



WEBINARS DE CAPACITAÇÃO EM PPPS PARA PLATAFORMAS LOGÍSTICAS EM ANGOLA

IFC – International Finance Corporation

Tiago Almeida (Senior Investment Officer)

Luanda, Angola / On-line, 15 e 16 de Julho de 2021.



International Finance Corporation

WORLD BANK GROUP

Creating Markets, Creating Opportunities











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IFC: A MEMBER OF THE WORLD BANK GROUP



IBRD

International
Bank for
Reconstruction
and
Development

IDA

International Development Association

IFC

International Finance Corporation

MIGA

Multilateral Investment Guarantee Agency

ICSID

International
Centre for
Settlement of
Investment
Disputes

Loans to middle-income and credit-worthy low-income country governments

Interest-free loans and grants to governments of poorest countries

Solutions in private sector development

Guarantees of foreign direct investment's non-commercial risks

Conciliation and arbitration of investment disputes

Who we are



IFC: WHAT WE CAN DO AND OFFER

Integrated Solutions, Increased Impact

INVESTMENT

- Loans
- Equity
- Trade and Commodity Finance
- Syndications
- Derivatives and Structured Finance
- Blended Finance

\$21.9 billion committed in FY20 \$58.7 billion committed portfolio

ADVICE

- Help Create New Markets
- Unlock Investment Opportunities
- Strengthen Clients' Performance and Impact
- Improve Environmental,
 Social, and Corporate
 Governance Standards

\$274.4 million program in FY20

MOBILIZATION

- Syndications
- IFC Asset Management Company

\$10.1 billion under management at AMC \$28 billion syndicated in the last five years

What we offer



IFC OFFERS A WIDE RANGE OF FINANCIAL PRODUCTS

EQUITY	Direct equity investmentsPrivate equity funds
LOANS	Project and corporate financingOn-lending through intermediary institutions
DERIVATIVES AND STRUCTURED FINANCE	 Derivative products to hedge interest rate, currency, or commodity-price exposures of IFC clients
TRADE AND COMMODITY FINANCE	 Guarantee of trade-related payment obligations of approved financial institutions
SYNDICATIONS	 Capital mobilization to serve developmental needs Over 60 co-financiers: banks, funds, DFIs
BLENDED FINANCE	 Using donor funds to crowd in private financing



IFC COMMITMENTS FY20

- Over \$285 billion invested since its establishment in 1956.
- AAA-rated by S&P and Moody's; owned by 184 member countries.
- Equity, quasi-equity, loans, risk management and local currency products.
- Takes market risk with no sovereign guarantees.
- Promoter of environmental, social, and corporate governance standards.
- Resources and know-how of a global development bank with the flexibility of a merchant bank.
- Infrastructure and Natural Resources accounted for 22% of FY20's commitments.

IFC FY20 Commitments by Region					
Latin America and the CaribbeanSub-Saharan Africa	5% 12%				
■ East Asia and the Pacific	13%				
■ Europe and Central Asia	1370				
South Asia	18% 21%				
■ Middle East and North Africa					

IFC FY20 Highlights					
Portfolio (own account)	US\$59.8 billion				
New Commitments (own account)	US\$11.1 billion				
New Core Mobilization	US\$10.8 billion				
Number of Countries	75				
Number of Clients	2,000				

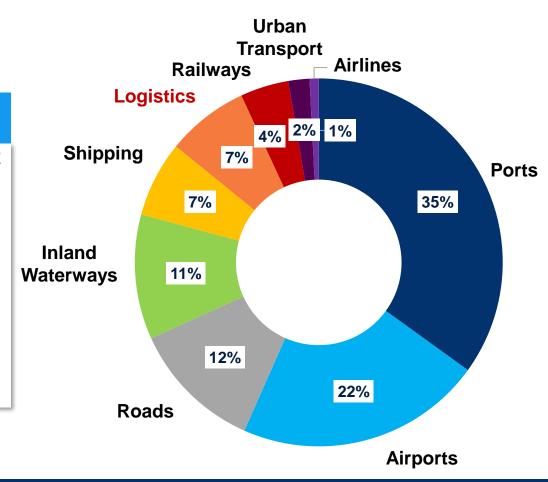
IFC is the largest global development institution focused on the private sector in emerging markets.



IFC – GLOBAL TRANSPORT PRACTICE

OVERVIEW

- IFC's transport practice commitment volumes average around US\$1.0 1.2 billion per year.
- IFC transport's committed portfolio is approximately US\$2.4 billion as of end of FY20.
- We are active in all transport subsectors. Ports account for 35% of the committed portfolio.



US\$14.3 billion for IFC's own account and mobilized since 2005.



IMPORTANT **DESIGN** CONSIDERATIONS FOR LOGISTICS PLATFORMS ("LP")

It's important to have a clear <u>rationale</u> for the LP!

- Key to understand the nature/ flow of cargo volumes (containers, bulk)
- Origin/destination of cargo flows
- Which services are required to shippers/transporters to streamline and move efficiently the cargo volumes

What are the <u>scope of services</u> to be provided?

- Storage, aggregation/desegregation of cargo, processing, customs, wharehousing, freight forwarding, etc.
- The services must be **useful** to users/clients

What is the <u>location</u> of the LP?

Key consideration taking into account origin/destination of various flows

LOGISTIC PLATFORM ARE KEY ENABLERS OF EFFICIENT HANDLING AND FLOW OF CARGO



IMPORTANT **FINANCING** CONSIDERATIONS FOR LOGISTICS PLATFORMS ("LP")

Mix of cargo types and customer base

- Avoid concentration risk to one "commodity" / type of cargo
- Diversification of customer base (avoid exposure to single user)
- The above reduce key financing risk: Market/Demand Risk

Greenfield / Brownfield – Demand Risk

- New (Greenfield) LPs more risky may require off-take contracts (users)
- Development to occur on a modular/phase approach initially equity funded
- Any senior debt instrument would require committed term users (off-takers)
- Expansions (Brownfield) easier to take market risk if concept proved itself

Other important considerations

- LP operators with proven track-record
- Integration of LP with other modes of transport

MARKET / DEMAND RISK IS THE MAIN CONSIDERATION IN FINANCING LOGISTIC PLATFORMS – SHOULD BE CAREFULLY ASSESSED





Creating Markets, Creating Opportunity

ITL

- In Do Trans Logistics (ITL) is a leading player in the Vietnamese logistics sector, with strong positions in air freight, freight forwarding and contract logistics/warehousing.
- In FY20, IFC committed a US\$70 million financing package, which included a senior loan of US\$37.1 million and mobilization of US\$32.9 million, to help support the transformation and growth of ITL into a third-party logistics (3PL) provider.



PROJECT OVERVIEW



- The investment is expected to support improvements in access to and quality of logistics services in Vietnam, where logistics costs account for 21% of GDP vs. a 12% global average.
- IFC is providing financing that is not readily available for ITL in the domestic banking market given regulations on US\$-denominated lending.
- The investment, approved amid the COVID-19 outbreak, demonstrates IFC's dedication to helping the country withstand the impact of the pandemic.



GOLDEN HARVEST

- Golden Harvest is a leading Bangladeshi private company with a significant presence in food processing and logistics.
- In FY20, IFC's InfraVentures our global infrastructure project development fund – committed US\$6.5 million, alongside Golden Harvest, for the early market development and piloting of the first integrated, end-to-end 3rd party Temperature-Controlled Logistics (3P TCL) network in Bangladesh.



PROJECT OVERVIEW



- The project is expected to provide over 6,000 pallets of cold storage capacity and associated transport across Dhaka, while helping to increase food safety, reduce food waste and carbon emissions.
- The commitment is in line with InfraVentures' mandate to create **new markets** as the project is expected to demonstrate that the **3P TCL sector** is viable for scale-up across Bangladesh.
- If the pilot is successful, IFC will have the right to a stake in the equity of the project at financial close.

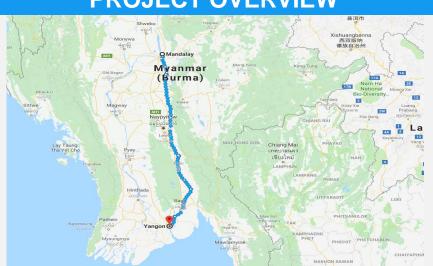


KERRY LOGISTICS

- The Kerry Group is a leading private sector conglomerate active across multiple countries.
- One of its subsidiaries, Kerry Logistics, is developing Myanmar's first-ever inland container ports, in Yangon and Mandalay, under 50-year concessions.
- The two ports will be connected by the first regular block train service in the country
- In FY18, IFC committed a US\$15 million loan to support Kerry's flagship investment in Myanmar.



PROJECT OVERVIEW



- The streamlining of administrative logistics and customs processes are expected to generate **substantial productivity gains** for a country that ranks 113 out of 160 in the WB's Logistics Performance Index (2018).
- The dry ports will make containerized transportation of cargo faster and more efficient by combining rail and road/trucking modes for inland transportation, improving connectivity and reducing cost of service for hinterland regions of the country for which Mandalay serves as a hub.



HUOCHEBANG

- HuoCheBang ("Truck Alliance") is a Chinese long-haul logistics business-to-business platform that matches cargo shippers and truck drivers through its online marketplace, decreasing the mismatch in supply and demand of trucking services in China's fragmented logistics industry.
- HuoCheBang also provides micro-lending to truckers and national-level freight logistics data.
- In FY17, IFC invested US\$15 million in equity as part of a Series B fundraising round.
 PROJECT OVERVIEW





- This investment allowed IFC to participate in an innovative company that is disrupting the logistics space without owning a single truck and increasing efficiency in the world's largest long-haul logistics market valued at \$1.36 trillion (2015).
- IFC's reputation as a leading financial institution in transport constituted a **stamp of approval** that lent credibility to a growing Chinese company.
- IFC's experience across emerging markets will help HuoCheBang with a future overseas expansion.

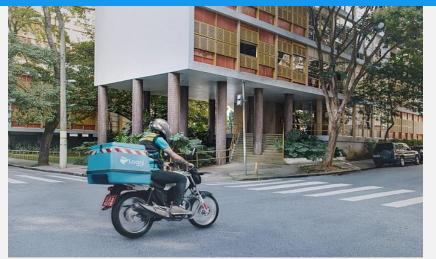


LOGGI

- Based in Brazil, Loggi Technology International ("Loggi") uses its website and a smartphone application to connect businesses, e-retailers and restaurants to its network of independent couriers to provide speedy delivery in urban areas.
- In FY17, IFC invested US\$5 million to acquire a minority stake in Loggi as part of a Series C funding round to support the company's expansion. This was followed by a US\$4 million investment in



PROJECT OVERVIEW



- Loggi is part of a new wave of Latin American startups that are disrupting business as usual and creating new economic opportunities.
- IFC led the fundraising for the round, giving confidence to other investors and supporting the later-stage venture capital ecosystem in Brazil at a time of economic challenges in the country.
- IFC's investment also helped empower the largely informal microentrepreneurs who perform last-mile deliveries by increasing their efficiency and incomes.



BEST INC.

- Best Inc. (formerly Best Logistics) is a leading provider of express, freight and smart supply chain management services to support the ecommerce market in China.
- Market leader in innovative business models, adopting most cutting-edge logistics technologies and supported by Alibaba's sponsorship as the earliest and largest shareholder.
- In FY16, IFC made an equity investment of US\$20 million to support Best Inc.'s growth.



PROJECT OVERVIEW



- It has become one of the top 5 express companies in China, with revenues reaching US\$2 billion.
- IFC invested to support the e-commerce boom in China through an enabling infrastructure sector.
- IFC investment aimed to add value by supporting SME financing, global business expansion and reputation enhancement for a successful IPO.
- In 2017, Best Inc. was successfully listed on the NYSE.



ZHENGMING

- Established in 1994, Zhengming went from a logistics provider for the auto parts market to China's top temperature-controlled third-party logistics provider with 22 cold warehouses by the end of 2015.
- In FY15, IFC committed a US\$20 million loan and US\$10.3 million in equity for a ~7% stake in Zhengming to help expand its distribution network.



PROJECT OVERVIEW



- Cold chain logistics has high growth potential in China due to the rise of living standards and food safety awareness among consumers.
- IFC's investment supported food safety standards in China, a country where 12-25% of food produced is wasted, partly due to insufficient cold-chain logistics infrastructure.
- The long-term financing aimed to signal confidence in Zhengming, which could become a national champion and increase quality and standards for the largely fragmented Chinese logistics sector.



SNOWMAN LOGISTICS

- One of India's leading cold chain logistics providers, Snowman operates a network of temperature-controlled warehouses and refrigerated trucks.
- IFC has made several investments to support Snowman's expansion from a storage capacity of 9,142 pallets in 2007 to 98,000 pallets in 2016
- In FY09, IFC invested US\$5.4 million for a 20% stake.
- In FY12 and FY13, IFC invested US\$6.6 million and US\$2.8 million in two 8-year corporate loans.



PROJECT OVERVIEW



- IFC provided the first round of private institutional capital to a market-leading company in a nascent, rapidly growing sector, which signaled confidence in the company's management and helped with subsequent fundraising.
- Snowman completed an IPO in 2014, 60x oversubscribed for which IFC's presence as an equity investor was crucial.
- Provided long-term financing when the company was in the process of implementing a turnaround.
- Improved environmental and social standards.

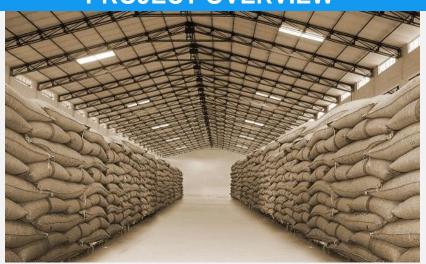


NCML

- India's National Collateral Management Services
 Ltd. (NCML) is an independent provider of
 integrated supply chain solutions and risk
 management services for farmers, traders, banks
 and end users of primary agricultural commodities.
- NCML's warehouse capacity makes it the largest player in the private agri-warehousing space.
- In FY12, IFC invested US\$6.1 million in NCML for a ~16% stake and an additional US\$2.7 million in a FY14 right issue to bring IFC's share to ~20%.



PROJECT OVERVIEW



- IFC's investment supported the company's expansion, including the proposed development of 40+ company-owned warehouses (dry & cold) across 35 locations in India.
- IFC's investment led to the creation of a formal risk measurement system that enhanced the company's reporting and reduced operational risk.
- IFC also provided guidance to strengthen environmental and social standards at NCML.
- IFC's NCML board nominee with a background in the food industry provided valuable business advice.



SAMPLE INVESTMENTS IN LOGISTICS

Vietnam



In Do Trans Logistics

US\$37.1mn Senior Loan US32.9mn Syndication

Lender and Arranger FY 2020

Bangladesh



InfraV – Golden Harvest

US\$6.5mn Equity

Investor FY 2020

Myanmar



Kerry Logistics Network

US\$15mn Senior Loan

Lender FY 2018

China



Huochebang

US\$16.1mn Equity

Investor FY 2017

Brazil



Loggi

US\$5mn Equity

Investor FY 2019, 2017

China



Best Logistics Technologies Inc.

US\$20mn Equity

Investor FY 2016

China



Zhengming

US\$10mn Senior Loan US\$5.1mn Equity

Lender and Investor FY 2015

Brazil



Vix Logistica

R\$200mn (equivalent to US\$76mn) Equity

Investor FY 2015

India



Snowman Logistics

US\$9.4mn Corporate Loans
US\$5.4mn Equity

Lender and Investor FY 2013, 2012, 2009

Central America



Transamerica

US\$15mn Subordinated Loan

Lender

FY 2008



AWARD-WINNING RECOGNITION FROM THE MARKET















Project Finance International

- 2020 Award: Multilateral Deal of the Year GAC
- 2017 Award: Transport Deal of the Year Middle East and Africa: Madagascar Airport and Logistics Deal of the Year – Middle East and Africa: Nacala Logistics Corridor

Infrastructure Journal Global Awards

- 2018 DFI of the Year MENA: IFC; Airport Deal of the Year Europe: Belgrade Nikola Tesla Airport
- 2017 DFI of the Year MENA: IFC; Transport Deal of the Year Sub-Saharan Africa: Nacala Logistics Corridor; Airport Deal of the Year – Europe: 14 Greek Airports; Airport Deal of the Year – Africa: Madagascar Airport
- 2016 Award: African Ports Tema Port New Container Terminal PPP

Trade Finance

- 2016 Company Award: Best DFI Americas
- 2015 Deal of the Year Americas: CMSA Container Terminal Manzanillo

Latin Finance

- 2017 Best Development Bank: IFC
- 2016 Best Port Financing: CMSA Container Terminal Manzanillo

EMEA Project Finance Magazine

- 2018 Best Transport Infrastructure Deal VINCI Airport Serbia's Belgrade airport concession
- 2017 Best Transport Infrastructure Deal: Fraport Greece 40-year concession for 14 regional airports
- 2015 Best Transport Infrastructure Deal Africa: Sonker Bunkering Bulk Liquid Terminal
- 2013 Best Project finance Deal in Central and Eastern Europe: Zagreb Airport; Best PPP deal in Central and Eastern Europe: Zagreb Airport

Global Transport Finance

• 2014 Airport Finance Deal of the Year - Middle East: Queen Alia International Airport

Project Finance Magazine

• 2013 European Airport Deal of the Year: Zagreb Airport

Euromoney Project Finance

- 2013 Deal of the Year: Mersin Port
- 2012 Deal of the Year Central and Eastern Europe: Brunswick Rail



ANNEX



IFC: A VALUABLE PARTNER

We help clients in good times and bad by offering:

Strong capital base, commitment to sustainability

A long-term partnership perspective, providing clients important countercyclical financing when commercial banks cut back

Strategic and innovative advisory solutions that enable clients to strengthen their performance in a sustainable way, especially in fragile and conflict-affected areas

IFC'S VALUE ADD

COMMERCIALLY IFC invests exclusively in for-profit projects and charges market rates for its products and services SOUND IFC generally finances no more than 25-50% of total project cost Never the largest shareholder, typical stake up to 20% **MARKET CATALYST** Typical ticket size \$20-50m, but can go to \$100m + Able to mobilize additional debt (B loan program) and equity funds (AMC) **LONG TERM** IFC invests for the medium-to-long term **HORIZON** Each investment assessed for E&S risks by in-house team of experts and **ENVIRONMENTALLY** action plan put in place to mitigate risks **AND SOCIALLY** Increasingly relevant for clients, i.e. land acquisition, carbon footprint, community buy-in **RESPONSIBLE** Facilitates debt raising (Equator Principles) Detailed corporate governance assessment carried out with dedicated internal resources CORPORATE Work on governance issues with companies pre-IPO and those already listed **GOVERNANCE** Roster of quality independent directors Facilitates exit, especially in public markets Unlike other purely commercial institutions, IFC has the capacity to leverage PART OF THE the WBG's resources and networks to engage with governments to develop **WORLD BANK** infrastructure solutions Participate in upstream discussions with governments and granting authorities **GROUP (WBG)** to advance infrastructure projects

IFC INVESTMENT GUIDELINES

Project Finance

- Greenfield, total cost less than \$50 million: Up to 35% of project cost for IFC's own account.
- Greenfield, total cost more than \$50 million:
 Up to 25% of project cost for IFC's own account.

Corporate Finance

 Corporate Finance: IFC's total financing for its own account can be up to 35% of the client company's total capitalization.

Mobilization

Mobilization: IFC can mobilize additional financing through B-loans from international commercial banks; parallel loans from Development Finance Institutions (DFIs) and portfolio co-lending.



IFC'S INVESTMENT CYCLE

Commitment **Due Diligence Disclosure Monitoring Early Review** and Disbursement Client needs Disclosure of Negotiation Annual Assessment determined of business review of and environmental and social opportunities agreement of project Assessment and risks information principal performance of project's terms impacts and Analysis of Opportunity development environment for public **Board** contributions al and social comment approval opportunities Management Signing of and risks committee legal **Appraisal** documents approval Mandate Credit Disbursement letter committee

We agree on a specific timeline to meet our clients' needs

approval



WHAT CLIENTS VALUE ABOUT IFC

Results of IFC Client Survey



IFC'S SYNDICATION PROGRAM

Established in 1957, IFC has the oldest and largest syndications program amongst MDBs

Overview

- Over US\$50 billion mobilized from more than 500 financial institutions for over 1,000 projects in more than 110 countries
- Co-financiers from developed and emerging markets, include commercial banks, funds, insurance companies, development finance institutions (DFIs), and emerging market central banks
- As of June 30, 2020, IFC's syndicated loan portfolio under management totaled US\$16.1 billion

Benefits to Borrower

- Enables loans with longer tenors
- No withholding tax
- Completes financial package
- Introduces new banking relationships
- IFC's "stamp of approval"
- IFC's environmental and social leadership
- IFC is the Lender of Record: may allow lenders to reduce their provisioning requirements



SYNDICATION PRODUCTS

Types of IFC Syndicated Lending Target Different Investors

	B Loans	Parallel Loans	Unfunded Risk Participation(s)	MCPP Loans
Type of Investor	Commercial Banks, Funds	Development Finance Institutions & Sovereign Entities	Insurance Companies	Institutional Investors (public and private)
Investment Approach	Active Deal-by-Deal Selection	Active Deal-by-Deal Selection	Active Deal-by-Deal Selection	Passive Portfolio Participation in Eligible Projects
Investor's Strategy	Follow their own client strategy	Developmental Mandate (DFIs)	Follow their own credit strategy	Follow IFC's Strategy
Investment Process	Investor makes credit approval	Investor makes credit approval	Investor makes credit approval	Full delegation to IFC post mandate
Tenor	Generally shorter than A Loan	Generally matching A Loan	Matching IFC A Loan Tenors	Matching IFC's A Loan Tenors
Portfolio Rights	Yes	Yes	Limited voting and consultation	Follow IFC's Decisions
Documentation	B Loan Participation Agreement	Parallel Loan with a Common Terms Agreement	Unfunded Risk Participation Agreement	Administration Agreement/Common Service Agreement



IFC'S STRATEGY

Maximizing Development Impact, Maintaining Financial Sustainability

Industries
that contribute to
productivity and growth

Challenges
with the largest risks
and opportunities

Regions
with the greatest
poverty and fragility

IFC FOCUS



THE POWER OF PARTNERSHIPS

Approximately 2,000 Clients **Financial Host Country IFC'S GLOBAL Institution Clients Governments NETWORK FOR SOLUTIONS** Sovereign **Bilateral Donors/** Wealth Funds/ **Private Foundations Institutional Investors** IFIs/DFIs **Civil Society**



SUSTAINABILITY

Critical to Client Success and Development Impact

IFC's commitment to environmental and social sustainability and good corporate governance helps clients:

Improve business performance

Protect the environment

Engage with affected communities

Enhance transparency

Increase impact



IFC PERFORMANCE STANDARDS

A Global Benchmark

RISK MANAGEMENT

Anticipate risks, avoid, minimize and compensate for any impacts.



2 LABOR

Treat workers fairly and provide safe and healthy working conditions.



3 RESOURCE EFFICIENCY

Promote energy efficiency, use resources sustainably, and cut greenhouse emissions.



4 COMMUNITY

Protect local communities from worksite accidents and other project-related dangers.

5 LAND RESETTLEMENT

Avoid involuntary resettlement and minimize the impact on those displaced.



6 BIODIVERSITY

Protect biodiversity and ecosystems.



INDIGENOUS PEOPLES

Protect the rights, dignity, and culture of indigenous populations.



CULTURAL HERITAGE

Protect cultural heritage and promote equitable sharing of related benefits.





IFC CORPORATE GOVERNANCE (CG) METHODOLOGY

Sharing Best Practice

35 development finance institutions now follow IFC's approach, covering five key areas of risk assessment:

- Commitment to CG: Awareness and formalization of sound practices
- 2 Structure/Functioning of Boards of Directors: Board roles, composition, committee structure, procedures, director duties, and overall functioning
- Control Environment and Processes: Effectiveness of internal controls, risk management, internal/external audit, and compliance functions
- Transparency and Disclosure: Information disclosure to shareholders and markets; transparency of information and financial standards used
- Rights of Minority Shareholders: Treatment of investors, shareholders rights and protections, annual meeting procedures, conflict/related-party transaction policies



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