail stores and entertainment. Two MiamiCentral's office space will begin 120 feet above street level to accommodate the raised Brightline

train platform and include a plaza level featuring a fitness facility, conference center and open-air terrace available exclusively for tenants and their guests.

Two MiamiCentral is scheduled to open in 2017. With office, retail, dining, entertainment and residential components, MiamiCentral will create a crossroads, connecting people with the places and things they love. Additional announcements regarding food and beverage, retail and commercial tenants will be forthcoming.

Key Tenants to Anchor MiamiCentral Office Tower/3

About MiamiCentral

MiamiCentral is an 11-acre mixed-use development in the heart of downtown Miami. At its core, the development will become the downtown transportation hub, anchored by Brightline – the first inter-city express train service that will link Miami, Fort Lauderdale and West Palm Beach and Orlando with connections to the MetroMover, MetroRail and future TriRail expansion. MiamiCentral is composed of five towers collectively featuring; 300,000+ square feet of Class A office space, 180,000+ square feet of exclusive retail, dining experiences including an urban food marketplace, 800 smartly designed residential units and a 95+ story tower that will house a hotel and additional retail, office and residential opportunities. For more information, visit www.miamicentral.com.

About Brightline

Brightline will redefine what it means to travel by train in America with express intercity passenger rail service arriving 2017, providing an important transportation alternative to link Miami, Fort Lauderdale, West Palm Beach and Orlando. The service will ease the stress of traffic, provide a simple and intuitive experience from door to destination, and foster new opportunities to explore more of Southeast Florida. Brightline is the only privately owned, operated and maintained passenger rail system in the United States. For more information, visit www.gobrightline.com.

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