

Sustainable Urban Regeneration

Introduction

Ginkgo III is an impact fund seeking to achieve consistent returns by regenerating brownfield sites into attractive and vibrant neighborhoods in the most dynamic urban centers of the Eurozone



History

Established in 2010 in partnership with Edmond de Rothschild, Ginkgo Advisor has become a leading investment franchise dedicated to the remediation and redevelopment of brownfield sites in Europe. Since its inception, Ginkgo has raised two investment funds and generated € 1.4 billion of Gross Development Value across 16 brownfield redevelopment projects in France, Belgium and Spain including 450'000 sqm of residential and workspace.



Strategy

Ginkgo seeks to expand its strategy in the Eurozone by raising a new € 300 million vehicle - Ginkgo III - that will follow the strategy that has made the success of its two previous vintages: acquire a portfolio of well-located brownfield sites, remediate the land using innovative and environmentally respectful remediation approaches, redevelop the sites in accordance with the urban planning strategy of the local authority and generate value through property sales to third parties.



Objective

Investment Objective: target annual net IRR of 12% over the 10-year life of the fund through 15 to 20 equity investments of € 10-55 million each across Eurozone's core countries.

Value creation



Investors

Delivering mid-teen net returns*

* Based on assumptions that cannot be guaranteed.



Local authorities

Restoring economic and social diversity to abandoned sites



Communities

Providing housing, workplaces, infrastructures and improvements in public health



Environment

Reducing environmental hazards, limiting urban sprawl and operational carbon

Market Opportunity

The main goal of the Fund is to capitalize on several co-existing factors



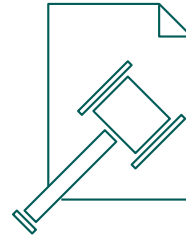
Lack of developable land

Some of the most densely populated and economically competitive regions of the Eurozone suffer from a scarcity of developable land



Large number of brownfield sites

Europe's industrial history produced many environmentally impaired sites that have often been overlooked by developers without the skills to remediate them effectively



Favorable political focus

Brownfield regeneration is becoming a priority in many European countries in light of the scarcity of developable land and the need to curb urban sprawl and protect biodiversity



Innovative remediation techniques

The emergence of innovative, environmentally-friendly and cost-efficient soil remediation techniques provides an opportunity to optimise the remediation process

Case studies



Ginkgo I
Mont Saint Guibert, Belgium
 Former paper mill

The 9.3 ha site was redeveloped into a residential neighbourhood comprising 280 housing units. The 32,500 sq. m were labelled BREEAM Communities ranking as "Excellent" with a 75.5% score



Ginkgo I
Lyon Gerland, France
 Former tar manufacture

4.2 hectares of land remediated for the redevelopment of an eco-neighbourhood including more than 42,000 sq. m of residential space and 29,600 sq. m of retail, office and light industrial spaces



Ginkgo II
Chatillon, France
 Former Motorcycle manufacturing

The redevelopment will include 28,000 sq. m of office space with the highest environmental standards (Breeam Very Good, HQE Excellent). Wood will be used in the structures of the building to reduce CO₂ emissions



Ginkgo II
Malaga, Spain
 Former thermal power plant

The 11.6 ha site will be redeveloped into a 68,100 sq. m mixed-use neighbourhood supporting the mutation of the area from industrial to residential and restoring access to the beach of Malaga

Disclaimer

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Risk Factors: An investment in the Fund involves a significant degree of risk. There can be no assurance that the Fund's objectives will be achieved or that there will be any return of capital. The environment for private equity investments is increasingly competitive and an investor should only invest in the Company if the investor can withstand a total loss of his investment. The following considerations should be carefully evaluated before making an investment in the Company. Chief among these risks are:

1. the equity-intensive aspect of the remediation process, associated with possible delays and cost overruns, during the land redevelopment phase
2. impediments relative to planned costs and delays during the building development phase and
3. the relatively illiquid nature of real estate entailing a possibly difficult exit strategy, particularly in times of economic downturn.

Identity of managers: Managers will invest in the fund and own carried interest with vesting provisions with a view to align interests with investors. However the identity of the managers presented in this document may evolve over the life of the product.

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COMPAGNIE BENJAMIN DE ROTHSCHILD MANAGEMENT (LUXEMBOURG) S.A. 11-13 rue Jean Fischbach, L-3372 Leudelange, Grand Duchy du Luxembourg, registered au Registre de Commerce et des Sociétés du Luxembourg sous le numéro B130070



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EDMOND DE ROTHSCHILD ASSET MANAGEMENT (FRANCE) 47, rue du Faubourg Saint-Honoré, 75401 Paris Cedex 08 - Société anonyme à Directoire et Conseil de Surveillance au capital de 11.033.769 euros - Numéro d'agrément AMF GP 04000015 - 332.652.536 R.C.S. Paris