

# Private Credit Solutions: A Closer Look at the Opportunity in Emerging Markets

An EMPEA research webcast featuring expert perspectives from Baring Private Equity Asia, Clearwater-Fiera, The Rohatyn Group, TriLinc Global, and Vantage Capital

# **Upcoming EMPEA events**

- 25 July 2019 <u>DC Women in PE & VC Summer Happy Hour</u> (Washington)
- 11 September 2019 EMPEA Webcast: Changing Landscape of EM PE Fund Formation
- 16 September 2019 <u>Private Equity Masterclass and Reception</u> (Singapore)

# EM PE Week in London

- 8 October 2019 <u>Sustainable Investment in Emerging Markets Summit</u>
- 10 October 2019 <u>Private Equity Masterclass</u>

# Save the date

11-14 May 2020 – IFC and EMPEA's Global PE Conference (Washington)

# Sustainable Investing in Emerging Markets Summit



# Today's agenda

- A quick introduction of our speakers
- Key findings from EMPEA's <u>recently released report</u>
  - Trends in investor sentiment and fundraising
  - Comparing private credit in emerging markets with North America and Western Europe
- Practitioner perspectives on private credit in Asia, Latin America, and Africa
  - Baring Private Equity Asia
  - Clearwater Funds-Fiera Capital Asia
  - The Rohatyn Group
  - TriLinc Global
  - Vantage Capital
- Q&A and panel discussion



# Today's speakers



Jeff Schlapinski (Moderator) Senior Director, Research EMPEA



Kanchan Jain

Managing Director and Head of India

Credit, Baring Private Equity Asia



Rob Petty
Co-Founder, Clearwater Funds
Co-CEO and Co-CIO, Fiera Capital Asia



George Monserrat

Managing Director, The Rohatyn Group



Johnny Jones Partner, Vantage Capital



Paul Sanford *CIO*, TriLinc Global



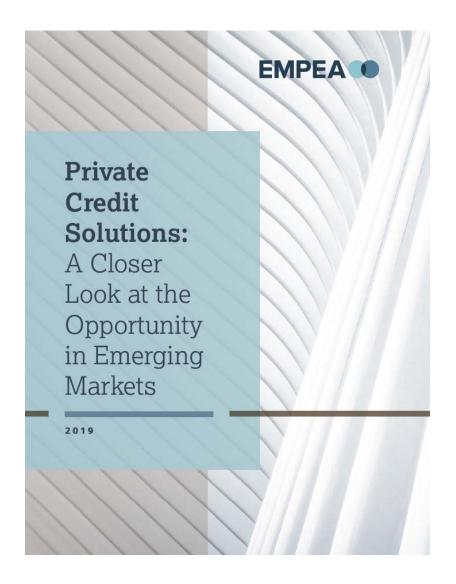
Private Credit Solutions in Emerging Markets

# Key findings from EMPEA's recently released report



# Key findings from EMPEA's recently released report

- Investor interest in EM private credit is growing
  - Capital raised topped USD10B in 2018
- The landscape of GPs is deeper and richer than in the past
  - However, the nuances of each region/country need to be taken into account when segmenting among different strategies
- Survey findings suggest EM credit opportunities compare favorably with counterparts in developed markets
  - Higher gross returns
  - Lower leverage levels and better downside protection
- Private credit can complement EM private equity
  - Differentiated deal flow
  - More predictable distributions and overall return profiles
  - Currency risk mitigation



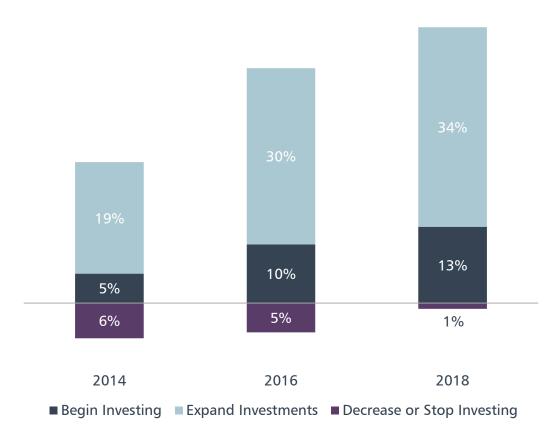


# Growing investor interest

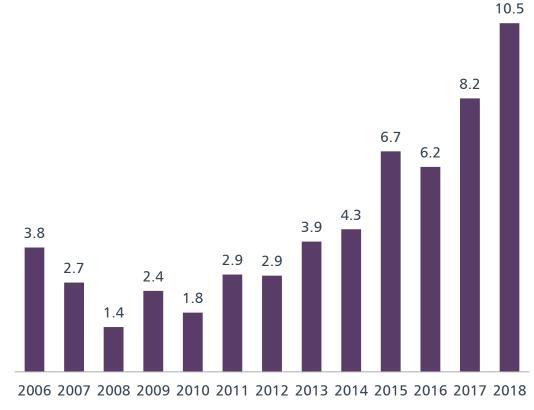
On the hunt for yield, LPs are increasingly receptive to EM-focused private credit strategies

LPs' Planned Changes to EM Private Credit Investment Plans Over the Next Two Years (% of Respondents)

**EM Private Credit Fundraising (USD Billions)** 



Source: EMPEA Global Limited Partners Survey 2014-2018.



Source: EMPEA Data Portal. Data as of 31 March 2019.



# Higher gross returns

Overall target IRRs and interest rates in emerging markets exceed those for equivalent developed market strategies

Average Target Returns of Survey Respondents in USD – Gross IRR and **Gross Cash Multiple** 

	Senior Debt	Mezzanine	Distressed Debt	Special Situations
Africa	13%; 1.5x	17%, 1.8x	18%, 1.9x	19%, 2.1x
China	17%, 1.3x	20%, 1.4x	20%, 1.5x	21%, 1.8x
India	13%, 1.4x	17%, 1.6x	20%, 1.8x	21%, 1.9x
Other Emerging Asia	14%, 1.3x	17%, 1.6x	20%, 1.6x	18%, 1.6x
CEE/Turkey/CIS	14%, 1.7x	17%, 1.8x	20%, 1.9x	21%, 2.2x
Latin America	14%, 1.5x	19%, 1.9x	20%, 2.1x	22%, 2.0x
Middle East	12%, 1.3x	17%, 1.6x	25%, 2.0x	21%, 1.9x
United States	6.5%, 1.2x	10%, 1.4x	15%, 1.7x	17.5%, 1.9x
Western Europe	7%, 1.2x	12%, 1.2x	17%, 1.7x	18%, 1.8x

Range and Average Interest Rate Charged to Investees by EM Private Credit Firms in USD



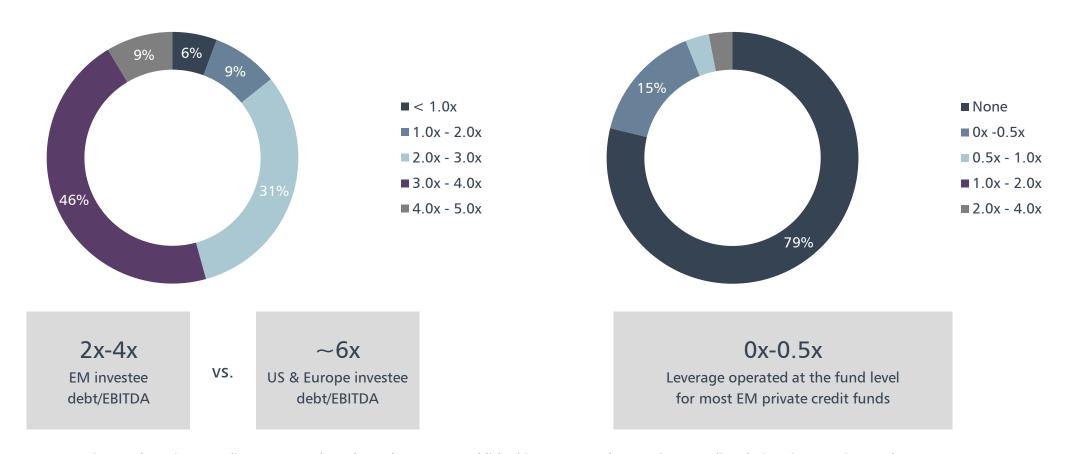


# Lower leverage levels

# Leverage at the investee and fund level are lower than in developed markets

What Is the Total Leverage Level, on Average, of Your Investments (Debt/EBITDA)?

How Much Leverage Do You Utilize, on Average, at the Fund Level?



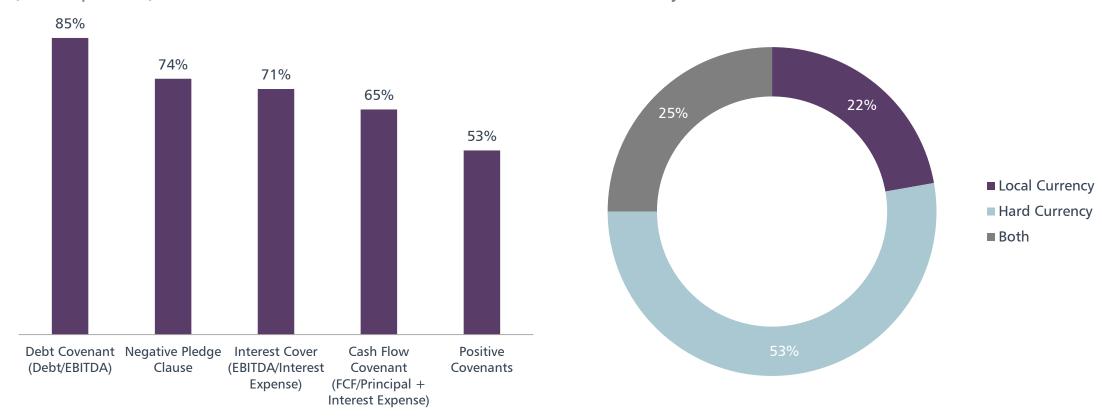


# Better downside protection

EM strategies rely heavily upon a variety of covenants, comparing favorably with current lending terms in developed markets, and many firms are lending in hard currency

Types of Covenants Typically Used with EM Private Credit Investments (% of Respondents)

Percentage of Respondents Lending in Hard Currency (USD, EUR) Versus **Local Currency** 



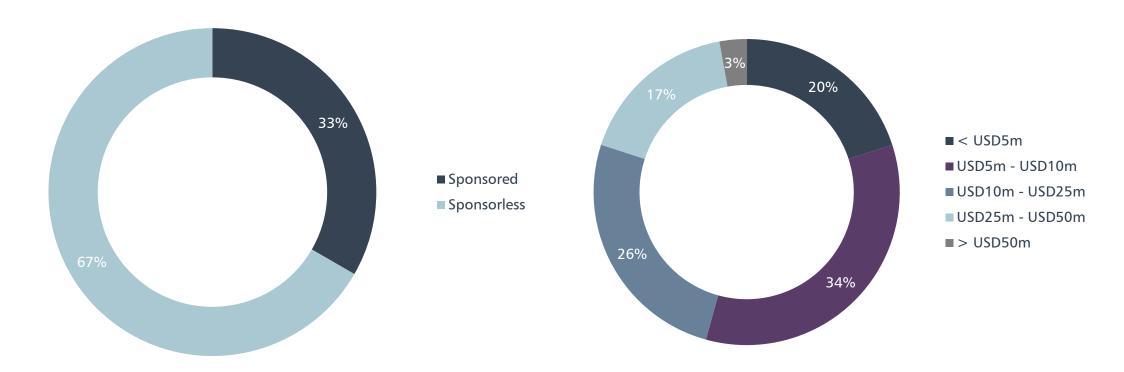


# Differentiated deal flow

Sponsorless transactions are executed more frequently in emerging markets, and some small businesses may be more amenable to private credit solutions than private equity

Percentage of Respondents Doing Sponsorless Versus Sponsored Transactions

Typical EBITDA of Investees (% of Respondents)





Private Credit Solutions in Emerging Markets

# Practitioner perspectives



# **BPEA Credit – India July 2019 BPEA** Credit **Baring Private Equity Asia**

# **BPEA Credit**

- 1 Leading Pan-Asian Platform
- Part of the Baring Private Equity Asia platform, one of the largest Asiafocused private investment firms
- 22-year track record; US\$18 billion in committed capital; over 170 team members in 9 Asian offices

2 Experienced Indian Credit Team

- Dedicated team with experience across international and Indian markets
- 46 Indian private debt transactions totaling INR 29.9 billion (US\$444 million)

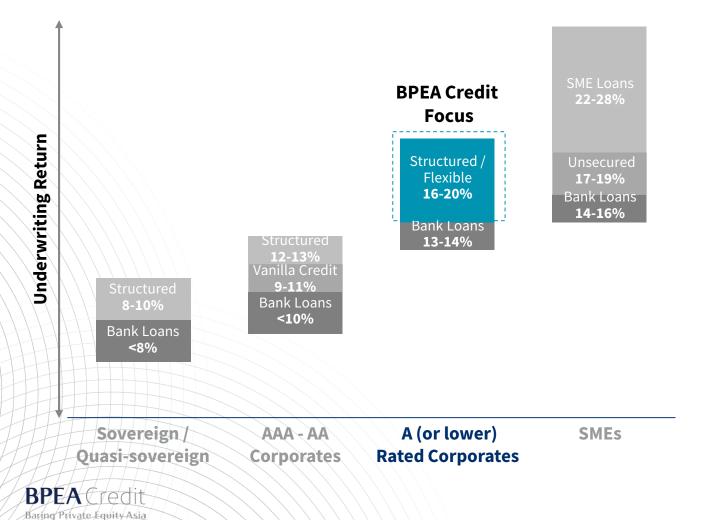
- 3 Strategy Focused on Contractual, Secured Returns
- Secured debt to fulfil specific financing needs of established businesses
- Strong collateral and covenant features with contractual returns
- High quarterly coupons to reduce risk and FX exposure

4 ) Supportive Macro

- Robust growth prospects of established mid-market companies
- Investment opportunities driven by tight financing conditions, improved financial markets infrastructure and creditors rights framework
- Indian macro supported by a strong reform momentum

# Investment Strategy

Opportunity to Achieve Stable and Consistent Investment Returns by Offering Structured Secured Debt to High Quality, Strong Performing Mid-Market Borrowers facing a Shortage of Flexible Capital



#### **Investment Profile**

- Secured debt capital to support growing businesses
- Specific end-use of funds with some flexibility
- Secured by multiple sources of collateral (typically hard assets or shares)
- Amortizing investments with regular coupons
- No leverage at the fund level

# **Borrower Profile**

- High quality borrowers with repayment and execution track record
- Not highly leveraged, first time, distressed or SME borrowers
- Typically US\$50-500 million in revenues
- 10-20+ years of operations with a long history of growth

# **India Credit Solutions**

# The BPEA Credit Team Offers a Range of Financing Solutions for Established, Mid-Market Indian Companies

Providing secured debt to fulfil specific financing needs of established businesses with a strong track record

# **Cash Flow Mismatch**

- Working capital
- Order execution
- Cash flow matching solutions

# **Growth Capital**

- Stake consolidation
- Warrants and preferential allotment
- New projects

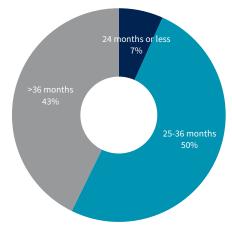
# **Transactional**

- Acquisition financing
- Bridge financing
- Corporate situations

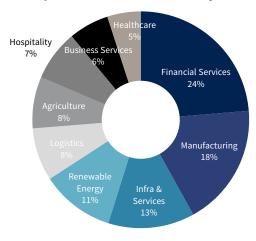
# Portfolio Construction<sup>1</sup>

Investment strategy founded on the deeply rooted principles of portfolio construction, risk management and capital preservation

# All Investments by Term at Issue



### **Corporate Investments by Sector**



(1) Invested capital of Fund I and Fund II investments including amounts warehoused prior to the fund investing

# Representative Investments

# **Elecon Engineering**

**Geography** West India

Sector Manufacturing

Deal Size US\$ 21 million

**Issue IRR** 17.5%

**Coupon** 12.25% p.a. compounded monthly payable quarterly

**Investment:** Secured Debentures backed by fixed assets & corporate guarantee

**Background**: Largest industrial gear manufacturer (30% market share) and a leading manufacturer of material handling equipment with a vintage of over six decades and a credit rating of A-. The investment is to be used towards replacement of short term debt into long term debt and providing long term working capital

**Collateral:** First and exclusive charge on several fixed assets (minimum 1.5x cover); Corporate Guarantee; Residual charge over current and fixed assets



#### (1) Upside relates to equity / business linked upside

Baring Private Equity Asia



**Geography** Pan India

Sector Civil Construction

Deal Size US\$ 29 million

**Issue IRR** 16.4% (contractual) / 25.0% (business-linked upside<sup>1</sup>)

**Coupon** 13.60% p.a. compounded monthly payable quarterly



**Investment:** Secured Debentures backed by hard asset, EPC cashflows and share pledge **Background**: Civil construction company with an A credit rating engaged in construction of roads & highways with a total vintage of four decades. The investment is to be used to fund road projects recently awarded to the company by NHAI under the Hybrid Annuity model (HAM) **Collateral:** Mortgage over land parcel (~0.2x cover); second charge over EPC cash flows from Identified HAM projects; 26% share pledge of Issuer (~1.4x cover); 49% share pledge of Identified HAM projects (~0.8x cover)



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# Clearwater Capital Partners Rob Petty

Co-Founder, Clearwater Funds
Co-CEO and Co-CIO, Fiera Capital Asia

July 2019





# **Introduction to Clearwater Capital**



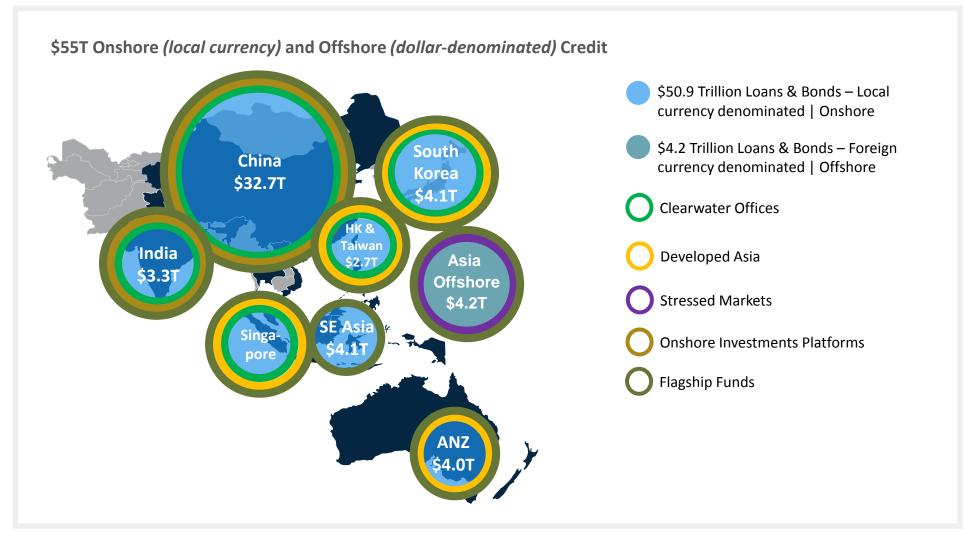
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- Founded in 2001, 17 years of track record
- \$7.3 billion invested, \$7.3 billion exited
- 5 generations of investment vehicles
- 5 offices across geographies
- A cycle-tested manager with long-standing team
- Regional coverage with local teams
- Deep analytical rigor
- Seeking to build diversified, downside-protected, cash-generative portfolios
- Compelling risk-adjusted returns with cash distributions



# **Asian Credit Market Opportunity**







# **Clearwater's Core Investment Strategies**



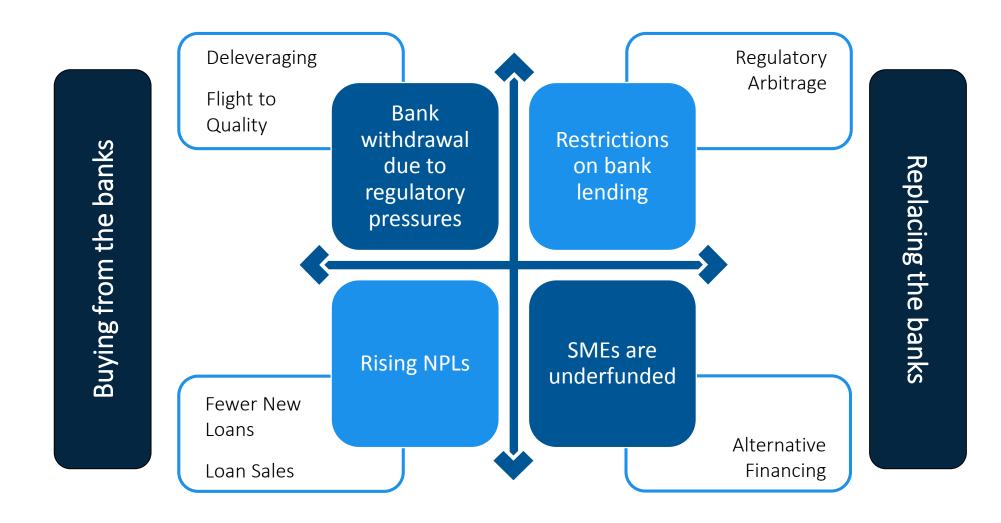
Stressed Credit	Direct Lending	Distressed & Special Situations
<ul> <li>Public/Private</li> <li>HY corporate debt</li> <li>Sourced from secondary credit markets</li> <li>7-15% gross current yield</li> <li>Hard asset sectors</li> </ul>	<ul> <li>Private</li> <li>Senior secured loans through platforms or individual loans</li> <li>10-20% current yield</li> <li>30-50% LTV</li> <li>Affordable housing sector</li> </ul>	<ul> <li>Public/Private</li> <li>Corporate debt     restructurings</li> <li>Hard asset financings</li> <li>Control equity</li> <li>Long duration</li> </ul>

Strategy data as of March 31, 2019.



# **Opportunity: Buy From or Replace Banks**





Source: Clearwater Capital

# Investing in Latin American Private Credit

# **EMPEA Private Credit Webcast**

July 2019

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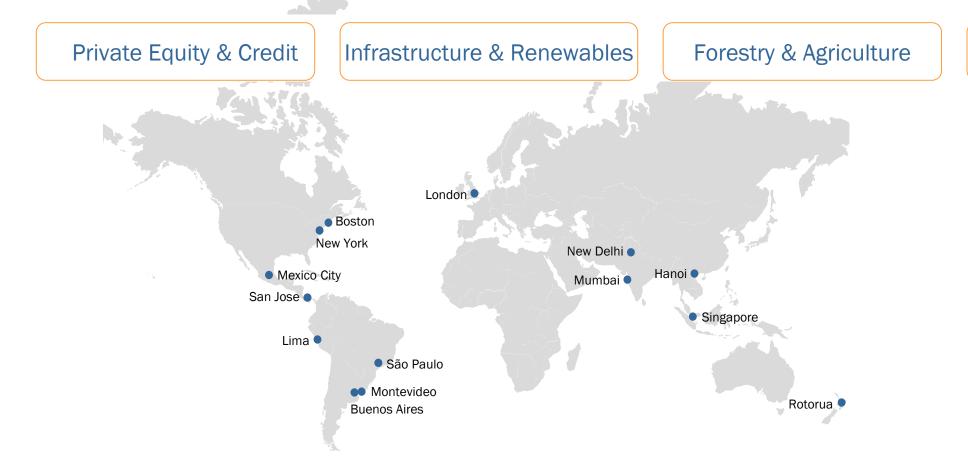
The Rohatyn Group

# Signatory of:



# A Global Firm With Local Presence Across Emerging Markets

as of July 2019



Public Markets

# Private Credit In Latin America

# Secular/Structural

#### **Credit Under-Penetration**

- Among lowest credit-to-GDP ratios globally
- Middle market segment inefficiencies

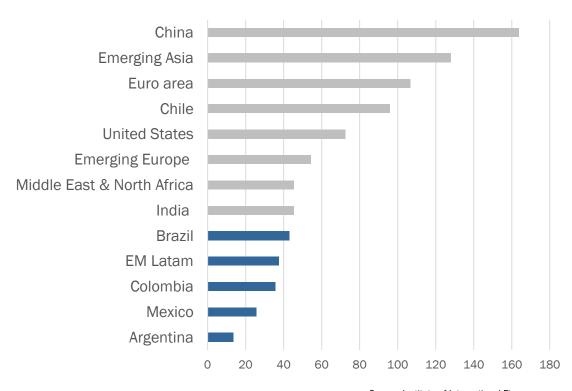
# Regulatory Burden on Global Banks

Reduced risk taking capabilities

# Local Lending Inefficiencies

- Tenor short versus longer term funding
- Amount core countries have concentrated banking systems with strict credit exposure limits per issuer
- Underwriting process local banks tend to have rigid, cookie cutter underwriting practices

# Non-Financial Corporates Private Debt 2018 (% of GDP)



Source: Institute of International Finance

# Considerations For Investing In Latin American Private Credit

# Pan-Regional Opportunity

- Largest markets are Brazil, Mexico, Peru, Colombia, and Argentina
- Investors should opportunistically look at other countries in the region

# Middle-Market Companies

- Typically have more limited financing opportunities
- EBITDAs in the \$5 to \$50 mm range

# **Underwriting Focus**

- Quality of sponsorship is paramount
- Ability to pay based on FCF
- Robust creditor packages

# Firm Overview

# **About TriLinc Global**

- TriLinc is a purpose-driven company that believes capitalism can play an important role in helping solve some of the world's pressing economic, social and environmental challenges
- Leveraging the experience and expertise of its team, TriLinc provides investors with access to unique and competitive yield-oriented strategies that change the world for the better
- TriLinc serves institutional investors, family offices, RIAs and financial advisors through a variety of public and private vehicles

# **Benefits of Unique Partner Model**

- Scalable solution designed to access attractive growth opportunities in select markets
- Boots on the ground to help mitigate idiosyncratic local market risk
- "Dual" Underwriting to ensure adherence to risk standards and specific client mandates
- Emerging market exposure without the typical volatility of public markets
- Comprehensive diversification such that no single macro economic factor can significantly affect the portfolio

# **Private Debt Plus® - Investment Offerings**

	<u>AUM</u>	<u>Launch</u>	<u>Close</u>
<ul> <li>TriLinc Global Impact Fund (TGIF)</li> </ul>	\$379 million <sup>1</sup>	June 2013	3/31/17
<ul> <li>TriLinc Global Sustainable Income Fund (TGSIF)</li> </ul>	\$124 million <sup>1</sup>	Fall 2017	12/31/18
<ul> <li>TriLinc Global Impact Fund II (TGIF II)</li> </ul>	Target: \$300 million	February 2019	Open
<ul> <li>TriLinc Global Sustainable Income Fund II (TGSIF II)</li> </ul>	Target: \$300 million	July 2019	Open
■ Trade Finance Plus (TF+)	Target: \$300 million	Q3 2019	Open





# **Executive Summary: TriLinc Global Sustainable Income Strategies**

**Investment Strategy** 

- Private Debt Plus® = Market Rate Returns + Positive Impact
- International Private Credit
- Select Developing Economies
- Growth Stage Private Companies
- Trade Finance and Short Term Project Loans
- Comprehensive Diversification

**Strategy Objectives** 

- Predictable Yield (6% 9% net, unlevered, depending on product)<sup>1</sup>
- Stable Value
- Modest Appreciation

**Historical Track Record** 

- Since June 2013
- >\$1.21 billion invested
- Zero Loan Losses<sup>2</sup>

**Team Track Record** 

- TriLinc Management Team
  - Average of 24 years experience in investment management
  - Actively managed over \$50 billion in investor funds
- 10 Global Investment Partners<sup>3</sup>
  - 354 employees in Latin America, SE Asia, Emerging Europe, and Sub-Saharan Africa
  - > \$23 billion in credit transaction experience



<sup>&</sup>lt;sup>1</sup>Due to various risks and uncertainties, actual events, results, or the actual performance of the strategy's investments may differ materially from those reflected or contemplated in such forward-looking statements. Nothing contained in this Presentation may be relied upon as a guarantee, promise, assurance or a representation as to the future. The targeted rates of return included are hypothetical returns and are for illustrative purposes only. No assumptions or comparisons should be made based upon these returns.

<sup>&</sup>lt;sup>2</sup>To date, TriLinc has not realized any loan losses, however the value of some loans have been marked down from their original loan amount and in such cases may no longer be accruing interest.

<sup>3</sup>Transaction experience refers specifically to that of the individuals with whom TriLinc works, both at their current firms and/or at prior firms

<sup>&</sup>lt;sup>3</sup>Transaction experience refers specifically to that of the individuals with whom TriLinc works, both at their current firms and/or at prior firms where they engaged in developing economy credit transactions. Since inception, TriLinc has worked with 12 investment partners; two prior firms contributed \$9.09 billion to our partners' overall transaction experience. Statistics from prior investment partners are not included above.

# **Risk Profile**

**Interest Rate Risk** Short Duration (< 3 years)</li>

**Credit Risk** Primarily Senior Secured 1st Lien

Over Collateralized using Liquidation Values

**Market Risk** Primarily Direct Origination Loans

Income Basis Valuation

■ 100% USD Denominated<sup>1</sup>

**Sector Risk** Comprehensive Diversification

By Originator

By Asset Type (Trade Finance vs. Term Loan)

By Region

By Country

By Sector

**Geopolitical Risk** ■ No Government Loans – All Private Sector Companies

Very Select Developing Economies

Growing

Stable

Accessible

TRILINC GLOBAL WITH IMPACT

# **Diversified Global Exposure**

TriLinc provides both trade finance and growth capital to small-to-medium-sized enterprises around the world. Our four different fund vintages serve both high-net-worth and institutional investors.

- >30 Sectors
- >80 Borrower Companies
- >35 Countries



Inception to 3/31/19. TriLinc supports impactful trading operations, benefiting exports and/or imports into developing economies. For borrower companies that are located in developed markets, TriLinc provides trade financing transactions involving exports/imports for enterprises located in developing economies.

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The information on which this Presentation is based has been obtained through industry contacts and publicly available sources. Although TriLinc has reason to believe the information to be true, TriLinc has not independently verified such information and no representation or warranty is given that it is up-to-date, accurate, and/or complete. Specific data is as of June 30, 2019, unless otherwise indicated, and TriLinc does not undertake any responsibility to update any information.

TriLinc Global, LLC ("TLG") is a holding company and an impact fund sponsor founded in 2008. TriLinc Advisors, LLC ("TLA") is a majority-owned subsidiary of TLG, and TriLinc Global Advisors, LLC ("TLGA") is a wholly-owned subsidiary of TLG. TLA and TLGA are SEC registered investment advisors. Unless otherwise noted, TLG, TLA and TLGA are collectively referred throughout this Presentation as "TriLinc" or the "Company." SEC registration does not indicate a certain level of skill or training.

Private Debt Plus®, TriLinc's private debt investment strategy, aims to deliver market-rate returns through private debt loans to Small and Medium-sized Enterprises (SMEs) in select developing countries PLUS positive impact that is measurable and reportable through the Global Impact Investing Network's (GIIN) Impact Reporting & Investment Standards (IRIS). Depending on the vehicle, the strategy combines private financing investment opportunities to meet the investment objectives.

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# VANTAGE CAPITAL



# **Overview**

- ✓ Vantage Capital was founded in 2001, and has \$960 million in assets under management
- ✓ The Mezzanine division was launched in 2006, and is the largest independent mezzanine finance provider in Africa
- ✓ The Mezzanine division has made **27 investments in 9 African countries** across three funds
- ✓ Gross IRR in the late teens in US Dollars on aggregate capital invested over the past 10 years.
- ✓ **Downside-protected** through security over assets & shares, cash equity cushions, financial covenants, contractual exits, undertakings and active engagement via board seats
- ✓ Highly experienced investment team, with over 140 years of collective experience amongst 13 investment professionals speaking 10 languages, who focus on 15 African markets
- ✓ Vantage's GreenX division has made 14 senior debt investments across two funds since 2013

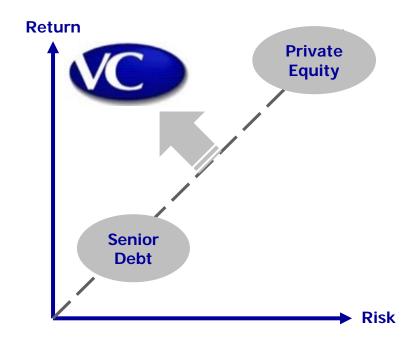
Vantage Mezzanine Fund I	Vantage Mezzanine Fund II	Vantage GreenX	Vantage Mezzanine Fund III	Vantage GreenX II
2006-08	2009-12	2013	2015-2017	2015-2017
\$152m	\$241m	\$215m	\$288m	\$201m
igwedge				
5 Investments	13 Investments	8 Investments	9 Investments	6 Investments



# Benefit from upside participation with downside protection

- Superior risk-adjusted returns: Vantage has delivered a gross IRR in the late teens in US Dollars on aggregate capital invested over the past 10 years, as shown in the table below
- **Highly contractual returns:** lock in minimum returns as 70%+ of the target return is contractual
- **Upside participation:** sizeable equity kickers capture the upside from Africa's strong growth prospects
- Quarterly income distributions: receive a stream of income over the life of the fund
- **Self-liquidating exits:** borrowers are contractually required to repay their loans and equity kickers on maturity, significantly reducing exit risk
- Strong downside protection through cash equity cushions, security over assets & shares, financial covenants, contractual undertakings, and active engagement through board seats
- Manage currency risk through selecting between Rands (in the Southern Africa sub fund), or US Dollars and Euros (in the Pan Africa sub fund)

Earn 80%+ of targeted PE returns with 50% of the risk



Current Fund IRRs	Rands	US Dollars
Fund II	20%	12%
Fund III Southern Africa	38%	39%
Fund III Pan Africa	N/A	23%



# We are highly selective in the African businesses that we fund...

### Key selection criteria:

- We only invest in the top quartile African markets: with large economies, high growth rates and/or top-quartile rankings for ease of doing business
- Focused on **mid-size** companies
- With a strong competitive position in a high-growth sector
- Led by an experienced management team
- Generating healthy profits and free cash flows
- Asset-rich (with plenty of security) but lacking liquidity
- Backed by reputable shareholders

Morocco Egypt Nigeria Ethiopia Rwanda **Mauritius** Namibia Botswana **South Africa** Target market Concluded Investment(s)

We search for high-growth, mid-size, cash flow generative businesses with strong management teams & shareholders, operating in the most attractive African jurisdictions

# Q&A and panel discussion



Jeff Schlapinski (Moderator) Senior Director, Research EMPEA



Kanchan Jain

Managing Director and Head of India

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