

Fund fact sheet

Mergence Infrastructure & Development | Equity

31 October 2020 - Issued: 17 November 2020



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	R 814,41 million		
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:

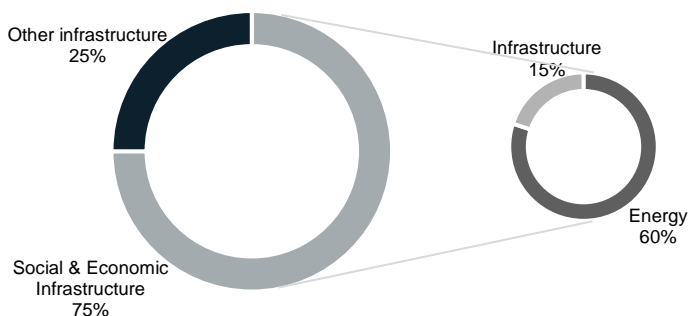
- who seek exposure through supporting developmental infrastructure investing in terms of social and environmental criteria;
- who are uncomfortable with the inherent volatility of the financial markets, and who acknowledge that the effects of impact investing occur over medium to long term horizons;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

TARGETED SECTOR ALLOCATION

Infrastructure	Target
Renewable	60%
Other	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	8,89%	0,74%	8,15%
3 Months	10,44%	3,36%	7,08%
6 Months	12,20%	4,48%	7,72%
1 Year	23,07%	10,00%	13,08%
2 Years	20,81%	10,56%	10,25%
3 Years	18,59%	11,01%	7,58%
Since Inception (p.a.)**	18,06%	11,61%	6,45%

*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



PORTFOLIO MANAGEMENT TEAM



Kasief Isaacs
B Com (Hons), CA (SA)
Head: Private Markets

Kasief joined Mergence in February 2015 to bolster the private equity capabilities of the Private markets (unlisted) investments team. He has a BCom (Hons) from the University of the Western Cape. He helped develop the Mergence Infrastructure & Development | Equity Fund whereas portfolio manager his focus is on infrastructure within SADC. With over 26 years of experience in the financial services industry, Kasief is a qualified CA with a specific focus on energy, technology, and infrastructure. Before joining Mergence, Kasief led PwC's South African Renewable Energy practice and has advised developers, investors, and EPC contractors from South Africa, Spain, Italy, Germany, China and as well as the United States on the SA renewable energy market including participation in the REIPPP programme, project acquisitions, private PPAs, and BEE structuring and funding. Kasief is a sought-after conference speaker and media commentator.

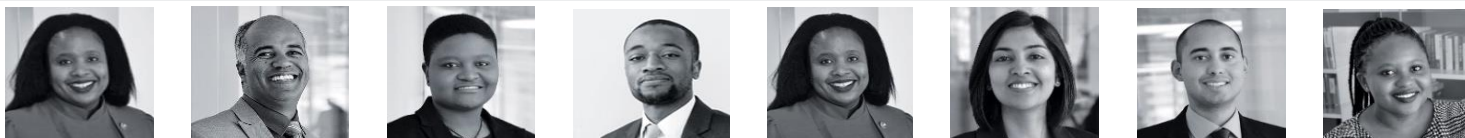


Bulelwa Ntshingwa
BCom (Accounting), PGDA (Development Finance)
Investment Principal (Unlisted)

Bulelwa joined Mergence in 2020 with a strong background in private equity and asset management spanning 17 years and a demonstrable track record in managing the entire deal process. She has sat on the boards of various portfolio/investee companies while Investment Principal at PAPE Fund Managers (Private Equity Firm) and Managing Partner and Founder at Stem Investment Management (an independent advisory and investment firm in Cape Town focusing on renewable energy and infrastructure). Earlier in her career, Bulelwa was an associate for Inspired Evolution Investment Management (First Cleantech PE firm in Africa) and equity analyst for various companies including Eskom Pension & Provident Fund and Old Mutual. She holds various non-executive leadership positions for NGOs. She has a BComm (Accounting) from UCT and a Postgraduate Diploma in Development Finance from Stellenbosch University.

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THE TEAM



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