

DECARBONISATION FUND I

A Just & Equitable Transition to Energy Efficiency and Infrastructure Resilience

The **Scalar African Decarbonisation Fund I** is a transformative fund unlocking the potential of Sub-Saharan Africa's clean energy transition. By investing in **renewable energy, energy efficiency, battery storage, and EV charging infrastructure**, the fund aims to deliver dual returns - strong financial performance and measurable social impact.

Fund Details

Fund Size	\$150m	Target Return	12-14% (Gross IRR)
Ticket Size	\$1-4m	Instruments	Equity, Quasi Equity, Mezz, Debt
Holding Period of Investment	5 yrs	Impact Strategy	SDG 5, 7, 8, 13
Target Sectors	C&I (Clean Energy)	Geographic Focus	Sub-Saharan Africa: SADC

Our Mission

Support property owners, developers, and managers with financing tools to pay for property improvement upgrades. These retrofits and new developments are at the heart of energy efficiency and reliability in buildings and urban areas. We prioritise projects that advance the reduction of both costs and emissions over time.

We encourage teams from energy service companies and Independent Power Producers with a demonstrable track record and supply chains incorporating first-tier women and youth-led teams.

Target Countries



South Africa



Lesotho



Namibia



Botswana



Zambia



Tanzania



Swaziland



Mauritius

Partnership for Impact

Our Commercial & Industrial buildings contribute to significant emissions and pollution in these areas. We are launching our fund to address the split incentives commonly found between tenants and most building owners.

By leveraging innovative off-balance sheet financing structures, we help accelerate the deployment of reliable and efficient energy solutions across urban and industrial environments. These solutions are particularly well-suited to energy-intensive users such as data centres, industrial parks, and manufacturing facilities.

We are actively seeking to collaborate with managers of large property portfolios, as well as firms providing embedded energy technologies in urban areas across the SADC region.



Our Investment Areas

Target Technologies & Projects

We have initiated our search to build a pipeline of investable projects aligned with the fund's objectives - spanning the full clean energy value chain, from enabling infrastructure to end-use electrification - with a primary focus on Commercial and Industrial (C&I) sectors and the following technologies:



Energy Efficiency



Battery Storage



Renewable Energy



EV Charging



IoT & Smart Metering



Water Infrastructure

Stage of Investment

Development

The project is undergoing feasibility studies, permitting, and financing arrangements, with construction not started yet.

Commissioning

The project is under active construction or undergoing final testing before commercial operations begin.

Operational

The project is fully built, commissioned, and generating revenue through consistent production/savings and agreements.

Investment Criteria

1. Bankable Offtakes supported by Financials
2. Developers and EPC's with track record
3. Embedded in Commercial and Industrial
4. Environmental and Social Impact
5. Proven, Scalable and Replicable Solutions

Timeline



Specific Focus Areas

We work with **project developers and asset owners** to implement embedded energy solutions that create value through reduced consumption and improved efficiency. Our focus is on on-site renewables and high-return efficiency technologies tailored for operational buildings with predictable load profiles. These interventions are commercially viable, quick to deploy, and aligned with long-term asset performance goals.

Technologies

Area	Technology	Description	Application
Renewable Energy	<i>Solar PV & BESS</i>	Installation of solar photovoltaic systems with battery energy storage to enhance energy supply reliability and reduce grid dependence	Data centres, shopping malls, industrial parks, logistics hubs, manufacturing facilities, commercial campuses
	<i>Wind</i>	Deployment of small to medium-scale wind turbines to supplement energy supply in suitable wind zones	Coastal industrial parks, agri-processing plants, remote manufacturing facilities, mines
EV Charging	<i>Public Charging</i>	Installation of EV charging infrastructure for public use, including DC and AC charging	Municipal parking lots, shopping malls, petrol stations, transport hubs
	<i>Private Charging</i>	Installation of EV charging infrastructure for private companies, with technology as required	Warehouses with electric forklifts, logistics depots, mining operations, commercial fleet operators
Energy Efficiency	<i>HVAC</i>	Replacement of aging infrastructure with newer and more efficient equipment and control technology, including BMS systems	Hospitals, shopping centres, commercial office parks, data centres, large educational institutions
	<i>Refrigeration</i>	Upgrading refrigeration units to energy-efficient technology, including newer control systems	Cold storage facilities, food manufacturers, large supermarket chains, distribution centres
	<i>Variable Speed Drives</i>	Installation of VSDs to control motor speed (e.g., pumps, fans) to match demand	Water utilities, manufacturing plants, data centres, cold chain logistics, mining and industrial processing sites
	<i>Heat Pumps</i>	Replacing large electric geysers with efficient heat pump systems for water heating	Hotels, student housing, multi-residential developments, hospitals, leisure facilities
	<i>LED Lighting</i>	Retrofitting lighting in buildings, including smart lighting and motion sensors	Office blocks, malls, schools, warehouses, logistics centres, healthcare facilities

Building Types

Data Centres	Always-on energy demand, high cooling loads, very receptive to BESS and HVAC optimisation.
Shopping Malls	Large daytime energy loads, rooftop solar potential, HVAC and lighting retrofits deliver ROI.
Industrial Parks	Aggregated load from multiple tenants, suitable for district-level interventions.
Cold Storage Facilities	High base load due to refrigeration, quick ROI from VSDs and BESS.
Warehousing & Logistics	Growing sector with energy needs (e.g., forklifts, EV charging) and large rooftops.
Hospitals	Continuous power need, high HVAC and water heating loads, benefit from reliability + savings.
Office Parks	Good daylight profiles for solar, potential for LED and HVAC retrofits.