

October 22, 2022

2022 Fourarces Investor Presentation

Board of Directors



Brian Mitchell

Chair of the Property and
Valuation Committee



Bridget Corbett

Chair of the Audit & Risk
Committee, Senior
Independent Director



Janette Raven

Investor Services Manager



Daniel Hall

Compliance Manager



Randy Brett

Chief Operating Officer



Craig Edwards

Director of Asset
Management

Board of Directors



Paul Hampton

Group Chief Executive



Nicholas Stover

Group Executive, Strategy,
Sustainability & Innovation



Thomas Peterson

Group Finance Director



Steven Gary

General Manager –
Investors Relations,
Corporate Affairs and
Sustainability



Jim Powell

Manager – Mergers and
Acquisitions



Corporate

Core Values

Fourarces driven and differentiated by Transformational Thinking, viewing every development as an opportunity to transform its potential, in terms of function, practicality, effectiveness, perception and/or value.

Who We Are

Fourarces has achieved consistent growth over the past 17 years by developing and managing landmark properties at prime locations in Ireland and across the region. We are shaping our future by diversifying into commercial, retail and residential developments, fund management businesses and, recently, healthcare and consumer, in addition to our hospitality excellence. We are committed to maximising shareholder value through our growing portfolio.

Investment Strategy

Our principal strategy: We own and manage commercial, retail and residential properties that are situated in prime locations, hotels that are found in gateway cities, as well as healthcare assets in high-growth Europe markets. Fourarces development comes from an evolving real estate portfolio. We continue to grow our portfolio by harnessing opportunities that offer sustainable streams of revenue and lucrative returns on investment, primarily in Ireland. We aim to build a strong recurrent income base, balanced with development profits to enhance long-term shareholder value.

Transformational Thinking

Fourarces is driven and differentiated by Transformational Thinking, viewing every development as an opportunity to transform its potential, in terms of function, practicality, effectiveness, perception and/or value. By looking at things differently, we see potential where others don't to positively transform the way buildings, places and communities are used, viewed and valued. It means:

Corporate Information

Sustainability is a prerequisite for creating long-term value

Our sustainability strategy supports our mission of making decisions easier and lives better. Building on our history as a trusted insurer, long-term investor and good corporate citizen, our strategy incorporates input from external and internal stakeholders, our learnings from ongoing engagement with external sustainability associations, and our experience over the years in this space.



Corporate Social Responsibility

At Fourarces, we believe that by giving back we not only ensure the sustainable growth of our organization, but more importantly, that of the communities we are part of.



At Fourarces, corporate social responsibility is rooted in our corporate culture and forms an integral part of our business strategy. We give through community-based initiatives that focus on the environment, education, the arts, sports and other areas.

Fourarces For Environment

At Fourarces, we are committed to exploring and adopting more sustainable ways of doing business that allow us to improve operational efficiencies while minimizing our environmental impact.

Corporate Social Responsibility

Advancing Sports

Fourarces continued its strong support of the Ireland Game of hurling. The Gaelic football that raises the profile of the sport in Ireland through support for the national indigenous (GAA) games, Fourarces provided accommodation for the foreign delegations as part of the official hotel sponsorship with the GAA.

Fourarces in the community

Fourarces's real estate portfolio comprises buildings in prime locations in Europe. We strongly believe that beyond simply being a part of the built environment, modern buildings are integral to the social fabric of cities. Our buildings contribute significantly to their occupants and the wider community around them. We ensure that all our new investment properties are accessible to persons with disabilities and feature child-friendly facilities. Additionally, Fourarces strongly believes in giving back to society.

We have been supporting the local community by contributing to social organisations, including the NTUC U-Care Fund, Focus on the Family, Stroke Support Station, Viva Foundation for Children with Cancer, Ireland Heart Foundation, Ireland Symphony Orchestra, Singapore Clan Foundation and the Singapore Clan Foundation River Hongbao.

Stars of Christmas

Fourarces's annual Stars of Christmas community project brings Christmas cheer to young beneficiaries of non-profit organizations that support underprivileged children and those with illnesses and special needs in Ireland. Fourarces has continued the Stars of Christmas tradition every year since 2007. The programme is held in support of Community Chest, the philanthropy and engagement arm of the National Council of Social Service, and SG Cares Giving Week. It brings together FOURARCES Group's retail and office properties – in a heartwarming collaboration of giving. With the participation of these properties, members of the public can enjoy more opportunities to join in this annual tradition and help spread Christmas cheer.



Our
Businesses

Real Estate

Discover Why

Our in-depth understanding of the Ireland commercial Real Estate property market enables us to identify, source and find value across different sectors and geographies and reposition the portfolio through the property,

The Board aims to create and deliver long-term value for shareholders and clients, maintaining a high standard of corporate governance and transparency throughout the property cycle helping our occupiers succeed and being valued by all our stakeholders.

We have established a diversified Ireland property portfolio. We are income focused and consider opportunities where we can enhance value, our largest assets ranked by capital value, represent 54% of the total portfolio as at September 2022.

Office assets, industrial assets located across Europe, ranging from distribution warehouses to industrial estates.

A small proportion of our portfolio by value is made up of retail and leisure assets, including a number of regional retail warehouse within Dublin and cork.



Real Estate

Our Capabilities

With over \$8bn of assets under management, our strategies – underpinned by market research and deep local knowledge – seek to offer differentiation, choice and opportunity across the real estate risk spectrum:

Core/core+

- We have completed over \$16bn transactions in the last 10 years in core/core+ plus real estate.
- Investing in and managing office, industrial, residential and retail assets.
- Driving performance through disciplined market selections, utilizing proprietary 6Ts and Kite research.
- Stable, tenanted, income generating properties within metropolitan areas.

Opportunistic

- We have been partnering with specialist operators since 2009 to unlock property investment opportunities.
- Investing in sectors expected to benefit from global megatrends reshaping the economy.
- Enhancing access by investing in and partnering with specialist operators.
- Expertise in targeting market dislocation and countercyclical opportunities.

Real Estate

Our Approach is Shaped by

Global mega-trends: Urbanization, demographic shifts, digitalization and a focus on sustainability are changing the way we live, work and play. This is driving the need for real estate to suit this changing world including logistics warehouses, data centres, rental housing and high quality tech-enabled offices given the strong focus of occupiers and investors in reducing the emissions of their portfolios and corporate footprints.

A large and local team: Approximately 200 real estate professionals, across 31 cities, in 20 countries, identify opportunities and provide local market insights.

Commitment to sustainability: Fourarces Asset Management is committed to investing and managing its portfolio in line with global net-zero emissions by 2040. Across our private markets platform, we work closely with companies to build sustainable, adaptable and resilient businesses.

Shaping Cities and Skylines

“We’re helping to shape cities and skylines – supporting the growth of leading real estate businesses around the world and driving positive outcomes, not only for our partners and clients, but ultimately for the communities in which we operate.”

Healthcare

Our corporate responsibility priorities are based on our strategic guidelines and the value we create for stakeholders, society, the environment, and the climate. In every aspect of our operations, we take into account the special characteristics of the business and operating environment in the field of health technology and support the UN's sustainable development goals.

Diverse and Practical Responsibility Efforts:

We Improve Quality of Life

We develop safe and easy-to-use certified health technology solutions for healthcare professionals and patients to enable more effective ophthalmic diagnostics. We regularly monitor customer satisfaction and collect feedback on our products. We continuously develop both our current products and new product innovations to meet customer needs.

Our innovations enhance preventive health care and we improve the accessibility, quality, and productivity of health care everywhere in the world, thus reducing inequality. Our products help eye diseases to be detected at an early stage. If left untreated, eye diseases often lead to blindness.

We engage in dialog and work closely with a number of patient organizations, hospitals, universities, and research and development institutes in order to advance health care. We also donate our products for research and teaching purposes and to educational institutions, schools, and selected charities based on a rigid evaluation process.

Healthcare

We Grow Together

When we succeed, we create economic growth for our stakeholders as well as a financially stable work community that provides competitive benefits for our employees. Profitable growth and a growth strategy that supports increasing shareholder value provide us with numeric indicators to measure our success.

We grow and develop together by continuously providing training for our personnel and partners. We annually assess the training needs of our personnel and prepare a training plan that also takes into account individual needs. In addition, we offer summer jobs and internships for school children and students every year.



Healthcare

We Nurture the Environment

We take environmental considerations into account throughout the product lifecycle from design to packaging materials and logistics. We ensure the sustainability of our products and production methods and continually develop our processes.

The certified ISO 13485 Medical Devices quality management system provides us with the framework for taking into account environmental and responsibility considerations. In the design process, we apply the IEC 60601-1-9 Environmentally Conscious Design standard. We seek to reduce the environmental impact of our operations. We monitor and measure the recyclability and recycling volumes of our packaging materials, and recycle electronic waste and packaging materials through certified partners.

We ensure responsible product and service purchasing and audit our partners regularly. Our Purchasing Policy ensures that our subcontractors operate responsibly and meet our quality and environmental criteria as well as regulatory requirements. Environmental objectives and environmental certificates are considered in the supplier selection process and continuing collaboration. In the transport of products, we favor logistics service providers who are committed to reducing CO2 emissions.

We Act Responsibly and Transparently

We strive to ensure that all our operations are ethically sustainable and transparent. We treat our employees equally and ensure equality in job roles, development opportunities, and remuneration.

Our responsibility and way of working is guided by our common values. In our operations, we follow laws, regulations, good governance, and Revenio's own ethical Code of Conduct. We have a Whistleblowing channel in place for reporting any misconduct.

Renewable Energy

Why We Invest in Renewable Energy

Today, FAM and its managed funds oversee investments in 16 GW of green generation capacity – helping to provide a clean, sustainable and reliable source of energy for millions of households and businesses. With changes to our climate and continued growth in global demand for energy, we recognize the opportunity to transform how we produce and consume energy. That’s why we’re investing in the construction and operation of green energy projects to support the world’s transition to a new energy mix. Since making our first investment in renewables in 2005, Fourarces Asset Management (FAM) has established itself as a major investor in the sector.

Our Impact

How we work: helping to achieve a Net Zero future

We believe our proprietary and patented Advanced Gasification Technology sets the global standard. It reliably and sustainably converts the widest range of waste products into synthesis gas, which then can be applied to generate of the widest range of energy sources at commercial scale including electricity, heat, biofuels, synthetic natural gas and green hydrogen, from forestry, agricultural and industrial waste and refuse-derived fuel (RDF) produced from municipal solid waste (MSW).

Even some toxic wastes unsuitable for other disposal methods are well suited for gasification. Unlike other approaches, the main purpose of our technology is the production of synthesis gas, without combustion, for further application processes, offering a much cleaner emissions profile.

Benefits: for partners, customers, investors & the planet

Renewable Energy

FAM Development Corporation

Plants powered by FAM are designed and built by our highly experienced engineering team, with experts in end-to-end gasification process, control systems and equipment. The result is an integrated solution best suited for local feedstock, local requirements and local offtake options.

Plants are built in a modular and scalable way, supporting localised energy and biofuel generation. Both our track record (our first, commercial-scale plant was commissioned in 2015) and our pipeline evidence our commitment to quality delivery and sustainable operations.

Beyond deploying the best technology, we're also committed to successful delivery of business cases, through a consistent application of best-in-class delivery methods and tools as well as working in an integrated way with our partners.



Renewable Energy

Identifying Opportunity in Evolving Energy Market

Leveraging the deep technical and operational expertise across our platform, we target investments in green infrastructure, including in onshore and offshore wind, solar, hydro, geothermal, syngas, bioenergy and energy from waste projects. We assess investment opportunities across all stages of the project lifecycle – from development, to construction and operational assets. We also evaluate a range of opportunities to optimize the sale of the clean energy our assets generate.

A New Energy Future

We recognize the important role we can all play in helping to secure a new energy future – partnering with clients, governments and communities to support the development of energy networks that are ready to adapt and respond to our evolving needs.

Powering Change

“With an ever-changing climate, the next phase of global growth will need to be powered by renewable energy. We think this is an exciting challenge and opportunity and we want to be part of it.”

Peter Groom, Head of Real Assets.

Insurance Solutions

Our Insurance Solutions

As one of the world's largest alternative asset managers, we saw an opportunity to drive efficiencies in the way insurance was purchased for assets across our investment portfolio. Leveraging the combined insurance spend of our-managed businesses, we delivered purchasing power benefits to our investment portfolio companies and began offering the same service to third party private equity and infrastructure funds. Today we're one of the world's largest insurance buyers, with an annual premium spend of over \$600million.

Building Stronger Businesses

For more than 10 years, we've used our buying power to reduce the insurance spend of businesses around the world, helping to improve their coverage and providing leverage in the settlement of claims. We've worked with more than 550 businesses to achieve significant savings in their insurance premiums – giving them greater confidence when settling claims and freeing up capital to grow their businesses.



Insurance Solutions

Established Relationships

We've built relationships with partner insurers who offer highly competitive terms to our clients for any type of portfolio business, across any line of insurance.

Importantly, our clients are not required to change their broker. We work alongside existing brokers, using our strategic relationships with insurers, to ensure quotes from our partners are included as part of the renewal process.

The broker's role is unchanged – we simply provide additional leverage through our partner insurers which include AIG, FTA, RIA and other specialty insurers.

Our Impact Across the Globe



Discover Fourarces

Connecting businesses with the spaces they need to operate seamlessly, progress and flourish



Our Insights

Fourarces is committed to delivering high levels of transparency and disclosure on its business activities.

3

Projects

Projects



Micro Project

Minimum fund: \$10
Maximum fund: \$4,999
Daily Profit: 2.15%
ROI: 15.05%
After 7 Days



Private Project

Minimum fund: \$5000
Maximum fund: \$100,000
Daily Profit: 3.60%
ROI: 25.2%
After 7 Days



Business Project

Minimum fund: 100,000
Maximum fund: 5,000,000
Daily Profit: 4.31%
ROI: 30.2%
After 7 Days



Janette Raven
Investor Services Manager

4

Risk
Management

Risk Management

Risk Management at the Centre

We seek to manage risk in order to capitalize on opportunities and improve our performance. Disciplined risk estimation and management are deeply integrated components of the investment process across each one of our strategies.

We believe a well-constructed portfolio upfront will outperform in good markets and protect our client's capital in difficult markets. For this reason, Fourarces has spent over a quarter of a century establishing risk management as a core discipline. This approach begins with a dedicated governance group that oversees risk management. An emphasis on liquid markets, proprietary risk models and a diversified funding structure seeks to further strengthen our approach.



Bridget Corbett

Chair of the Audit & Risk Committee,
Senior Independent Director

Qualifications

Fellow of Chartered Accountants Ireland;
Bachelor of Commerce; and Diploma in
Professional Accounting from University
College Dublin

Risk Management

A Dedicated Risk Management Team

Operating independently of the investment businesses, and reporting to the CEO, the Portfolio Construction and Risk Group (PCG) guides the allocation of risk capital. It is supported by a dedicated R&D team to create custom tools and technologies.

The Risk Management Center

Fourarces's Risk Management Center provides a comprehensive view of the various investment portfolios and how they fit within pre-established guidelines. Built in 2014, its front-end consists of a 27' by 8' interactive touchscreen designed to visualize data in ways that allow for rapid comprehension. Its back-end systems, which connect to every Fourarces office worldwide, continuously run a wide range of operational readiness, risk, and stress test monitors.

The Fourarces Way

Run rigorous processes

In pre-trade discussions, the Portfolio Construction and Risk group works to identify the impact of potential trades on a portfolio's risk and stress exposures. In the ex-post analysis, the group evaluates the skill, infrastructure, investment universe, risk and working capital utilization of each business, and uses this information as a part of the risk capital allocation process.

Reinforce the culture

A solid framework is important, but successful risk management can only be accomplished when it becomes a central part of the portfolio manager's analysis of potential trades and portfolio construction. Continuous communication and collaboration with the investment teams, combined with an in-depth understanding of the portfolios, play a critical role in maintaining and strengthening our risk culture.



Fourarces
Foundation

Fourarces Foundation

Fourarces Foundation

The Fourarces Foundation is an independent philanthropic organization, founded by Fourarces Investment Fund. The establishment and funding of the foundation was approved by the shareholders of Fourarces in 2015. Its ongoing funding comes from its holding of Fourarces shares.

A strong commitment to corporate social responsibility is core to the heritage of Fourarces Group. The Fourarces Foundation was established to formalize and sustain that commitment and to underscore the company's focus on renewable energy, Construction and sustainability.

Since its launch, the Fourarces Foundation has provided financial support to carefully selected projects, research and non-governmental organizations, in line with our mission.

Initially, our scope was international, but in 2017, we completed a strategic review and re-focused our activities on supporting projects and organizations in the area of renewable energy and sustainability, primarily in Europe.

The Fourarces Foundation is a member of Philanthropy Ireland.

Fourarces Foundation

Fourarces Cares

At Fourarces, we value service to others. It's one reason we encourage our teammates across the country to become involved in service projects and activities that matter most to them. Fourarces Group (FGF) established the Fourarces Cares program almost five years ago to serve our teams, their families, and our local communities.

Fourarces Cares also helps our teammates turn their passion for community service into action through 15 paid hours annually to apply to volunteer activities of their choosing.

\$1m Pledged

To the Wheel and Volunteer Ireland to support expanded workforce development programs. Charities Institute Ireland, a nonprofit organization in Ireland, provides essential services like food, shelter, clothing, healthcare, and workforce training to those who need it most.

15 Hours

Of company-paid time, annually given to team members, to volunteer with organizations that support our communities and that our team members are passionate about.

Fourarces Foundation

Fourarces Donate to Support Children From Ukraine

Fourarces stands in solidarity with the Ukrainian people and is donating 1 million to support refugees, with focus on the children coming to Poland from Ukraine. As a company we are aligning with the international sanctions and supporting the efforts on the ground on the Polish border to save lives and provide relief to those affected by the war.

Due to the escalating conflict thousands of people – mostly women and children – are forced to flee. Many of them will cross the border to Poland and are in urgent need of aid.

Employees at Sub location in Kostrzyn (Poland), are collecting necessary products to aid refugees coming over the border. These include personal hygiene products, medical products, and food and water. The products will be donated to the Ukraine Aid Center in Gorzów (PL) and the Kostrzyn Group Aniol in cooperation with the Pomagamy Foundation (PL).

On behalf of the Fourarces and its Sub location Kostrzyn in Poland, we express solidarity with the Ukrainian people. Fourarces is deeply committed to open-mindedness and sustainability, values which are in direct conflict with the current crisis. We will continue to monitor the situation closely.

Award Winning Commitment

To serve our communities. In 2019, Fourarces Group was selected as an award finalist of nearly 250 nominations in the Community Service category by Multifamily Executive Magazine.



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