



SCOTTISH  
PARTNERSHIP FOR  
REGENERATION IN  
URBAN CENTRES

# THE SPRUCE FUND

*SPRUCE (the Scottish Partnership for Regeneration in Urban Centres) is a Scotland-wide regeneration and energy efficiency fund that was originally established under the European Commission's JESSICA (Joint European Support for Sustainable Investment in City Areas) initiative. SPRUCE is part funded by the Scottish Government and is supported by the European Investment Bank.*

*The SPRUCE Fund is managed by Amber Infrastructure Group.*

**IF YOU HAVE  
QUESTIONS  
OR WOULD  
LIKE A  
DISCUSSION,  
PLEASE GET  
IN TOUCH:**

**Cameron Cook**

Telephone:  
+44 (0)131 357 4344  
Email: cameron.cook@  
amberinfrastructure.com

**Richard Paton**

Telephone:  
+44 (0)131 357 4088  
Email: richard.paton@  
amberinfrastructure.com

## FUND OBJECTIVES

- SPRUCE is a recyclable regeneration and energy efficiency fund, sourced from The Scottish Government, the European Investment Bank and the private sector, and is an innovative source of finance for projects that deliver outcomes aligned to key Scottish Government policy objectives.
- SPRUCE facilities are deployed into projects alongside funding sourced from both public and private sector sponsors.
- SPRUCE facilities will typically address market failure in the provision of funding to eligible projects that demonstrate a strong regeneration or low carbon rationale. Projects funded through SPRUCE will generate direct employment benefits to local populations.
- SPRUCE will work with private sector sponsors, asset financiers, asset owners, joint ventures, local authorities, urban regeneration companies, public and voluntary sector bodies, developers, ESCOs, community organisations and other project promoters.
- SPRUCE predominantly provides senior debt, but will consider mezzanine and equity opportunities. SPRUCE facilities are designed to be flexible to meet the needs of eligible projects.

## PERFORMANCE

As at May 2019 SPRUCE has:

- Invested in 13 transactions since its inception in 2011.
- Committed over £85m of capital, of which over £50m has been repaid and has been made available for recycling into further projects.
- Delivered over 29,000m<sup>2</sup> of Grade A BREEAM “Excellent” business space with a further 8,600 m<sup>2</sup> in construction;
- Funded the remediation of over 17 acres of brownfield land;
- Supported two landmark green energy projects which are projected to save up to 12,000 tonnes of CO<sub>2</sub> per year in aggregate;
- Supported 57 enterprises through the delivery of the projects funded, of which 12 operate in key sectors identified by The Scottish Government.

In response to the portfolio of projects successfully backed since its inception, SPRUCE received a Highly Commended at the 2015 Scottish Property Awards.



SCOTTISH  
PARTNERSHIP FOR  
REGENERATION IN  
URBAN CENTRES

**AMBER**  
INFRASTRUCTURE GROUP



EUROPE & SCOTLAND  
European Social Fund  
Investing in a Smart, Sustainable and Inclusive Future

# CASE STUDIES



## 110 QUEEN STREET, GLASGOW

SPRUCE provided a senior debt facility to this BAM Properties development in central Glasgow. The completed building comprises 224,000 sq ft of new office space over 8 floors with ground floor retail space and a basement car park.



## ST VINCENT PLAZA, GLASGOW

SPRUCE provided a senior debt facility to an Abstract Securities led speculative Grade A office development at 303 Vincent Street, Glasgow. The new building can accommodate 2,000 staff over 10 floors with a 78 space car park.



## THE HAYMARKET DEVELOPMENT, EDINBURGH

SPRUCE provided a senior debt facility to an Interserve sponsored SPV to fund the delivery of engineering works which were required to prepare the Haymarket site for the development of over 650,000 sq ft of mixed use commercial real estate.



## GUARDBRIDGE ENERGY CENTRE, FIFE

SPRUCE provided a senior debt facility to part finance the 40GWh Guardbridge Energy Centre project, a biomass plant and heat distribution network developed by St Andrews University at Guardbridge, Fife.



## STRATHCLYDE BUSINESS PARK, NORTH LANARKSHIRE

SPRUCE provided a senior debt facility to part fund the development of 44,000 sq ft of speculative industrial units at Western Campus, Strathclyde Business Park in North Lanarkshire.



## CUBE HOUSING ASSOCIATION, GLASGOW

SPRUCE provided a senior debt facility to Cube Housing Association to be used for the part financing of a distributed energy centre and building fabric improvement project for multi-story stock at Cube's Broomhill and Gorget Estates in Glasgow.



## CLYDE GATEWAY EAST, GLASGOW

SPRUCE provided a senior debt facility to Clyde Gateway Developments Limited to fund the creation of a 27,000 sq ft manufacturing and engineering unit at the Clyde Gateway East industrial site.



## BLenheim PLACE, EDINBURGH

SPRUCE provided a senior debt facility to an SPV sponsored by Chris Stewart Group to acquire, expand and refurbish a c37,000 sq ft Grade A office with 18 car parking spaces located in east central Edinburgh.



## 55 DOUGLAS STREET, GLASGOW

SPRUCE provided a senior debt facility to an SPV with its equity arranged by Signal Capital Partners to fund the extension and refurbishment of the building on a speculative basis to provide 85,000 sq ft of grade A office space.



## HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON

SPRUCE provided a senior debt facility to a Chancerygate Limited SPV to fund the speculative development of 39,000 ft<sup>2</sup> of new industrial and trade counter accommodation on a previously undeveloped plot in the existing industrial estate.