



Independent Infrastructure Impact Investing Partners

4IP Group News

Message from Managing Partners

People first PPP & Impact Investing news & events

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<https://www.linkedin.com/company/4ip-group/>

We invite leading organizations, including our former employers, leading industry players, think tanks, academia, journalists, new and potential clients to engage with us! Be sure to follow-us to stay at the forefront of People-first PPPs and impact investing news and thought leadership.

Please accept our invitation to join our newsletter mailing list. Contact us at info@4ipgroup.org

Research

You can access a complete list of our resources at:

<http://4ipgroup.org/resources/>

To access our Handbook on PPPs in developing and emerging economies published by Emerald Group Publishing in December 2017, visit [Emeraldinsight](#).

Part I: PPP Activities

East Timor PPP project

Within the framework of a project sponsored by the European Union, 4IP was in charge of analyzing **the infrastructure gaps in Timor-Leste** in relation with the Sustainable Development Goals. The next step involved the project prioritization methodology that should take into account all social, environmental, economic and financial dimensions. Lastly project costing approaches have been developed.

For more information about [The Timor-Leste project click here>](https://www.linkedin.com/posts/thibautmourgues_prioritisation-planningahead-infrastructure-activity-6567392551563776000-PYkB)
https://www.linkedin.com/posts/thibautmourgues_prioritisation-planningahead-infrastructure-activity-6567392551563776000-PYkB

PPP Conferences (Uzbekistan & Kazakhstan)

4IP Group Managing Partner, **Mr. Thibaut Mourgues**, represented 4IP at a **PPP conference in Tashkent, Uzbekistan** in April 2019. As Uzbekistan is opening up its economy, his talk dealt on the French PPP model and what mistakes Uzbekistan should avoid to successfully develop an efficient PPP program.

For more information about [these two PPP events click here>](https://www.linkedin.com/posts/thibautmourgues_business-programme-activity-6523467204699176960-ahbT)
https://www.linkedin.com/posts/thibautmourgues_business-programme-activity-6523467204699176960-ahbT

UNECE People-First PPP Initiative

4IP Group Managing Partner, Dr. Christian Kingombe, and 4IP Group's Senior Legal Counsel, Mr. Dario Moroni, both attended the Third session of the UNECE Working Party on Public-Private Partnerships that took place in Geneva on 3-4 December 2019 (Salle XII, Palais des Nations). At that occasion, the document on the [People-first Project Facilitation Hub](#) that was the main focus of the discussions at this session.

For more information about [the provisional programme and session documents and more detailed information for the meeting click here>](#)
[website](#)

WAPPP

As members of The World Association of PPP Units & Professionals | WAPPP (See below), 4IP Group, as represented by Christian Kingombe and Dario Moroni, was invited to participate in a dynamic collaboration high-level afternoon workshop on Monday 2 December 2019 specially for Permanent Representatives in Geneva. For more information about [the sequence of events, the engagement method \(World Café discussions around the following topics: Do's and don'ts in People first PPPs; Experiences of Mega Infrastructure PPPs; Exploiting data interconnectivity and advanced visualization techniques for SDG-driven PPPs; Sources of Sustainable Financing for PPPs; The PPP professional and the gender dimension: emergence of a new](#)

Industry Events – Where in the World was the 4IP Group in Q3-Q4 2019?

Since the inaugural week of its establishment the Senior Advisors of 4IP Group have spoken and participated in a variety of People-First PPP and Impact Investing events.

The 4IP Group has enjoyed meeting with you and other industry leaders at these events:

[Tashkent Law Spring conference in Tashkent, Uzbekistan](#)
(April 2019)

[United Nations Economic Commission for Europe \(UNECE\) Working Party on Public-Private Partnerships, Third Session, Palais des Nations, Room XII, Geneva, Switzerland](#)
(3-4 December 2019).

[WAPPP Workshop for Permanent Missions, Geneva, Switzerland](#)
(2 December 2019)

multi-competence profession; and PPP Collaboration with non-state actors [click here](#)>
https://docs.google.com/document/d/11i1i-ai5wQQakEo3mt_dcOYu9S8sOMrr8SWjHxEIAA/edit

4IP Group continues to engage with existing and new **external partners** and we thank them for their time, support and willingness to share their expertise and business opportunities with us. Should our readers wish to explore partnerships with the 4IP Group, please write to ckingombe@4ipgroup.org

Future Industry Events – With possible participation of the 4IP Group?

The 4IP Group is regularly participating in industry events. We invite you to connect with us if you are planning to be there too! Visit [the events resource page of the 4IP Group website](#) for an up-dated list of industry events:
Connect with 4IP Group at the events below:

[The AI Duajj family and their single Family office Alea Global Group 2nd Africa Family Office Summit at Labourdonnais Waterfront Hotel Port Louis, Mauritius](#)
(19-20 February 2020)

[Prestel & Partner Dubai 2020 Edition Family Office Forum at The Palace Downtown](#)
(3rd-4th March 2020)

[6th ARE Energy Access Investment Forum 2020 | Location: Lusaka, Zambia](#)
(18-19 March 2020)

[Sir Anthony Ritossa 11th Global Family Office Investment Summit, The Ritz-Carlton, Riyadh,](#)
(March 23-25, 2020)

[2nd Africa Business Partnership Forum \(ABPF\). The Kensington Conference Centre in London, United Kingdom. The event will have a strong focus on AfCFTA and Christian Kingombe will speak in the session on: Increasing Africa's Share in Global Export OR Industrialisation & Financing the AfCFTA](#)
(Thursday, March 26th, 2020)

["ZAMBIA ENTREPRENEURSHIP SUMMIT 2020 - LUSAKA", Zambia](#)
(15th and the 17th of May 2020)

Part II: Infrastructure Impact Fund by Management Team

Mission: To Mobilize Private Capital in a Sustainable Way

- At 4IP Group we believe that without private capital to finance development, Sustainable Development Goals are not reachable.
- Hence, The 4IP-Infrastructure Impact Fund (IIF) will channel capital in a sustainable and attractive way to private investors.
- IIF will support high impact Public-Private Partnerships (PPPs) allowing Governments to develop infrastructure required to escape the poverty trap.

Who we are?

What is Impact Infrastructure Fund (IIF)?

- IIF is a +100 mln USD investment fund, which is focusing on high impact infrastructure projects in Africa (40%), South East Asia (40%) and Central Asia (20%)
- IIF seeks a market rate return and low risk profile projects.
- IIF only co-invest with reputable institutions
- IIF seeks minority equity stakes aiming to positively influence the impact on Sustainable Development Goals (SDGs).

Who we Are - Staffing (intro)

4IP-IIF consists of an experienced Investment Team, which besides 4IP Group's two Founding Managing Partners also includes:

- Our New Senior Partner (Senior Investment Manager), Mr. Alexis Faury, who brings more than **15 years experience** across Emerging Markets (Sub-Saharan Africa, Middle East, Latin America, Australia & Asia-Pacific) in both energy and infrastructure to the Management of the Fund.

To access **Mr. Faury's bio** click here > <https://www.linkedin.com/in/alexis-faury-b462471/>

Associates:

The Fund has recently on-boarded a number of associates from two leading Business Schools: IMD and Bocconi respectively, who plays an important role in assisting us with setting up the Fund.

Their bios can be accessed upon request.

Investment Committee (IC):

We all know what an IC does: it makes the final decision to invest a fund's capital. However, such a narrow view risks selling short the value an IC can bring to **private equity investing**. The IC can be of crucial importance to a management firm, and it can make a far more extensive and valuable contribution than just signing off investments—in fact, it is at the heart of how a firm like 4IP Group operates, since 4IP is young company (we celebrate our 3 year anniversary next month). Since 4IP Group is a small to medium-sized firm, depending on the definition, which is set up by two experienced professionals who have assisted with the raising of capital for various other funds and who lead the investment process of 4IP-IIF. In 4IP-IIF, the IC

involves all three above mentioned 4IP senior partners and, because we are also acting as the deal makers, therefore we shape the investments. Hence, 4IP-IIF' IC can be described as "interactive" rather than formal. The scope of operations of our IC reflect the personalities of 4IP's senior partners.

The latest member of our IC is **Ms. Doris Chevalier**, who has both mixed public and private profile (Vinci, Bouygues, ASF, Alstom, French PPP Unit from Ministry of finance ...). She has a combined experience at bankers, sponsors, investors, grantors, a strong reputation from her wide relational network. Doris is a unique high level expert in Infrastructure Project financing. Doris is a well-known deal maker and team leader bringing her high level expertise didactically in project structuring and financing to the satisfaction of clients and business partners. Doris has been part of **more than 25bn€ project financing** (Cash & Trade, Corporate, Export, PPP, M&A, Suppliers, SMEs) over the world for various sectors of the infrastructure domain (rail, roads, ports, water, real estate, ...). She is well appreciated in easing decisions in her way to manage contracts, risk analysis, investments portfolio. **To access her bio click here** > <https://www.linkedin.com/in/doris-chevalier-infraboost/>

Advisory Committee (AC):

Like most Funds 4IP Group's IIF naturally also has an **Advisory Committee** comprising representatives of certain Limited Partners (often, Limited Partners with significant commitments to the Fund). Our Advisory Committee is a contractually created body, and our members generally do not owe fiduciary duties to the 4IP-IIF or the Limited Partners. Common functions of our Advisory Committees include approving conflicts of interest (including providing consent for transactions that require the Fund's consent under the Advisers Act, including principal transactions and "assignments"), passing on matters waivable by the Advisory Committee under the Fund Agreement (such as investment limitations) and, in certain circumstances, approving (or objecting to) the General Partner's valuations or valuation methodology.

The latest member of the AC is **Ms. Hakima ElHaite**, CEO chez Techconsult solutions. Ms. ElHaite is Morocco's former Minister responsible for the Environment. Ms. Hakima El HAITE has a long experience in project management, which has enabled her to develop skills in technical and administrative matters as well as financial and legal in environment and sustainable development. Ms. Hakima El HAITE was attached to the general management of the Urban Agency of Fez (1992-1993), founding director of S.EAUGLOBE, a company specializing in engineering and environmental work since 1994, delegated to the Presidential Summit of the President of the United States of America OBAMA for entrepreneurship and nominated as a pioneer company in the environmental professions in Africa and the Middle East (1990) and Vice President of US-NAPEO (North Africa Partnership For Economic Opportunity). **To access her bio click here** > <https://www.linkedin.com/in/hakima-elhaite-4285a483/>

The bios of all members of 4IP-IIF's IC and AC can be accessed upon request.

Fund Investment Strategy

- 4IP-IIF mainly invest in greenfield project although a few selected brownfield projects could be considered.
- IIF's average investment size is ranging between 5-15 mln USD per project.
- IIF's project are diversified geographically as follows:
 - 40% South East Asia
 - 20% Central Asia & Turkey
 - 40% Africa
- IIF's project portfolio is diversified by sector as follows:
 - Energy 50%,
 - Transport 30%,
 - Health 20%.
- IIF targets an average market return of 15% per project.
- IIF seek to mitigate risk.
- IIF only co-invest with strong reputable Infrastructure Investors/firms.
- IIF only invest when strong lead investors (sponsors, DFIs, established institutions) lead the financing.
- IIF holds minority stake but we aim to be able to influence the deal structuring to reach our impact objectives.

- This is done by IIF targeting a strong social and environmental impact of reach of its projects. This will be assured by using The Institute For Sustainable Infrastructure’s (ISI) Envision Framework. **The Envision sustainable infrastructure rating system** is a comprehensive framework of 60 criteria that encompass the full range of environmental, social, and economic impacts that should be assessed to determine how a project has incorporated sustainability.

HOW ENVISION WORKS

Go to www.sustainableinfrastructure.org to download Envision at no cost

- Learn to use Envision better with the Envision Sustainability Professional (ENV SP) training, which has been done by 4IP Group Managing Partner, Christian Kingombe.
- Use Envision to guide planning, design, and construction projects to reduce environmental footprint and support the larger goal of improved quality of life
- Evaluate and recognize infrastructure projects that use transformational, collaborative approaches to incorporate sustainability throughout a project’s life.

For more details click here>

https://www.asce.org/uploadedFiles/Issues_and_Advocacy/Our_Initiatives/Sustainability/Content_Pieces/envision-fact-sheet.pdf

Investment process

The IIF investment process will build on 4IP’s network to originate deals. The appraisal will consider the financial return, the sustainability and impact dimension and the risk management. The investment decision will be taken by the Investment Committee (IC) with the support of the Advisory Committee (AC).

Impact Assessment and measurement

Launching a New model of PPP requires new tools to evaluate the impact of PPP ... The UNECE has spearheaded thus a movement toward a new model of PPP called ‘People-first’ PPP and in this regard, it has argued for **a mechanism to evaluate infrastructure and PPP projects** and to determine the extent to which they meet the People-first PPP designation. The five generic outcomes (Access and equity; Economic Effectiveness; Environmental Sustainability; Replicability and Stakeholder Engagement) can be analyzed, and benchmarks elaborated with can be scored to assess the extent to which projects are People-first that make people the main beneficiaries. The UNECE **Project Impact Investment Tool** or what it will be referred to from now on, the Evaluation Methodology, consists of three elements:

- (i) **Benchmarks and indicators** that demonstrate achievement in each of the five outcomes of People-first PPP projects;
- (ii) **A weighting and ranking of these outcomes** along with other issues pertinent to scoring; and,
- (iii) **A scoring system** that can provide various stakeholders – governments, the private sector and civil society – with the evaluations needed to revise and adjust their project designs and operations to make them more compliant with the People-first outcomes and the SDGs.

4IP Group intends to use **the EASIER methodology** – as well as the above mentioned **Envision Framework**.

For information about **EASIER: An Evaluation Model for Public–Private Partnerships Contributing to the Sustainable Development Goals (2019)**, P. Berrone et al. [click here>](#)

<https://www.mdpi.com/2071-1050/11/8/2339>

For information about The Institute for Sustainable Infrastructure’s excellent infrastructure evaluation methodology, the Envision Sustainable Infrastructure Framework & Rating System [click here>](#)

https://acwi.gov/acwi-minutes/acwi2012/slide.lib/09_Bertera_Presentation_Harvard_06_2012_4D.pdf

Part III: Impact Investment Activities

Zambian Activities

Zambian Portfolio companies – by Peter Chintu

Zambian sourcing (EMPRETEC/BongoHive/ImpactHub) by Haggai Chomba

From IIX Chapter Lusaka to Impactpreneurs Africa Limited by Haggai Chomba

Investment Matchmaking – Five priority projects (teaser summary)

KPI27. WaterPreneurs & 4IP Innovate 4 Water event within Zambia Entrepreneurship Summit May 2020 by Haggai

Greenexia projects:

KPI36. Women in Africa Facility & Fund (, Luxembourg) by Christian & Thibaut

KPI37. Les Associés - De Gaulle Fleurance & Associés & Greenexia Pre-Investment Fund (\$1Mn) by Christian

KPI38. Cooperation Agreement Bioclean XT (Greenexia) by Jesuad

KPI44. Pay as you Gas Introduction Agreement by Danny

KPI41. Debitum Network Cooperation for Fundraising by Danny

KPI45. GREEN SOLUTIONS FOR MASS E-MOBILITY U2K International

U2K is a unique sustainable initiative that brings an electric and newly design Tuk-Tuk to the market. with the latest engineering tech, U2K expects to launch its novel product in Sri-Lanka in the next months. Currently, the company is

Future Industry Events –
With possible participation
of the 4IP Group (con'd)?

Mega City Infrastructure Week at
Atlantis, The Palm, Dubai
(from 5-7 April 2020)

EDHEC *infra* Days in London
(June 12, 2020)

looking for US\$0.5M in capital to bring the product in the market and sell +100K units by the 2025. U2K holds an executive board with +20 years of experience supporting the success of the business.

ESG Advisory Toolkit for Family Office by Christian

EU Regulatory Framework for Pension Funds

4IPGroup builds programs addressing pension funds allocations into impact investments infrastructures. In light of the EU's revised pension fund legislation (IORP II) containing provisions of pension funds consideration of ESG factors to be incorporated in investment decision-making, as part of a review of fiduciary duty. Benchmarks and measurements related to ESG disclosures connected to the Sustainable Finance Action Plan launched by the EU Commission on March 2018, are also considered. Taking into account that, as of January 2020, Switzerland became the first country to successfully link its greenhouse gas emissions trading system with the EU emissions trading system. And considering the European Green Deal provisions, recently adopted by the European Union.

Capital Raising Capacity Building *by Christian*

Impact Investment Assessment Framework *by Christian*

Impact Investment Exchange (IIX) Partnership *by Christian*

Part IV: Advisory Services & Knowledge Management

Handbook on Impact Investing – *by Christian Kingombe*

Development Advisory Projects (EC/AfCFTA & GIZ/ECOWAS&UEMOA) *by Christian Kingombe*

Investment Conferences – *by Christian Kingombe*

SIIA – Impact Summit by Christian

SFG – Building Bridges Summit by Christian

Lantarna – Lugano – by Dario

Private Sector Development Research Network IHEID by Christian & Alexis

Faith Investment event in Geneva by Jesuad

4IP Group as represented by Mr. Jesuad Silva attended the “**FaithInvest Impactful Cooperation 2020**” in Geneva. The event organized by World Council of Churches brought together Church leaders, Fund managers, and international advisors in a two-day event.

During the program, presenters created awareness about the projects they are sponsoring as well as the status of the ongoing businesses they financed. The fund managers showed the impactful results of the ventures and the benefits on the society. Below are some of the interesting projects that are happening:

- KEVI CAPITAL, Ghana: The first Private Equity in the country that has promoted the update of the Pension Fund Regulation allowing asset managers to invest in venture impact investing options, focusing on the long-term goals of the country.
- COUNCIL OF CHURCHES, Zambia: This organization owns a set of land properties in the prime zone of Lusaka, capital of Zambia, and is actively looking for funds to create buildings to rent or develop a commercial business managed by an independent firm. The cash flow generated by those initiatives will be invested in promoting education with the young society.
- METHODIST CHURCH, Peru: The Methodist organization is developing three projects: an ambulance high-speed boat to save people's lives within the Amazonian area, where hospitals are located more than 6 hours of navigation. A high-performance school for kids of the Amazon area allowing them to read and count very well by the age of three. And a microfinance project to lend money for low-income parishioners helping them to close the gap of unexpected needs at their homes.

World Association of PPP Units and Professionals *by Thibaut*

4IP Group Managing Partner, Mr. Thibaut Mourgues, represents 4IP within the Executive Committee of the World Association of PPP Units. He was in charge of supervising the first edition of WAPPP quarterly magazine and wrote an article on PPPs and SDGs: what tools for the PPP Units?

For more information *about WAPPP click here* > https://www.linkedin.com/posts/wappp_wappp-quarterly-magazine-activity-6611328410906165249-opFw

4IP Group Announcements

While 4IP Group a comprehensive **global Impact Investor database**. Should any investors / investment funds who still haven't received our marketing material look to be investing in early and growth stage equity in Africa or simply be looking for related advisory services within [4IP Group's services areas of expertise](#), please do not hesitate to contact us by writing to: info@4ipgroup.org

Annex 1: Table A1: 4IP Group Impact Investment Opportunities Announcements

Country / Province	(SDG) Sector	Investment Amount / Instrument
Zambia / Western Province	100 MW Solar Power Plant	US\$ 5 Mn / Loan or Equity
Zambia / Western Province	100 MW Solar Power Plant	Tbd / Loan or Equity
Zambia / Western Province	Agro-Processing	US\$ 10 Mn / Loan or Equity
Guinea	Agro-processing (juice)	US\$ 5 Mn Loan
Guinea	Fisheries	US\$ 10 Mn Loan
Guinea	Manufacturing	US\$ 14 Mn Loan
Guinea	Agriculture (10000 HA)	Tbd
Romania	8 MW Solar Power Plant	US\$ 10 Mn Equity
Romania	200 MW Solar Power Plant	US\$ 250 Mn Loan or Equity
Kenya	Real estate green and smart project	US\$ 10 Mn Loan and Equity
Tanzania	Railway Construction, Central Corridor (PPP)	US\$1 Bn Loan and Equity
Uganda	Light Rail Mass transit, Kampala	USD 1 Bn Loan and Equity
Egypt	Affordable housing development (Cairo)	USD 50 Mn Equity
Liberia	300 Bed Hospital	TBD
Zimbabwe	Meat and Live stock	USD 105 Mn Loan and Equity
Zimbabwe	Green fuel	USD Mn Loan and Equity
Zambian Projects		
Promoter	Project	Size
Rivonia	Multiproduct agro	\$800k
Stockyard	Horticulture	\$600k
AWC Fine Foods Limited	Peanut butter	\$550k
First Hatch	Fingerlings	\$500k
AMICUS	Horticulture	\$500k
GroAFrica	Cassava	\$2.4 million
ZAmGoat	Goat	tbd
Madison assets	Tourism resort	\$ 2 million
Harvey Farms	Essential oil	\$2 million
Premium medical services	Health center project	\$2.5 million
Zambezi	Mini Hydro	
Benstone Investments	Toll gate project	\$100 million

Note: 4IP Group has recently been approached regarding a few additional projects in need of investment in the following Southern African countries: Zambia, Malawi, Namibia, Botswana, South Africa, Mozambique & Zimbabwe.

Source:

[https://www.dropbox.com/s/ab9pkx4cl2bov48/4IP%20Group%20LLC%20Investment%20Pipeline%20Summary April %202018.pdf?dl=0](https://www.dropbox.com/s/ab9pkx4cl2bov48/4IP%20Group%20LLC%20Investment%20Pipeline%20Summary%20April%202018.pdf?dl=0)

Interested impact investors should contact TMourgues@4ipgroup.org to access the teaser for each project in the **Annex 1 table A1**.

Photo 1 –4IP Group Managing Partners

Credit: 4IP Group LLC,

Photo 2 –

Credit: 4IP Group LLC, June 2018.

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