

VALUE CREATION IN SPECIAL SITUATIONS – *URBAN REGENERATION*

Urban Regeneration

- In major urban centres, adaptive reuse of original period buildings, large scale block redevelopments and creative placemaking are critical to the evolution of these cities, enabling their urban landscape to adapt to the changing requirements for working, living, entertainment, shopping as well as medical care, education and critical services (emergency, fire, police)
- Yoo Capital has extensive global experience and in-house capabilities to create unique place making that take traditional real estate mixed-use development, and turn them into uniquely attractive life style choices
- Combining creative asset management, world-class design and visionary long-term planning, Yoo Capital works with local government, agencies, community stakeholders to create vibrant projects that also generate better quality risk-adjusted returns for its investors

Case Study

- Greenwich Square is a \$360M, 500,000 net square foot, ground-up urban regeneration project located in Greenwich, Central London (Zone 2)
- Greenwich Square provides 645-homes, a 120,000 sf community center, public library, retail, public gym and pool as well as Primary Care Trust center.
- The transaction was successfully restructured after 10 years of protracted delays, by working with four bodies of government to structure and negotiate over \$160M of attractive interest-free financing, with a successful delivery ahead of plan
- The transacted was successfully delivered and Yoo Capital worked with one of its JV partners to structure and negotiate an attractive buy-out and exit in 2017
- Yoo Capital acted as Equity Investor, and served on the Main Board



Greenwich Square, London