

**momentum**  
global investment management

# African Real Estate Fund



# Who we are

- » \$205m institutional real estate fund that finances and develops Grade A office blocks, warehouses and shopping malls in sub-Saharan Africa.
- » MAREF benefits from the unique blend of Eris (which has completed 124 projects in Africa in thirty years at a value exceeding \$2bn) and the fund management experience of Momentum, a London-based international asset management company.
- » \$400m available for investment into new projects.
- » Green focus: commitment to follow IFC EDGE principles on all projects.
- » Winner: GBB West Africa Real Estate Investor of the Year, 2018.
- » Winner: Best Green Building & Best Commercial Building, Africa Property Investment Awards 2019
- » Winner: Landlord of the Year, Africa Property Investment Awards 2020

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## Momentum Metropolitan Holdings Limited

Momentum Metropolitan Holdings Limited is Africa's third largest life insurer. The company is listed on the Johannesburg Stock Exchange (JSE) with a market capitalisation in excess of \$1.5 billion as at January 2019. Momentum Metropolitan Holdings Limited employs more than 16,000 staff across 12 African countries, India, London, Hong Kong, Guernsey and Gibraltar.

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**ERIS** METROPOLITAN

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## Eris Property Group

Eris Property Group, established in 1985, is a leading property development and management company in Africa. It is a 73.75% subsidiary of Momentum Metropolitan Holdings Limited, with the balance owned by management and staff. Eris Property Group employs 400 staff across 9 offices in South Africa, Ghana, Malawi and Mauritius and has developed head offices for Unilever, EY, MTN, FirstRand Group and ENS.

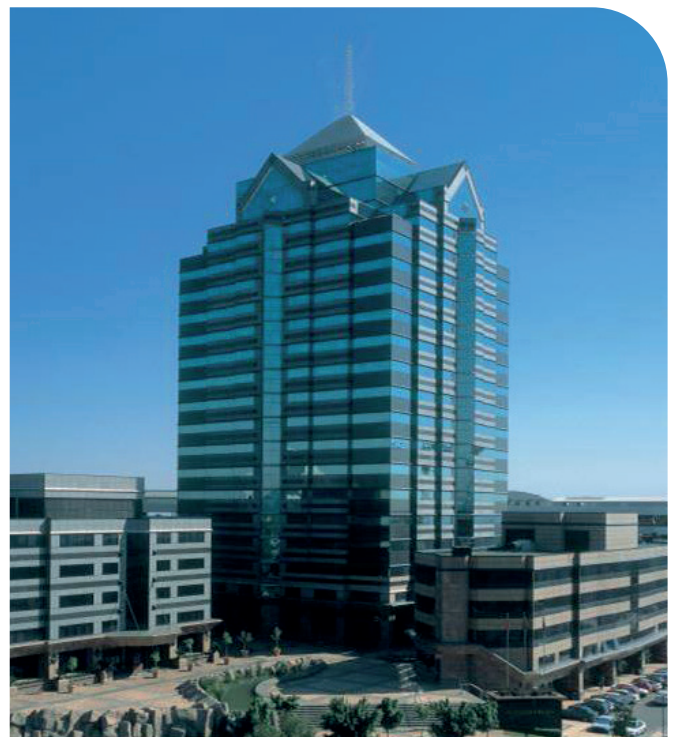


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## Momentum Global Investment Management

Momentum Global Investment Management (MGIM) was established in the UK in 1998 as the international investment and asset management arm of Momentum Metropolitan Holdings Limited. As at September 2020, MGIM managed in excess of \$5.3 billion for institutional and retail investors around the world.

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## COMPLETED PROJECTS

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## Completed Project 1: Mon Tresor Business Gateway, Mauritius

### Description

- » Delivered on time and on budget - August 18
- » Head office for Omnicane, a listed company which produces 40% of Mauritius's sugar and one third of Mauritius's power.
- » Part of the first Smart City in Mauritius
- » 5 green star rated and carbon neutral
- » The development was recognised at the API Awards 2019 where it received the Best Green Building award



### Location

- » Airport roundabout, adjacent to the Holiday Inn

### Specifications

- » Manned boom gate access control, building access control & CCTV.
- » High speed internet connection
- » Central HVAC controlled by BMS with tap off points.
- » 2 x 500kVA back-up generators, 30 minutes UPS supply
- » Electrical sub metering per tenant via Building Management System.
- » Municipal water supply, 2 x 24m<sup>3</sup> storage tanks & fire supply tank.
- » Fire protection in accordance with regulation, integrated to BMS.
- » 2 Lifts



## Completed Project 1: Mon Tresor Business Gateway, Mauritius





## Completed Project 2: 335 Place, Accra, Ghana

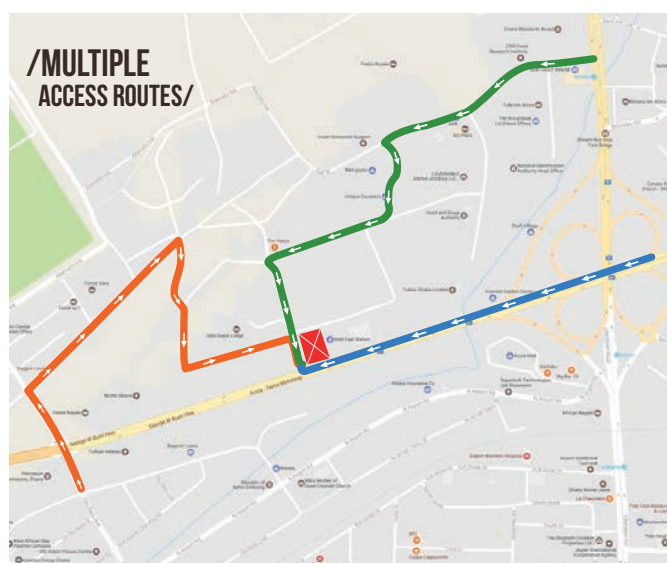
### Description

- » Delivered on time and under budget - August 18
- » Office block in the popular oil & gas enclave on the N1 Highway just west of Accra Mall
- » 13 levels with ground floor access, 5 parking levels (314 parking bays, 3.2 bays per 100m<sup>2</sup> GLA) & 8 office levels
- » Grade A fully fitted and ready to occupy



### Specifications

- » Security room at ground entrance, CCTV & card access control
- » High speed internet connection
- » Central HVAC system with dedicated local control
- » 48-hour back-up generators, 10 minutes UPS supply
- » Electrical sub metering for each tenant
- » Municipal water supply, onsite borehole & 2 day holding tank
- » Fire protection in accordance with international standards
- » Four lifts rated at 2.5m/s in central core
- » Male, female and accessibility toilets on each floor

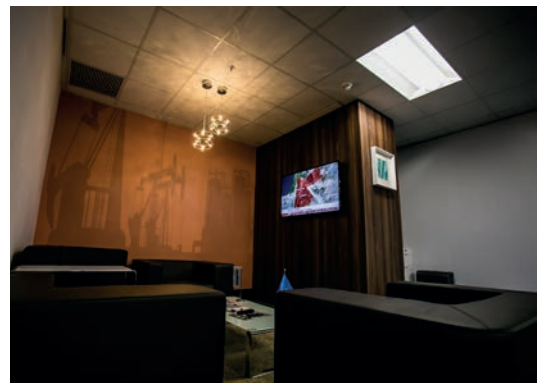


### Corporates nearby

- » Fidelity Bank
- » FedEx Headquarters
- » Nestle Ghana
- » Tullow Ghana Limited
- » Allianz Life Insurance



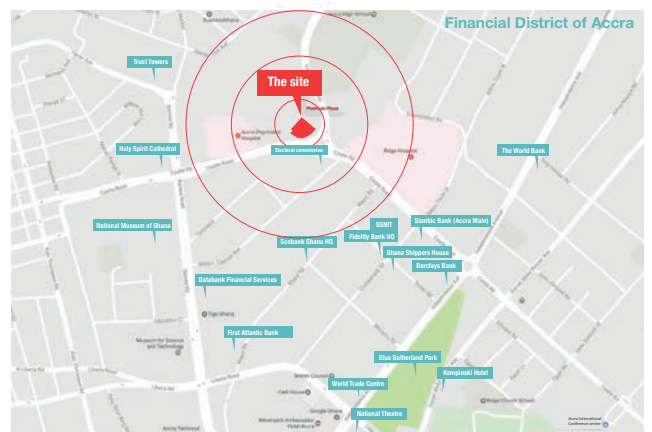
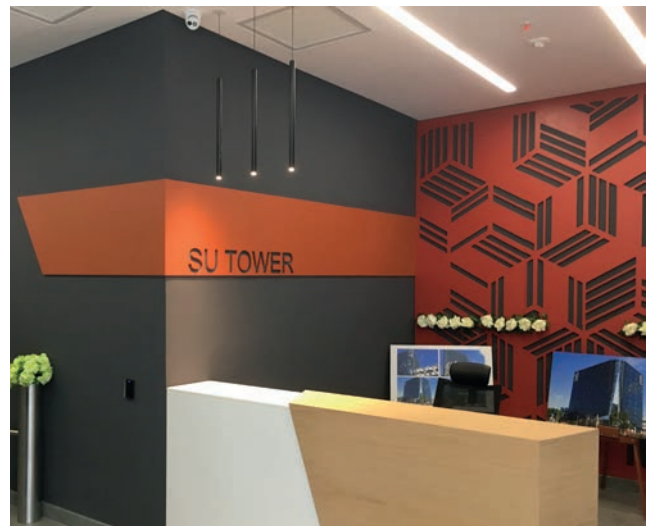
## Completed Project 2: 335 Place, Accra, Ghana



## Completed Project 3: SU Tower, Accra, Ghana

### Description

- » Delivered on time and under budget - November 18
- » Office block in the heart of the Ridge commercial district
- » 14 levels with ground floor access, 5 parking levels (424 parking bays, 2.6 bays per 100m<sup>2</sup> GLA) & 9 office levels
- » Grade A fully fitted and ready to occupy
- » The development was recognised at the API Awards 2019 where it received the Best Commercial Building award



### Location

- » Major roundabout in Ridge, Accra, close proximity to Independence Avenue

### Specifications

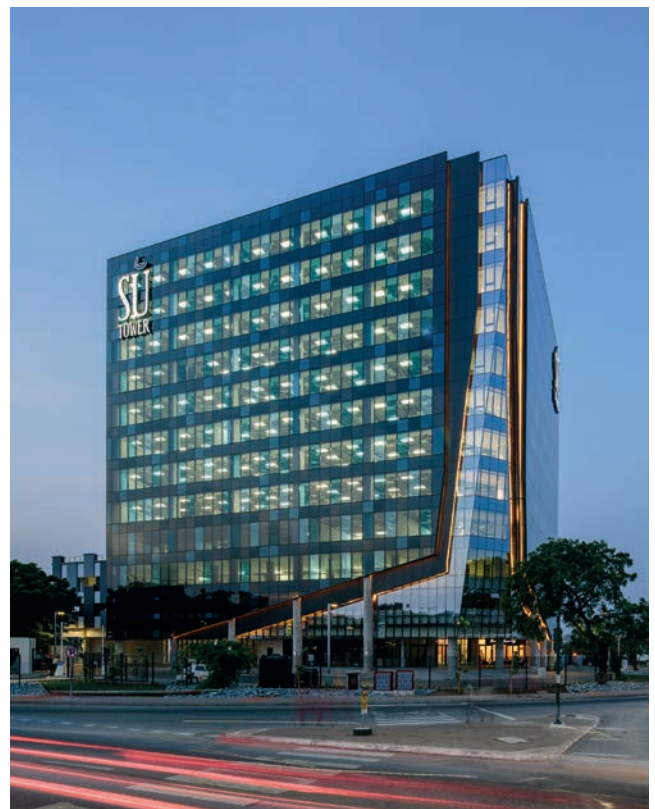
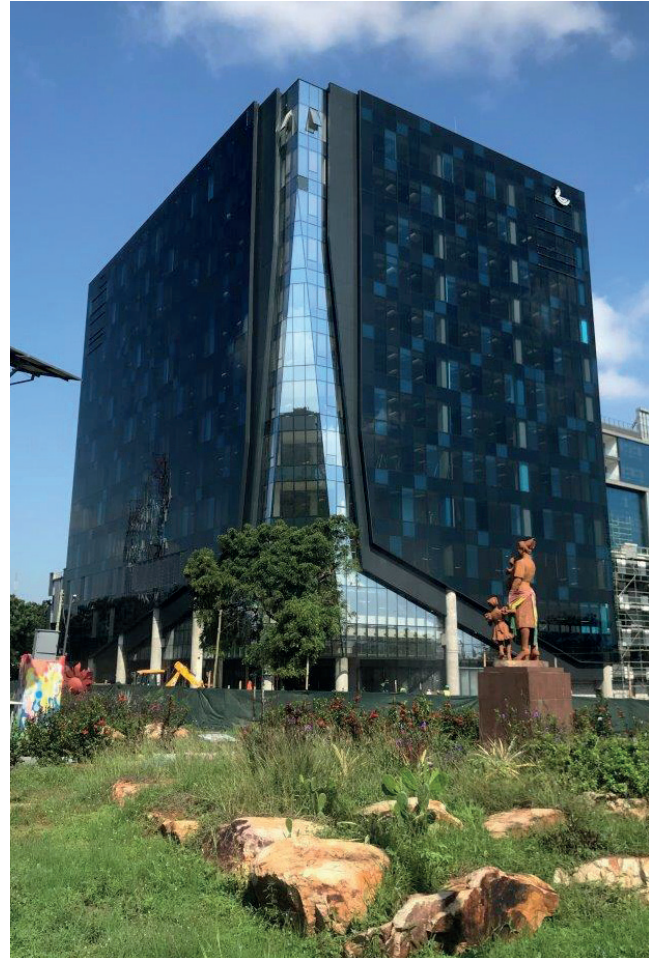
- » Security room at ground entrance, CCTV & card access control
- » High speed internet connection
- » Central HVAC system with dedicated local control
- » 48-hour back-up generators, 10 minutes UPS supply
- » Electrical sub metering for each tenant
- » Municipal water supply, onsite borehole & 2 day holding tank
- » Fire protection in accordance with international standards
- » Four lifts rated at 2.5m/s in central core
- » Male, female and accessibility toilets on each floor
- » Extensive entertainment balcony - 4th floor

### Corporates nearby

- » Google
- » Stanbic
- » GTB
- » Barclays
- » Eco Bank

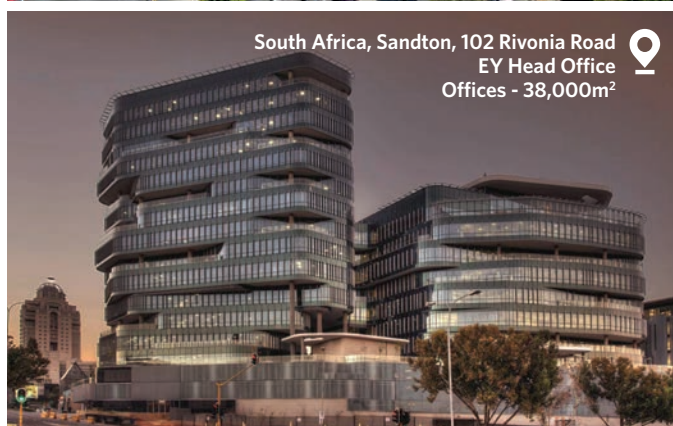


## Completed Project 3: SU Tower, Accra, Ghana





## **Projects Developed by Eris Property Group:** — All projects below are fully completed





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## Contact Details

### Momentum

David Lashbrook  
Director | Head of Africa Real Estate  
david.lashbrook@momentum.co.uk  
Direct Line: +44 207 618 1780  
The Rex Bldg, 62 Queen St, London EC4R 1EB

### Eris South Africa

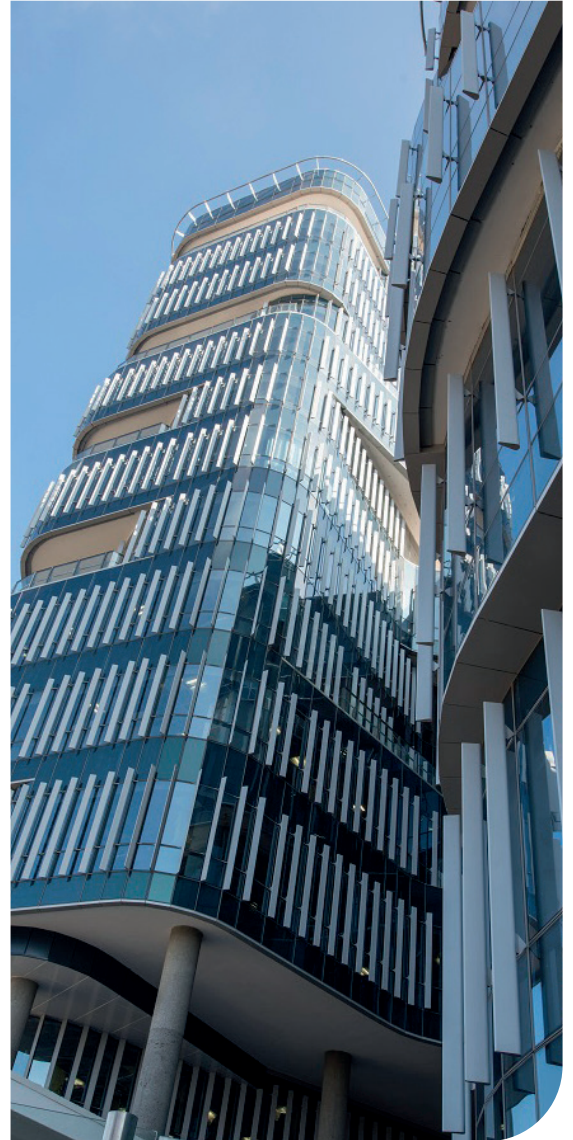
Niël Freislich  
Executive Head: Property Development  
nfreislich@eris.co.za  
Direct Line: +27 12 365 0791 | Mobile: +27 83 384 2845  
3 Gwen Lane, Sandton Central, 2196

### Eris Ghana

Enoch Entsua-Mensah  
Chief Executive Officer  
eentsuamensah@eris.com.gh  
Direct Line: +233 55 664 4224  
THE RHOMBUS, Tumu Street, Kanda Estates, Accra

### Eris Mauritius

Daryl Jorgensen  
Managing Director  
djorgensen@eris.mu  
Mobile: +230 5 478 7905  
Mon Tresor Business Gateway, Mon Tresor, Mauritius



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### Important notes

The information contained within this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Prospective tenants must make their own enquiries to satisfy themselves as to all aspects of any project and further should seek independent legal advice and financial advice in relation to all the information contained herein. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.

### Momentum Global Investment Management Limited

Momentum Global Investment Management Limited (Company Registration No. 3733094).  
Registered office, The Rex Building, 62 Queen Street, London, EC4R 1EB.  
Momentum Global Investment Management Limited is authorised and regulated by the Financial Conduct Authority in the United Kingdom (FCA Number 232357), and is an authorised Financial Services Provider pursuant to the Financial Advisory and Intermediary Services Act 37 of 2002 in South Africa (FSB Number 13494).

