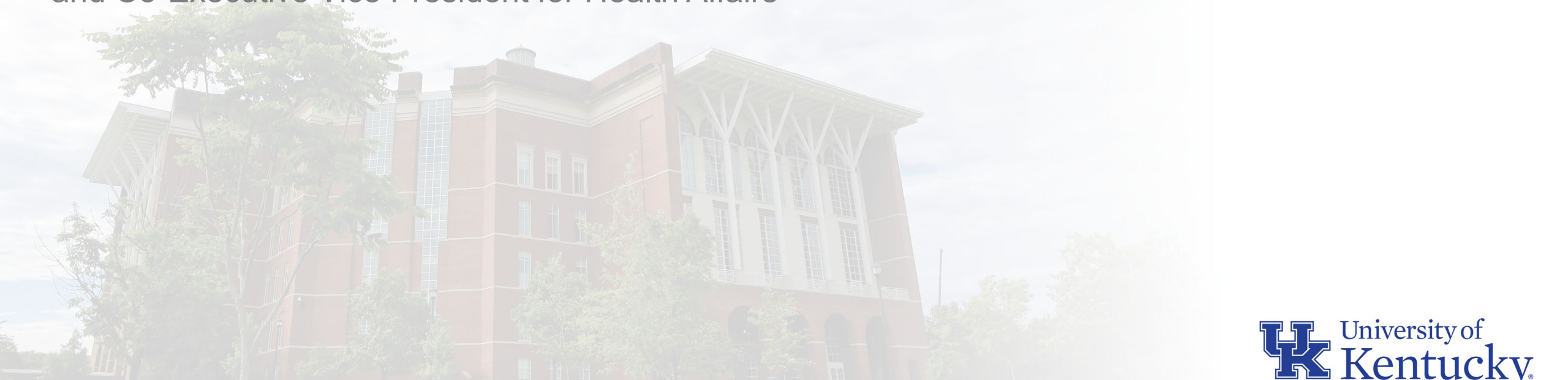


UNIVERSITY OF KENTUCKY BOARD OF TRUSTEES

Eric N. Monday, Executive Vice President for Finance and Administration
and Co-Executive Vice President for Health Affairs



WHAT WE WILL COVER

- Support and investments for our students and community
- Coldstream Research Park Update



FCRs Overview: Investing in Our Students and Faculty

- Gifts and grants from alumni and friends of the University in support of student scholarships, faculty endowments and new spaces that will enhance learning and discovery.



FCRs Overview: Investing in Our Campus, Community and Commonwealth

- Coldstream Research Park lease, improvements to UK HealthCare Chandler Campus, Kroger Field
- Growth at UK King's Daughters



UNIVERSITY OF KENTUCKY BOARD OF TRUSTEES

George Ward, Associate Vice President for Economic Development and Real Estate



AN EQUAL OPPORTUNITY UNIVERSITY

COLDSTREAM RESEARCH CAMPUS UPDATE

COLDSTREAM RESEARCH CAMPUS

Aerial View — 735 Acres



Research Park Comparisons

Research Parks Nationally*	Coldstream — January 2025
51% have less than 200 acres	735 acres
41.1% have more than 10 buildings	28 buildings
67.3% less than 500,000 square feet	1.74 million total building square feet
29.1% have 51-100 organizations	50 organizations
40.7% of organizations have between 1 and 100 employees	90% have 1-100 employees with 2,100+ total employees

Significant Board of Trustees Actions for Coldstream

- Dec. 12, 2017 — FCR 9 Real Property Exchange (Lexington-Fayette Urban County Government)
- Feb. 21, 2020 — FCR 7 Construct Research Incubator Facility Capital Construction
- May 5, 2020 — FCR 4 Approval of Lease Coldstream Research Campus Lot (apartments)
- May 4, 2021 — FCR 9 Coldstream Public Infrastructure Capital Project (public infrastructure)
- June 17, 2022 — FCR 11 Approval of Ground Lease (office/lab)
- April 24, 2024 — FCR 6 Expansion of the Permitted Uses of the Coldstream Quasi Endowment Fund
- Proposed - Feb. 21, 2025 — FCR 7 Approval of Ground Lease (apartments)

COLDSTREAM RESEARCH CAMPUS

Live, Work, Play and Innovate



FIFTEEN51 — November 2022



CoRE — July 2022



Kinetic — June 2023

Economic Development Land Swap

City of Lexington Benefit	University of Kentucky Benefit
Shovel-ready 50 acres — \$5-7.5M	Proceeds from 50 acres — \$5-7.5M
Development Land 200 acres — \$10-15M	13.5 acres of streets and roads in the heart of the UK campus — \$14-18M
UK transportation safety plan investment — \$3M	LFUCG transportation safety plan investment — \$1M
Road and right-of-way maintenance savings on campus roads	Tax Increment Financing revenue — \$4.5M local tax, \$4.5M state tax

New economic development opportunities, new companies, new jobs, job placement for UK students, more development on Coldstream

Tax Increment Financing Opportunities

- Reimbursement of a variety of taxes (sales, property, income, occupational) to fund public infrastructure
- Ability to offer incentives to entice new development
- New development creates more jobs



COLDSTREAM RESEARCH CAMPUS

City of Lexington — Coldstream Land

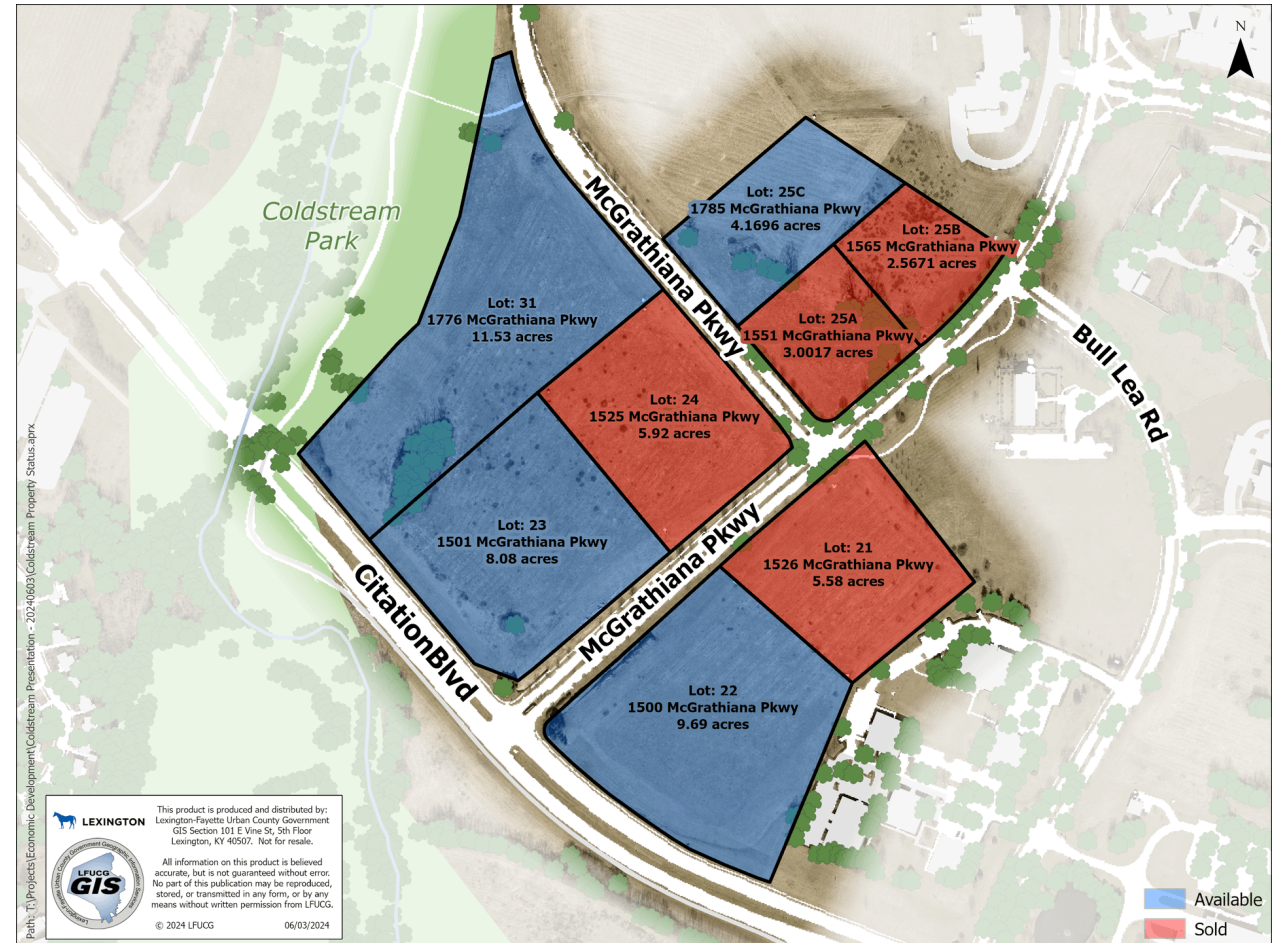
Land Sold

17 Acres

\$1,765,879 to the University

Land for Sale

33 acres — Shovel-ready Available
Now



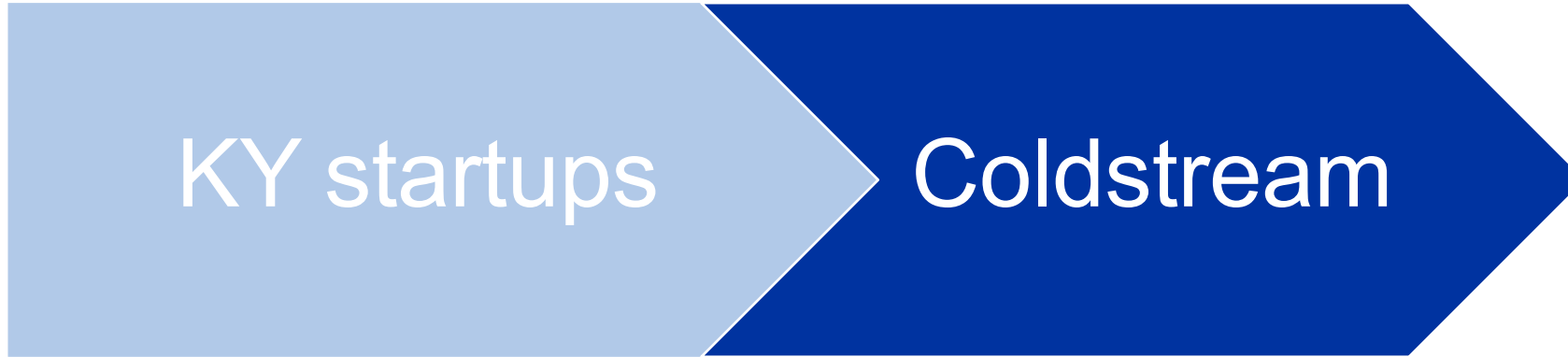
COLDSTREAM RESEARCH CAMPUS

Legacy Business Park — 200 Acres



Source: <https://www.legacybusinessparklex.com/availabilities.html>

Coldstream: An Economic Pipeline for Kentucky



- Coldstream Laboratories to Piramal Pharma Solutions
- Exstream Software to Hewlett Packard to Open Text
- Summit Biosciences to Kindeva Drug Delivery
- Pipeline of 20 startup companies in ASTeCC
- Future development in the Innovation District

UK Presence on Coldstream

- College of Arts and Sciences — Sleep Study
- College of Engineering — Center for Aluminum Technology
- College of Social Work
- Economic Development and Real Estate
- Equine Analytical Chemistry Laboratory (being sold)
- Internal Audit
- Kentucky Technology, Inc.
- Police Department
- UK HealthCare EmPATH
- UK HealthCare Management — Eastern State Hospital
- Veterinary Diagnostic Laboratory

COLDSTREAM RESEARCH CAMPUS

Selected Tenants



QUESTIONS

