

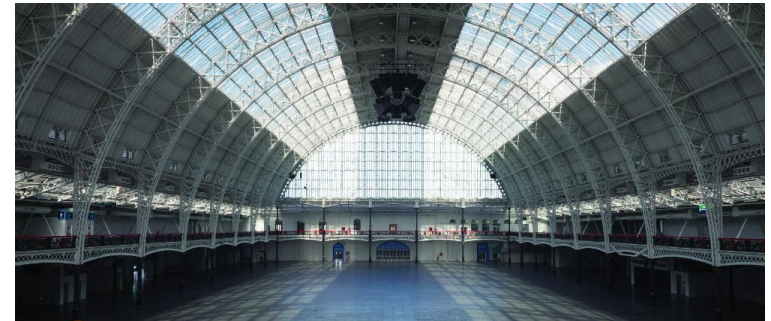
VALUE CREATION IN SPECIAL SITUATIONS – *CORPORATE OPPORTUNITIES*

Unique Corporate Opportunities

- Yoo Capital has significant private equity experience in complex corporate opportunities with significant turnaround or value creation potential
- With hands on operational experience in mixed use, hospitality, serviced residential and leisure operations, Yoo Capital has the ability to originate, underwrite and negotiate and structure corporate acquisition and investment opportunities
- As principle investors, Yoo Capital also oversees all turnarounds with in-house professionals, using third party advisory firms in a supportive role

Case Study

- Olympia is a \$475M, 1,100,000 square foot, 14.0 acre freehold exhibition centre and mixed use site located in prime Kensington in London's West End.
- This is a complex operating business with a unique monopoly position within Central London that has been operating for over 130 years with a tremendous heritage and history
- The site also includes significant opportunities for 300,000 square feet of complementary hotel, leisure, commercial, retail and residential development
- The opportunity was a non-core holding of a major UK public company with whom Yoo Capital was already having strategic discussions which resulted in this off-market opportunity
- The transaction was successfully acquired as the first acquisition with Yoo Capital's new German institutional investors as part of their \$200M Pledge Fund commitments.
- Yoo Capital acts as UK Co-Investment Partner and Asset Manager and serves on the Board of the Company



Olympia Exhibition Centre, London