IMPACT REPORT

October 2024

REAL ESTATE
FUNDS AT A GLANCE

CONTENTS

If you are a fund investor

and would like to have a live demo of the Phenix Capital Impact Database, please visit www.phenixcapitalgroup.com/impact-database and register your interest.

If you are an impact fund manager

and would like to be considered for listing on the Phenix Capital Impact Database please email sales@phenixcapitalgroup.com. Listing is free of charge.

ABOUT PHENIX CAPITAL

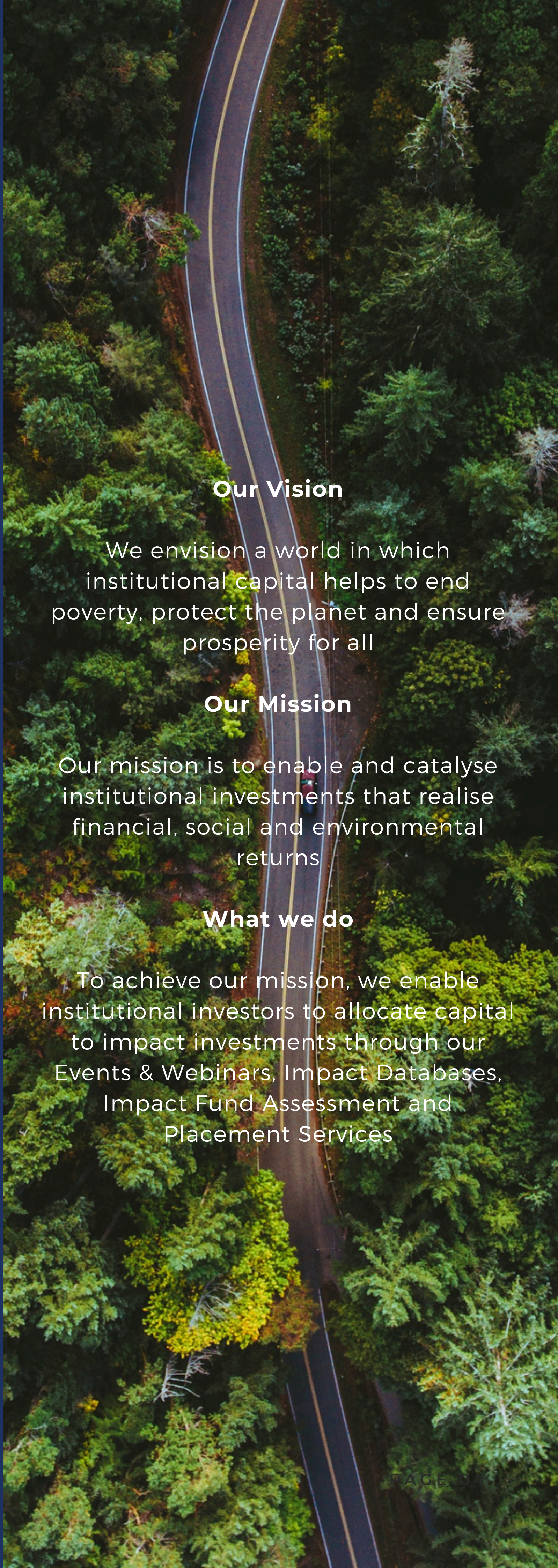
CATALYSING INSTITUTIONAL CAPITAL TOWARDS THE SDGS

Phenix Capital Group is an impact investment consultant that enables institutional investors to make impact investments.

We assist asset owners and asset managers in aligning their investments with their values, financial objectives, and the Sustainable Development Goals.

www.phenixcapitalgroup.com

Signatory of:



Our Vision

We envision a world in which institutional capital helps to end poverty, protect the planet and ensure prosperity for all

Our Mission

Our mission is to enable and catalyse institutional investments that realise financial, social and environmental returns

What we do

To achieve our mission, we enable institutional investors to allocate capital to impact investments through our Events & Webinars, Impact Databases, Impact Fund Assessment and Placement Services

ABOUT IMPACT DATABASE

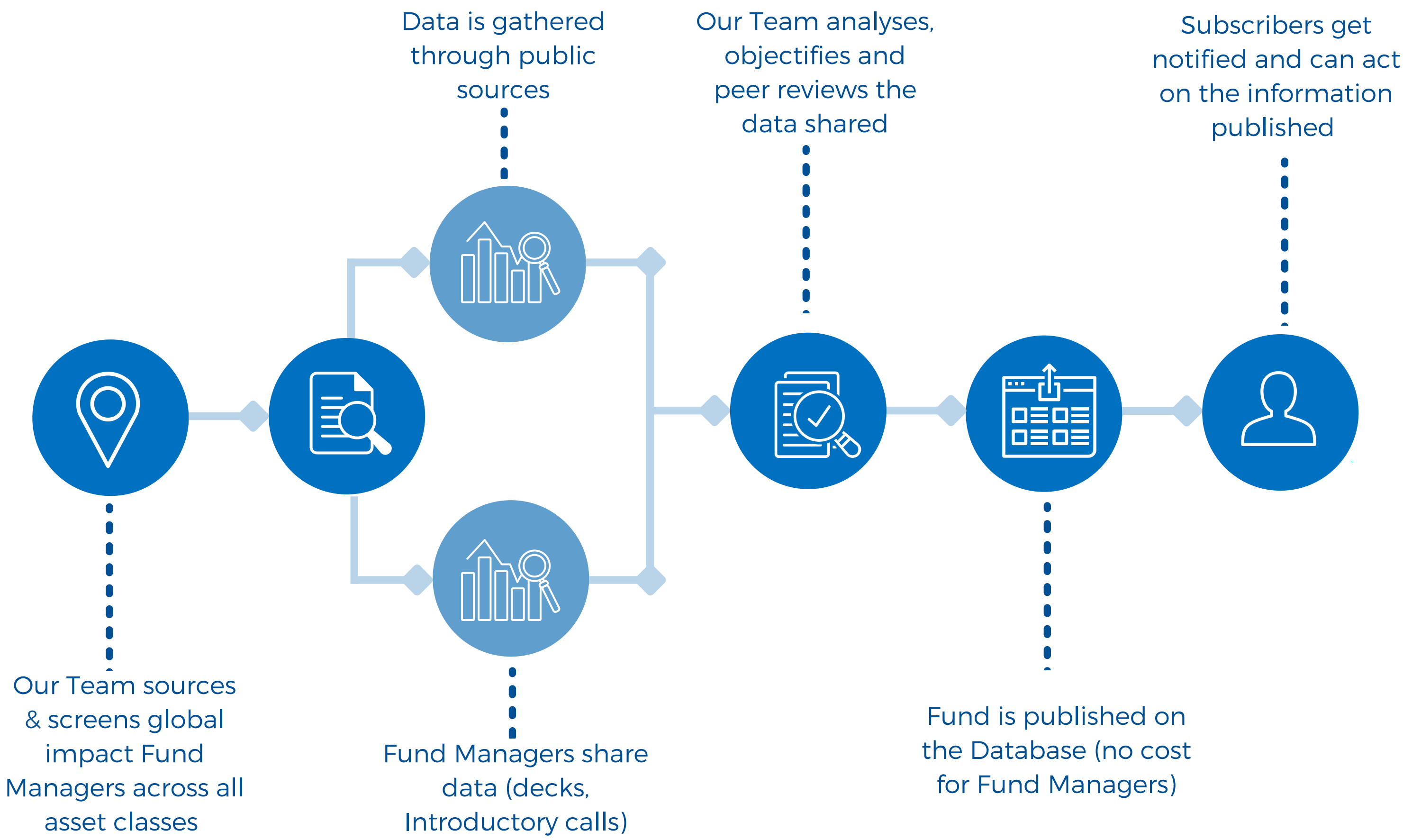
Phenix Capital's mission is to enable the allocation of capital from institutional investors towards social and environmental solutions while supporting the 2030 Sustainable Development Goals (SDGs). With the Impact Database, Phenix Capital aims to provide investors with access to and intelligence on the impact fund market opportunities available to them.

Three main variables have been central to construct, monitor and update the database: **funds considered have an impact proposition, institutional scale, and target market-rate returns.**

Impact Investing goes beyond negative screening and using Environmental, Social and Governance (ESG) integration to reduce harm or avoid risks, to generating intentional positive impact. Phenix Capital defines impact investing as **investing with the dual mandate of financial return and positive societal or environmental impacts**, with the notion of measuring the positive and negative impact of investments, ensuring both **intentionality and additionality** among these.

Phenix Capital's Impact Database features funds that align with this definition through their creation of solutions for global social and environmental issues, whilst prioritising financial returns. This category of impact investments can be referred to as **financial-first impact investments**.

FUND SOURCING PROCESS



INTRODUCTION

Real estate investing has always played an important diversification role in institutional investor portfolios, but when interest rates and bond yields were low, property also became a source of income. The return of volatility combined with increasing longevity and an aging population, means that returns and diversification are now portfolio prerequisites.

Since May 2018, the Sustainable Finance Action plan of the European Commission has been guiding real estate players to transition to more sustainable decision-making. In 2021, 60% of real estate investors have already adopted environmental, social and governance (ESG) criteria as part of their investment strategies, according to the *CBRE Global Investor Intentions Survey 2021*.

Now that sustainability and ESG is becoming the norm, real estate holds the potential to be a finance-first impact investment ticking at least 10 of the UN's Sustainable Development Goals (SDGs) boxes. For property in particular, Sustainable Cities & Communities (SDG11) is the key one.

For this reason, the Deep Dive (Page, 15) will focus on SDG11, but as 40% of global carbon dioxide emissions come from real estate, the decarbonisation of the sector makes property an investment that can also take part in Climate Action (SDG13) financing.

According to UN EPFI, approximately 70% of the emissions are produced by building operations, while the remaining 30% comes from construction. Right now, 30.5% of the real estate impact funds in the database focus on green buildings and infrastructure, but it is a sector that has the potential to grow as an investment.

A new World Economic Forum (WEF) report *Towards Green Building Value Chains: China and Beyond*, produced in collaboration with Boston Consulting Group, identified 11 strategic transition levers across the entire value chain of buildings, which could collectively unlock more than 80% of the sector's abatement potential and open a $1.8 trillion market opportunity.

Today, place-based impact investing (PBII) is a popular way to direct impact capital towards a specific place to generate positive social and environmental outcomes for a community with unique specific needs, alongside financial returns.

Place-based impact investing uses five 'thematic' pillars to join local stake holders and the investors together. These are: affordable housing; financing of small and medium enterprises; clean energy and energy efficiency, which in addition to new green industries, businesses, technologies and jobs invests in decarbonising towns and cities, including "green buildings"; infrastructure; and regeneration.

INTRODUCTION

More than 70% of the property-related impact funds in the Phenix Capital database focus on affordable housing, which as investments differ from just building a new housing development. PBII works with local stakeholders such as local authorities, universities and community groups to set measurable outcomes such as affordable housing for key workers or improved access to local health facilities.

Today, pension funds, insurance companies and other asset owners are increasingly looking for ways to align their investments with broader societal goals. The UK's Impact Investing Institute 2021 white paper *Scaling up institutional investment for place-based impact* set out an ambition for Local Government Pension Schemes (LGPS) to invest 5% of their assets towards local impact, effectively unlocking £20 billion of annual investment.

As this Phenix report shows, the pool of property-related impact funds is growing and new funds include: Schroders' Real Estate Impact Fund; Octopus's Affordable Housing Fund; Gresham House's Sustainable Infrastructure Fund; and Cheyne Capital's Impact Real Estate strategy.

Cheyne supports projects across the UK, delivering affordable housing, care homes and supported living, tailored to local needs. For example, the Oldham Road development in Manchester provides 144 new-build homes, 35% of which are reserved for local key workers at discounted rents. At the start of the year, the Cheyne fund acquired 45 residential units in Acton for private and key worker rental.

According to WEF's *Reshaping affordability: interventions for inclusive and liveable cities*, more than 1.8 billion people worldwide lack adequate housing, and more than 70% of the urban population in developing countries are underserved by municipal services. Only 13% of the property funds in the database focus on the developing markets, making urban housing availability and affordability in these regions a priority.

Key Highlights:

- 222.4% Growth in number of real estate impact funds since 2015
- 6.6% Total impact fund database are real estate funds
- 27% Real estate funds open for investment
- 73% Funds focus on affordable housing
- 83% Funds have a developed market bias
- 46.5% Focus on North America

IMPACT THEMES MAPPED AGAINST THE SDGS

The Phenix Capital Group has mapped the SDGs against Impact Themes, which are based on **the most globally endorsed terms used by practitioners in the financial sector** and what's used by generally accepted frameworks, to enable both fund managers and fund allocators to better **understand how the SDGs and it's sub-goals translate into outcome-based investment areas -** by the name that they are commonly known and referred to in the financial industry.

Mapped against the SDGs' sub-goals, our Impact Themes offer a comprehensive way for investors and fund managers in the financial industry to identify what social or environmental outcome is generated by an impact investment and its contribution to the Sustainable Development Goals.

THE REVAMPED IMPACT THEMES ARE ALREADY AVAILABLE IN OUR IMPACT DATABASE FOR FUND FILTERING, VIA THE FUND SEARCH FUNCTION.

BE PART OF THE IMPACT REPORT

Every month Phenix Capital Group publishes a new Impact Report, bringing up-to-date data on impact investments and interviews with impact fund managers and investors from the field.

PAST REPORTS INCLUDE:

See all Impact Reports on our webiste, visit: https://phenixcapitalgroup.com/impact-report

WOULD YOU LIKE TO BE FEATURED IN THE NEXT EDITION?

Featured interviews are carefully chosen taking into consideration the theme from the month and the expertise of the person to be interviewed, besides the company where he or she works.

Talk to our team about opportunities to be featured. Upcoming report topics include:

MONTH	REPORT THEME
November 2024	Gender Lens
December 2024	Public Equity

Contact us to learn more about how to be featured in our reports.

REAL ESTATE FUNDS

DATA OVERVIEW

187

Real Estate Funds

110

Fund Managers on Impact Database with Real Estate Funds

51

Open for investment Real Estate Funds

48

Organisations with open for investment Real Estate Funds

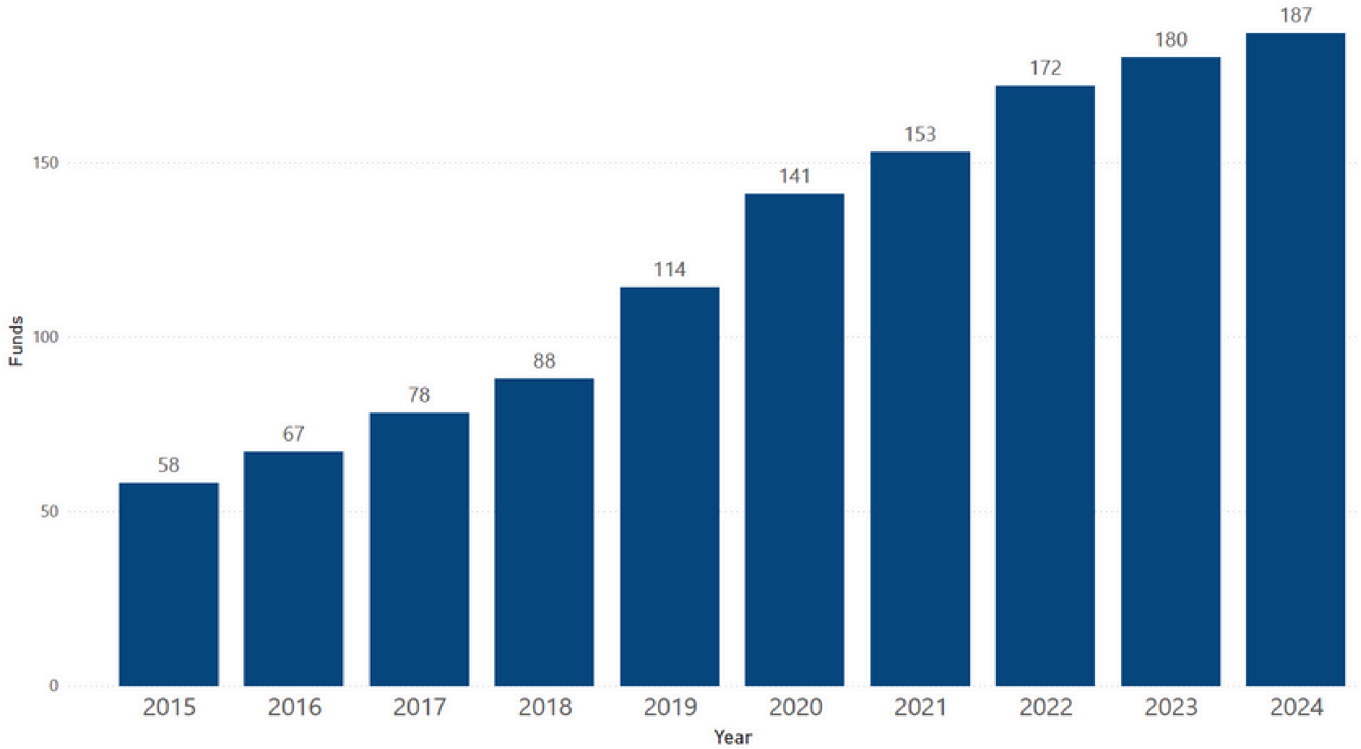
€37 bn

Total capital raised by Real Estate Funds

€62 bn

Total target size of Real Estate funds

Real Estate Impact Funds Evolution



Real estate impact fund growth has been slow and steady since the pandemic, growing at a rate of 32.6% since 2020, and 3.89% between 2023 and 2024. Since 2015, however, the universe has grown by 222.4% from 58 funds in the database to 187 today.

A year ago, Balakrishnan Rajagopal, the UN Special Rapporteur on the right to adequate housing, published a report that said 1.6 billion people around the world lack adequate housing and basic services. It is estimated that 100 million people worldwide are homeless.

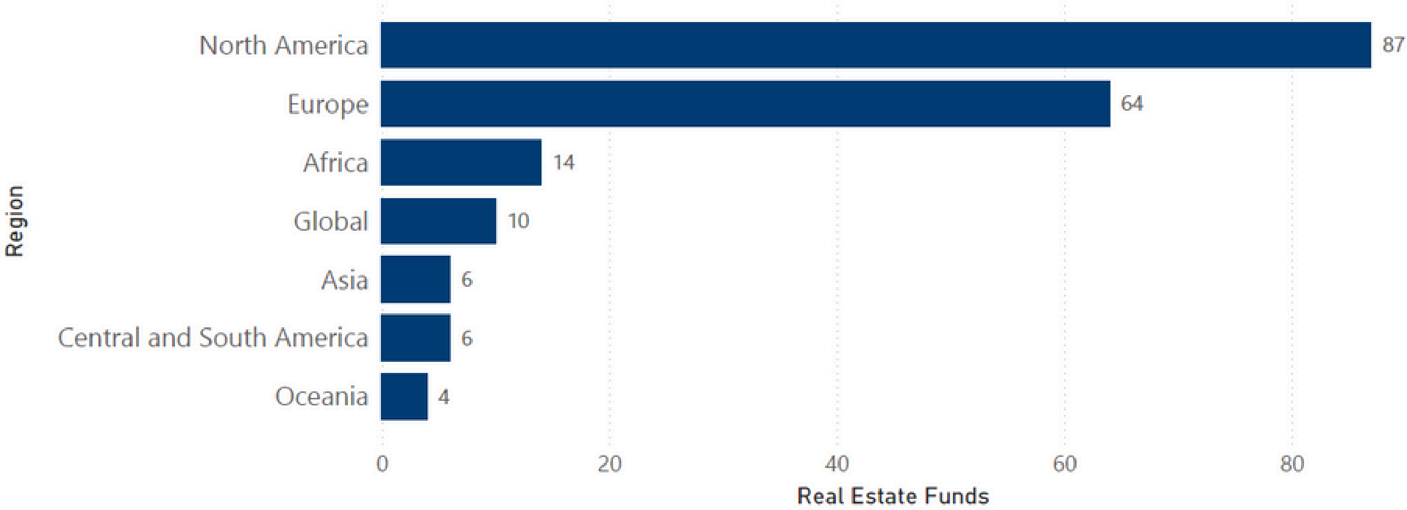
Not taking into account migration and refugee flows that are causing extreme housing shortages, UN-Habitat states the world needs to build 96,000 affordable homes every day to house the three billion people, roughly 40% of the population, who will need adequate housing by 2030.

Real estate impact funds make up just 6.6% of the entire Phenix Capital Impact Fund database, despite the fact that the number of houses being built is not keeping up with population growth. Right now there are 51 funds, 27% of the real estate impact fund universe, which are open to investment. So far, €37 billion has been raised in real estate impact funds, with €62 billion targeted by the dedicated property impact funds in the database.

The UK government recently hosted a roundtable with some of the biggest impact investors to launch a new partnership to address social and environmental challenges, including affordable housing. It secured £550 million of investment to tackle the housing crisis with new impact investment funds announced by Schroders, Man Group and Resonance, which aim to raise more than £1.2 billion in coming years.

*Data may overlap as funds can target several asset classes, SDGs and/or regions.

Number of funds per Region



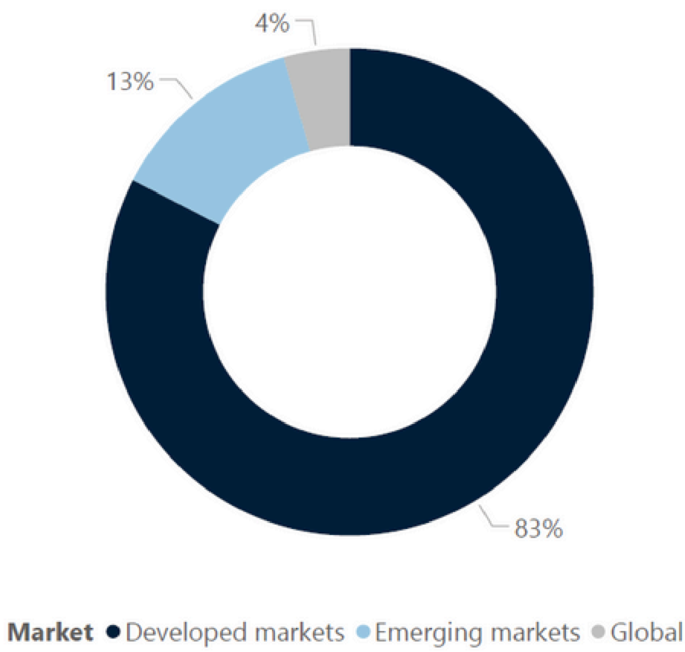
More than 80% of the real estate impact funds in the Phenix Impact Fund Database focus on the developed markets with 87 funds, equivalent to 46.5% of the real estate impact fund universe, having a preference for North American property investing.

European-focused property funds make up 34.2% of the universe, while African real estate funds, the third largest region, are only 7.5% of the funds in this category. Overall, the emerging markets make up 13% of the real estate funds in the database, with 10 funds, 4% of the universe, having a global remit.

According to the US Department of Housing and Urban Development 2023 annual report, 653,104 people experienced homelessness in the US in 2023. This is a 12% increase since 2022 and a record number of people so far for reasons including rising housing costs, surging immigration, and the end of many COVID-19 relief programmes.

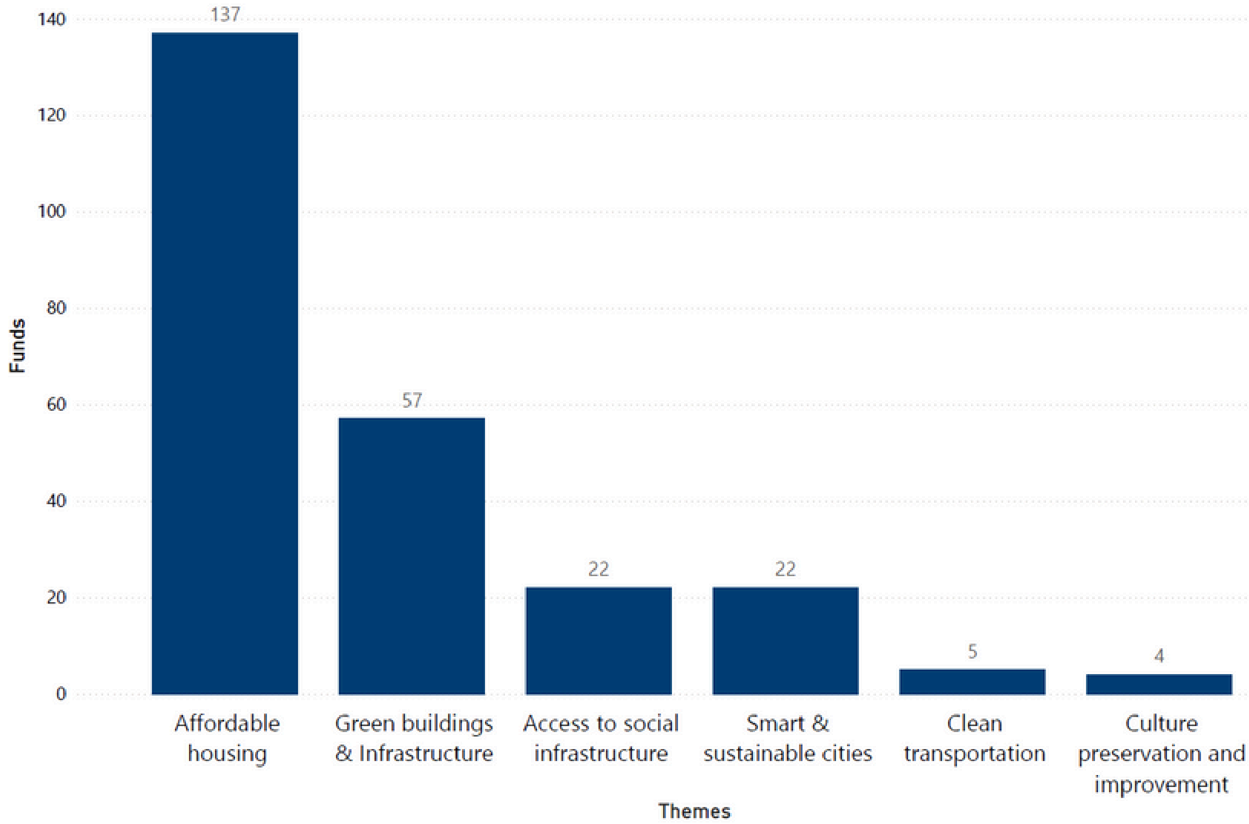
Homelessness increased in 41 US states between 2022 and 2023, with New Hampshire, New Mexico, and New York having the highest percentage increases. More than one-half of America's homeless individuals reside in the nation's 50 largest cities. New York City and Los Angeles alone contain one-quarter of the country's unhoused people.

Markets targeted by Real Estate Funds



*Data may overlap as funds can target several asset classes, SDGs and/or regions.

Sub-themes Most targeted by Real Estate Funds within SDG 11 - Sustainable Cities and Communities



*Data may overlap as funds can target several asset classes, SDGs and/or regions.

UN Sustainable Development Goal 11: Sustainable Cities & Communities has nine sub-targets of which safe and affordable housing is the first. Due to the high level of global homelessness, it is not surprising that 73% of the real estate impact funds focus on affordable housing. In 2023, it was slightly higher at 76%.

The US alone has a shortage of 7.3 million rental homes affordable and available to renters with extremely low incomes. Only 34 affordable and available rental homes exist for every 100 extremely low-income renter households, according to the Nation Low Income Housing Coalition.

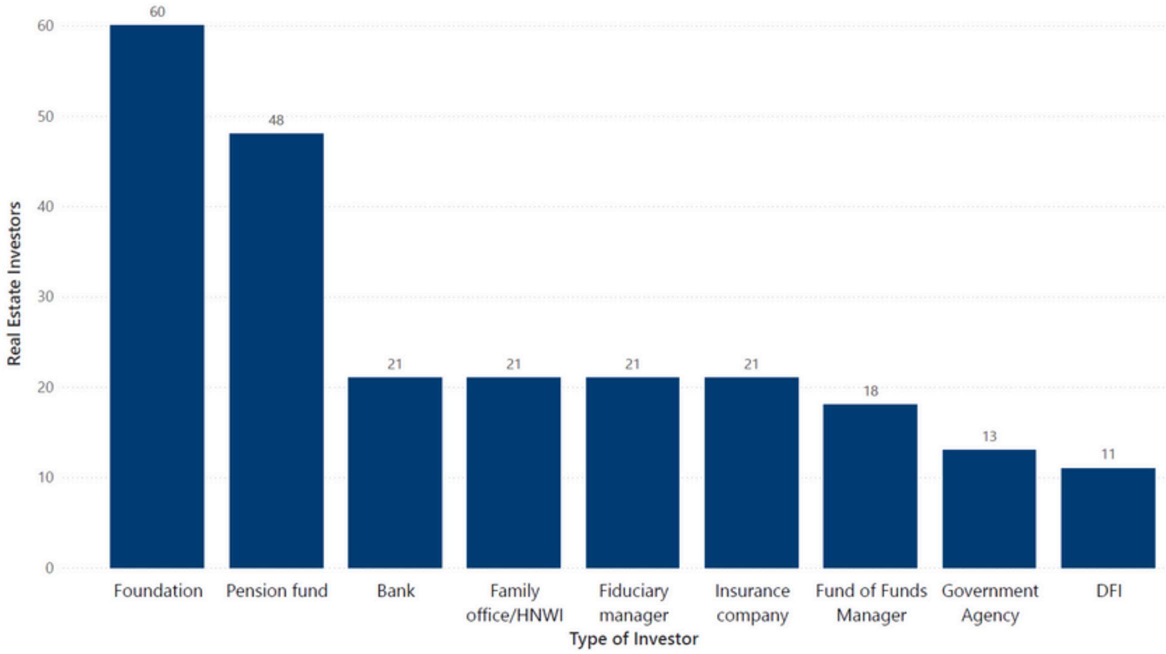
Nuveen is among the US investment managers that has a dedicated focus to this segment of the market with 162 direct affordable housing investments in 31,887 units, according to its latest affordable housing impact report.

The next most popular SDG11 sub-theme is green buildings and infrastructure, which has attracted 30.5% of all the real estate impact funds. Due to the climate impact on the urban environment, "green buildings" are a growing sector projected to grow from $634.78 billion in 2022 to $1.3 trillion by 2030, exhibiting a compound annual growth rate of 9.50%.

Global green building 'materials' market alone is projected to grow from $474.21 billion in 2024 to $1.2 trillion by 2032, exhibiting a CAGR of 12.3%. North America dominated the green building materials market with a market share of 32% in 2023.

Access to social infrastructure and smart and sustainable cities, each have 11.8% of the fund share in the real estate impact fund category.

Real Estate Investors by Type



For this section, the total number of investors that focused on real estate were divided up to show that of the 226 investors, foundations made up 22.6% of the investor universe. Pension funds made up 18% of the investors that had invested in at least one property impact fund, with banks, family offices, fiduciary managers and insurance companies making up 7.9% of the universe each. Calculations were based on investors committing to at least one property impact fund, but there is data overlap. for example insurance company and pension fund. Endowments, NGOs and sovereign wealth funds were filtered out because the count was below 10.

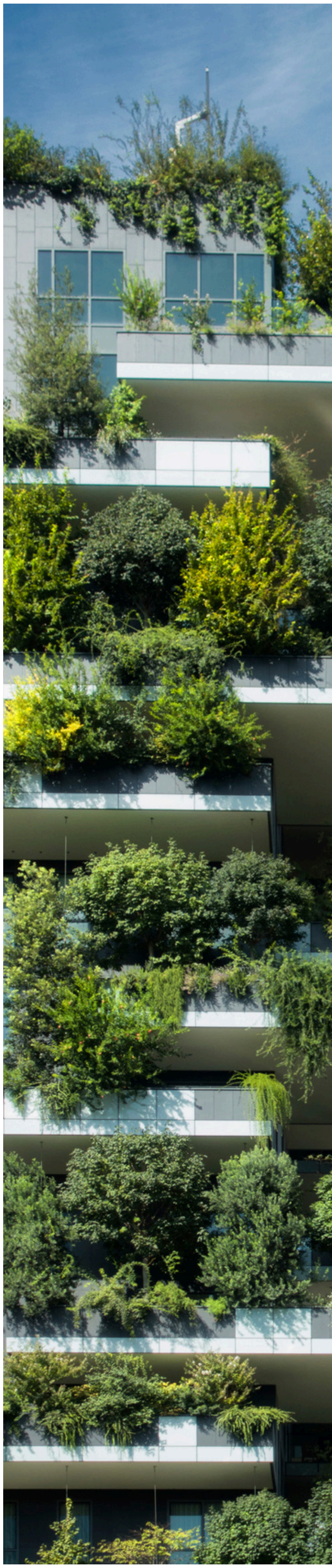
Different foundations, the most prolific real estate impact investor category, will have different reasons to invest, but property is a unifying assets class across a number of themes, including homelessness, climate and employment. For example, the Guy's & St. Thomas' Foundation, a UK hospital foundation, focuses on improving health through investing in homes.

By investing in more than 300 new flats, the foundation is supporting hundreds of previously homeless families with a springboard to build healthier and more resilient lives. In 2017, the foundation invested £5 million in Resonance's Real Lettings Property Fund 2 in partnership with homelessness charity St Mungo's. The fund has created 325 good quality homes and provided more than 550 adults and children with secure, good quality homes.

In the UK, more than half of £10 billion in social impact investing is being driven into housing by pension funds, such as the Wiltshire Pension Fund. Legal & General has agreed a £350 million partnership with UK pension scheme Nest and PGGM, the Dutch pension fund service provider, to build and manage UK rental properties.

The Cornwall Pension Fund launched its Cornwall Local Impact portfolio in 2023 to invest in affordable private rental housing and renewable energy. Designed by Brunel Pension Partnership, the portfolio focuses on social and environmental impact, with 55% allocated to affordable housing in Cornwall via PGIM Real Estate and the rest of the fund split between a UK renewables mandate and the Greencoat Cornwall Gardens fund for local renewable assets.

DEEP DIVE: SUSTAINABLE CITIES



By 2050 nearly 70% of the world's population, approximately 6.6 billion people, will be living in cities. Today, 4.4 billion people, equivalent to 56% of the world's population, are urban dwellers. UN Sustainable Development Goal 11 (SDG): Sustainable Cities and Communities is one of those core SDGs, whose sphere of influence touches at least seven other goals.

As cities become bigger and the number of mega cities multiply by almost 39% to 43, cities continue to be the engines of economic growth with more than 80% of global GDP generated there.

Right now, 1.8 billion people lack adequate housing, and more than 70% of the urban population in developing countries are underserved by municipal services.

The global urban affordability crisis refers both to the increasing difficulty that many people face in finding affordable housing in urban areas and the rising cost of living for basic services such as clean water and sanitation (SDG6), energy, transportation, and Good Health & Well-being (SDG3).

The World Economic Forum's (WEF) *Reshaping affordability: interventions for inclusive and liveable cities* looks at how to tackle the crisis that is exacerbating urban inequality, pushing vulnerable populations, including low-income households, migrants, youth, elderly, and minorities into precarious, overcrowded, or unsafe living situations.

But it will take more than well-intentioned urban regeneration, which as can be seen in many cities can give way to gentrification, and ultimately, unaffordable rents. This is where place-based impact investing (PBII) projects can work. Engaging with local stakeholders and the community is seen as a key factor in the success of PBII.

Climate Change & The City

Urbanisation is not just a global social challenge; it is an environmental one too. Five years ago, UN Secretary-General António Guterres spelt it out: cities are where the climate battle will largely be won or lost.

With cities accounting for nearly three quarters of global CO2 emissions, Guterres highlighted that the choices made on urban infrastructure in the coming decades – on construction, housing, energy efficiency, power generation and transport – will have a "tremendous influence on the emissions curve."

Specifically, cities account for 71% to 76% of CO_2 emissions from global final energy use, making them critical to the Climate Action (SDG13) agenda. But 78% of the world's energy consumption comes from the urban world, making Affordable and Clean Energy (SDG7) integral to any urban regeneration plan.

Urban transport alone, which falls under SDG11.2, accounts for the equivalent of four billion tonnes of CO_2 emissions. This is more than 40% of the transport sector's total emissions, according to the International Energy Agency's *Empowering Cities for a Net Zero Future* report.

PwC outlined three key trends shaping the future of cities when it comes to energy supply and usage: policies and regulations; technology; and generation and distribution. The first, policy and regulation, is highlighted by the European Union's various directives that focus on energy efficiency for buildings and the US' Inflation Reduction Act of 2022 that included rebates and tax credits to help consumers purchase energy-efficient home appliances, solar panels and electric vehicles.

As an aside, the net zero transition is creating new markets and innovative investment opportunities, which are covered in the *Net Zero Funds at a Glance March 2024* report. Globally, countries have adopted new regulations to incentivise the use of EVs, which is now a global market that is projected to grow from $671.5 billion in 2024 to $1.9 trillion by 2032, exhibiting a CAGR of 13.8% during the forecast period.

Fitting easily under the Industry, Innovation & Infrastructure (SDG9) umbrella, technology is going to help to make cities 'smarter'. The use of renewable energy such as wind and solar will be made more efficient with smart metering, while tomorrow's smart city is also likely to have: 'smart' street lights; rubbish sensors; parking connected driving apps; sprinklers on timers; smart charging stations; and air quality monitors.

According to the Intergovernmental Panel on Climate Change (IPCC) report, CO_2 emissions from residential and commercial buildings alone in 2019 were 50% and 32% of total emissions, respectively, making smart heating and cooling systems an essential part of building a sustainable city.

Renewable energy is core to the third urban energy trend, namely, generation and distribution. In its 2021 *Renewables in Cities Global Status Report*, REN21 highlighted that more than one billion people live in a city with a renewable policy or target. Added to this, city governments in more than 830 cities in 72 countries had set renewable energy targets in at least one sector (power, heating and cooling, and/or transport); with more than 610 of these cities having set 100% renewable energy targets. The European Green Deal is the platform for reducing net greenhouse gas emissions by at least 55% by 2030.

Building Resilience

Restoring balance on the planet, means also restoring the urban relationship with natural capital and biodiversity, topics covered in our October and April impact fund reports, respectively. Working with 'cities' to restore Life on Land (SDG15) will mean urban environments can play a role in unlocking economic opportunities with nature-based solutions. Right now, more than half of the GDP generated in cities, roughly 44% equivalent to $31 trillion, is at risk of disruption from nature loss.

A new WEF report *BiodiverCities 2030* sets out a roadmap that will help cities adopt nature-based solutions for urban infrastructure by spending $583 billion on interventions that enhance nature and reduce urban impacts on biodiversity. In addition to making cities more resilient, the move could create more than 59 million urban jobs in cities globally and generate more than $1.5 trillion in annual business value by 2030, thereby supporting Decent Work & Economic Growth (SDG8).

Resilience is now a common term when discussing climate risk mitigation. So much so that the Rockefeller Foundation created the Resilient Cities Network back in 2015.

Meanwhile, the World Bank is behind the City Resilience Program that helps to mainstream risk considerations in planning and increasing financing for urban resilience and the Global Platform for Sustainable Cities, which promotes integrated solutions and cutting-edge knowledge for cities seeking to improve their resilience and overall urban sustainability.

This year, global property adviser, CBRE published a ranking of European cities according to their resilience to the impacts of climate change. The *European City Sustainability Study 2024* evaluated the performance of 42 cities across Europe in relation to a number of factors, from transition risk, building performance standards and level of air pollution to future flood risks and ability to implement renewable energy.

Amsterdam in The Netherlands topped the ranks followed by Birmingham in the UK and Gothenburg in Sweden. Climate change is pushing cities, communities and ecosystems to the brink. Extreme weather events like heatwaves, floods and wildfires are becoming more frequent, intense and unpredictable, posing significant risks to the environment, economy and public health.

A new report by Economist Impact: *Resilience from the ground up: assessing city-level approaches to climate risk and adaptation*, highlights that four in five people believe their city is underprepared, particularly as regards heatwaves, air pollution, water shortages and flooding and that public infrastructure is already struggling to cope with climate impacts.

Water management infrastructure is considered to be the most vulnerable to climate-related risks, with more than two in five people considering their city's water management infrastructure at risk.

Financing Green Cities

Like all of the SDG's, there is a financing gap for SDG11. The World Bank invests an average of $5 billion in planning and implementing lending projects for sustainable cities and communities every year to help cities meet the critical demands of urbanisation.

Cities are included in the second World Bank Climate Change Action Plan (CCAP) for 2021-2025 with plans to improve urban air quality; decarbonise urban energy systems; promote green and resource-efficient buildings and infrastructure; promote integrated solid-waste management and circular-economy approaches; improve urban transportation; and improve the coverage, efficiency, and resilience of urban water supply, sanitation, and wastewater treatment.

This is on top of existing partnerships and collaborative initiatives such as the City Climate Finance Gap Fund, a new partnership between the European Investment Bank and the World Bank. This supports the development of a pipeline of climate-smart investment projects to enable green, inclusive, resilient, creative, and competitive cities in developing countries by unlocking an estimated $4.7 billion to help cities transform climate ambition into finance-ready projects.

Like companies, cities can also borrow to finance their green transition. For example, in 2022, Helsingborg, Sweden, became the first city worldwide to issue a sustainability-linked bond to attract capital in pursuit of its ambitious net-zero goals. Under this performance-based bond, the city's emission reduction rate is used as a Key Performance Indicator (KPI). Greenhouse gas emissions are publicly tracked, increasing transparency and allowing investors to monitor progress against a city's stated objective.

But ignoring the effects of climate change in real estate can get you a downgrade. In 2020, Moody's added climate data into ratings for real estate-linked securities and debt in a clear sign of the mainstreaming of climate risk integration in financial analysis. Moreover, taking a leaf out of Helsingborg's book, more city-focused private investment bonds could be launched in the future by mobilising a larger part of the global bond market towards green, social, and sustainability bonds.

What about the emerging markets?

India, China and Nigeria are predicted to account for 35% of the projected growth of the world's urban population between 2018 and 2050, according to United Nations' Department of Economic and Social Affairs. And yet looking at the real estate fund data this year, only 13% of the total number of funds are focused on the developing markets.

The International Finance Corporation (IFC), the private sector arm of the World Bank, estimates that cities in emerging markets represent a $7.6 trillion green investment need between 2023 and 2030. To reach net zero emissions by 2050, global investments of between $5.2 trillion and $5.4 trillion will be required to decarbonise existing buildings alone.

To start to move money in the direction that it is needed, the IFC developed APEX (Advanced Practices for Environmental Excellence in Cities) that allows cities and banks to collaborate and scale up urban infrastructure projects.

The platform leverages IFC's well-established Cities Initiative, which combines investment and advisory services for cities, including through the provision of direct municipal financing. The APEX Green Cities Program helps cities in emerging economies to identify, prioritise and finance high-impact carbon-reduction policies and green infrastructure projects.

APEX helps bridge the gap between banks and cities by identifying eligible investment pipelines and creating the KPIs underpinning sustainability-linked loans or bonds. Ekurhuleni in South Africa is an example of how banks can work with cities to aggregate green investment opportunities by creating a significant pipeline for lenders.

The APEX Green Cities Program is now expanding to cities in Colombia, South Africa, India, the Philippines, Vietnam, and Indonesia and allows financial institutions can build subnational partnerships and expand their green portfolios while supporting local, national, and global climate ambitions.

But as the climate crisis worsens, inequality increases and migration (environmental, economic and refugees) challenges the limited resources of most host cities, how can we keep track of progress?

With the clock ticking to the SDG deadline, the Arcadis Sustainable Cities Index 2024, originally founded in 2015 and evolving to incorporate people and planet as well as profit (as a measure of prosperity), has been reimagined this year to focus on an important measure of sustainability: Progress.

Amsterdam, which tops the Arcadis Sustainable Cities Index too, is clearly the place to be. Join us in Amsterdam for Impact Summit Europe on 1-2 April, 2025.

PHENIX IMPACT FUND ASSESSMENT

Phenix Impact Fund Assessment is a proprietary framework developed in close consultation with institutional asset owners and industry leaders, for the purpose of **assessing the robustness of a fund's impact proposition**.

On 6 themes and 45 criteria, it examines to what extent the policies, procedures and human resources are in place to deliver the impact that a fund aims to create.

ASSESSING THE ROBUSTNESS OF IMPACT FUND PROPOSITIONS

Uncover strengths and weaknesses

Adopt industry best practices

Prepare for institutional impact due diligence

100
100

PHENIX IMPACT
FUND ASSESSMENT
January 2024

VISIT SITE >>>

GLOSSARY & SYMBOLS

Committed capital: Amount committed in a fund vehicle by its limited partners / investors.

Developed markets: We include Europe (excl. Eastern Europe), North America, Asia Pacific (Singapore, Japan, and South Korea only), Oceania (New Zealand, Australia) Middle East and Africa (Israel only).

Direct lending: A specialised form of private debt, in which loans are made to middle-market companies. It is the private debt strategy with lower risk, achieved by using collateral.

Emerging markets: We include Latin and Central America, Asia Pacific (excl. Singapore, Japan, South Korea), Middle East and Africa (excl. Israel) Europe (Eastern Europe only).

Fund managers: Organisation managing commingled, pooled and customised vehicles invested by institutional asset owners. Also called General Partner or GP.

Global: Funds that have an investment geographic scope encompassing both developed and emerging markets.

Impact investing: Investments with the dual mandate of financial return and positive societal or environmental impacts, with the notion of measuring the positive and negative impact of investments, ensuring both intentionality and additionality among these.

Institutional asset owners: Outsourced CIOs, pension funds, insurance companies, family offices, sovereign wealth funds, endowments, foundations, banks, fiduciary managers, discretionary investment consultants. Also called Limited Partner or LP.

Market targeted: Markets fund managers target for their investments: We include Global, Developed markets, Emerging markets.

Mezzanine: A specialised form of financing in which loans are subordinated to banks, with no collateral. It is the most equity-like form of private debt.

Microcredit: A common form of microfinance, characterised by small loans to individuals or small companies.

Private debt: Debt instruments to companies: direct lending, mezzanine, microfinance strategies.

Public debt: Publicly traded fixed income securities: investment grade or high yield, focused on green bonds and municipal and community infrastructure and affordable housing issuers.

Regions targeted: Regions fund managers target for their investments: We include Asia Pacific (East Asia, Central Asia, South Asia, South East Asia), Europe (Western Europe, Eastern Europe), Global, Latin and Central America, Middle East and Africa (East Africa, Middle East, Northern Africa, West Africa, Southern Africa), North America, Oceania.

Target fund size: Amount the fund manager is targeting when raising capital.

Vintage: Year where the fund manager first calls capital from investors.

Full glossary: www.phenixcapitalgroup.com/impact-investing-glossary

DISCLAIMER

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PHENIX CAPITAL