



Standard Bank Pioneers Green Loan Funding in Real Estate for Actis

TRANSACTION OVERVIEW

Group	Actis Africa Real Estate Fund 2 LP ("AAREF2")	
Facility size	Total: USD 111 million; Green Loans: USD 88, 15 million	
Assets	Grade A Office Building	Retail Shopping Mall
Debt amount	USD 58 million including a term facility, a revolving credit facility and a headroom limit.	USD 53 million split including a term facility, a revolving credit facility and a headroom limit.
Standard Bank role	Sole Mandated Lead Arranger, Lender, Facility Agent Security Trustee and Account Bank.	
Purpose	To refinance existing term loan facilities.	
Tenor	3 years	
Country	Nigeria	
Closing date	November 2021	

actis

Actis Africa Real Estate Fund 2

November 2021

USD 111 million

Sole Mandated Lead Arranger,
Lender, Facility Agent Security
Trustee and Account Bank



Standard Bank

STANDARD BANK INVOLVEMENT

- Standard Bank acted as Sole Mandated Lead Arranger (MLA), Lender, Security Trustee and Facility Agent for the USD 111m refinancing facilities for two Nigerian assets held by AAREF 2 as described below:
 - Total of USD 58 million to a 16 076m² Grade A office in Nigeria
 - Total of USD 53 million to a 24,499m² GLA shopping mall in Nigeria.
- In its role as MLA, Standard Bank implemented a unique transaction structure that allowed the client right size the debt levels, provide for efficient cashflow management at the assets level and achieve structural mitigation for FX illiquidity risks.
- The transaction enhances our reputation as a leading provider of innovative solutions in real estate finance and positions Standard Bank to support this important client in its strategic growth trajectory.

COMPANY OVERVIEW

- The Principal Obligor is AAREF2 which is an Actis Real Estate managed fund.
- Actis is a leading global investor in sustainable infrastructure. It has a growing portfolio of investments across Asia, Africa and Latin America and has raised over USD 24 billion since inception.
- In addition to CDC (the UK's Development Finance Institution), AAREF2 has a wider group of investors (undisclosed) taken from Actis' client base, including US pension funds, sovereign wealth funds and development finance institutions. The fund closed late 2011 with a total commitment of USD 268,4 million. The Fund's commitments are fully drawn to date.

HIGHLIGHTS/ KEY FEATURES

- The transaction was structured taking into account the client's specific requirements with regard to free cashflows from rentals paid well in advance as well as provided some mitigation for FX illiquidity in Nigeria.
- This transaction right-sized the debt at the assets to more sustainable levels.
- Both assets have pioneering sustainability features and as such a total of USD 88,15 million of the facilities were specified as green loans as follows:
 - USD 44,15 million term loan to the office which is the first LEED certified office building in Nigeria; and
 - USD 44 million term loan to the shopping mall which includes a 600Kw Solar PV Systems; the first for a shopping mall in Nigeria. IFC Edge certification expected to be received within 12 months.



The recent successful refinancing of the senior debt in our Nigerian flagship real estate assets is a testament of their institutional quality and resilience in the face of the COVID-19 pandemic. Also, we are proud to access this green financing solution provided by SBG, our trusted financing partner, and reflect our focus on the sustainability of our developments. We look forward to continuing to partner with the Standard Bank Team given their ability to provide creative financing solutions as we build out our strategy and expand across the real estate value risk spectrum.”

Funke Okubadejo, Director, Actis

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Also trading as Stanbic Bank