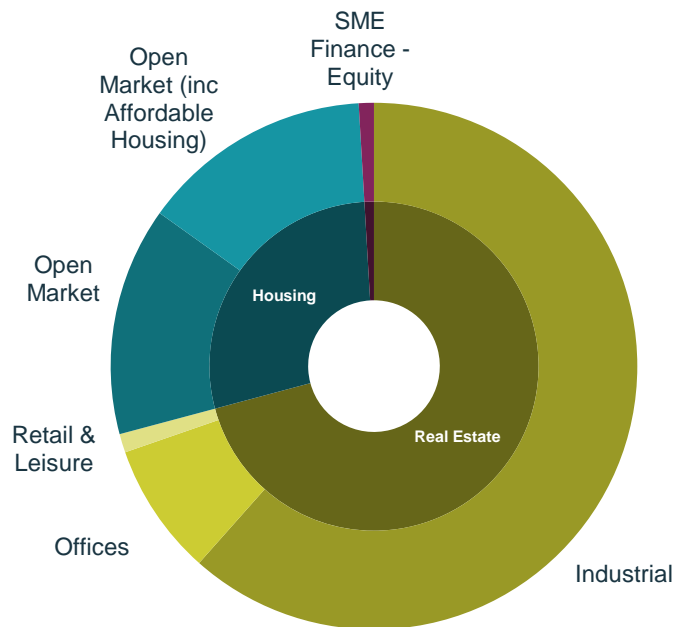


As of 31st March 2023: South Yorkshire

South Yorkshire Pensions Authority (SYPA) is committed to investments that contribute to inclusive and sustainable development in the UK, with a focus on South Yorkshire and the region.

- £294.5 million committed to local investments (2.9% of SYPA value)
- £270.5 million invested in over 220 businesses and housing and real estate developments across the country
- £140.4 million is invested in South Yorkshire.

How we invest (% of value invested)



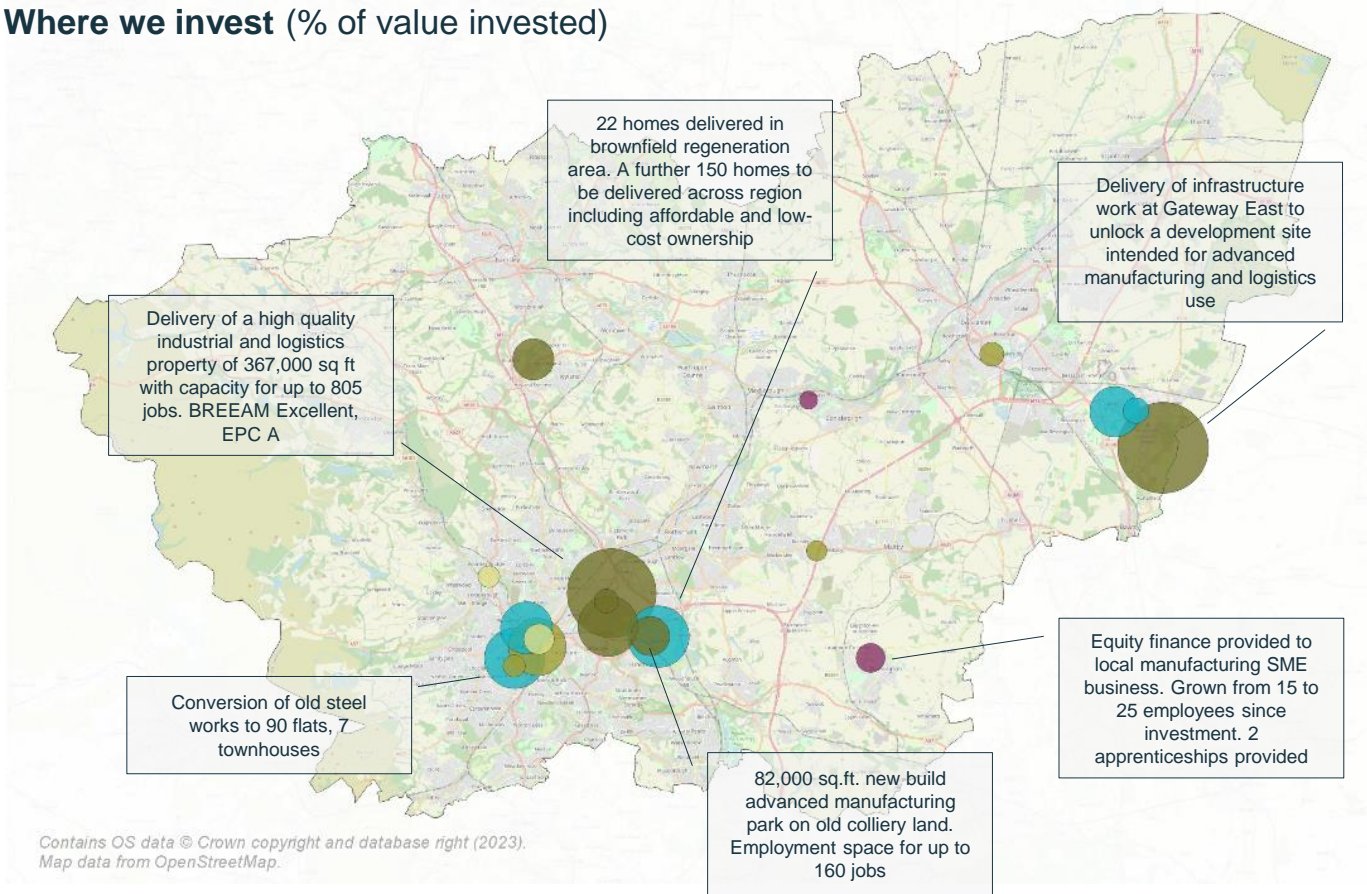
Supporting South Yorkshire through Real Estate



- **12** real estate investments
 - **6** directly funded new-build / redevelopment strategic sites intended to regenerate brownfield and old colliery land, support local advanced manufacturing businesses or unlock sites to encourage further inward investment.
 - **749,000** sq. ft. high quality employment space created and a further 191,150 sq. ft. employment space redeveloped.
 - Creating employment space for **1,400** jobs.
 - **£61.9 million** additional private sector investment into South Yorkshire.
 - **6** real estate assets acquired between 2013 and 2015 via two investment funds which generate a return through rent.
 - Of which, **50%** of the 42 tenants are Yorkshire-based businesses.

As of 31st March 2023: South Yorkshire

Where we invest (% of value invested)



Asset Type

- Housing - Open Market (inc Affordable Housing and Low Cost Ownership)
- Commercial Real Estate - Industrial
- SME Finance
- Commercial Real Estate - Offices
- Commercial Real Estate - Retail and Leisure

THE
GOOD
ECONOMY

Supporting South Yorkshire's housing needs



- **6** housing developments

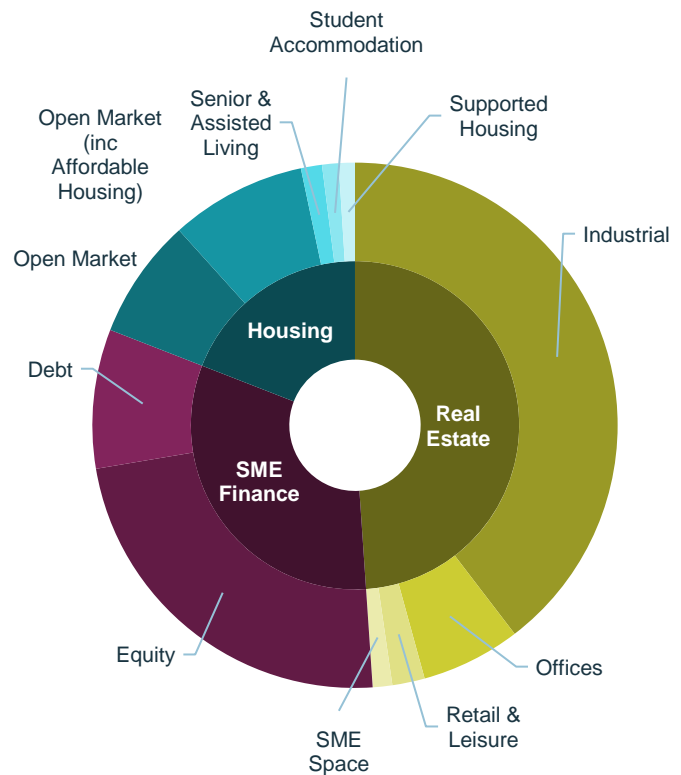
- **2** direct developments
- **149** homes for up to **290** people
- **£7.4 million** additional private sector investment into South Yorkshire.
- **4** housing developments financed through a partnership between SYPA and an investment manager
- **237** homes to be delivered with the capacity to accommodate approximately **700** people
- All developments will provide low-cost ownership opportunities for first- and second-time buyers, two schemes will provide affordable housing.

As of 31st March 2023: The National Picture

Since 2010, SYPA has been making investments that not only generate a financial return but also have positive benefits for inclusive and sustainable development in the UK.

- 19 funds, 9 fund managers
- 1 direct real estate and housing investment fund
- 1 housing partnership and 1 real estate fund with local focus
- 3 national real estate funds
- 12 SME Finance funds, one of which has regional focus
- 1 fund specialising in tackling homelessness

How we invest (% of value invested)



Supporting businesses and jobs across the country

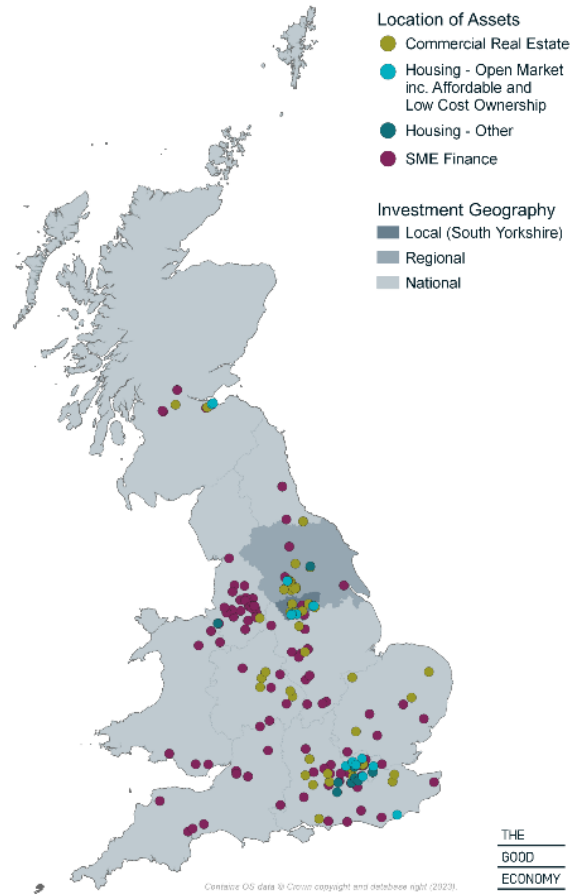
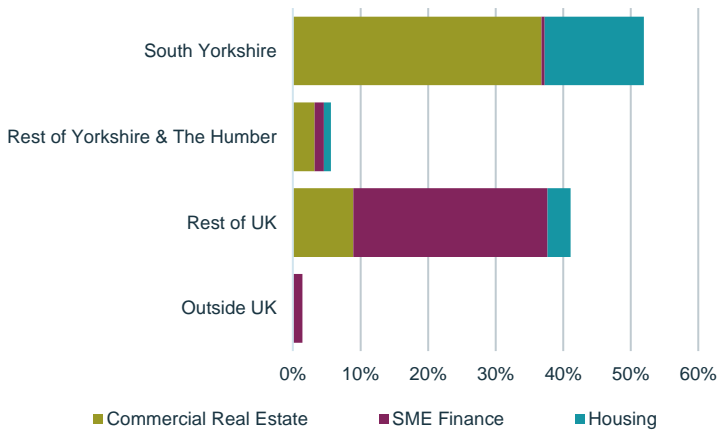


- **123** SME businesses supported through equity or debt finance since 2010. 66 businesses are currently invested in, while 57 are past investments.
 - Over **15,800** employed in these businesses, over 10,800 people employed in businesses currently invested in.
 - Over **6,300** jobs created by the businesses during the period of SYPA's investment.
 - **80%** of the 56 businesses with data experienced job growth.
 - **14** businesses are Living Wage Foundation businesses or pay all employees the Real Living Wage.
 - **39** apprenticeships across 8 businesses.
 - **28%** of businesses and **30%** of jobs supported by portfolio businesses in the 20% most Employment Deprived local areas.
 - Investments have been made through 12 SME Finance funds, SYPA's share ranges from 4.6% - 31%.

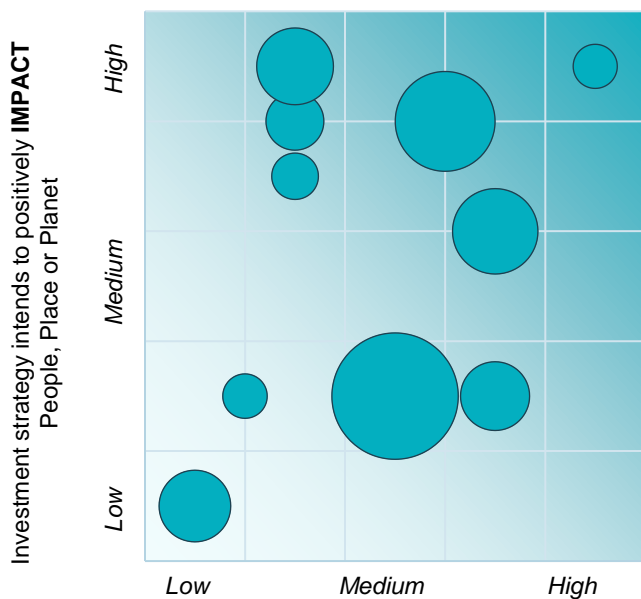
As of 31st March 2023: The National Picture

Where we invest (% of value invested)

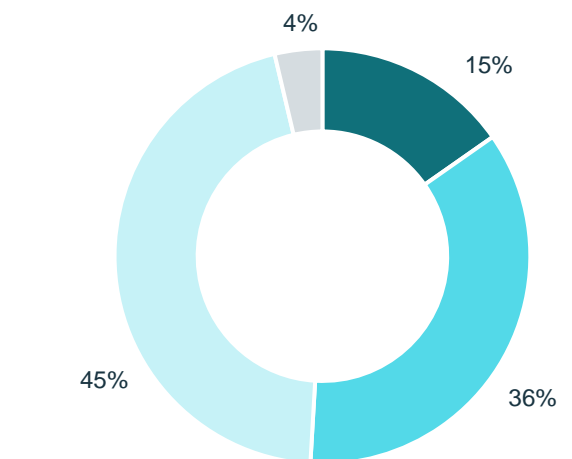
58% of SYPA's local impact portfolio is invested in the region



How our investments align with the Traits of Place Based Impact Investing

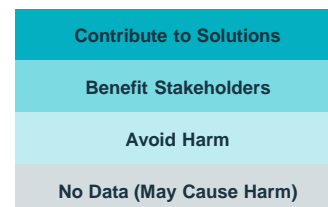


Our Level of Impact (% of assets)



IMPACT MANAGEMENT PROJECT

Impact Classes



Case Studies: Investment in South Yorkshire

Housing: St Bride's White Rose Residential Partnership

Assets Under Management (AUM)	£25.3 million
SYPA contribution	£25 million
Fund structure	English Limited Partnership
Target financial return	Net total return of 6% per annum over the life of the Partnership

Key results as of 31 March 2023:

- Over **230** new homes funded across four investments
- Provision of homes for approximately **700** people
- All investments focused on low-cost ownership for first- and second-time buyers

St Bride's White Rose Residential Partnership, of which SYPA is the key partner, target residential and socially orientated assets primarily in South Yorkshire. Investments focus on first and second-time private family homes including, rental and shared ownership; conversion of commercial space to residential; social, affordable and key worker housing; elderly accommodation including retirement, assisted living and care/nursing homes; student and graduate accommodation; medical surgeries, nurseries and childcare facilities.

The portfolio currently has four assets which include loan facilities to two developers (including Fenwood Estates, see Spotlight) and the forward funding of two housing developments in Rotherham and Doncaster.

St Bride's Managers is an independent, regulated UK real estate investment manager with a principal focus on London, UK's Key Cities and regional impact investment.

Spotlight on Fenwood Estates

Fenwood Estates is a land and property development company based in Doncaster. St Bride's White Rose Residential has invested **£7 million** in the company to recycle into new land opportunities in the South Yorkshire and North Nottinghamshire regions over the next five years. SYPA has contributed almost **100% (£6.93m)** of this investment. The funding is aimed to support both the growth of the company and investment in residential schemes with a social and economic impact.

Fenwood aim to use this loan facility to invest in 1-to-5-acre sites across Sheffield, Doncaster, Rotherham and Barnsley. The investment has contributed towards the funding of **60 new homes** thus far, including housing for first and second-time buyers, with the capacity to accommodate approximately **200 people**.

Private Equity: Financing South Yorkshire's Manufacturing SME Businesses

Foresight investee: MRMK

M.R. Machine Knives (MRMK) is a leading manufacturer of industrial machine blades located in Dinnington, Sheffield. Their mission is to provide high-quality blades without unnecessary price hikes, making them a preferred choice for leading brands in the food packaging and processing industries. MRMK exports its products globally, with a customer base of over 500 clients.

SYPA's investment accounts for a quarter of FRIF's total £4 million investment in MRMK, providing equity release and growth capital. This has contributed to MRMK doubling its workforce since investment in 2020. MRMK currently employs 30 people with the majority of roles providing skilled opportunities in the region. MRMK also has two apprenticeships helping to develop future skills in the sector.

Foresight Group is a specialist investment manager that makes investments in SME Finance, Clean Energy and Infrastructure. The Foresight Regional Investment Fund (FRIF) has been investing in growth companies across North West England, South Yorkshire, West Yorkshire and North Wales since 2016. In 2021 FRIF invested £4 million into MRMK, with SYPA contributing £1.03 million.

Panoramic investee: Paleus

Doncaster-based Paleus is a speciality chemicals manufacturing and R&D company developing products for use in a wide range of sectors. Its strength lies in its ability to develop unique chemicals which perform specific functions in challenging environmental conditions. The company manufactures and supplies specialist chemicals and adhesives for a range of sectors including label stock, tapes, graphic films and flooring, and have a number of international blue-chip customers.

Paleus has received £2.53 million in investment from PGF2, with SYPA contributing just over 10% of this. The investment has supported the company's plans for organic growth by enabling it to increase capacity and take advantage of domestic and international growth opportunities. Investment has also allowed Paleus to increase the number of jobs by a third. They are now employing around 20 people.

Panoramic Growth Equity is an equity and debt investor providing finance to UK based small and medium sized businesses that have growth potential and display good employment and environmental practices.