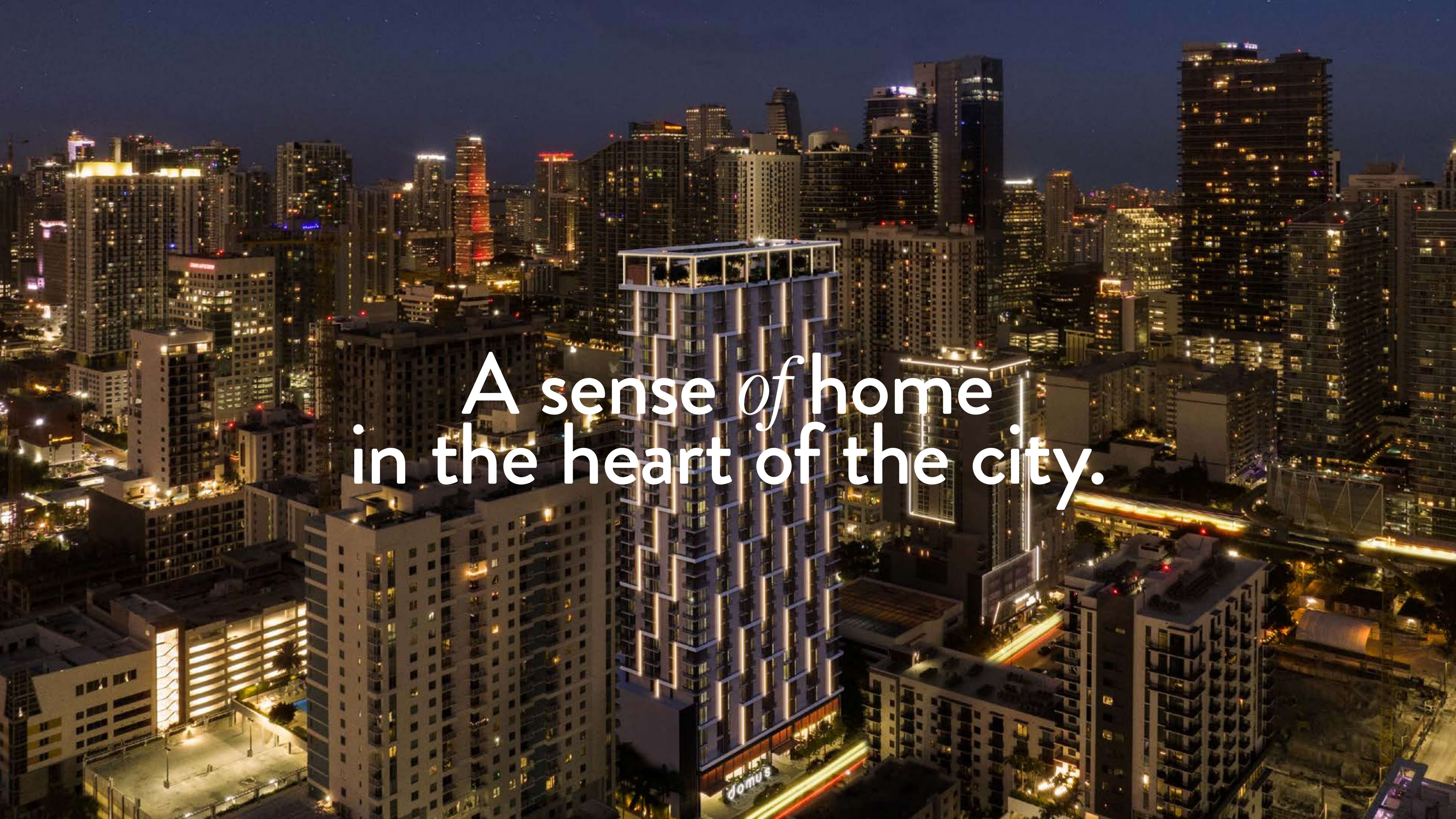
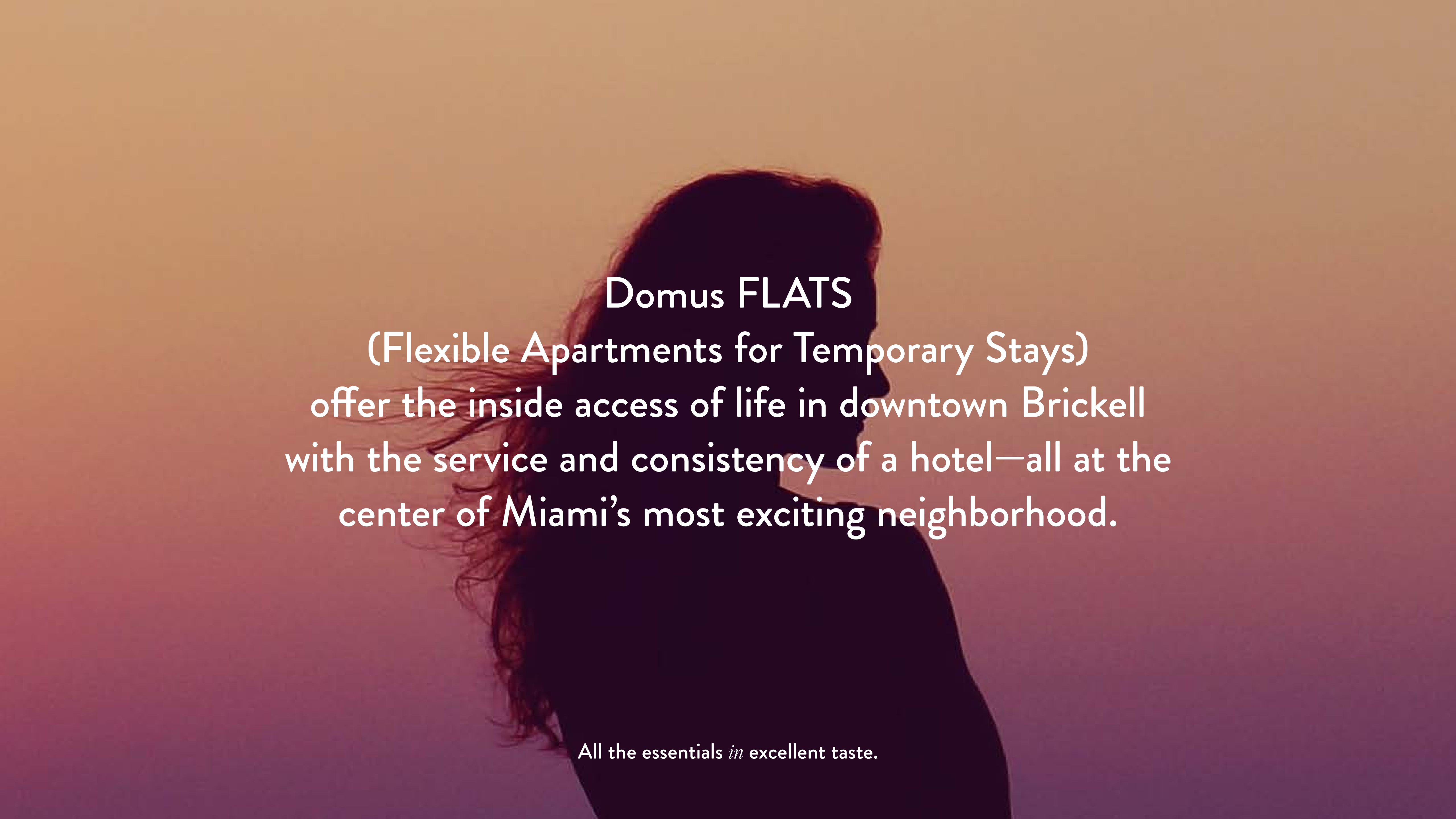


domus[®]

BRICKELL CENTER

An aerial night photograph of a dense urban skyline. The city is filled with numerous high-rise buildings, many of which are brightly lit from within, creating a vibrant glow against the dark sky. In the center of the frame, a tall, modern building stands out, featuring a distinctive facade with vertical light strips that illuminate its structure. The surrounding area is a mix of various building heights and styles, all contributing to a sense of a bustling, interconnected city. The overall atmosphere is one of modernity and urban density.

A sense *of* home
in the heart of the city.

A silhouette of a woman with long, wavy hair, looking out over a city skyline at sunset. The background is a warm, orange and pink gradient. The text is overlaid on the image.

Domus FLATS
(Flexible Apartments for Temporary Stays)
offer the inside access of life in downtown Brickell
with the service and consistency of a hotel—all at the
center of Miami's most exciting neighborhood.

All the essentials *in* excellent taste.

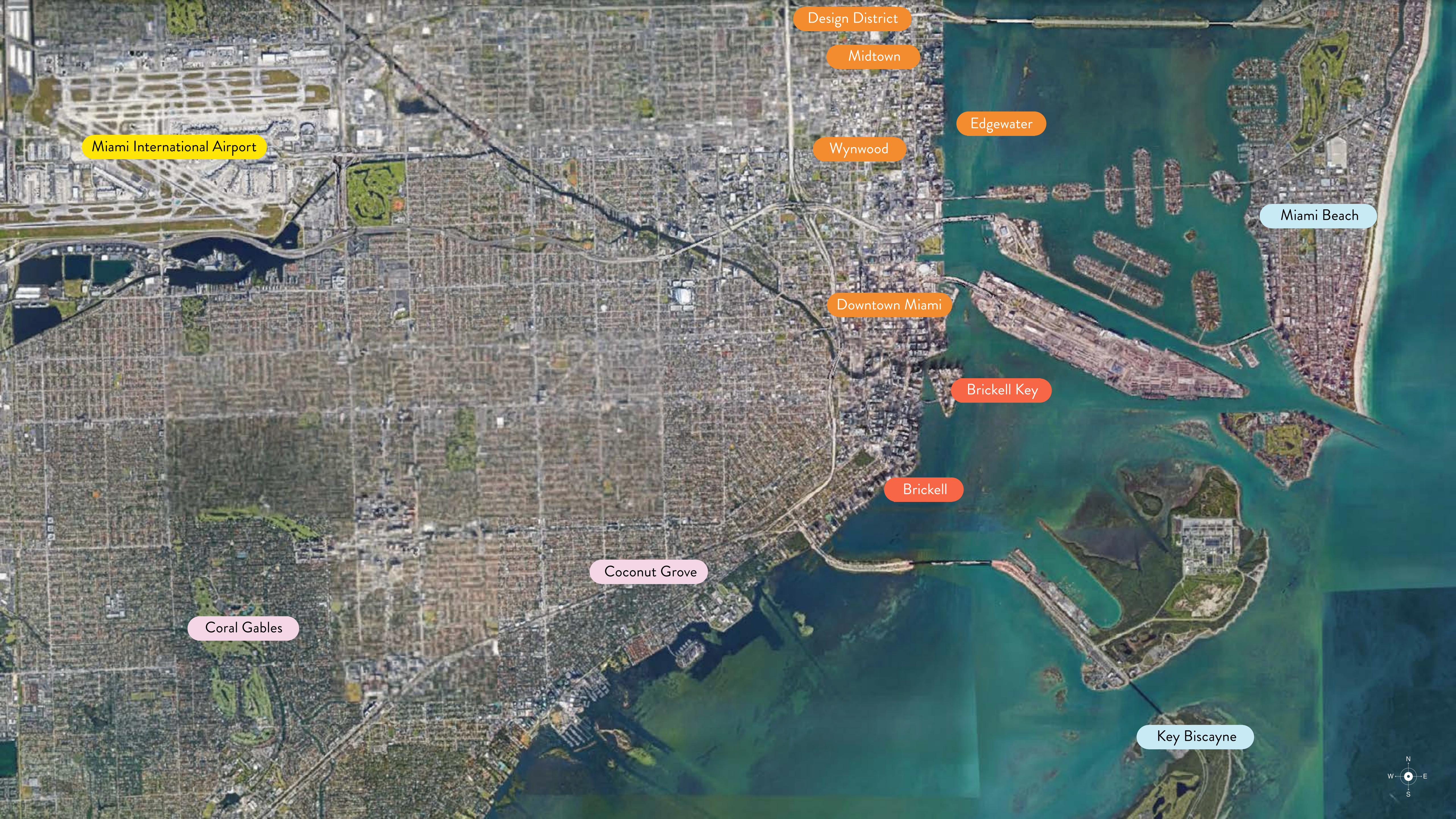
DOMUS FLATS — BRICKELL CENTER

LOCATION

A photograph of a city skyline at sunset, with the text "Own in a place *that* connects you." overlaid. The skyline features several tall buildings, some with lights on, against a bright orange and yellow sky. The foreground shows dark, choppy water.

Own in a place *that* connects you.

At home *in* the skyline.



Miami International Airport

Design District

Midtown

Wynwood

Edgewater

Miami Beach

Downtown Miami

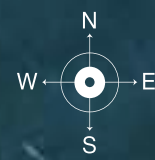
Brickell Key

Brickell

Coconut Grove

Coral Gables

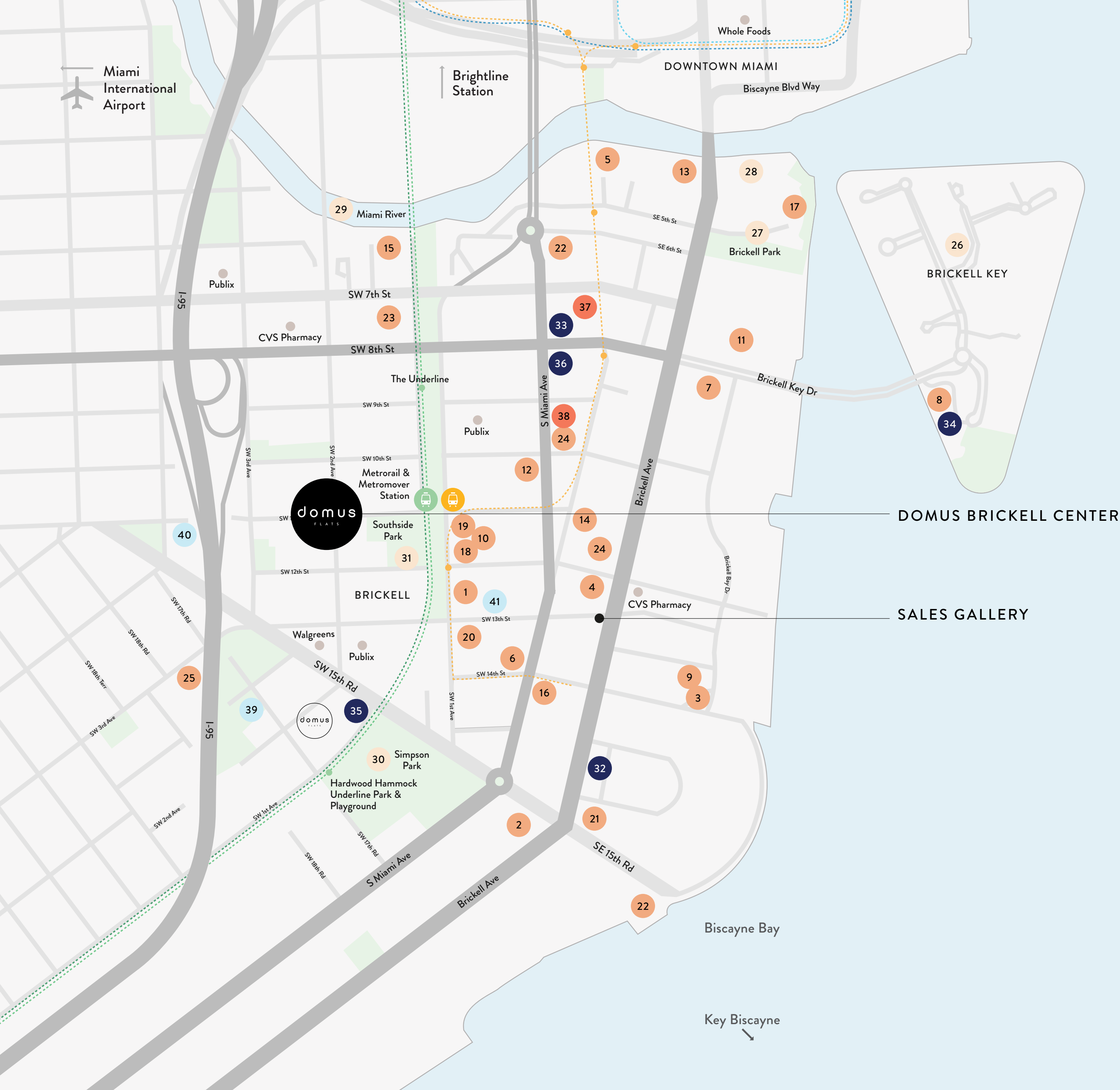
Key Biscayne



domus[®]
BRICKELL CENTER



In the heart of Brickell Center.
At the center *of* it all.



Acces to the Best *of* Brickell Center

KEY LOCAL POINTS OF INTEREST

● FINE DINING

1. Cipriani
2. Chateau ZZ's
3. Delilah
4. Dirty French Steakhouse
5. Elcielo Miami
6. Fi'lia
7. Komodo
8. La Mar by Gastón Acurio
9. LPM Restaurant & Bar
10. Marion
11. Osaka Miami
12. Sexy Fish Miami
13. The Capital Grille

● RESTAURANTS & CAFÉS

14. Akashi
15. American Social
16. Barsecco
17. Cantina La Veinte
18. Coyo Taco
19. El Tucán
20. Gyu-Kaku Japanese BBQ
21. Joe & The Juice
22. Obba Sushi
23. Rosa Sky
24. Starbucks
25. Tutto Pasta

● SALES GALLERY

1200 Brickell Avenue

● LANDMARKS

26. Brickell Key
27. Brickell Park
28. Miami Circle National Historic Landmark
29. Miami River
30. Simpson Park
31. Southside Park

● HOTELS

32. Four Seasons Miami
33. EAST Hotel Brickell
34. Mandarin Oriental Miami
35. Novotel Miami Brickell
36. SLS Brickell

● SHOPPING

37. Brickell City Centre
38. Mary Brickell Village

● SCHOOLS

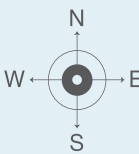
39. MATER Brickell Academy
40. KLA Academy
41. Southside Preparatory Academy

● ESSENTIALS

- Publix
- Walgreens
- CVS Pharmacy
- Whole Foods

----- TRANSPORTATION

- Metrorail Brickell Station
- The Underline
- Metromover



LOCATION — LIVING IN MIAMI

In Good Company

A NEIGHBORHOOD THAT'S ALWAYS
IN STYLE

DOMUS FLATS — BRICKELL CENTER





LOCATION — LIFE IN BRICKELL

Brickell City Centre

Brickell is known for its next-level mix of fashion, design, home and technology brands, all right next door. Domus is steps from Brickell City Centre and luxury boutiques.

DOMUS FLATS — BRICKELL CENTER

Mary Brickell Village

A highly popular destination and landmark location set on 5.2 acres in the heart of Brickell—epicenter of Miami’s most revered shops, cuisine, luxury residences, 5-star hotels, refined office spaces, and more—all just a few blocks from Biscayne Bay, filled with essentials, indulgences and everything in between.





LOCATION — LIFE IN BRICKELL

A NEW CULINARY CAPITAL

Miami, exponentially growing in presence as a food destination, has brought multiple MICHELIN starred chefs to the city, which is also full of diverse cuisine, iconic institutions, and endless new cafés, bistros, and trattorias.

DOMUS FLATS — BRICKELL CENTER



DESIGN DISTRICT, MIAMI

ART & CULTURE — LIVING IN MIAMI

Miami's Global Appeal

WORLD-RENOWNED ARTS & CULTURE

Miami holds international status in the art world, and along with it, an outstanding reputation for cultural life—a place of music, theater, performing arts, and more.

DOMUS FLATS — BRICKELL CENTER

Adrienne Arsht Center

Set in the heart of downtown Miami, featuring year-round performances with artists from around the world, innovative programming from resident companies and local arts partners, free community events, and arts education experiences for thousands of Miami children each year. The Arsht Center is also home to a robust series of touring Broadway musicals direct from New York, the largest jazz series in South Florida, a major annual Flamenco Festival and an award-winning Miami-based theater program, among many others.



Pérez Art Museum

The Jorge M. Pérez Art Museum (PAMM) has been the flagship museum for Miami-Dade County for almost 35 years. Located prominently on Biscayne Bay, set between American Airlines Arena to the south and the Adrienne Arsht Center for the Performing Arts to the north.

In line with the 400-year history of art collecting museums, The Jorge M. Pérez Art Museum believes art and ideas have the power to enrich the lives of all people; they are an integral part of creating a more humane and just world. PAMM is committed to international modern and contemporary art; their home at the crossroads of the Americas also uniquely positions the museum among the best present art from the U.S. Latino experience, the African diaspora, Latin America, and the Caribbean.

Frost Science

Set The Phillip and Patricia Frost Museum of Science is a leading science museum dedicated to sharing the power of science, sparking wonder and investigation, and fueling innovation for the future. Located in Downtown Miami's waterfront Maurice A. Ferré Park, Frost Science is divided into four buildings: the Frost Planetarium, Aquarium, and North and West Wings. Here, guests can learn about the core science behind living systems, the solar system and known universe, the physics of flight, light and lasers, the biology of the human body and mind, and much more. Frost Science is also dedicated to education, earning national awards for its summer camps and after-school programs.



Kaseya Center

Miami's Kaseya Center is an international, versatile venue in a vibrant waterfront setting, designed to showcase world-class events. The HEAT Group has always been committed to making Kaseya Center the premier sports and entertainment venue in South Florida over its 15-year history. Located in Downtown Miami along the waterfront of Biscayne Bay, Kaseya Center is set between the city skyline, stunning beaches, and South Beach nightlife. Kaseya Center also hosts 80+ non-basketball events each year. Including A-list concerts, family shows, National Conferences, and more.

The Wynwood District

Close to Miami's artistic capital, Wynwood is home to multiple renowned art galleries, Wynwood walls, as well as striking street murals and artwork around every corner. Ever-evolving and rapidly transforming, the coveted Wynwood district is rich with history and reinvigorated by new and next generations, filled with MICHELIN-star restaurants and refined nightlife. Once an aging warehouse district, Wynwood has come to be known as Miami's center of art, with its celebrated murals, 70+ art galleries, collections and museums, and one of the largest street-art installations in the world. Dynamic, buzzing, and endlessly walkable.





The Sports Capital of the USA

Miami is a fan of every major sport—plus
F1 Racing, Miami Open, and
The Miami Marathon.

The Home of the Big Five:

Major League Soccer (MLS)
Major League Baseball (MLB)
National Football League (NFL)
Major Hockey League (NHL)
National Basketball Association (NBA)



The city's game is always on.





LOCATION — LIVING IN MIAMI

Miami's Global Appeal

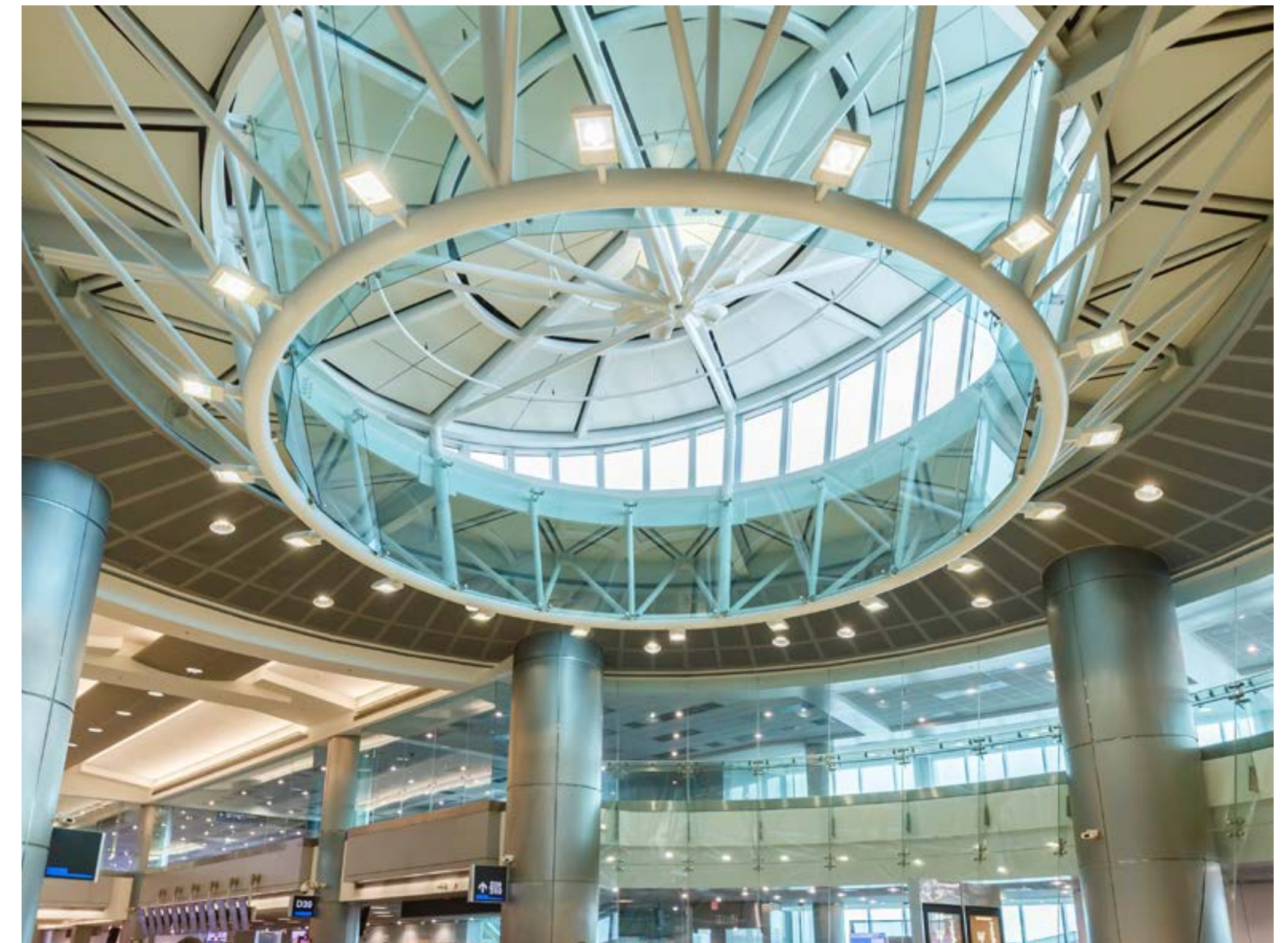
ALWAYS CONNECTED. ALWAYS ACCESIBLE.

DOMUS FLATS — BRICKELL CENTER



Miami International Airport is one of the largest airports after JFK (NY) with 50 million airline passengers.

Port Miami in Downtown is known as the cruise capital of the world.



The Brightline

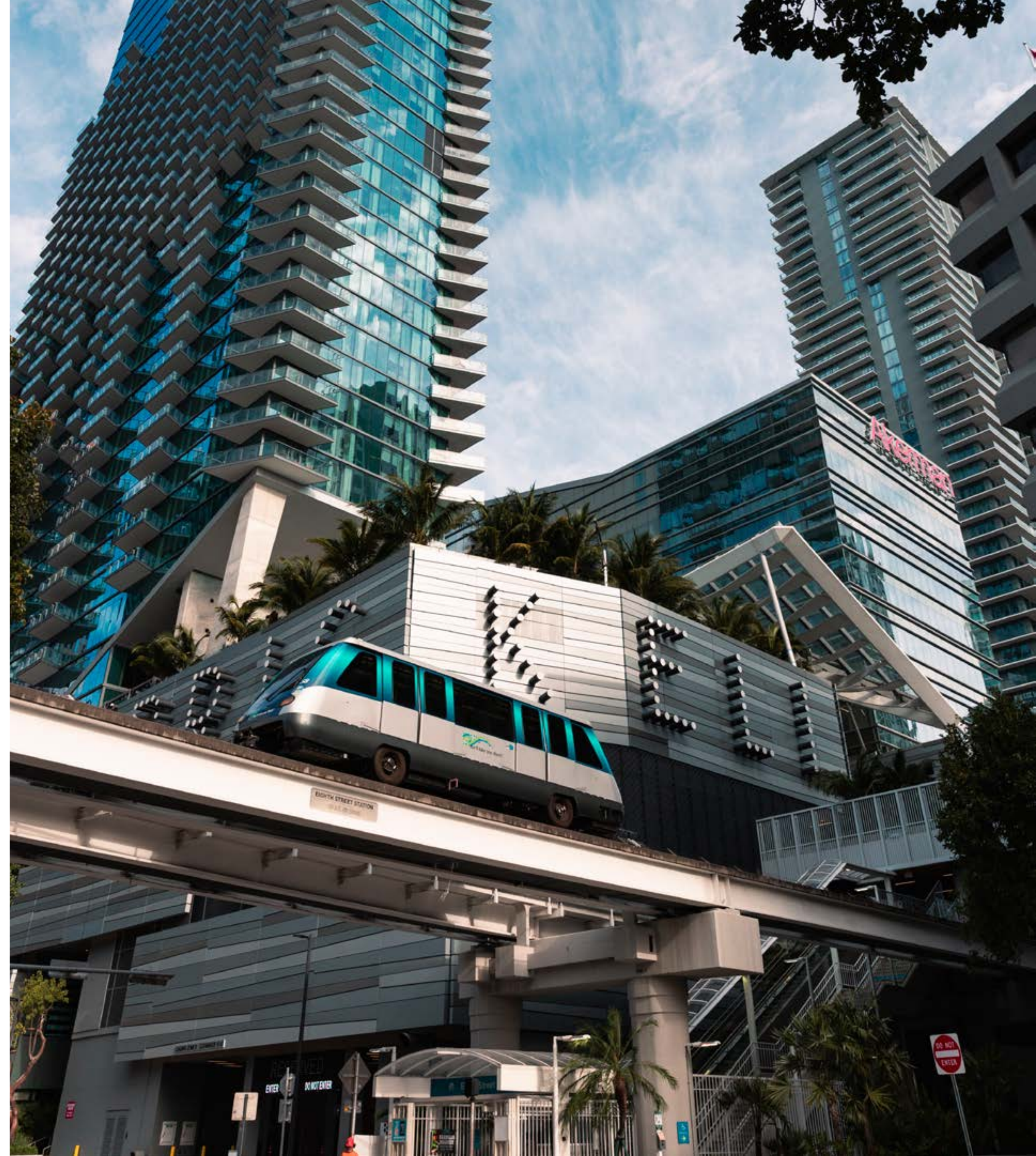
Convenience at your doorstep.
Take a brisk 1-block walk to the metromover station, which has a free direct route to the Brightline station, only minutes away.

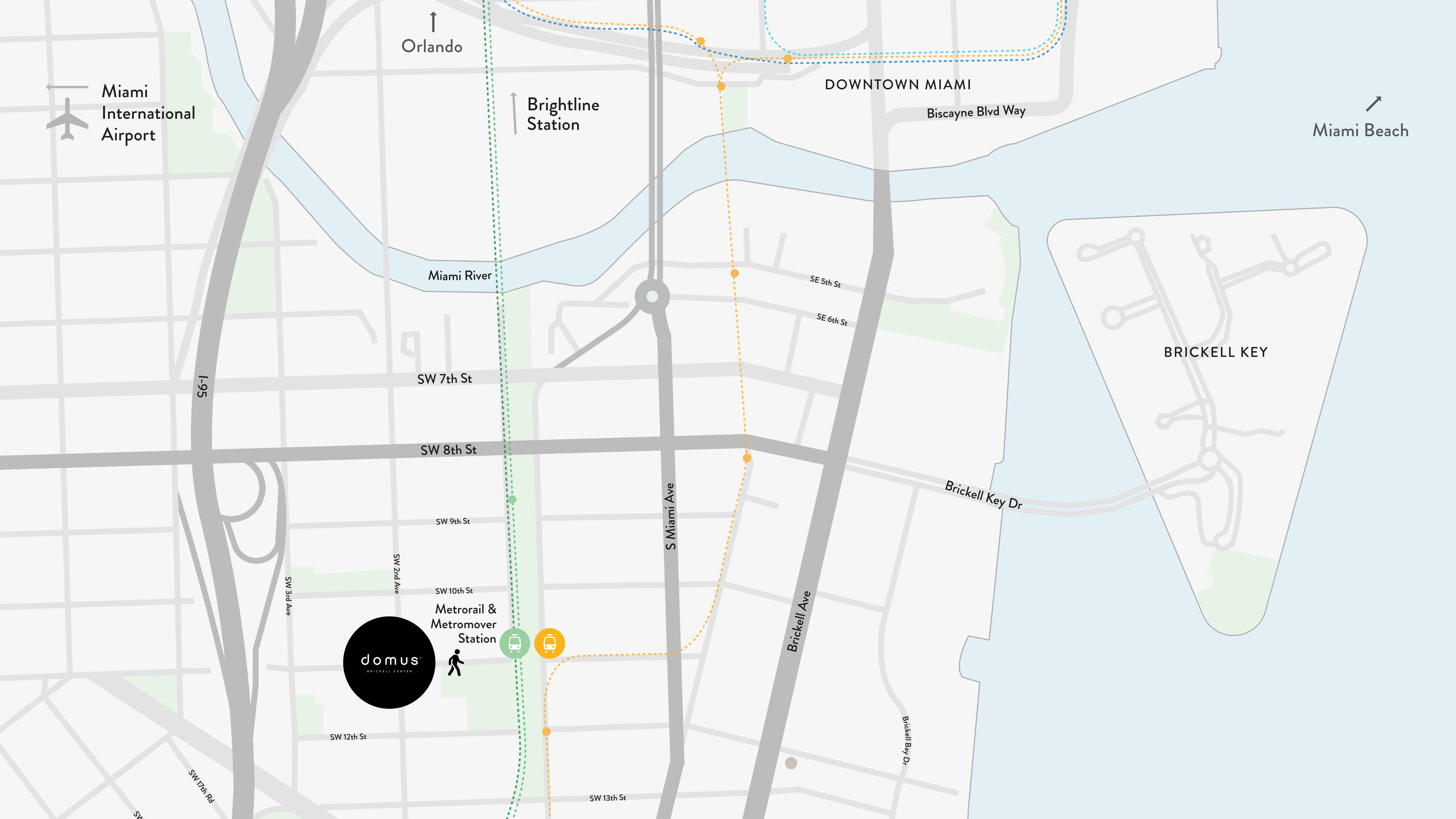
Sit back and relax (or work) while enjoying easy access to the following destinations:

Aventura
|
Fort Lauderdale
|
Boca Raton
|
West Palm Beach
|
Orlando (Disney World Resort)

The Metromover & Metrorail

A block away from Domus Brickell Center, both the Metromover and Metrorail offer easy, convenient access to the city of Miami and beyond—a fast and efficient way to get around town.





↑
Orlando



Miami
International
Airport

↑
Brightline
Station

DOWNTOWN MIAMI

Biscayne Blvd Way

↗
Miami Beach

Miami River

SE 5th St

SE 6th St

BRICKELL KEY

I-95

SW 7th St

SW 8th St

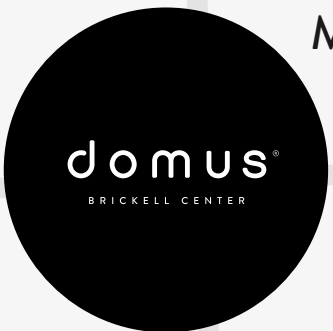
SW 9th St

SW 2nd Ave

SW 3rd Ave

SW 10th St

Metrorail &
Metromover
Station



SW 12th St

SW 13th St

S Miami Ave

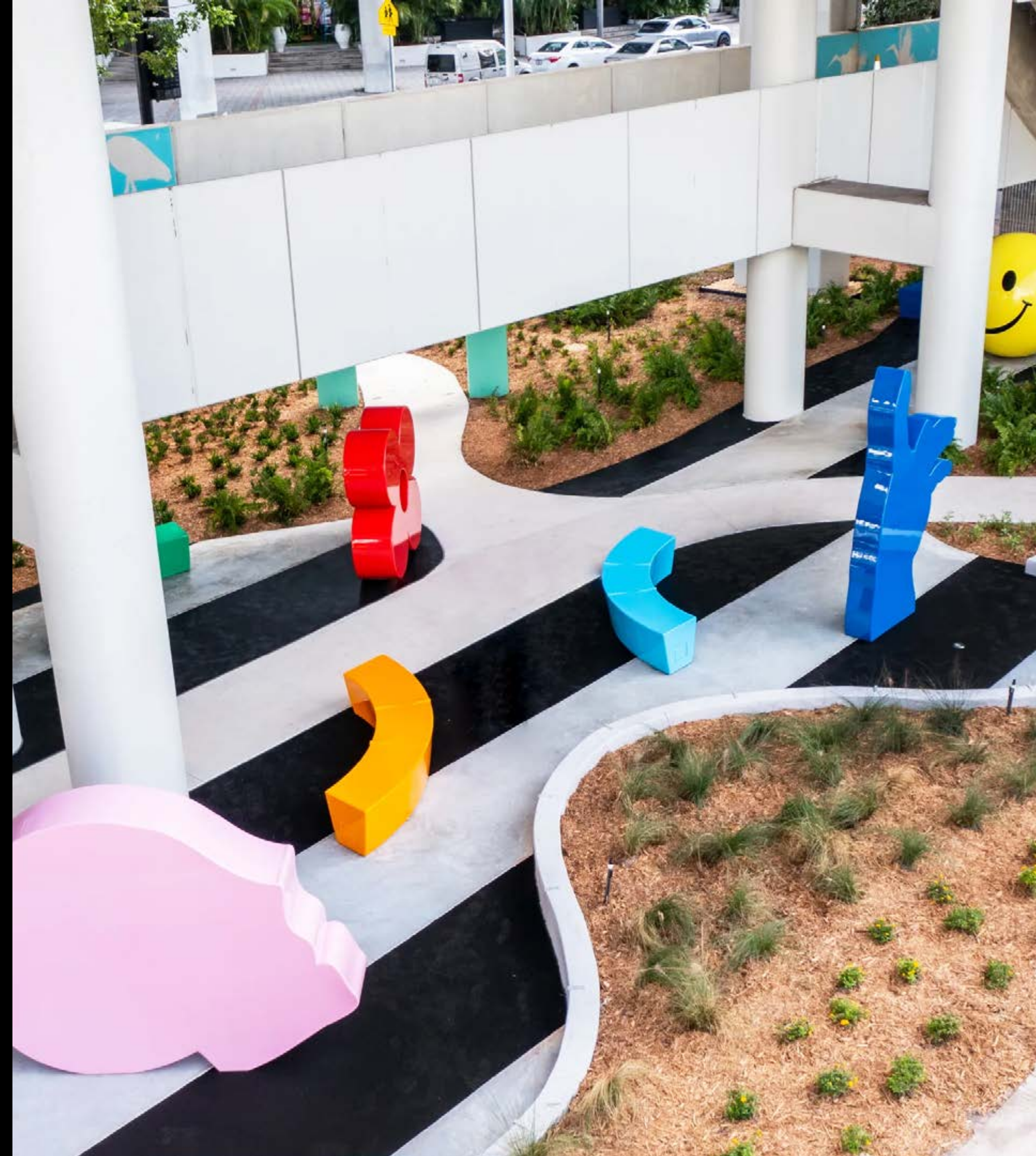
Brickell Ave

Brickell Key Dr

Brickell Bay Dr

The Underline

The Underline is transforming the land below Miami's Metrorail into a 10-mile linear park, urban trail, and public art destination.



An aerial night photograph of a city skyline, likely Hong Kong, showing a dense cluster of skyscrapers and a complex highway interchange with multiple lanes of traffic. The city is illuminated by numerous lights, and the sky is dark with some clouds. The text "Among the Most Sought-After Cities." is overlaid in white, sans-serif font across the middle of the image.

Among the Most Sought-After Cities.



LOCATION — LIFE IN BRICKELL

A GLOBAL CENTER OF FINANCE AND INDUSTRY

Brickell has already made its mark as the city's elite financial district, evidenced by hedge fund powerhouse Citadel moving in soon. Major tech companies like Microsoft have also flocked to the waterfront neighborhood, along with BigLaw, and a growing startup and accelerator presence.

DOMUS FLATS — BRICKELL CENTER

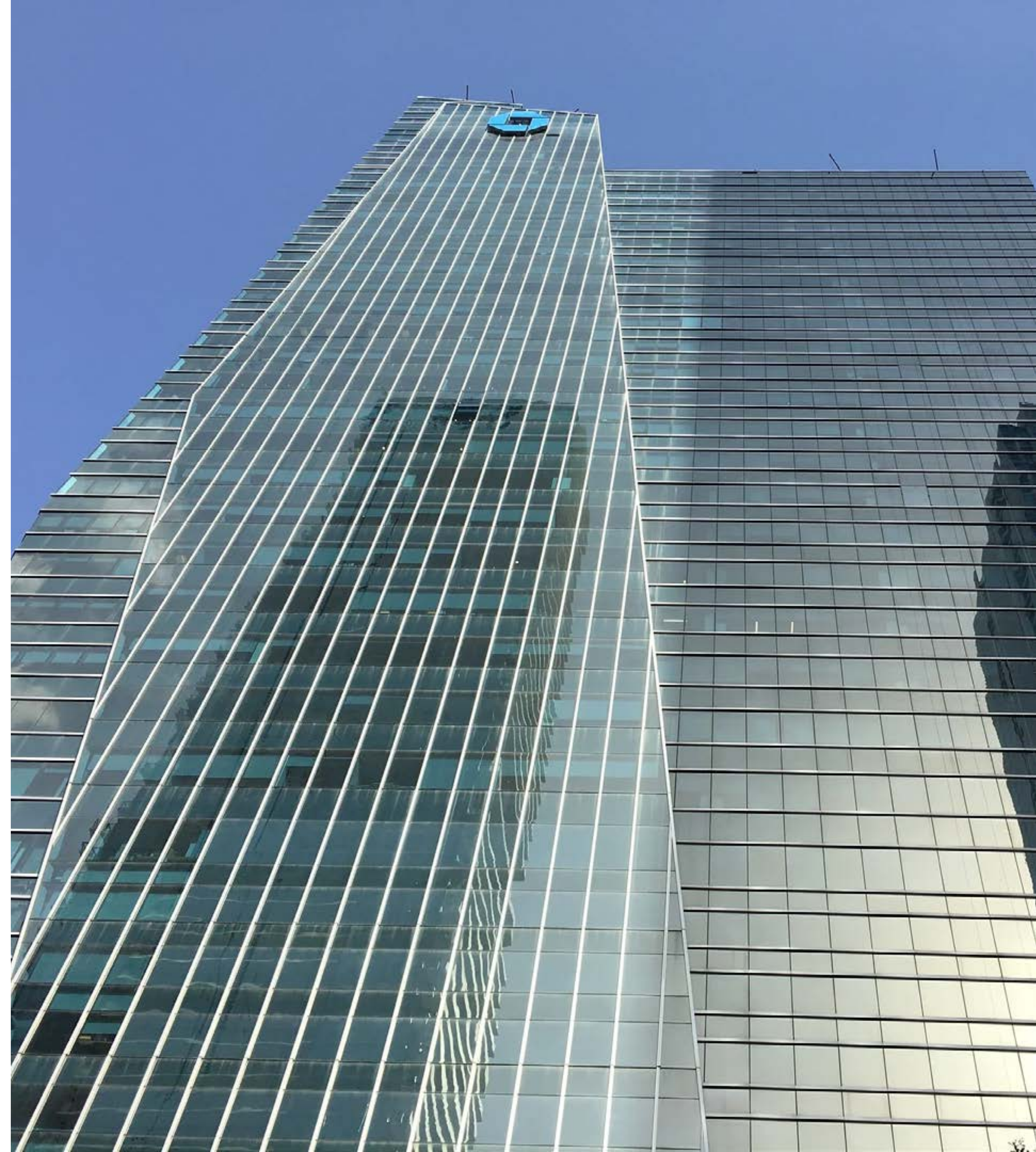
BANKING CENTER IN THE U.S.

The average daily room rate in 2022 was almost 30% higher than 2½ years ago, and the third highest in the nation.

Miami has the highest tourist-to-local ratio with 1,641 visitors to every 100 residents.

Hotel occupancy and dining have surpassed 100% of pre-COVID levels.

Office Occupancy
90.4%
(Q3 2023)



Business in Brickell

NEW BRICKELL COMPANIES:



SHORT DISTANCE FROM DOMUS:



ONE BRICKELL CITY CENTRE



MIAMI TODAY

Brickell City Centre Record-Setting Office With 1.5 Million Square Feet of Office Space Across 68 Floors

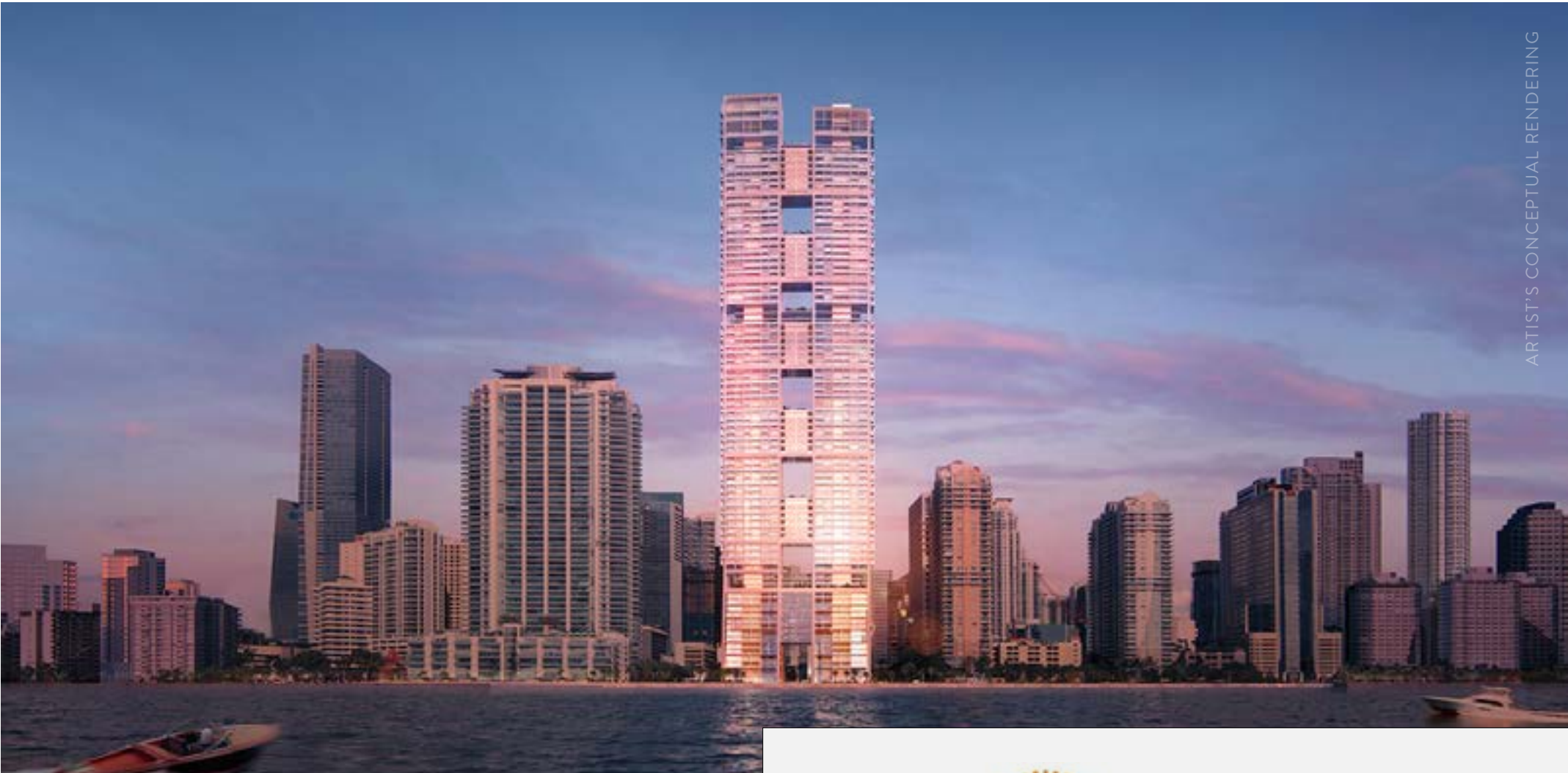
THE REAL DEAL
SOUTH FLORIDA REAL ESTATE NEWS

Swire, Stephen Ross’ Related Plan Florida’s Tallest Commercial Tower In Miami’s Brickell

THE COMMERCIAL OBSERVER

Kevin Davenport to Lead Swire’s One Brickell City Centre Development

CITADEL



THE NEXT MIAMI

Developer of Citadel HQ Tower: ‘We’re Moving as Fast as We Can’

Bloomberg

Citadel Grabs Miami Office Space Ahead of Building Its Own Tower

REUTERS®

Hedge Fund Citadel to Move Headquarters to Miami From Chicago

⚡ 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. This project is being developed by North at Brickell II, LLC, a Florida Limited Liability Company (“Developer”), which was formed solely for such purpose. Oak Capital is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to the Developer (and not to North Development and/or any of its affiliates other than Developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.



STR Trends Report Data 2023

Averages for Hotels that Reported to STR

The industry’s most comprehensive market share product says that Brickell outperforms Downtown Miami.

Revenue
(Per Available Room)

+28.86%

GREATER
in Brickell Vs. Downtown Miami

Rates

+18.83%

NIGHTLY
in Brickell Vs. Downtown Miami

Occupancy

+5.7%

in Brickell Vs. Downtown Miami



Welcome to Life *in* Brickell Center

579 Fully furnished studio,
one- and two-bedroom FLATS

35 Stories of designer residences

4,000^{SF} Expansive lobby and gathering space





EXHILARATING
CONNECTED
DYNAMIC
URBAN
REFINED

A Sense *of* Home in the Heart of the City

Interiors designed to fit your life—with private balconies in each residence, sleek modern fixtures and countertops, Bosch premium appliance packages, in-residence washer and dryer, oversized TVs, smart home tech, hard flooring throughout, and flexible layouts created to work for you.

DOMUS FLATS — BRICKELL CENTER

AMENITIES



RESIDENCES WITH
BENEFITS

Own in a place *that* connects you.

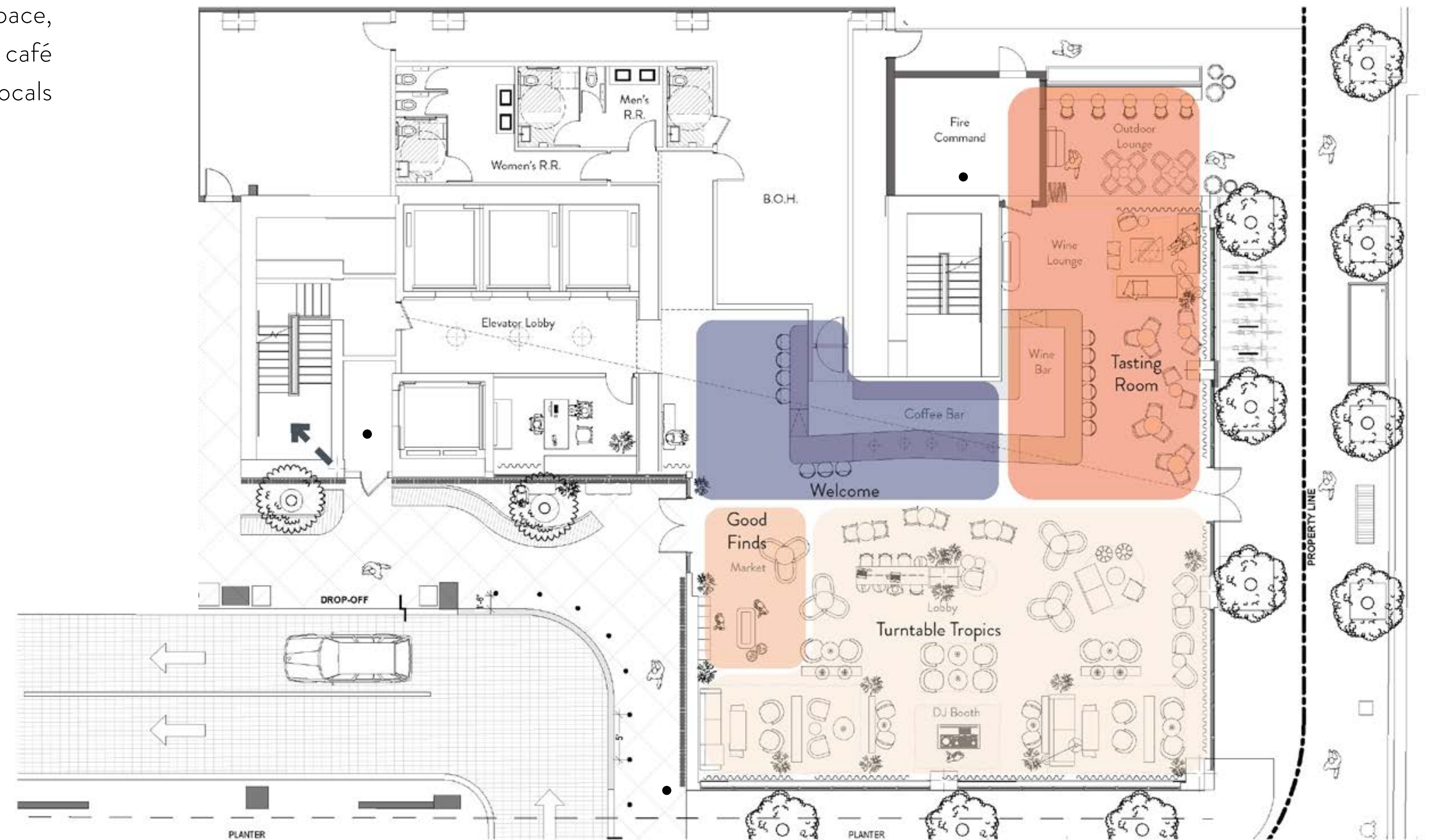


THE CYPRESS ROOM

A Space Designed *to* Bring People Together.

Boasting almost 4,000 square feet of gathering space, co-working areas, garden lounge, wine and beer bar, café and bakery, gourmet market, open to residents and locals alike, where something is always going on.

- 1 Welcome Lounge
- 2 Coffee
- 3 Bakery
- 4 Coworking
- 5 Market
- 6 Bar
- 7 Garden



WELCOME LOUNGE

*“It’s great to see you” has never
felt more genuine*



A convenient hub for residents
and travelers to access any service
they need.

BAKERY

*Warm, Inviting,
and Fulfilling in Every Way.*



Ethically sourced coffee and baked goods.
Here, your local barista is a familiar friend,
a cheerful connection, and most definitely
a part of your community.

COFFEE

*Artisan - Quality
Meets Everyday Affordability*



For anyone who has ever thought,
“but first, coffee,” Domus Brickell Park
heard you. mHere, your local barista is a
familiar friend, cheerful connection, and
most definitely a part of your community.

COWORKING

*Coworking and All - Day
Meeting Spaces*



Welcome to a workspace that inspires you,
relaxes you, and welcomes new connections.
Domus Brickell Center goes beyond coworking
to offer innovative, flexible meeting spaces for
every conversation, aka, real life that works.

MARKET

*A Local Artisanal Market That’s Both
an Experience and a Destination.*



Domus Brickell Center is home to its own gourmet market for drinks, snacks, and other items ready to go when you are.

BAR

*Welcome to the
Happiest Hours.*



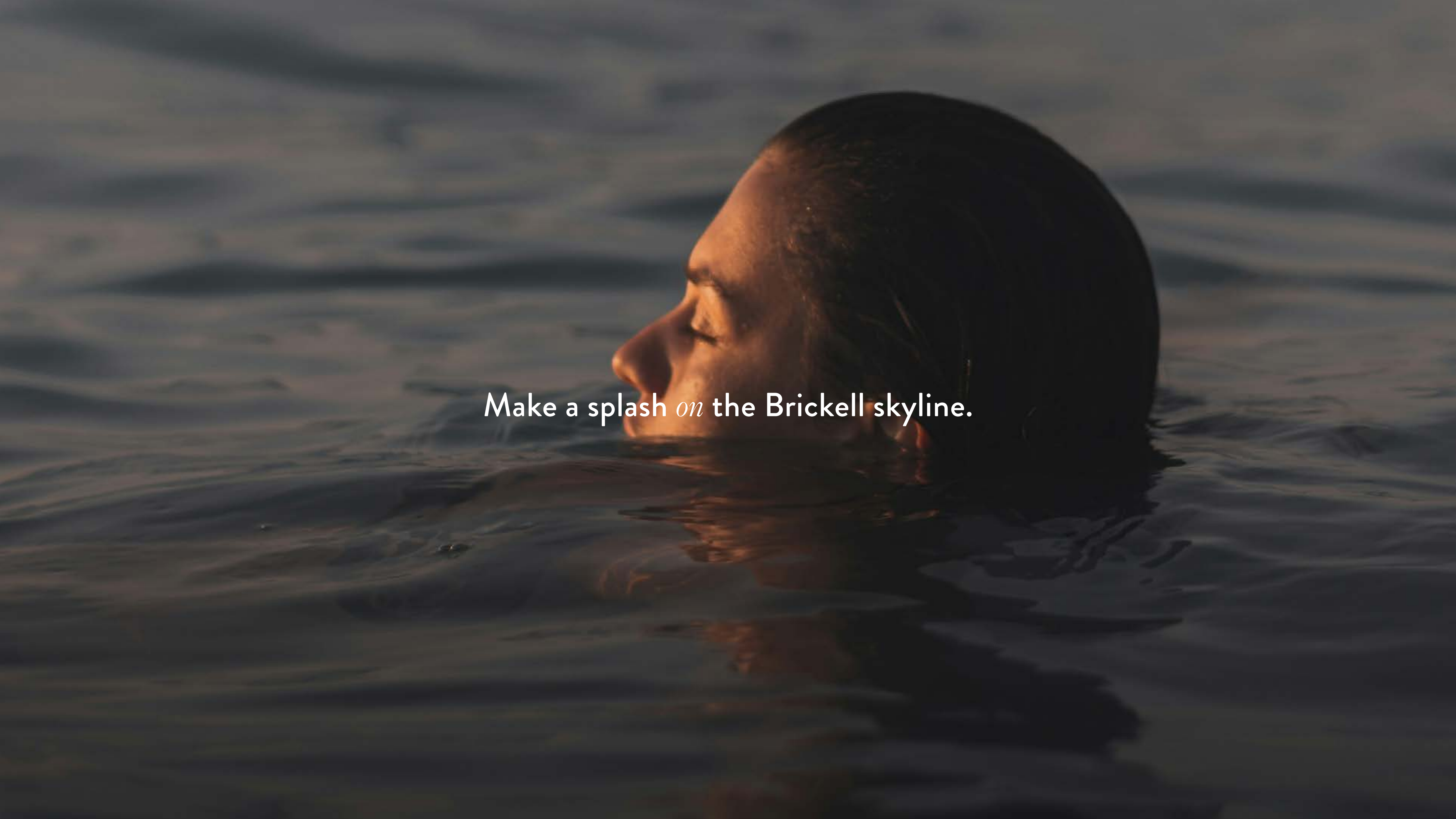
Here, the bar is truly your local pub, meeting point, and official destination for celebration and relaxation. All things toast-worthy deserve a spot that rises to the occasion.

GARDEN AREA

*A Charming Natural
Oasis in the Heart of the City.*



The vibrant energy of Downtown Brickell is only two blocks away, but you’d never know it from the garden at Domus. Surrounded by trees, blossoms, lush greenery, and with ample lounge seating, it’s a world all on its own.

A person with dark hair is floating in water, their head and shoulders above the surface. They are looking towards the left. The background shows a city skyline at dusk or dawn, with the water reflecting the lights. The overall mood is serene and contemplative.

Make a splash *on* the Brickell skyline.



ARTIST'S CONCEPTUAL RENDERING



Whole Body Wellness

The modern definition of wellness is one that encourages balance between mind, body, and spirit. That's why Domus Brickell Center offers a steam room, fully equipped gym, treatment room, and a rooftop yoga deck. There is a centralized UV water filtration system that runs throughout the entire building, as well as filtered AC in all common areas.





CLEAR

CLEAR'S WORLD-CLASS UV WATER PURIFICATION SYSTEM IS THE ONLY CLEAN WATER SOLUTION FOR LARGE BUILDINGS.

Your Partner in Water Quality

- **Water you can trust**

99.9999% reduction in microplastics and waterborne pathogens.

- **Purify every drop**

Installed at the point-of-entry, purifying every faucet, shower and fountain .

- **Full service**

Clear performs all monitoring and maintenance to ensure high quality water at all times.

- **Chlorine control**

Removes odor and flavor, promotes healthier skin and hair.

- **Industry trusted**

Our technology is trusted by beverage manufacturers like Fiji, Nestle, Coca-Cola, & Pepsi.

Your Partner in Air Quality

- **4-Stage Purification**

Our air purifiers use a 4-step process removes > 99.9% of pathogens.

- **Healthy Amenities**

Air purifiers are installed in all common areas, providing healthy air in building amenities.

- **Full service**

Clear maintains and services the units to ensure high quality air at all times.

- **Preventing Outbreaks**

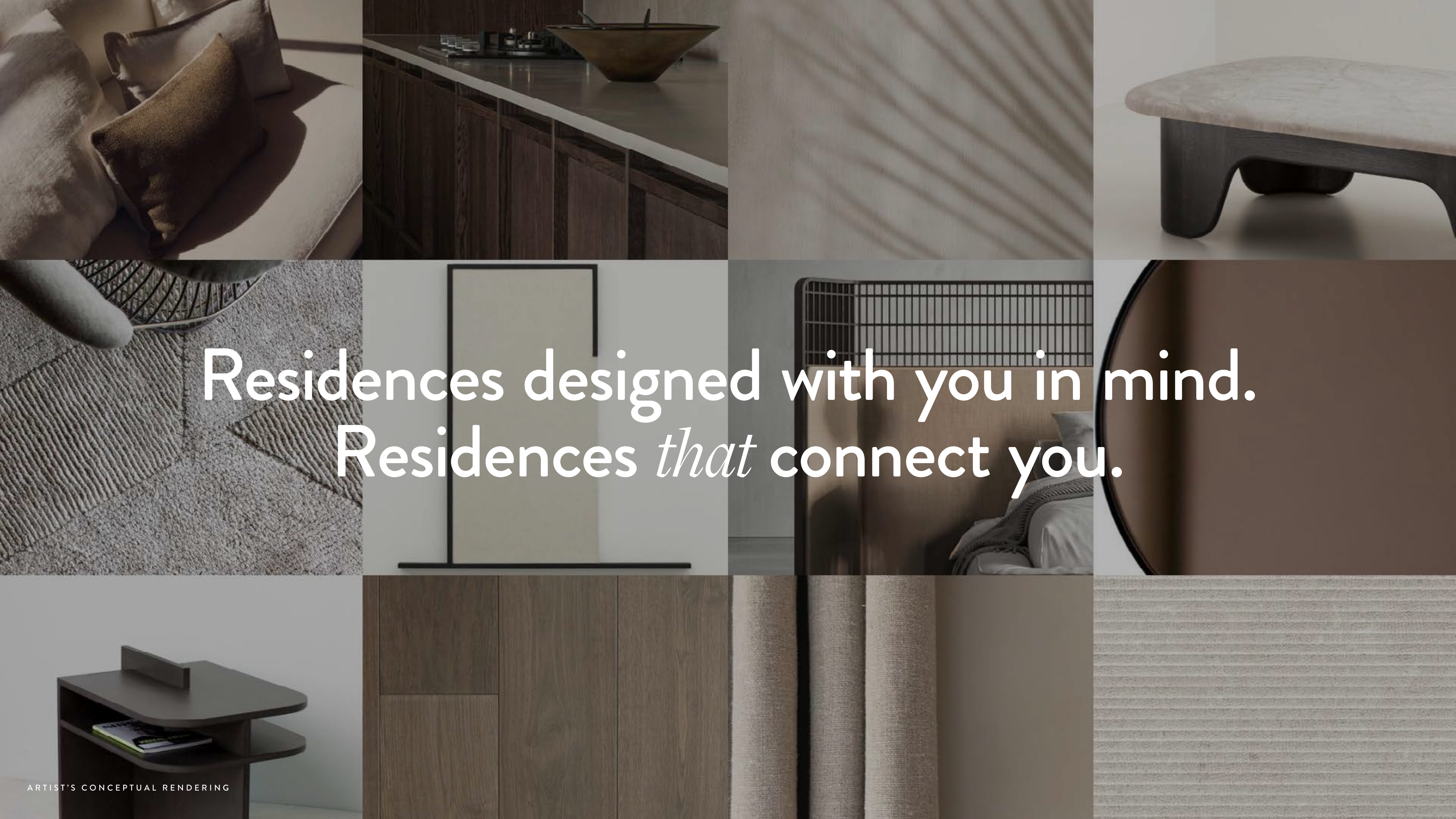
Our MERV-16 filter is 98% effective against even the smallest virus particles.

Just breathe - we take care of the rest.

Hello Nature, Health, *and* Convenience

When you're this connected to the best of the city, you don't need to drive. Just take one of the Domus bikes and you'll be there in minutes.





Residences designed with you in mind.
Residences *that* connect you.

Residence Features

- Delivered fully finished and furnished with hard flooring throughout
- Private balcony in all FLATS
- Keyless entry smart lock system
- Kitchen equipped with premium Bosch appliance package
- Modern fixtures
- Stone countertops
- Glass Enclosed Showers
- Washer and dryer
- CLEAR UV filtered water



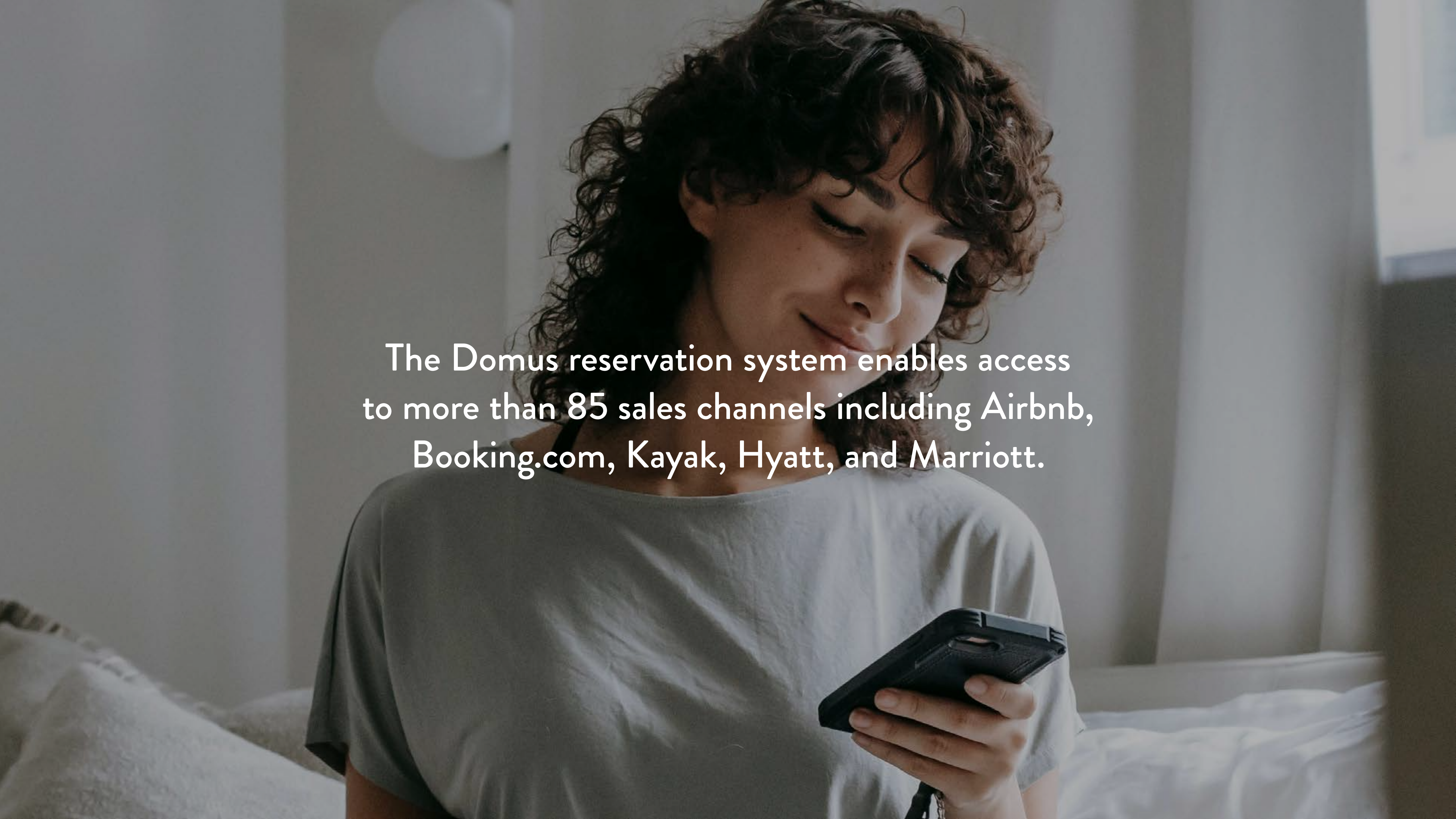
DOMUS FLATS — BRICKELL CENTER

MANAGEMENT SERVICES

DOMUS MANAGEMENT



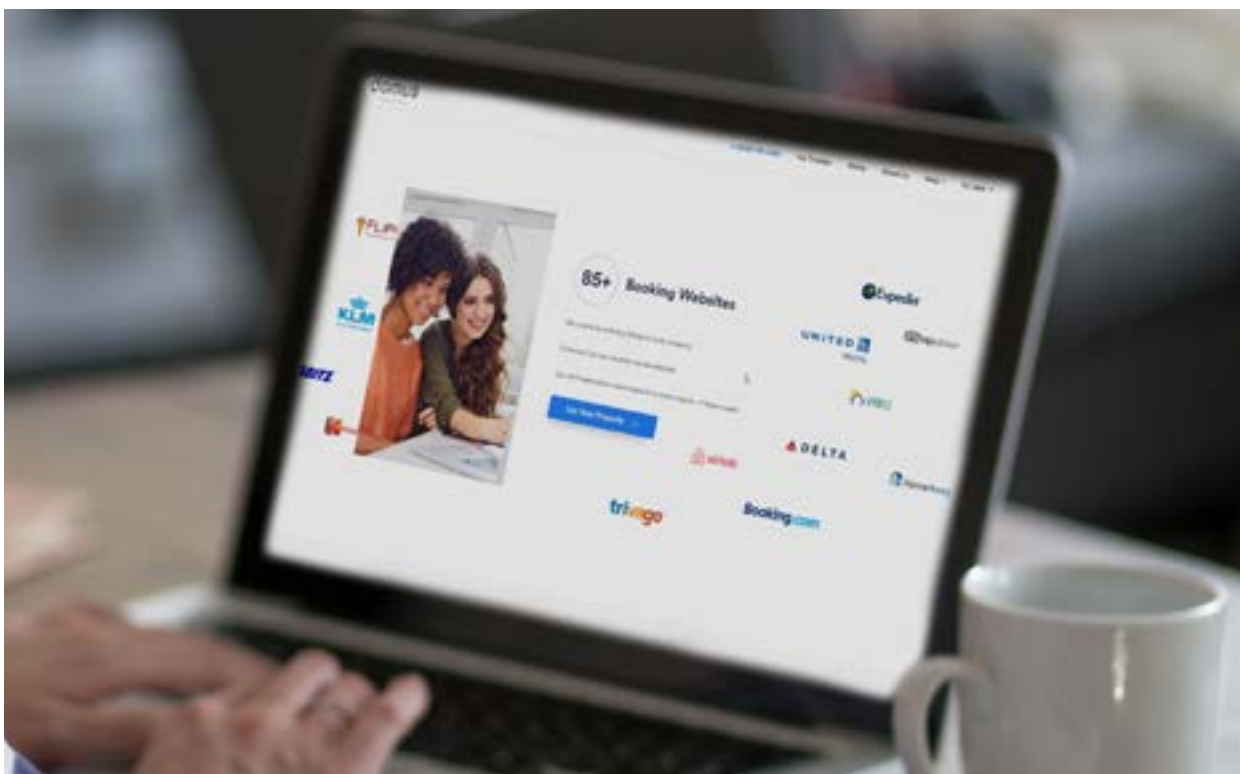
Everything you need, exactly how you want it.

A woman with dark, curly hair is shown from the chest up, looking down at a black smartphone held in her right hand. She is wearing a light gray t-shirt. The background is a softly lit room with white walls and a bed with white linens visible in the lower left and right corners. The lighting is warm and natural, suggesting a window nearby.

The Domus reservation system enables access
to more than 85 sales channels including Airbnb,
Booking.com, Kayak, Hyatt, and Marriott.

The Management Option

Quite simply, more visibility across more platforms means more opportunities to attract guests and make bookings. Domus offers a true global network with:



711 M
Monthly visits



EASY SCHEDULING

The integrated Domus system instantly and automatically updates schedules and availability across all platforms, ensuring accurate bookings, no double bookings, and peace of mind.



STRATEGIC ALLIANCES

A unique element of the Domus rental system is a partnership with Marriott International and Hyatt. Guests can access a dedicated, streamlined app with quick ways to reserve future stays, redeem offers, or request a service.

BENEFITS FOR DOMUS OWNERS:

- Exposure to more than 120-million-member loyalty program
- Guests book with confidence knowing Domus partners with globally recognized partners



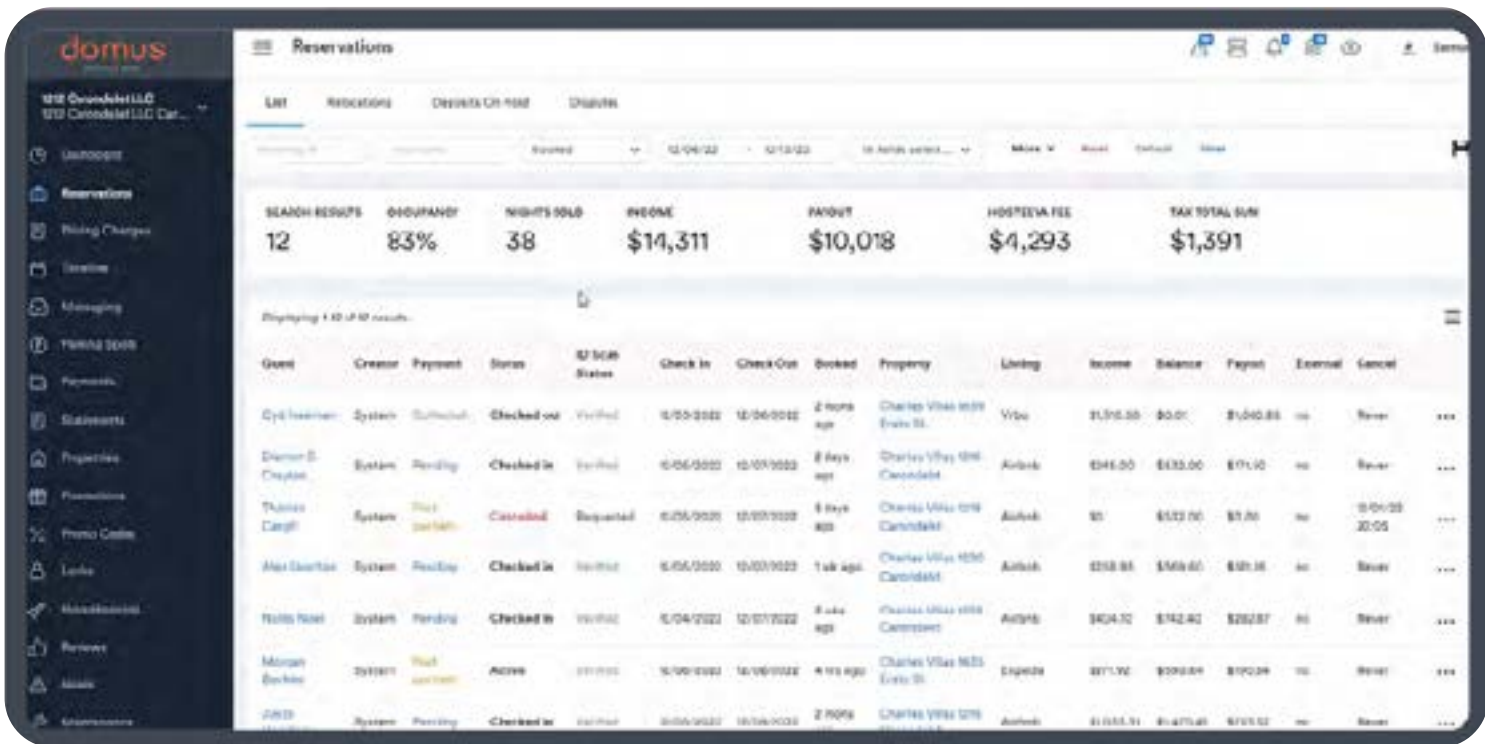
Domus Owners Portal

Manage your reservations and gain insights into your booking history.

DATA AND ANALYTICS

All Domus owners get the benefits of this powerful system for managing short-term rentals with advanced guest screening and integrated customer support.

- Utilizes real-time market data to ensure automated pricing strategies
 - Maximizes revenue and occupancy
- 24/7 call center for guests included at no cost



SMART PRICING ALGORITHM

Domus uses an automated dynamic pricing algorithm for short-term rental properties. This ensures all units are rented at the same fair-market rate throughout the property.



We Bring the Same Sophistication Utilized by the Largest Hotels and Airlines in the World.

Guest Traveler App



Just as Domus makes stays simpler for owners, guests receive several benefits for choosing us. A full-featured app provides convenient online services from any compatible smart phone or mobile device, including:

- Mobile check-in/check-out
- Unique digital keys for elevators and units
- 24/7 call center
- Menu of amenities
- Parking information
- Property rules and policies

ACCESS YOUR BOOKING DETAILS

View address and direction to your rental
View check-in instructions:

- Check-in/out
- Door codes
- Parking information
- House rules
- Cancellation policy
- Menu of amenities



PAYMENT METHOD

- Apple Pay
- Google Pay
- Affirm
- Paypal
- Credit card

BOOK YOUR NEXT STAY

- Reserve a future stay
- Redeem vouchers/credits/discount codes
- Apply loyalty points as applicable

DOMUS FLATS — BRICKELL CENTER

TEAM



ALL THE TOP PLAYERS.
ALL THE RIGHT EXPERTISE.

Built on Collaboration, Driven *by* Expertise.

Our cross-functional teams include experts across all areas of development, architecture, interior design, programming, management, and operations, who work collaboratively to bring best-in-class residences and hospitality to the surrounding community, stewarding not only their immediate neighbors but also the Miami landscape at large.

DOMUS BY NORTH DEVELOPMENT

With five decades of combined expertise with high-profile projects in prominent locations, North Development specializes in creating properties with high revaluation and re-purchase value. The company’s unique business ecosystem not only enhances local communities but also delivers tremendous value to end users.



TWO LEADERS, ONE HUGE
ADVANTAGE FOR DOMUS



THE RITZ-CARLTON RESIDENCES, MIAMI BEACH



STUDIO4, PERU

COMBINED SALES

USD 4 BILLION

52

Combined years of experience in
USA, Brazil, and Perú

33

Combined
Under development / Construction

108

Combined projects in the USA,
Brazil, and Perú

75

Combined projects delivered



DELANO SOUTH BEACH

MC+G ARCHITECTURE

Studio MC+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residences and Affordable Housing. Before establishing her own firm, Jennifer was the Director of Design at Kobi Karp where she managed more than 500 projects in the 18 years with the company. Current projects include the restoration of the Delano Hotel in Miami Beach, as well as the Thompson Hotel and Wynwood Works in Miami’s arts district. Her attention to detail and her ability to maintain repeat clients has made her a sought after Architectural talent in South Florida.



DANTE'S HIFI, WYNWOOD, FL

URBAN ROBOT ASSOCIATES

Urban Robot is a full-service design collective that specializes in architecture, interior design, landscape architecture, and urban design, with a focus on hospitality. The team collaborates to develop a multidisciplinary approach for all projects to generate a unique vision and create meaningful, memorable, and functional experiences. The firm draws on the diverse design backgrounds of its team to generate unique narratives that are faithful to the concept and adapted to each project. They strive to tell stories by making places.



domus[®]
M A N A G E M E N T

Domus Management is a subsidiary of North Development, specially created to service Domus branded projects. It represents the culmination of decades of experience and expertise of its partners, who led the development of some of the world’s most celebrated hotels, including the iconic Le Sereno Hotel in St. Barth and over 10 Accor Hotels in Rio de Janeiro. The company also combines the experience of its two partners (Oak Capital and Edifica) with the expertise of George Cozonis, whose three decades of hospitality experience span major properties such as The Plaza New York, W South Beach, and Sonesta Bayfront, among several others in Miami, New York, Houston and Puerto Rico.

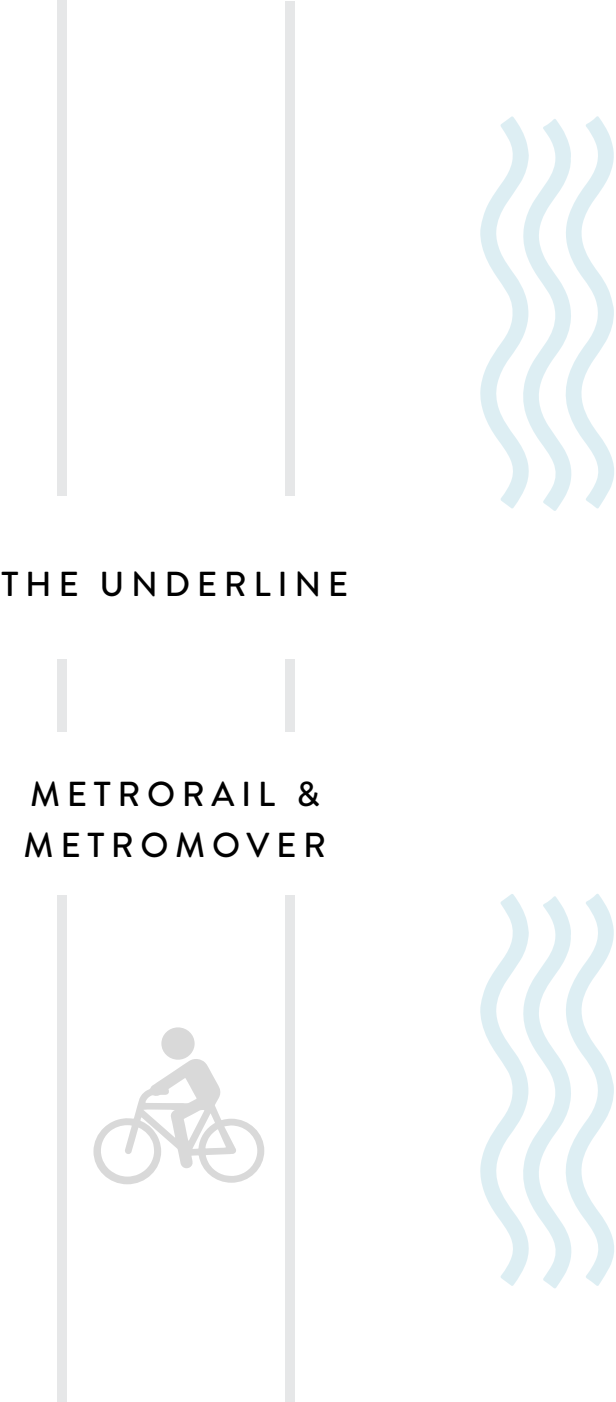
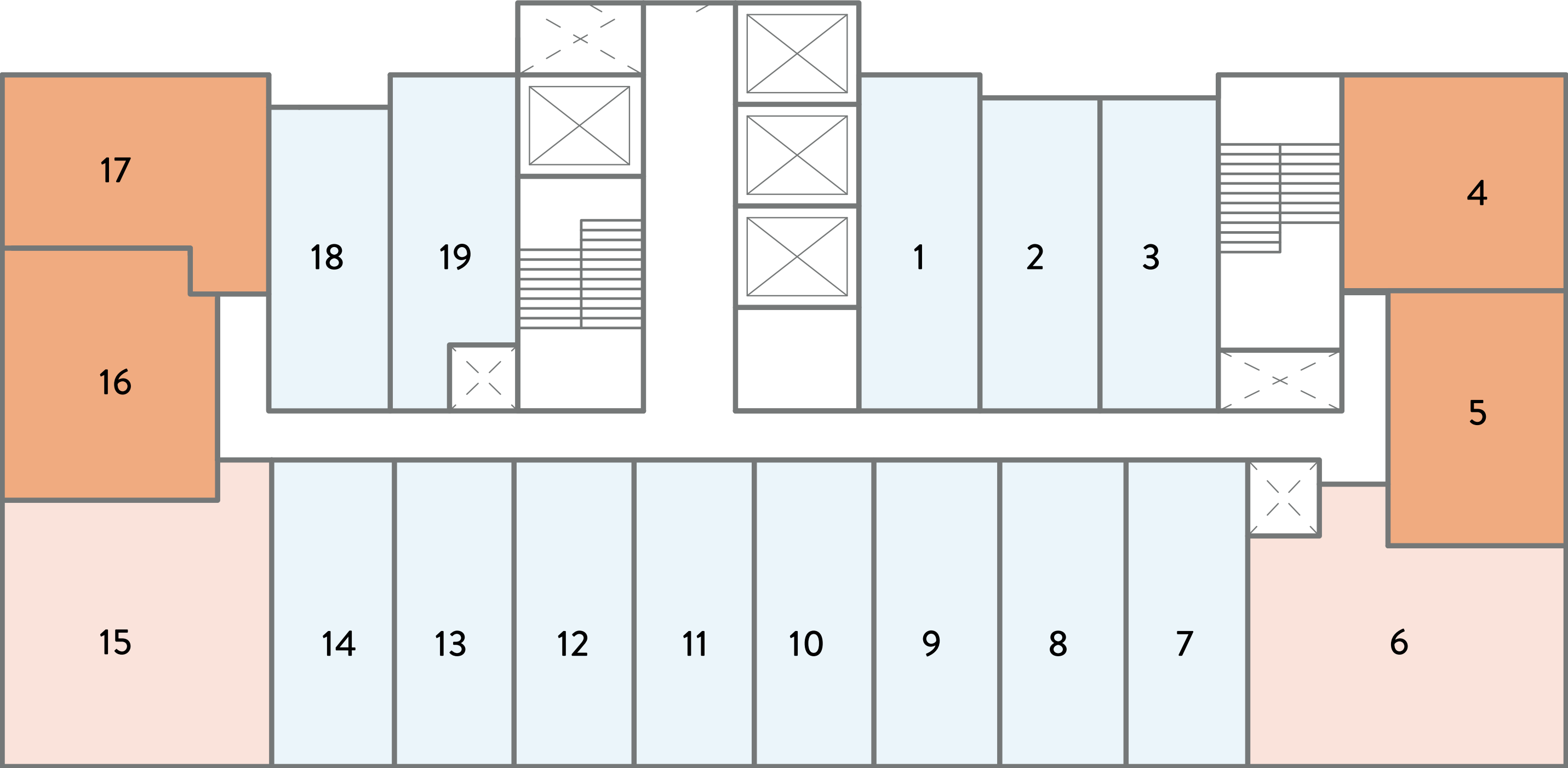


CERVERA

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.

FLOOR PLANS

Main Keyplan



- Studio — 1 Bathroom
- 1 Bedroom — 1 Bathroom
- 2 Bedroom — 2 Bathroom

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