

We identify and invest in businesses where a rapid solution is required

- Trusted by major multinationals & PE's
- Global investment network spanning multiple industries
- Over \$4 billion in assets managed in-house
- Founded in 1983 in Manchester, England, now operating globally
- Privately owned

# A dedicated investor in special situations globally

Advisers and bankers come to us if negotiations have been exhausted or fallen through and where reputation and timing are critical. We find value where others don't and work with companies to find the best way to take their business forward.

We protect vital interests through our transactions, particularly the sellers' reputation, and take pride in being known for always delivering on our commitments.

## Flacks Group acquires from leading businesses



# 40+ years of experience



We work with large corporations and private equity funds to acquire carve-outs and spin-offs – as well as the divestiture of non-core, underperforming, or “zombie” businesses.

Our extensive experience means that we intimately understand the needs of those seeking to sell assets and apply a fully bespoke approach to our solutions.

With significant capital reserves and a seasoned team of in-house investment bankers, we can complete transactions faster than strategics or PE funds.

## Why work with us?

- No Reps & Warranties required
- Seller's Reputation Protected
- Certainty of closing
- No financing contingencies
- Significant & permanent capital base
- Deals executed swiftly & seamlessly
- Protect vital interests
- Closing in under 30 days
- Guarantee business continuation
- High employee retention post takeover

## Our partners

LATHAM & WATKINS LLP

WHITE & CASE

Baker McKenzie

NOMURA

JPMorgan

MUFG

HSBC

SOCIETE GENERALE

Morgan Stanley

# Corporate Investments

Flacks Group identifies and acquires companies with revenues between \$100m and \$4billion. Our global portfolio includes a diverse range of businesses with a particular focus on the traditional manufacturing, industrial, processing and engineering sectors.

We work with large corporations and private equity funds with the aim of acquiring carve-outs and spin-offs – as well as the divestiture of non-core, underperforming or “zombie” business units.

## OUR CRITERIA

- Geography: Global
- Revenues: \$100m-\$4bn
- Equity Ticket up-to: \$500m
- Profitable or loss-making
- Majority stake or complete takeover
- Carve-out, spin-off, divestitures
- No bankrupt or insolvent situations
- Non-ESG compliant businesses
- Pension liability issues

## PREFERRED SECTORS

- Chemical
- Industrial
- Healthcare
- Business Services
- Consumer & Retail
- Power & Energy
- Automotive
- Oil & Gas
- Others considered



# Our recent success

## PHARMACORR

- Pharmaceutical wholesale distribution
- Turnaround project
- Licenses in 50 states

## artemyn<sup>minerals</sup>

- Acquisition from Imerys
- Minerals transformation company for industry solutions, active in the Paper & Board, Ceramics, Fiberglass markets and more

## PLEUGER

- Submersible pump manufacturer
- Turnaround project
- Corporate carve-out from Flowserve Inc.

## CORIZON<sup>HEALTH</sup>

- Specialist healthcare and pharmacy services to local correctional facilities
- Turnaround project
- Acquisition from Blue Mountain Capital

## ZIPPEL

- Cleaning machine maker for mission-critical manufacturing processes
- Turnaround project
- Acquisition from Sugino in Japan

## KELLY-MOORE<sup>PAINTS</sup>

- Manufacturer & retailer of premium paints
- Turnaround project
- Network of authorized retailers across North America

# Real Estate

## FLACKS GROUP OWNS OVER \$3 BILLION OF REAL ESTATE GLOBALLY INCLUDING DEVELOPMENT PROJECTS

Flacks Group's Global acquisition team focuses on older industrial and commercial properties and special situations. Flacks Group buys properties where timing is critical, and owners and lenders need the certainty of closing. Flacks Group buys with no representations or warranties nor finance contingencies, and transactions are executed swiftly and seamlessly. All transactions are strictly confidential.

Flacks Group acquires properties that are often either financially distressed because the cost to modernize the property is too high, compared to the rent a new tenant can pay or physically distressed, with Legacy Liabilities and dangers due to past uses. These include chemical spills and leaks, abandoned hazardous waste, asbestos and other

structural decay, and other environmental contaminants.

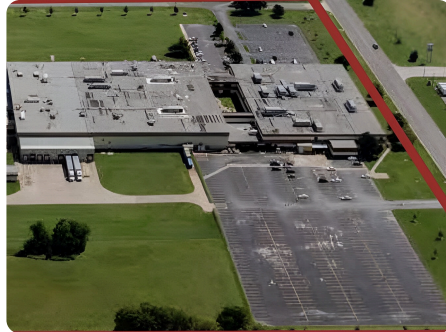
As the corporate world grows through natural growth or mergers and acquisitions, companies routinely close divisions that are not making money if there is no sign of recovery. These newly vacant buildings may be difficult to rent or sell because occupants want smart technology buildings, or if there are environmental hazards and Legacy Liabilities, they are not interested.

Flacks Group has 40 years of experience acquiring 'special situations', distressed properties, and 'dark assets' that have been offered for sale by the owner and broker for multiple years with no offers.



### LAKELAND SQUARE

Lakeland, Florida  
Planning to add 350 apartments



### OKLAHOMA CITY

Oklahoma, USA 300 000ft Industrial Building on 85 acres



### DALLAS

Texas, USA  
370,000 ft. building



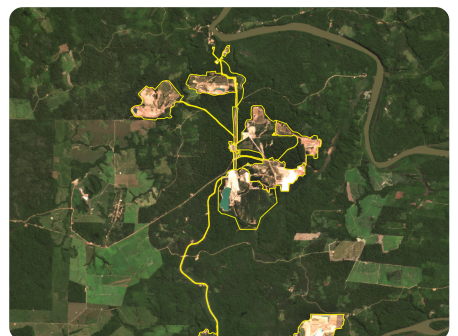
### TEESSIDE AIRPORT AREA

United Kingdom 500 acres



### BAVARIA

Germany



### VACANT LAND

State of Pará, Brazil  
24 000+ Acres

# Contingent & Legacy Liabilities Solutions

## \*For Large Corporates & Multinationals

Flacks Group is actively seeking troubled assets *globally*, offering a proven and efficient acquisition service for environmentally contaminated and non-ESG compliant properties. Our team, with over 40 years of experience and success specializes in conducting transactions rapidly and discreetly, supported by a robust, permanent capital base instilling confidence in handling significant transactions effortlessly.

### Acquisition Focus

**Real Property:** Includes brownfields mines, refineries, power plants, smelting facilities, oil and gas properties, or any other special situations with environmental or structural challenges.

### Transactional Advantages

**Quick, Uncomplicated Closings:** Our process is designed for rapid transactions without financial contingencies, representations, or warranties, while offering collateralized guarantee and absolute confidentiality.

**Efficiency:** Ability to close in as little as 30 days.

We acquire assets facing challenges due to their sustainability issues, with the goal of transforming them into sustainable and ESG-compliant businesses. Flacks Group ensures the acquired entities are aligned with standards such as IFRS, ISSB (International Sustainability Standards Board), and CSRD (Corporate Sustainability Reporting Directive), while also eliminating risks for the seller post-closing. Recent projects in Oklahoma City and Teesside Airport, UK, demonstrate our ability to revitalize real estate assets, transforming them into sustainable, thriving business hubs while meeting stringent ESG criteria.

We manage properties with active maintenance without affecting the viability of acquisitions. For instance, our UK chromium site has ongoing maintenance and collaboration with the British EPA, demonstrating our commitment to sustained property management.

We aim for sustainable development by reducing environmental impact. For example, we've decreased well sampling at a site in Oklahoma and are working on solar and carbon credit projects, reflecting our shift from brownfields to green solutions.

### Preferred Sectors

Including but not limited to Chemical, Mining, Oil and Gas, Coal, Heavy Manufacturing, Petroleum Refining, Pipelines, Power Generation, and Distribution.

### Legacy & Liability Expertise

**Environmental Management:** A team of skilled advisors and consultants experienced in handling challenges such as asbestos, hydrocarbons, chemical spills, PCBs, coal ash ponds, oil and gas wells, and other hazardous contaminants and situations.

**No Corporate Liability:** Our business model allows you to transfer properties off your books into a multi-billion-dollar global portfolio, 100% owned and controlled by Flacks Group, structured in a manner that ensures your liabilities do not revert back to you. Experienced in addressing complex corporate liabilities and issues related to non-ESG compliant liabilities.



Flacks Group will be your reliable partner in navigating and closing complex transactions with precision and speed. We would welcome the opportunity to discuss how our specialized acquisition services have helped large corporations globally in achieving their strategic objectives.

SOLUTIONS PROVIDED GLOBALLY FOR THESE MULTI NATIONALS



## To discuss investment opportunities, contact

**Michael Flacks**

Chairman, CEO & Founder

[mflacks@flacksgroup.com](mailto:mflacks@flacksgroup.com)

**Charles Gassenheimer**

Managing Partner

[cgassenheimer@flacksgroup.com](mailto:cgassenheimer@flacksgroup.com)

**Dunja Simic**

Managing Director

[dsimic@flacksgroup.com](mailto:dsimic@flacksgroup.com)

**Anton Schneerson**

Managing Director

[aschneerson@flacksgroup.com](mailto:aschneerson@flacksgroup.com)

## Our Locations:

### Headquarters in Miami

1450 Brickell Ave  
Miami, Florida 33131  
USA

### New York Office

Trump Tower  
725 5th Ave, New York, NY 10022  
USA

### Tokyo Office

Kasumigaseki Building #3102  
3-2-5 Kasumigaseki  
Chiyoda-ku, Tokyo  
Japan

### Paris Office

17 Avenue George V  
75008 Paris  
France