

Fund fact sheet

Mergence Infrastructure & Development | Equity

30 April 2025 - Issued: 13 May 2025



OVERVIEW

Low

Moderate

High

Risk Profile

Fund Purpose

Consistent income generation through socially responsible investing and development in infrastructure assets.

Fund Term Life

Closed

Inception Date

May 2015

Fund Size

R 1.13 billion

Investment Vehicle

Segregated / 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

70% equity, 30% quasi-equity

Target Sector

70% Infrastructure, 30% developmental

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

Fees

1.15%

Minimum Investment

R 150 million / none for pooled

FUND COMPOSITION

Mergence Investment Managers has established the Mergence Infrastructure & Development | Equity Fund as a fund in its suite of Impact Funds. The Fund has been structured to invest 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.

SECTOR EXPOSURE

Cash

11.96%

Digital Infrastructure

15.30%

Energy Efficiency

2.64%

Water

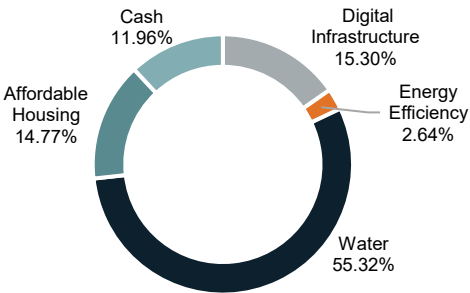
55.32%

Affordable Housing

14.77%

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SECTOR EXPOSURE



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.

INVESTMENT OBJECTIVE

The Fund aims to diversify investors' portfolios, generate enhanced yield and stable cash flows, hedge long-term liabilities and inflation, preserve capital, and deliver sound returns through economic cycles. It also strives to responsibly manage infrastructure investments through ethical practices, efficient operations, quality services, and targeted social impacts. The Fund targets a gross annualized return of CPI + 7% per annum over rolling 3-year periods by investing in assets that meet or exceed the required return.

IMPACT OBJECTIVE

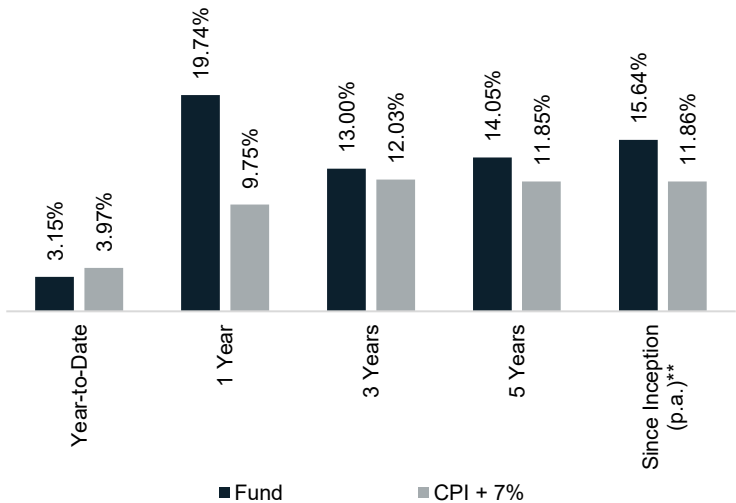
While the Fund seeks to invest in viable projects with strong long-term financial returns, the Fund also aims to invest in projects which are structured to deliver measurable developmental impact, therefore taking into account impact metrics such as local content, local procurement, and local ownership,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

PERFORMANCE*

Performance summaries for the periods ending 30 Apr 2025:

Period	Fund	CPI + 7%
Year-to-Date	3.15%	3.97%
1 Year	19.74%	9.75%
3 Years	13.00%	12.03%
5 Years	14.05%	11.85%
Since Inception (p.a.)**	15.64%	11.86%

*Returns are quoted gross of fees.



Mergence Infrastructure & Development | Equity

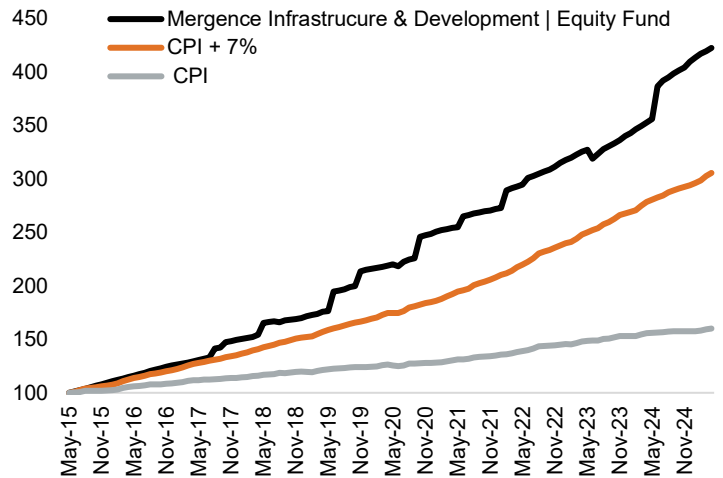
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INFRASTRUCTURE PROJECTS

THINKSP~~EE~~DLINTEGFIBRE
Lighting up our future!

LONG TERM TRACK RECORD



PORTFOLIO MANAGEMENT TEAM

**Chitongwa Siame**BSc Hons, ACCA, MCom (Financial Management)
Head: Private Equity

Chito joined Mergence in 2011 as an Equity Analyst in the Public Markets team, where he focused on the FMCG, hospitality, financial services, and telecommunications sectors. He transitioned to the Private Markets investment team in 2015 and now serves as Head of Private Equity. In this role, he leads the origination and execution of private equity investment opportunities across the SADC region. Chito has spearheaded transactions in sectors such as aquaculture and microfinance and sits on the boards of several investee companies.

**Mosa Molebatsi**BCom Honours (Finance),
MPhil (Development Finance), CFA
Head: Private Debt

Mosa joined Mergence in 2023 as a Senior Investment Associate and now leads the Private Debt team. She brings extensive experience from previous roles at the International Finance Corporation, the Public Investment Corporation, and Momentum Metropolitan Holdings. In addition to her investment work, Mosa is actively involved in lecturing and serves as a trustee on several foundations, reflecting her broader commitment to education and social impact..

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