

## CREATING FUTURE CORE: *URBAN REGENERATION*

Yoo Capital has extensive experience in large-scale regeneration, adaptive reuse of period buildings and placemaking in mixed-use, hospitality and residential sectors.

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.

### ***Greenwich Square***

- ❖ In 2012, Yoo Capital joined a consortium with a major private UK contractor and an affiliate of one of the world's largest global multi-family offices to acquire a derelict former hospital site from the UK Housing and Community Authority
  - ❖ Greenwich Square was a failed 8-acre site owned by the HCA with full planning permission for a projected \$360M, 500,000 square foot town square including 645 new homes, 120,000 sf community centre and retail square, public library, and Primary Care Trust Centre
  - ❖ The Greenwich peninsula was undergoing significant turmoil after the 2008 financial crisis, and Greenwich Square was surrounded by multiple stalled developments by major homebuilders and developers
  - ❖ Yoo Capital identified Greenwich Square's medium term potential and affordable pricepoint in an up and coming location (1 Tube stop from Canary Wharf) which could take advantage of any rebound in the first-time buyers market
  - ❖ Yoo Capital co-led on the structuring of a complex \$200M+ government funding package with four government agencies and innovative revolving structure
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- ❖ Yoo Capital successfully co-led the negotiation of a sale to one of the existing investors after the consortium had successfully delivered 2 of 3 phases
  - ❖ Yoo Capital acted as Equity Investor and served on the Main Board



Greenwich Square, London