

momentum
global investment management

African Real Estate Fund

A photograph of a modern, multi-story glass skyscraper at dusk. The building's windows are illuminated from within, creating a warm glow against the darkening sky. The building has a distinctive, angular design with a prominent corner. In the foreground, there are some trees and a street with a few signs. The overall scene is a mix of urban architecture and natural elements.

SU
TOWER

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

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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METROPOLITAN

Eris Property Group

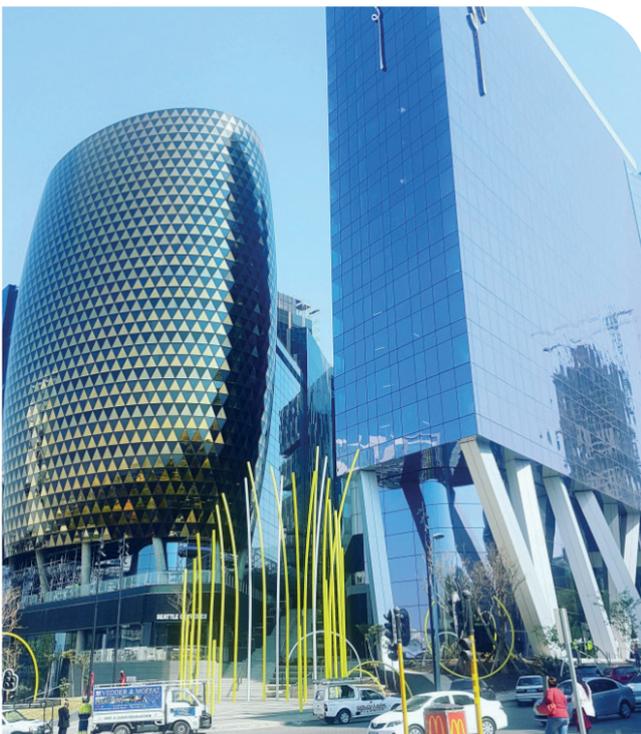
Eris Property Group, established in 1985, is a leading property development and management company in Africa. It is a 73.75% subsidiary of Momentum Metropolitan Holdings Limited, with the balance owned by management and staff. Eris Property Group employs 400 staff across 9 offices in South Africa, Ghana,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

ERIS
PROPERTY GROUP

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





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 24m³ 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 100m² GLA) & 8 office levels
- » Grade A fully fitted and ready to occupy



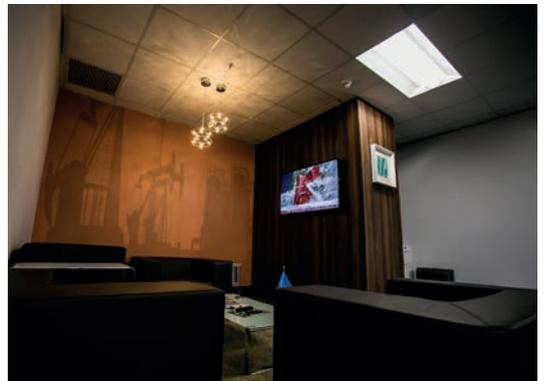
Specifications

- » 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

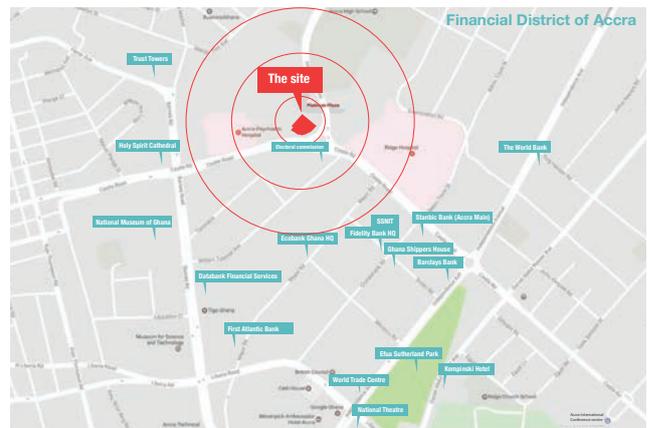
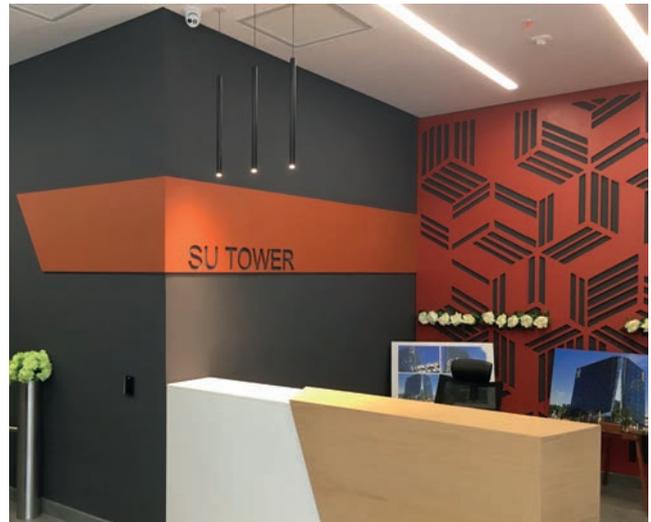
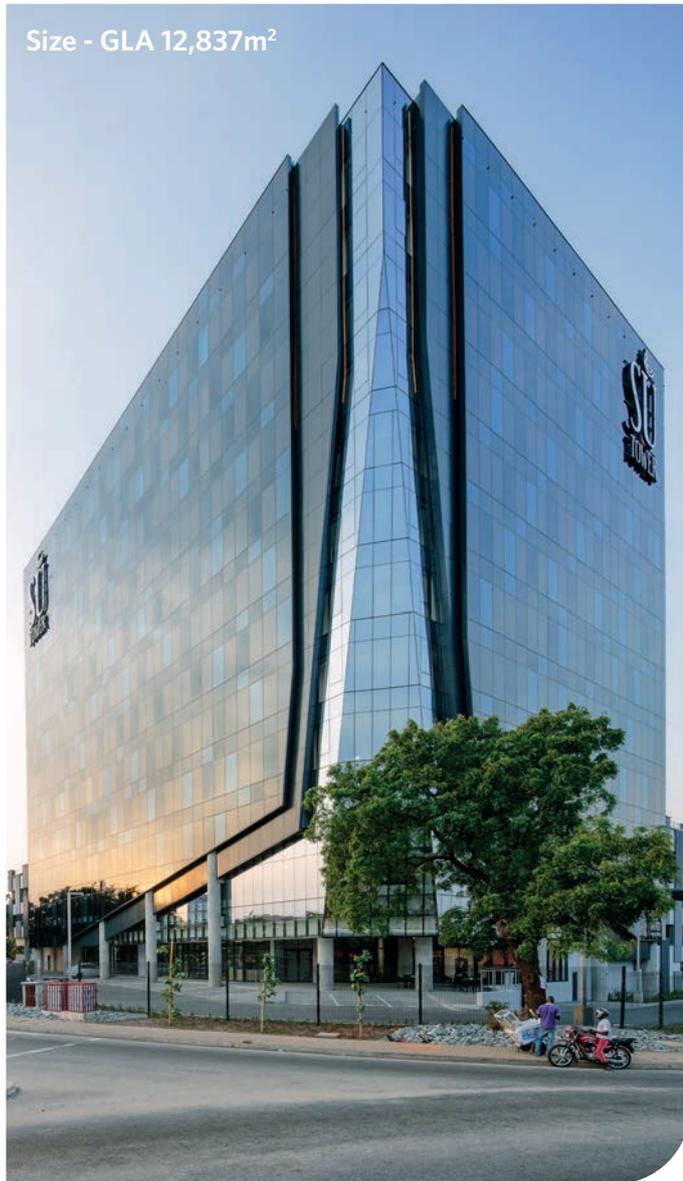
Completed Project 2: 335 Place, Accra, Ghana



📍 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 100m² 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

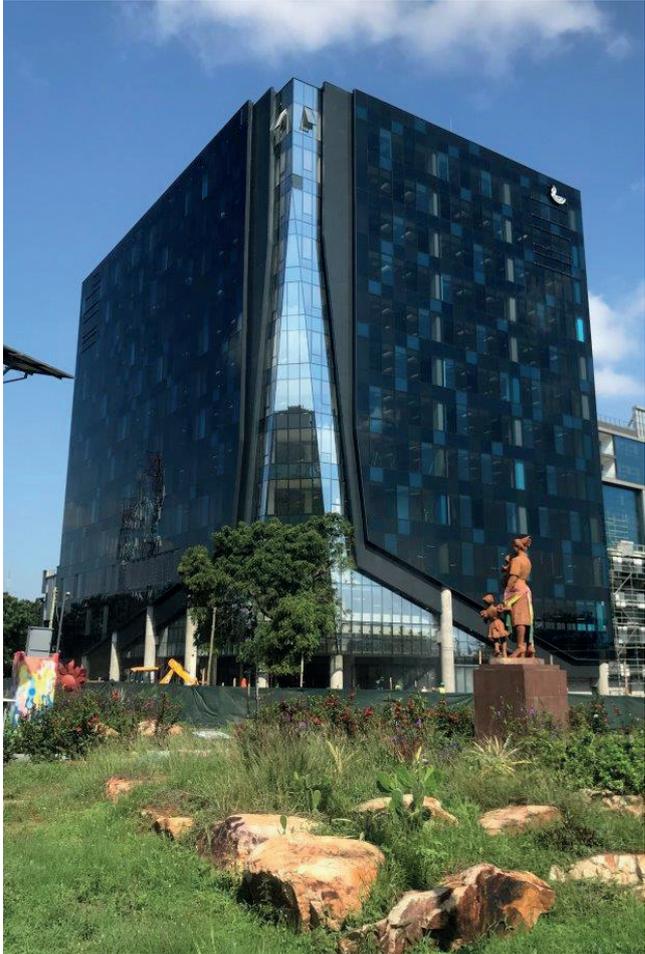
Specifications

- » 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

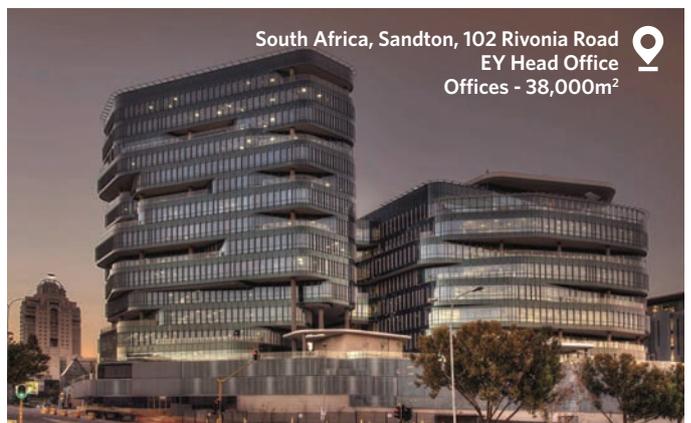
- » Google
- » Stanbic
- » GTB
- » Barclays
- » Eco Bank

Completed Project 3: SU Tower, Accra, Ghana



Projects Developed by Eris Property Group:

All projects below are fully completed



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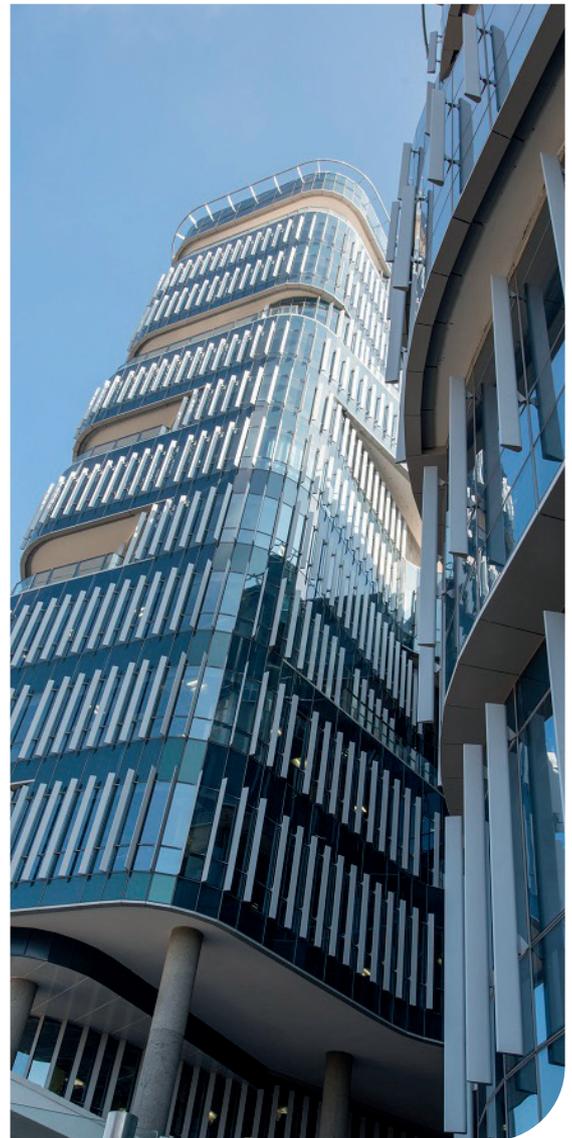
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Important notes

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).

