

# Momentum Africa Real Estate Fund - Profile

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<b>Investment manager</b>	Momentum Africa Investment Management Limited
<b>Investment Advisors</b>	Eris Property Group (South Africa), Momentum Global Investment Management (London) & Momentum Africa Investments LLC (New York)
<b>Performance target</b>	18 - 20% net IRR in USD
<b>Investible universe</b>	<b>Geographic focus</b> - Sub Saharan Africa ex SA: focus on Ghana, Kenya, Nigeria, Mozambique, Rwanda & Zambia <b>Asset composition</b> - Development & management of retail, office & industrial premises
<b>Investment guidelines</b>	45% single country limit, 35% single property limit (subject to top 3 not > 50%) 20% single tenant limit, 35% single construction firm limit
<b>Base currency</b>	USD
<b>Fund domicile</b>	Mauritius
<b>Fund size</b>	\$ 250 million by 30 June 2015, launched on 31 January 2015 with \$50m
<b>Leverage</b>	40 - 60%