

RECOVERABLE GRANTS

*Advancing Conservation &
Community Resilience*

The Conservation Fund (TCF)

TCF is the nation's leader in protecting nature, supporting economic opportunity, and advancing quality of life in America's communities. We step in to buy critical conservation properties when public and private conservation partners cannot move quickly enough, holding land until our partners can secure funding, and then reselling the properties to our partners for permanent protection. Through this model, we continuously recoup our capital and reinvest in new projects to protect the lands that matter most.

TCF has successfully proven its unique model in 4,000 transactions across all 50 states, protecting 9 million acres — an area equal to four Yellowstone National Parks — worth over \$8 billion over the past 39 years.

Meeting the Conservation Challenge with Recoverable Grants

America's conservation challenges — and opportunities — have never been greater. TCF Recoverable Grant Agreements enable donor-advised funds (DAFs) and foundations to directly catalyze urgent land conservation projects across the country. Moreover, every dollar directed through a Recoverable Grant Agreement will likely be used multiple times across different conservation projects, creating even more impact for nature, climate, and communities.

Recoverable Grants Terms and Benefits

- 5-year grant period and \$100,000 minimum grant contribution
- Discretionary annual interim payments to grantors up to 3% of grant amount
- Intention of TCF to return full grant amount backed by proven track record
- Income tax deductions can be generated by establishing or adding to a DAF or foundation that distributes recoverable grants
- Additional tax benefits for donors may be possible by the contribution of appreciated assets to DAFs or foundations

Outcomes and Impacts

- Grants will be recycled to support multiple projects during the grant period; each dollar contributed potentially delivers \$3 or more in conservation impact
- Every \$1 million of recoverable grants can permanently protect 3,000 acres over a 5-year period, based on average land prices across TCF's conservation portfolio
- National diversification, with significant potential for local community and EDI focused benefits
- Carbon storage, wildlife habitat preservation, and climate resilience outcomes are all advanced through permanent conservation



Immediate Capital Needs for TCF Conservation Pipeline

- More than 60 conservation projects expected to be acquired in 2024
- Projects will conserve approximately 85,000 acres across 24 states
- Project average size is \$2.6 million
- More than \$150 million in capital can be deployed quickly to projects

TCF Expertise and Experience

- Founded in 1985 with a dual mission for conservation and sustainable economic development
- A proven track record and a low risk of loss. TCF has operated on a financially sustainable basis, generating consistent margins with extremely low instances of loss
- Over the past five years, TCF's gross margin on real estate projects has exceeded 5% including realized losses of less than 0.1%
- Total TCF assets over \$900 million, including over \$650 million in real estate properties held for conservation
- 200 full-time staff across the country with extensive experience and deep expertise in real estate and conservation transactions
- Four-star rated by Charity Navigator, A+ by CharityWatch, and Platinum level by GuideStar
- Long-term credit rating of A3 by Moody's Investor Services



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About The Conservation Fund

The Conservation Fund protects the land that sustains us all. We are in the business of conservation, creating innovative solutions that drive nature-based action in all 50 states for climate protection, vibrant communities and sustainable economies. We apply effective strategies, efficient financing approaches, and enduring government, community and private partnerships to protect millions of acres of America's natural land, cultural sites, recreation areas and working forests and farms.

To learn more, visit [conservationfund.org](https://www.conservationfund.org).

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