

Mergence Infrastructure & Development | Debt

31 August 2025 - Issued: 18 September 2025



MERGENCE

OVERVIEW

	Low	Moderate	High
Risk Profile			
Fund Purpose	Consistent income generation through socially responsible investing and development in infrastructure assets.		
Fund Term Life	Open		
Inception date	16 June 2010		
Fund Size	R514,88 Million		
Investment Vehicle	Segregated / Pooled (27Four Life)		
Benchmark Return	CPI +4% (over rolling 3-year periods)		
Target Areas	Social, economic infrastructure and other developmental assets		
Geographic Focus	South Africa		
Asset Class	Unlisted		
Target Portfolio	50% senior debt, 50% mezzanine		
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		
Fees	Subject to mandate (usually between 0.85% and 1.00% per annum, excl VAT)		
Minimum Investment	R 100 million / none for pooled		

INVESTOR PROFILE

The Fund is suitable for institutional investors:

- who seek exposure through supporting high impact developmental investing in terms of social, environmental and governance criteria;
- who want a buffer against the inherent volatility of the financial markets, and who acknowledge that the effects of impact investing occur over medium to long term time horizons;
- who seek capital preservation and steady income generation whilst promoting impact and socially responsible investing.

INVESTMENT OBJECTIVE

The Mergence Infrastructure & Development | Debt Fund has a long-term performance target of inflation +4% per annum over the medium to long term by investing in opportunities that create both a positive and measurable social developmental and/or environmental impact.

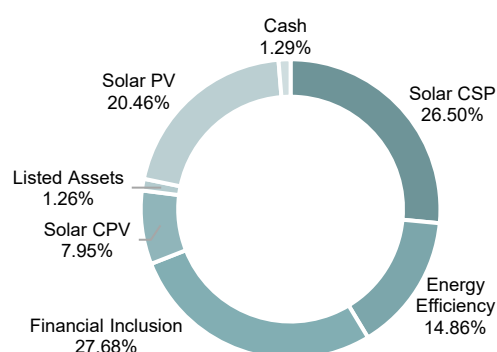
IMPACT OBJECTIVE

The Fund utilises a detailed process to evaluate and verify the social and environmental impact of each investment. Approved investments will be expected to achieve the Fund's financial return objectives, whilst also satisfying social impact, environmental and governance criteria.

FUND COMPOSITION

Mergence Investment Managers has established the Mergence Infrastructure & Development | Debt Fund within its suite of Impact Funds. The Fund invests in unlisted senior and mezzanine debt, focusing on a diversified portfolio of infrastructure and developmental assets. Its objectives are to support economic growth and infrastructure development while providing sound returns. Key target assets include renewable energy plants, social housing, student accommodation, education, energy-efficient programs, and healthcare assets.

SECTOR EXPOSURE

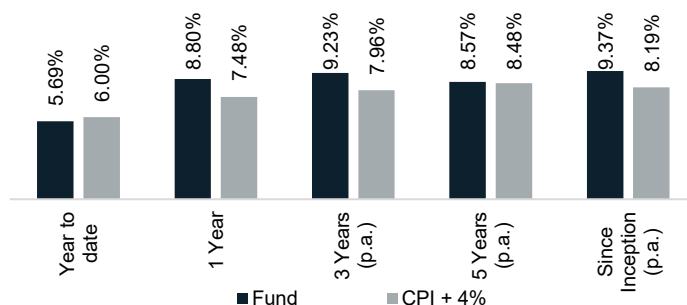


PERFORMANCE**

Performance summaries for the periods ending 31 Aug 2025:

Period	Fund	CPI + 4%
Year to date	5.69%	6.00%
1 Year	8.80%	7.48%
3 Years (p.a.)	9.23%	7.96%
5 Years (p.a.)	8.57%	8.48%
Since Inception (p.a.)	9.37%	8.19%

** Returns are quoted gross of fees.



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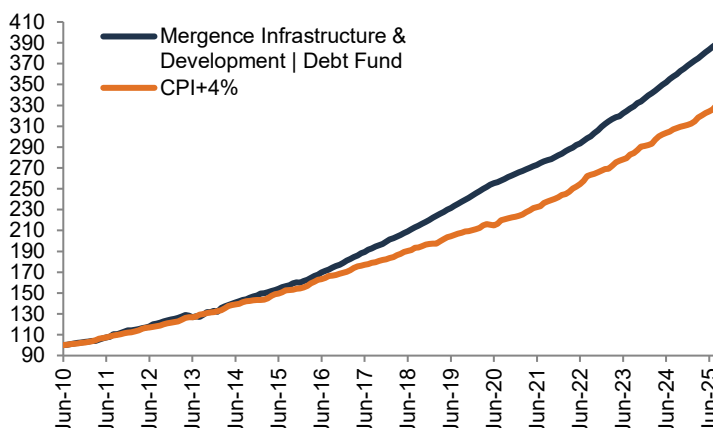
MERGENCE

SELECTED PROJECTS


MAHLAKO
BALANCING GROWTH

NUTUN
Digital Business Services


LONG TERM TRACK RECORD

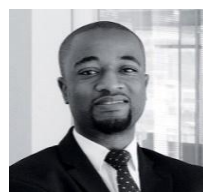


PORTFOLIO MANAGEMENT TEAM


Mosa Molebatsi

 BCom Hons, 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.


Chitongwa Siame

 BSc Hons, ACCA, MCom (Fin.I 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.

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