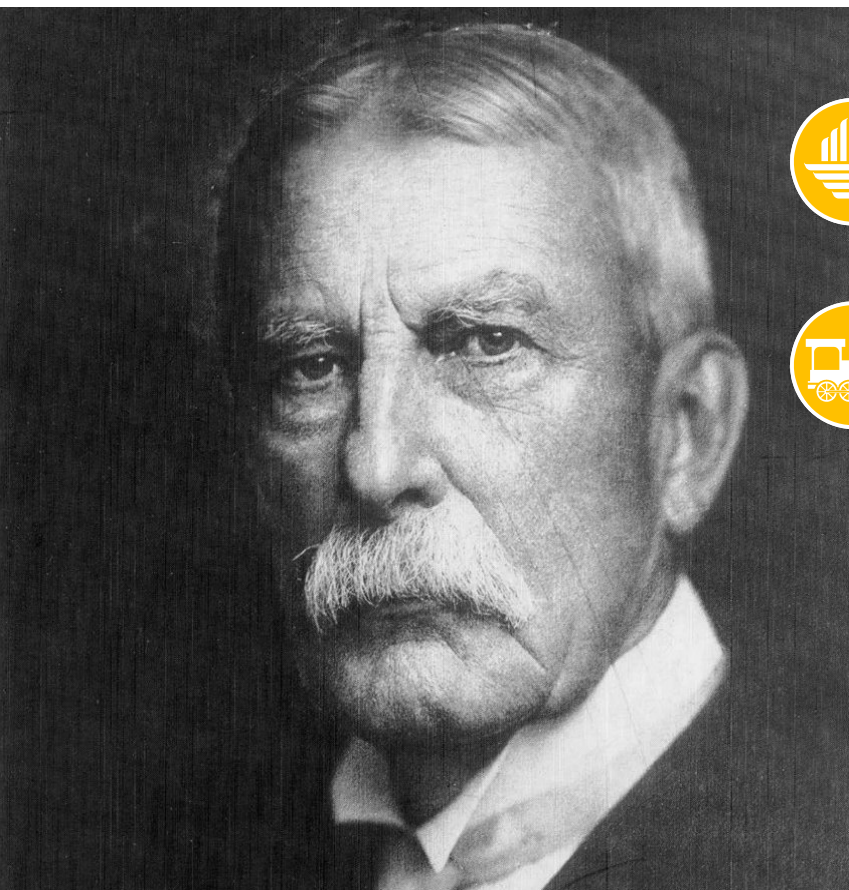ALL ABOARD
FLORIDA

Florida East Coast Industries has deep roots in rail transportation dating back to the late 1800's with American pioneer, Henry Flagler.

Credited with the development of Florida's east coast, Mr. Flagler was the driving force behind connecting communities from Jacksonville to Miami via the Florida East Coast Railway System.

FORTRESS

- FECI has been a portfolio company since 2007
- ~$62 billion of assets under management, as of end-2013
- Leading global investment management firm
- Significant commitment to Florida

FLORIDA EAST COAST INDUSTRIES

Parent company to leading Florida real estate, transportation and infrastructure businesses

FLAGLER GLOBAL LOGISTICS

- Integrated real estate and logistics company
- Most prolific industrial developer in Florida
- Portfolio of 1.5 MSF of Class-A industrial space; 2,000 acres of land with 24MSF of industrial entitlements

FLAGLER

- First privately owned and operated intercity passenger rail system in the United States
- Will connect Miami and Orlando in just under 3 hours
- 4.5 MSF of transit-oriented development, including multimodal hub stations

Parallel INFRASTRUCTURE

- Right-of-way management and infrastructure development business
- Generates revenue from non-rail uses of underutilized rail and highway corridor (e.g., fiber optic cable leases, cell towers, land leases, etc.)

ALL ABOARD FLORIDA

- Owns and operates Class-A office buildings and business parks across Florida
- Provides real estate services to third-party owners and related party joint ventures

All Aboard Florida Overview

- First privately owned and operated express passenger rail system in the US, will create significant value from rail service and unparalleled modern transit hubs.
- +$3.5 Billion Investment in Florida's Future

+

Express Passenger Rail

✓ The intercity, express passenger rail will largely use the existing corridor connecting Miami to Orlando.

Station Related Real Estate

✓ Unique and centrally located real estate development in the heart of Downtown Miami, Fort Lauderdale and West Palm Beach

2ND
MOST VISITED STATE IN THE US

FLORIDA IS THE

3rd
MOST POPULATED STATE

19.9M
POPULATION

CONNECTING OVER

7.9 MILLION
RESIDENTS IN MIAMI-DADE, BROWARD, PALM BEACH AND GREATER ORLANDO

A BETTER WAY TO TRAVEL THE STATE

60 MILLION VISITORS TO ORLANDO PER YEAR, **41 MILLION** VISITORS TO SOUTH FLORIDA PER YEAR

222,000
DOWNTOWN MIAMI DAYTIME POPULATION

ORLANDO

WEST PALM BEACH

FORT LAUDERDALE

MIAMI

Reinventing Train Travel in the U.S.

✓ Competitive
  Priced comparable to car, less than flying
  Flexible ticketing

✓ Comfortable
  All reserved, spacious seating
  Fast, reliable Wi-Fi

✓ Connected
  Miami – Fort Lauderdale in under 30 minutes
  Miami – West Palm Beach in under 1 hour
  Miami – Orlando in under 3 hours

✓ Convenient
  Hourly departures – 16 daily round trips
  Multimodal connections
  Hassle-free

✓ Productive
  Space to work or play

ALL ABOARD FLORIDA

CONNECTING
KEY CITIES

65

WUILSV SHU#G D \

ghsduwlqj#hyhu|#krxu#
frqqhfwlqj#p lolrqv#ri#
shrsdı#wr Iorulgdc#
p dmru#flwlhv

3 HOURS
ORLANDO

1 HOUR
WEST PALM BEACH

30 MINUTES
FORT LAUDERDALE

MIAMI

Orlando Station

- ✓ Located at Orlando International Airport's new South Terminal which will double capacity of the Airport

- ✓ State of Florida committed over $205mm of funding for station, AAF will lease space (platforms, waiting/ticketing, parking, maintenance facility, etc.)

- ✓ Multi-modal hub with direct links to Existing ground transit to theme parks, convention center, and downtown Orlando, SunRail commuter rail extension, Automated people mover to the North Terminal and Medical City complex, and future Metro Orlando light rail system.
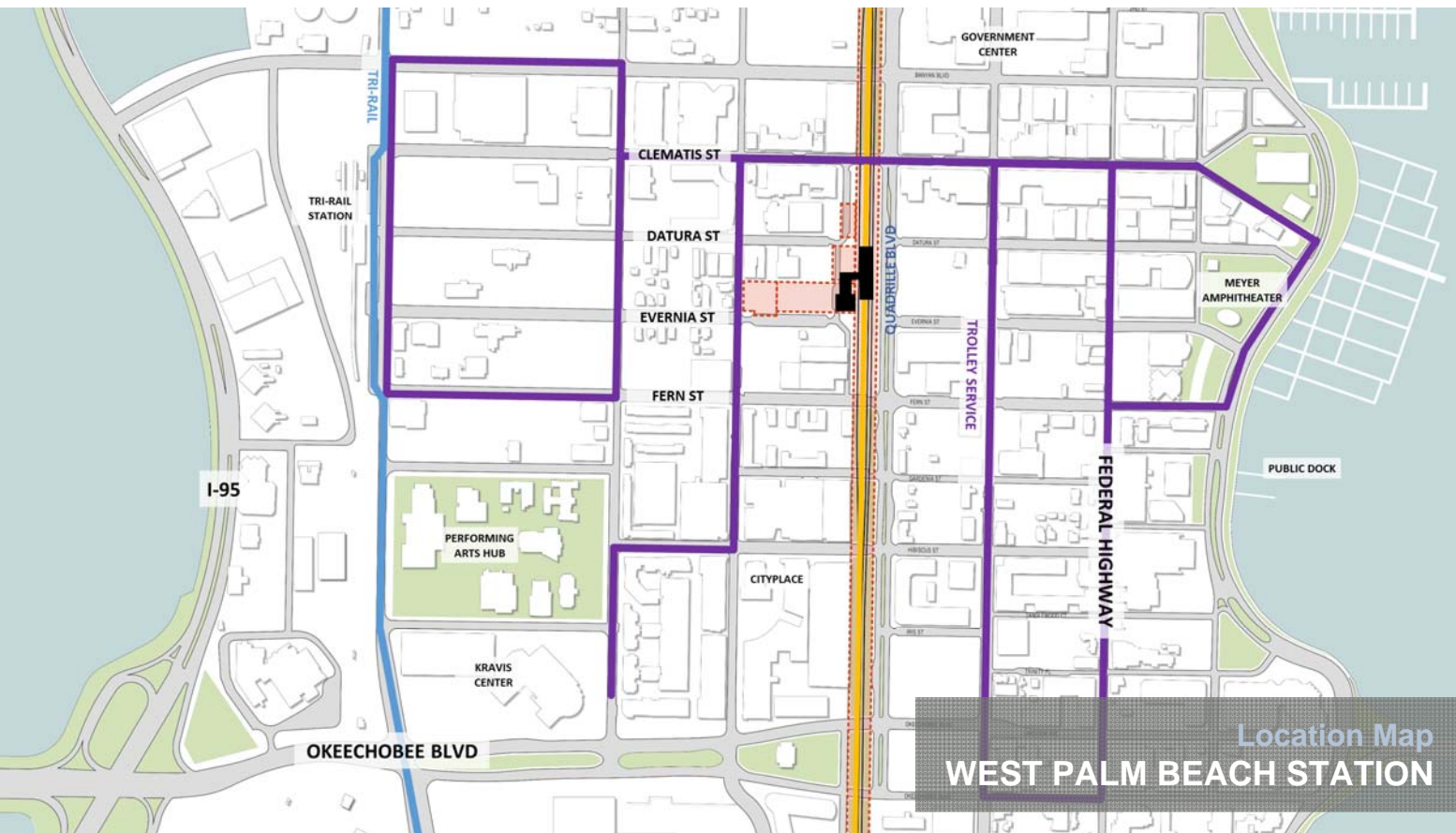
Downtown West Palm Beach Station

- ✓ 3.3 acres of new transit and retail development

- ✓ 340,000 Sq. Ft. residential development with 15,000 Sq. Ft. of retail space adjacent to the station

- ✓ Connectivity to Tri-Rail and Palm Tran Trolley System

- ✓ Proximate to City Place, major entertainment and retail centers, performing arts center, CBD and Palm Beach County Convention Center
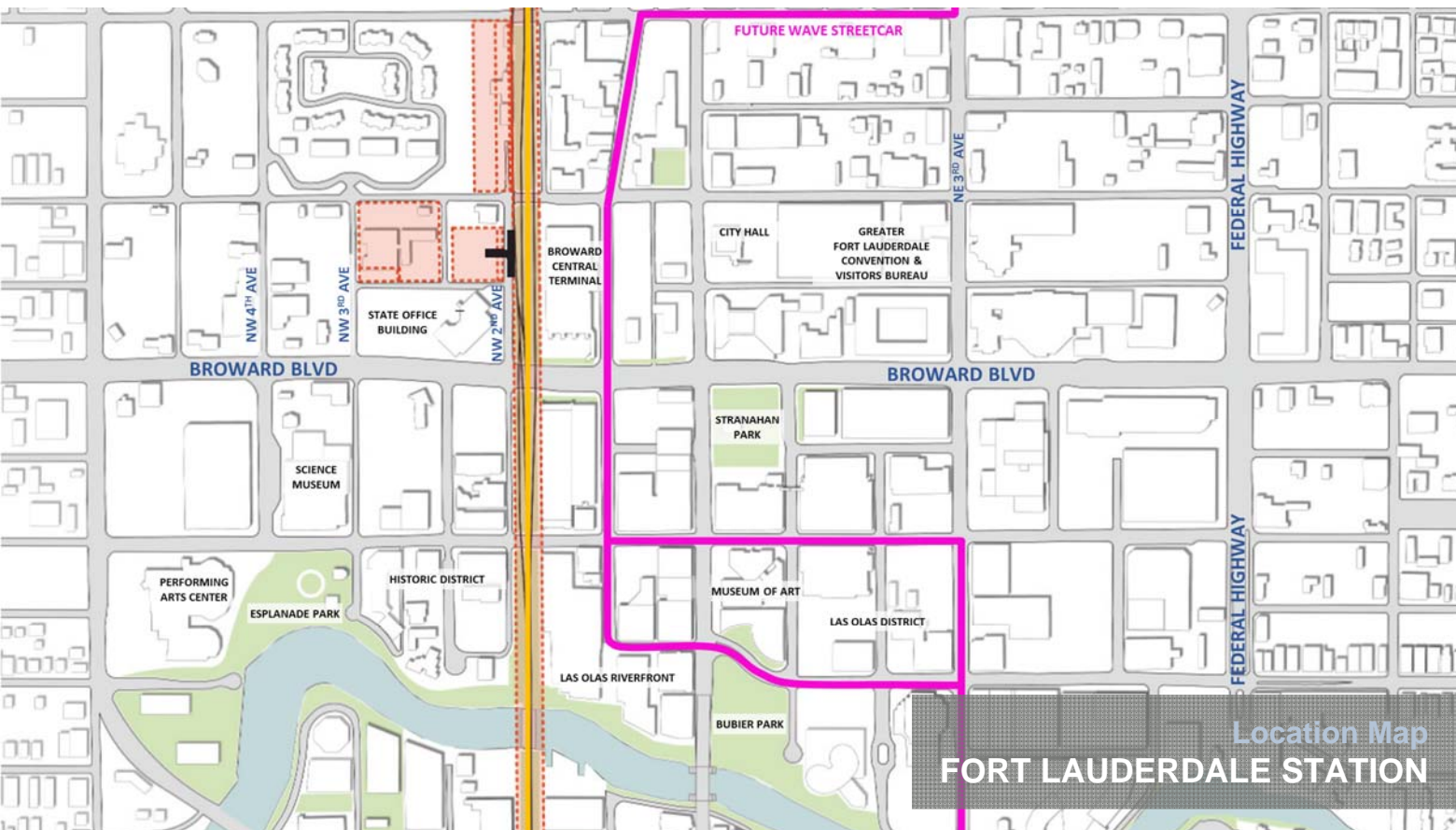
TRI-RAIL

TRI-RAIL STATION

GOVERNMENT CENTER

CLEMATIS ST

DATURA ST

EVERNIA ST

QUADRILLE BLVD

DATURA ST

EVERNIA ST

MEYER AMPHITHEATER

I-95

FERN ST

FERN ST

TROLLEY SERVICE

PUBLIC DOCK

PERFORMING ARTS HUB

HIBISCUS ST

FEDERAL HIGHWAY

CITYPLACE

IRIS ST

KRAVIS CENTER

OKEECHOBEE BLVD

Location Map
WEST PALM BEACH STATION

Downtown Fort Lauderdale Station

- ✓ 6.6 acres of new transit and retail development
- ✓ 345,000 Sq. Ft. residential development with 15,000 Sq. Ft. of retail space adjacent to the station.
- ✓ Direct connect to *future* Wave Streetcar system and Broward County Bus Terminal
- ✓ Proximate to Las Olas Riverfront, museum and historic districts, government and business centers and the Performing Arts Center

FUTURE WAVE STREETCAR

NE 3RD AVE

FEDERAL HIGHWAY

CITY HALL

GREATER
FORT LAUDERDALE
CONVENTION &
VISITORS BUREAU

BROWARD
CENTRAL
TERMINAL

NW 4TH AVE

NW 3RD AVE

NW 2ND AVE

STATE OFFICE
BUILDING

BROWARD BLVD

BROWARD BLVD

STRANAHAN
PARK

SCIENCE
MUSEUM

PERFORMING
ARTS CENTER

HISTORIC DISTRICT

MUSEUM OF ART

LAS OLAS DISTRICT

ESPLANADE PARK

LAS OLAS RIVERFRONT

FEDERAL HIGHWAY

BUBIER PARK

Location Map
FORT LAUDERDALE STATION

MIAMI
CENTRAL

Z HOFR P H#WR #DLIH#
P R UH#FR QQHFWHG

44#Dfuhv#ri#Qhz #Ghyhorsp hqw#lq#
Grzqwrzq#Pldpl

▼ Pxowl0Gd|0Sduw

▼ R iilfhv

▼ Uhvlghqfhv

▼ Vkrsv#Pdunhw#Uhvwdxudqwv

▼ Wudqvsruwdwlrq#Kxe#Frqqhfwlqj=
   Pdw2Sxed F#Wudqvlw

Q

45

P LORIR Q#
SUR MHF WHG #
F R P P XWHUV#

shu#hdu#kurxjk#
P ldp lFhqwudylb#
P hwurdlb#P hwurp ryhu#
WuUUdlb#dqg#Dl#berdug#
Iorulgd

WR #P ID P l#
LQWHUQDWLR QDO#DLUSR UW

MIAMI
CENTRAL

WR #P LDP L#EHDFK

P HWUR UDLO#
7#P LORIR Q

P HWUR P R YHU
519#P LORIR Q

WULUDLO
4 k#P LORIR Q

WUDQVSR UWDWIR Q#KXE

MIAMI
CENTRAL
WUDQVSR UWDWLR Q

WR #
NH\ #ELVFD\ QH

BISCAYNE BAY

MIAMI RIVER

- DDI#UDLO#WR #R UODQGR
- P HWUR UDLO#WR #DLUSR UW#DQG#GDGHODQG
- P HWUR P R YHU#GR Z QWR Z Q#UR XWH
- IXWXUH#WUDLUDLO#WR #Z HVW#SDOP #EHDFK

MIAMI'S URBAN CORE

Over 25,000 Residential Units Built Since 2003
8,500 Residential Units Currently Under Construction

18.6 Million Ft² of Office Space
348,500 Ft² of Office Space Currently Under Construction

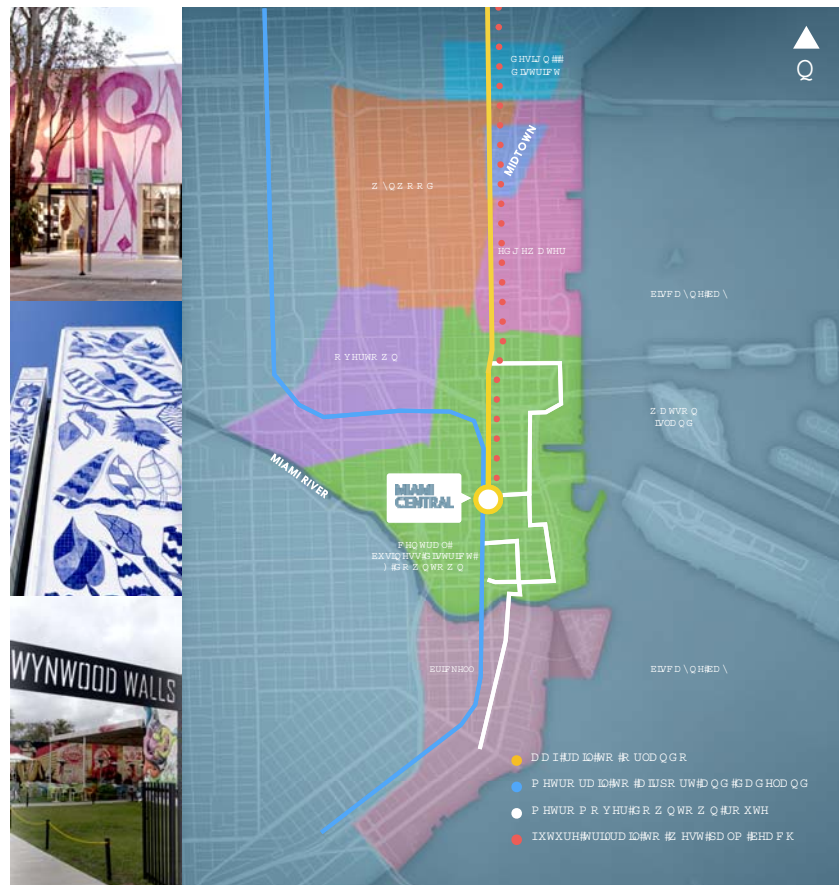Adrienne Arsht Center hosts 400 performances and events each year which attract 450,000 people

American Airlines Arena sports and entertainment venue brings 3 million visitors per year
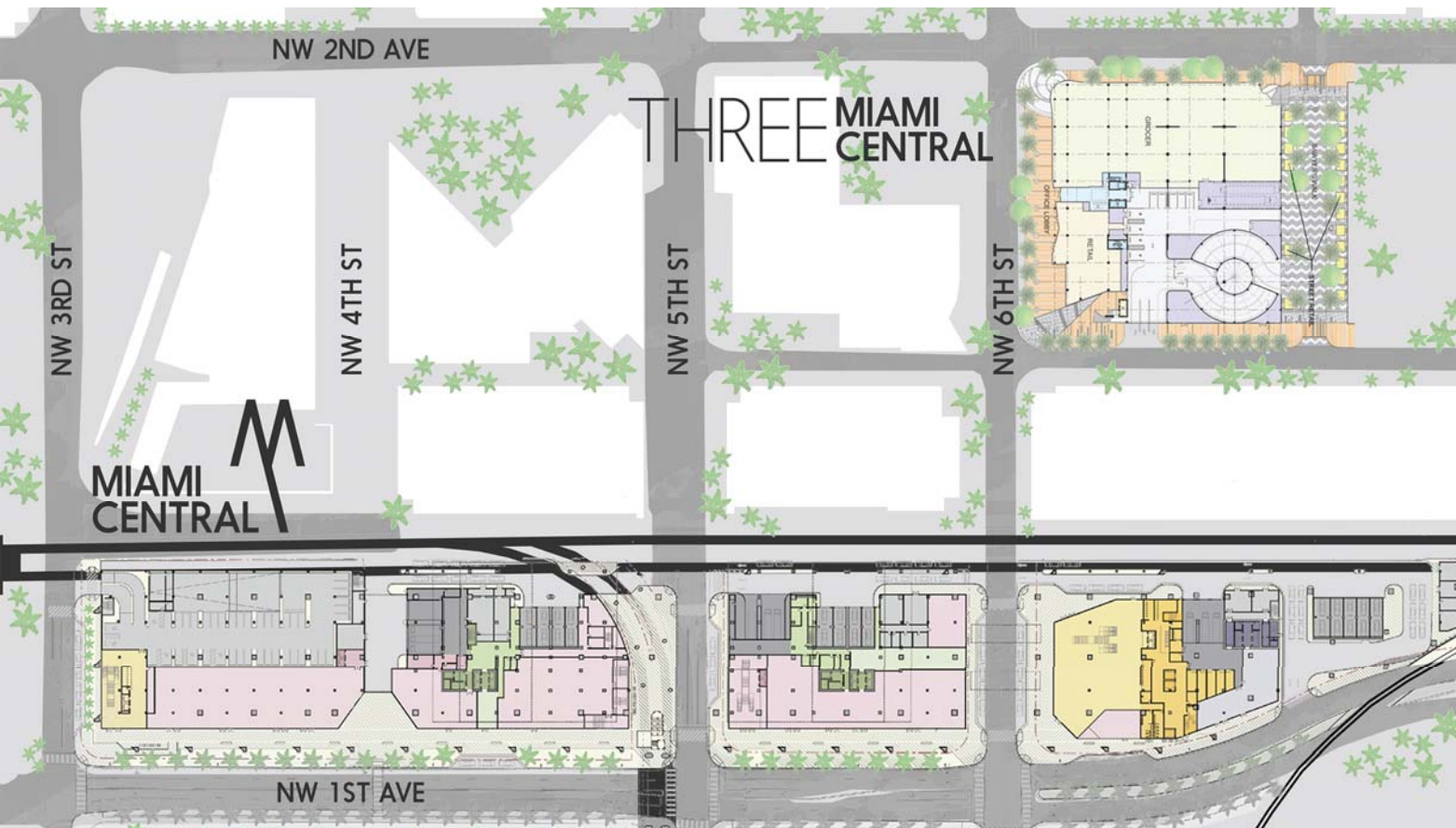
Bayfront Park attracts 500,000 annual visitors

MIAMI
CENTRAL

THREE MIAMICENTRAL
90,000 RSF [Office]
35,000 RSF [Retail]
12 Floors
1,100 Parking Spaces

ONE MIAMICENTRAL
600,000 RSF [Office]
280 Residences
250 Hotel Rooms

TOTAL RETAIL
182,000 SF

TWO MIAMICENTRAL
190,000 RSF [Office]
10 Floors
300 Parking Spaces

800 RESIDENTIAL UNITS
North Tower: 30 Floors
400 Parking Spaces

South Tower: 33 Floors
400 Parking Spaces

THREE MIAMI CENTRAL

NW 2ND AVE
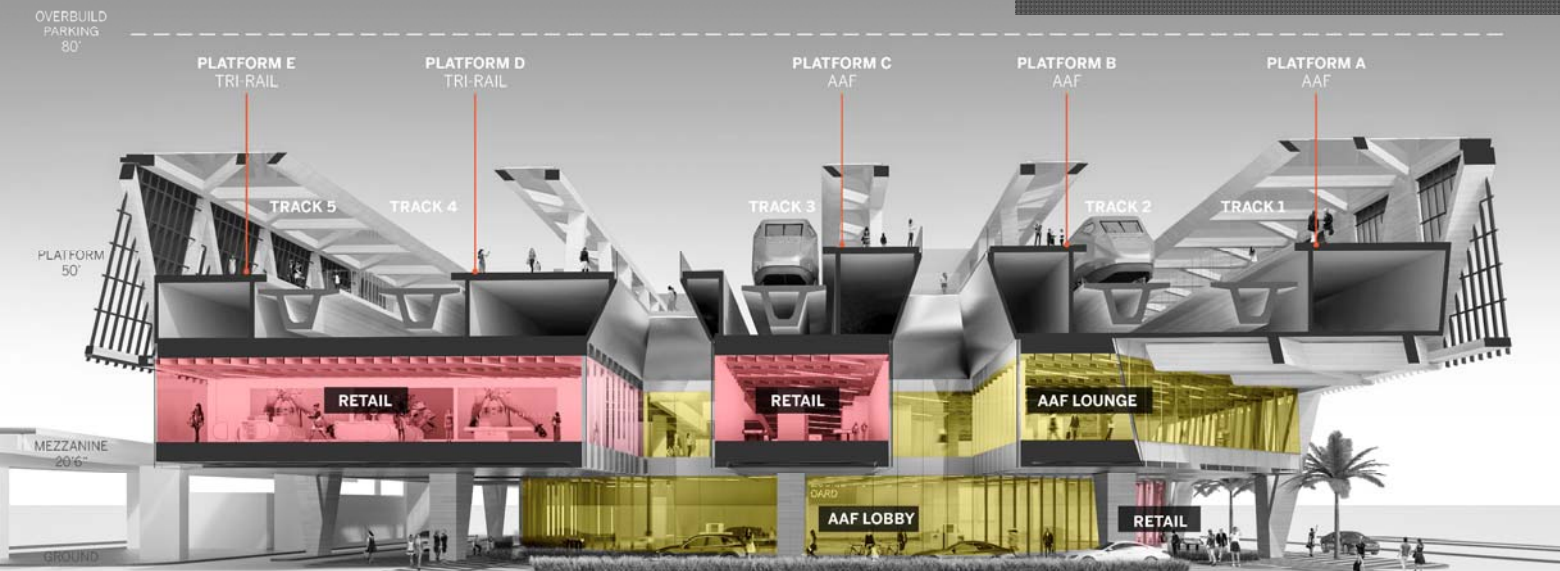
NW 3RD ST

NW 4TH ST

NW 5TH ST

NW 6TH ST

MIAMI CENTRAL

NW 1ST AVE

Street View
MIAMICENTRAL

Main Entrance
MIAMICENTRAL

Looking North
MIAMI**CENTRAL**

Main Concourse Entrance
MIAMICENTRAL

MIAMI
CENTRAL
UHWD IO#/SD FH

Platform Cross Section View

MIAMICENTRAL

OVERBUILD
PARKING
80'

PLATFORM E
TRI-RAIL

PLATFORM D
TRI-RAIL

PLATFORM C
AAF

PLATFORM B
AAF

PLATFORM A
AAF

PLATFORM
50'

TRACK 5

TRACK 4

TRACK 3

TRACK 2

TRACK 1

RETAIL

RETAIL

AAF LOUNGE

MEZZANINE
20'6"

AAF LOBBY

RETAIL

GROUND

ONE MIAMI CENTRAL
280 Residences

450
SOUTH TOWER RESIDENCES
33 Floors, 450 Units,
400 Parking Spaces

350
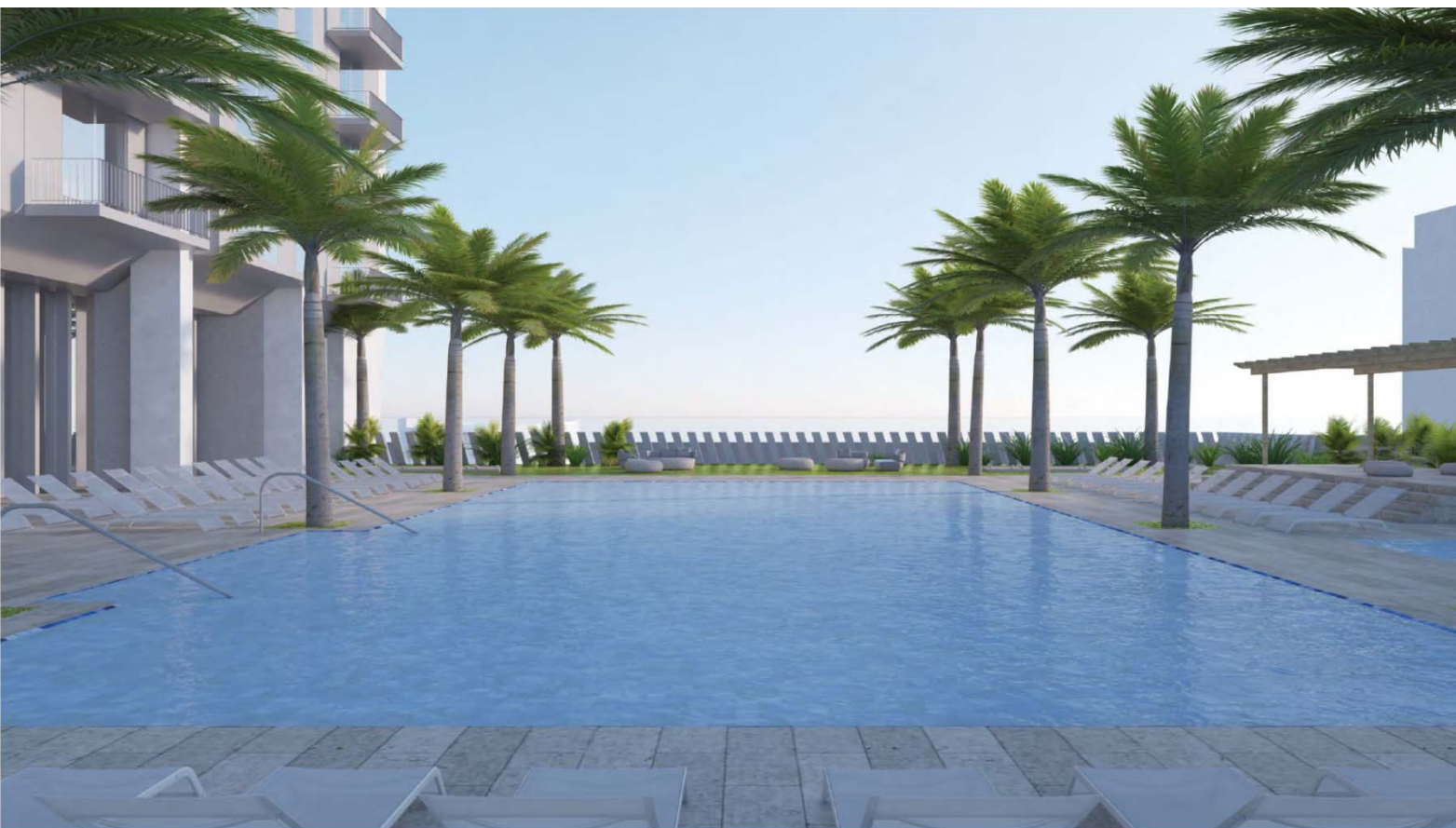NORTH TOWER RESIDENCES
30 Floors, 350 Units,
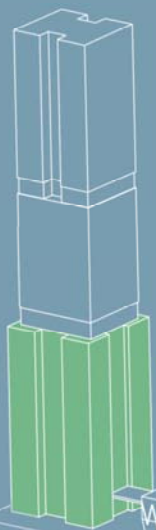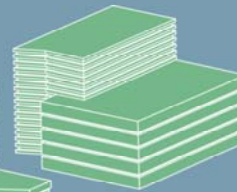400 Parking Spaces

MIAMI CENTRAL RESIDENCES

M
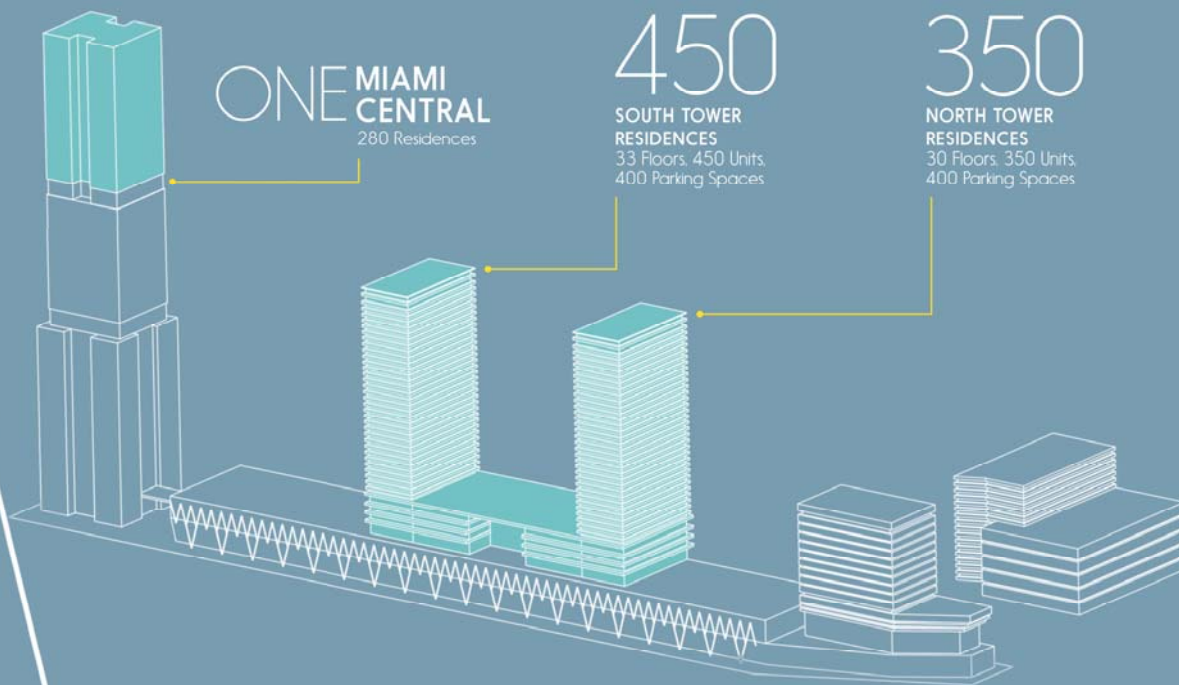
ONE **MIAMI CENTRAL**
600,000 RSF (Office)

TWO **MIAMI CENTRAL**
190,000 RSF (Office)
12 Floors
300 Parking Spaces

THREE **MIAMI CENTRAL**
90,000 RSF (Office)
10 Floors
1,100 Parking Spaces

MIAMI CENTRAL
OFFICE SPACE

Northeast Street View
TWO MIAMI CENTRAL

TWO MIAMI CENTRAL

Creativity. Connectivity to Talent. Sustainability.

❖ 190,000 RSF Class A Office Space

❖ Plaza Level and Conference Center

❖ 300 car innovative, robotic valet parking garage

❖ High speed IT infrastructure with direct connection to NAP

TWO MIAMI CENTRAL

SOD] D #DHY HO

THREE MIAMI CENTRAL

Suburban efficiency in an urban location.

❖ 90,000 RSF Class A Office Space

❖ Located at the corner of NW 2nd Ave and NW 6th St in the heart of Downtown Miami

❖ Adjacent to MiamiCentral Station

ALL ABOARD FLORIDA

Project Timeline

Construction on South Stations

| 2015 | Q1 | Q2 | Q3 | Q4 | 2016 | Q1 | Q2 | Q3 | Q4 | 2017 | Q1 | Q2 | Q3 | Q4 | 2018 |

Train Manufacturing

Trains Arrive

South Stations Open for Business

First Train Leaves MIA – FTL – WPB Service

Orlando Station Opens

Miami – Orlando Service