

COSMOS YOPOUGON BECOMES THE 1ST OPERATIONAL BUILDING IN FRANCOPHONE AFRICA TO RECEIVE IFC'S EDGE CERTIFICATION

ABIDJAN, CÔTE D'IVOIRE, July 7th 2020 – Cosmos Yopougon, the largest and most visited shopping center of Côte d'Ivoire, has earned EDGE certification, the green building certification offered by the International Finance Corporation (IFC). The certification, presented in Abidjan by EDGE certifier GBCI, marks the first internationally recognized operational building to be EDGE-certified in Francophone West & Central Africa and only the third shopping center in sub-Saharan Africa.

An innovation of IFC, a member of the World Bank Group, EDGE is an online platform, a green building standard and a certification system for more than 170 countries. EDGE was created in response to the need for a measurable solution to prove the financial case for building green and help jumpstart the mainstreaming of green buildings. EDGE empowers building professionals to quickly and easily determine the most cost-effective ways to build green based on occupant behavior, building type and the local climate.

Cosmos Yopougon is the first world-class shopping mall to be built in Yopougon, Côte d'Ivoire's largest municipality, and has created a unique modern and convenient shopping experience for a previously ignored predominantly lower middle-class catchment area of almost two million people. Anchored by Carrefour, Burger King and the largest Majestic Cinema in Côte d'Ivoire, Cosmos Yopougon is the prime retail and leisure destination for families across Abidjan, attracting four million visitors a year.

On top of its strong economic and social impact, Cosmos Yopougon's development was based on international standards of the global retail industry and was designed to be environmentally friendly and energy efficient with the implementation of optimal green features making it the most efficient shopping center in Côte d'Ivoire.

"Cosmos Yopougon has set the bar in demonstrating how major retail projects can be designed, built and certified as resource-efficient in Côte d'Ivoire," said Marcene Mitchell, the Global Head of Strategy and Business Development for IFC. "With this important project, HC Capital Properties has the potential to increase local employment opportunities and bring value to customers, while keeping carbon impacts to a minimum."

Opened in October 2018, Cosmos Yopougon was developed by HC Capital Properties, a real estate investment and development firm focused on West & Central Africa, in partnership with SFO Group, the lead global investor in the project. EDGE certification affirms HC Capital Properties and SFO Group's commitment to responsible investing.

"We believe that building green allows us to reduce our consumption of natural resources and reduces the environmental impact of our buildings. Commercially, ensuring we have a lower carbon footprint, not only reduces the mall's operational costs but it also leads to a lower cost of occupancy for our tenants. This ultimately makes our mall a sound business location for them and customers, leading to increased asset values and a defensible investment" said Cheick Sanankoua, Managing Partner of HC Capital Properties. "We remain committed to the sustainable development of West & Central Africa by ensuring all of our developments include green features and have a positive social and economic impact on the communities where we make investments."

Commenting on the achievement, Mohamad Abouchalbak, CEO of SFO Group, said: "EDGE certification emphasizes our ongoing commitment to investing responsibly. In addition to being energy efficient,

Cosmos Yopougon has positively impacted the surrounding communities since its launch, creating jobs and promoting sustainable growth. Furthermore, during the COVID-19 pandemic, Cosmos Yopougon has continued to play this role by making donations and contributions to local authorities and communities to provide much needed protective kits and food supplies.”

Cosmos Yopougon’s EDGE certification comes on the back of the recognition from the International Property Awards as “Best Retail Development in Côte D’Ivoire 2018” and being ranked No. 2 on the continent overall for “Best Retail Development” by the Africa Property Investment Awards 2019.

About Cosmos Yopougon

Opened in October 2018, Cosmos Yopougon was developed by HC Capital Properties, a real estate investment and development firm focused on West & Central Africa, in partnership with SFO Group, the lead global investor in the project. Built on a 3 hectares site, the \$30 million Cosmos Yopougon investment boasts ~14,000 of Gross Lettable Area with 60 tenants, including Carrefour, Burger King, Brioche Doree, Orange, MTN, Majestic Cinema, HA and Majestic Cinema. For more information, visit: www.cosmos-yopougon.com

About HC Capital Properties

HC Capital Properties is a privately held investment, development, and advisory firm with a focus on Real Assets in West and Central Africa. Founded in 2014, the company’s focus is on the largest and most important countries in the region and its expertise goes beyond retail, office, hospitality, and industrial asset classes. The HC Capital Properties investment team, supported by a dedicated advisory and operations group, is located in offices in Abidjan, Lagos and London. For more information, visit: <http://hc-properties.com>

About SFO Group

SFO is a London-based global real estate investor and manager with presence in Paris, Miami and Beirut. SFO focuses on investment opportunities which offer superior risk-adjusted returns and invests in high-quality assets, acquired at attractive valuations, with a clear path to value creation. SFO adopts disciplined investment strategies organized by asset classes and geographies. As of June 2020, SFO has acquired a diversified portfolio comprising more than USD1.2 billion in assets located primarily in the USA and Europe, including 4,500 apartments and more than 4.8 million sqft of commercial real estate under management. For more information, visit: www.sfogroup.com

About EDGE

An innovation of IFC, EDGE helps property developers to build and brand green in a fast, easy and affordable way. EDGE is supported by free software that encourages solutions to reduce energy, water and the energy used to make building materials by at least 20 percent, which is the standard for EDGE certification. The program has been generously supported by the following donors: Austria, Canada, Denmark, ESMAP, EU, Finland, GEF, Hungary, Japan, Switzerland and the UK. For more information, visit: www.edgebuildings.com

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