

# Mergence Infrastructure & Development | Equity

30 June 2019 - Issued: 11 July 2019



## FUND DESCRIPTION

Mergence Investment Managers has established the Mergence Infrastructure & Development | Equity Fund as a new fund in its suite of Impact Funds. The Fund has been structured as an open-end fund, investing in unlisted equity and quasi-equity, such as mezzanine debt, in infrastructure and developmental assets. The Fund will focus on building a diversified portfolio of infrastructure and developmental assets that will meet the Fund objectives of supporting economic growth and infrastructure development while yielding sound returns to investors. Socio-economic infrastructure assets include renewable energy plants, social housing, student accommodation, schools, energy efficient programmes and hospitals.

## OVERVIEW

	Low	Moderate	High
Risk Profile			
Fund Term Life	Open-ended		
Inception Date	May 2015		
Fund Size	R657 m		
Investment Vehicle	Life License (Prescient)		
Benchmark Return	CPI +7% (over rolling 3-year periods)		
Target Areas	Social, economic and other infrastructure		
Geographic Focus	Predominantly South Africa		
Asset Class	Unlisted infrastructure equity and quasi-equity		
Target Portfolio Composition	70% equity, 30% quasi-equity		
Target Sector Allocation	60% renewable energy, 40% other infrastructure		
Withdrawal Period	No investment should be made in the Fund if the intention is to withdraw funds within 3 years		
Liquidity	Up to 36 months to liquidate assets		

## TEAM

The Mergence infrastructure team is an experienced investment team with 50 years' of collective experience in evaluating and investing in unlisted businesses (investing in both private equity and debt financing). The dedicated five member infrastructure team, all of whom are CA(SA)'s, is led by Mark van Wyk, one of the leaders in providing institutional investment offerings in high impact investments in South Africa. Team experience includes exposure to various infrastructure sectors notably property, healthcare infrastructure and renewable energy, having recognised the investment potential in REIPPP transactions and establishing the first independent renewable energy debt fund in South Africa. The infrastructure team is supported by the Mergence Investment Managers' investment team who have 90 years' of collective investment experience and augmented with specialist and Best-in-Class service providers and a dedicated International advisory committee.

## INVESTOR PROFILE

The Fund is suitable for institutional investors:

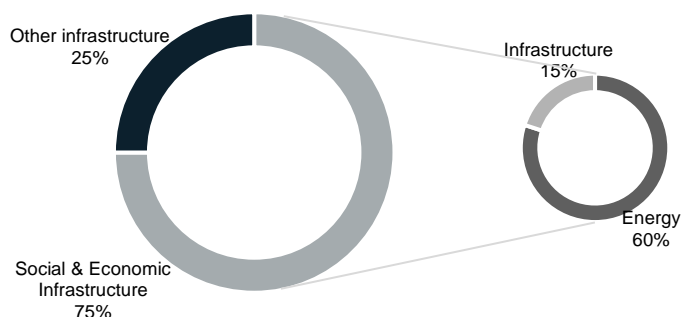
- who seek exposure through supporting developmental infrastructure investing in terms of social and environmental criteria;
- who are uncomfortable with the inherent volatility of the financial markets, and who acknowledge that the effects of impact investing occur over medium to long term horizons;
- as part of an overall allocation in balanced portfolios.

## TARGETED SECTOR ALLOCATION

Infrastructure Investment	Target Allocation
Renewable Energy	60%
Other Infrastructure	40%

*The Fund might also invest in quasi-equity (mezzanine debt etc)*

## TARGETED SECTOR EXPOSURE



## SECTOR EXAMPLES

- Economic Infrastructure Target Areas
  - Power Generation*
  - Renewable Energy*
  - Communications Infrastructure*
  - Roads*
- Social Infrastructure (Developmental) Target Areas
  - Social Housing*
  - Education*
  - Government Accommodation*
  - Hospitals*

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## IMPACT OBJECTIVE

While the Fund seeks to invest in viable projects with strong long-term financial returns, the Fund also aims to invest in projects which are structured to deliver measurable developmental impact, therefore taking into account impact metrics such as local content, local procurement, and local ownership, housing and job creation.

## PERFORMANCE\* SUMMARY

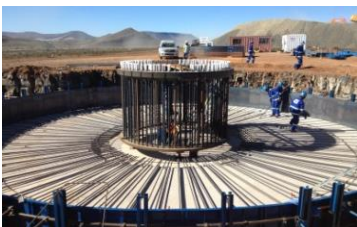
Period	Fund	CPI + 7%	Difference
1 Month	10.24%	0.83%	9.41%
3 Months	12.05%	3.43%	8.62%
6 Months	14.56%	5.63%	8.93%
1 Year	17.12%	11.48%	5.64%
2 Years	21.54%	11.43%	10.11%
3 Years	18.36%	11.78%	6.58%
Since Inception (p.a.)**	17.71%	12.08%	5.63%

\*Returns are quoted gross of fees.

## FEES

Commitment Fee	Negotiated
Base Fee	1.75% per annum R100m – R500m 1.50% per annum R500m – R1000m
Performance Fee	15% of outperformance of the benchmark over rolling 3-year periods <i>Performance fee cap: 1.00%</i>

## INFRASTRUCTURE PROJECTS



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## PORTFOLIO MANAGEMENT TEAM



### Mark van Wyk

B Com (Hons), CA (SA)

Head: Unlisted Investments, Portfolio Manager

As a leader in institutional impact and infrastructure investments, Mark has nearly 20 years of experience in the capital and investment markets. Based largely in Cape Town, he has worked at Sanlam Properties, PwC and Mettle where he specialised in corporate finance, structured finance, specialist income funds and private equity transactions. Mark joined Mergence in 2010 where as Head: Unlisted Investments, he oversees the unlisted credit and unlisted equity asset portfolios.

Mark is a sought-after commentator and a guest lecturer at the UCT Graduate School of Business. He serves on the ASISA Responsible Investments Committee and has won ABSIP awards for Alternative Asset Manager in 2014 and 2016. He is a qualified CA and has a BCom (Hons) from the University of Natal.



### Chitongwa Siame

BSc (Hons), MCom (Fin Mgmt), ACCA

Investment Analyst (unlisted)

Chito holds a Master of Commerce degree with a specialisation in Finance from the University of Cape Town. He is also a chartered certified accountant (UK), with invaluable experience in internal audit (Sarbanes Oxley Compliance) and business process management, which he gained at the Lafargeholcim Group and MSI Management Consultants respectively. Chito joined Mergence in 2011 as an equity analyst. Over a five-year period, he covered an array of listed companies across the food producer, clothing and food retail sectors.

In 2016 Chito switched to cover unlisted investments, where he is primarily responsible for identifying and researching equity opportunities for the Mergence Infrastructure and Development Fund. This includes opportunities on the water infrastructure, renewable energy, housing and tourism sectors. Chito also volunteers on the Mergence Sustainability Task Force, which focuses on minimising environmental impact and giving back to the community.

## THE TEAM



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