REAL ASSETS
SPOTLIGHT

IN THIS ISSUE

FEATURE
Conventional and Renewable Energy 2

FEATURE
Infrastructure Fund Life Spans 6

INDUSTRY NEWS 9

THE FACTS
- Overview of the Agriculture Industry 11
- Wind Power Deals 13
- Investors’ Source of Allocation 14

CONFERENCES 15

CONVENTIONAL AND RENEWABLE ENERGY

52% of conventional energy investors also now target renewables, so here we take a look at this evolving market.

Find out more on page 2

INFRASTRUCTURE FUND LIFE SPANS

13.9 Years is the average life span of unlisted infrastructure funds closed since 2009, the longest among all private capital funds. We analyze how life spans for infrastructure funds vary by project stage and look at the proportion of funds that have requested extensions.

Find out more on page 6

RECENTLY RELEASED:
2017 PREQIN SOVEREIGN WEALTH FUND REVIEW

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The energy industry has faced significant changes in recent years. Not only have oil prices continued to fall since 2014 – a challenge for companies at all stages of the energy supply chain – but the development of shale gas technology has opened up new resources for extraction. The emergence of economically viable renewable energy assets represents a significant shift in the energy landscape, as well as an opportunity for investors in unlisted natural resources funds. Using data from the Preqin Special Report: Conventional and Renewable Energy, we take a look at this evolving market.

As such, fundraising for conventional energy vehicles – those with an energy investment remit focused on oil, natural gas, coal, oil field services or a combination of these – has declined significantly (-41%) from the record levels seen in 2015 (Fig. 1), in line with the fall in global oil prices. However, as a crucial aspect of the evolution of natural resources as a distinct asset class, the sub-sector still represents the largest proportion (46%) of energy fundraising since 2008.

Conversely, solely renewable energy fundraising – funds with an energy investment remit focused on biomass, geothermal, hydroelectric, solar or wind power, or a combination of these assets – has increased over recent years, with $14bn and $13bn raised in 2015 and 2016 respectively, above the average $8bn raised annually in the preceding seven years (Fig. 2).

However, the largest growth in energy fundraising comes from those vehicles following a mixed energy mandate. Despite a decline in the number of mixed energy funds reaching a final close in recent years, the amount of capital secured increased to $24bn in 2016 and already stands at $19bn as at May 2017 (Fig. 3). Much of this growth is the result of investors increasingly looking to place more capital with fewer fund managers which are generally larger firms with the longest track records, as well as both managers and investors seeing value in greater levels of diversification within their portfolios. Larger funds generally have a broader investment mandate than smaller vehicles, which has helped drive the growth in mixed energy fundraising.

As one of the most developed regions for alternatives and a major energy market, the vast majority of energy funds closed since 2008 focus on investment in North America. However, as seen in Fig. 4, it is mainly vehicles targeting conventional energy assets or a mixture of non-
renewable and renewable energy assets that lead to the region’s dominance in the energy sector.

Contrastingly, renewable energy funds are more geographically diverse than their non-renewable counterparts, with Europe-focused funds representing the largest proportion of funds closed since 2008, in part due to the EU’s Renewable Energy Directive which aims to have 20% of the bloc’s total energy output from renewable sources by 2020. More Asia-focused renewable energy funds have also closed than those with conventional and mixed energy investment mandates.

FUNDRAISING OUTLOOK
There are 140 unlisted energy funds in market as at April 2017, seeking $71bn in institutional capital commitments (Fig. 5). Interestingly, the constituent funds appear more specialized in specific energy markets than historical fundraising trends suggest, with fund managers seeming to shift to a renewable energy focus: renewable energy funds represent 50% of capital targeted, compared with 40% for conventional energy funds.

The majority (85%) of conventional energy funds in market target North America-focused assets, while the majority (56%) of renewable energy funds are targeting Europe-focused assets. However, greater geographic diversification could be seen in the near future as a result of the Paris Agreement, ratified at the end of 2016. Notably, with commitments from major energy markets in China and India to mitigate greenhouse gas emissions’ starting in 2020, Asia-focused fundraising could represent a greater share of overall energy fundraising.

INVESTORS
Conventional energy investors are more likely to have a separate natural resources mandate than renewable energy investors, a proxy for an institution’s level of experience in the asset class (Fig. 6). As conventional energy investment is more established, institutions with such a preference may have been in the asset class for longer and therefore allocate through a distinct bucket. However, when examining the assets under management (AUM) of these two samples, institutions that include a preference for renewables are typically larger: 36% of renewable energy investors have more than $10bn in AUM, including 17% that hold more than $50bn, compared with 28% and 11% of conventional energy investors respectively.

As shown in Fig. 7, investors with a preference for conventional energy investments have the largest appetite for midstream assets (63% of investors), although large proportions still seek downstream (45%) and upstream (52%) assets. Also shown is the crossover

Fig. 3: Annual Unlisted Energy Fundraising with a Mixed Energy Mandate, 2008 - 2017 YTD (As at April 2017)

Fig. 4: Unlisted Energy Fundraising by Type and Primary Geographic Focus, 2008 - 2017 YTD (As at April 2017)

Fig. 5: Unlisted Energy Funds in Market by Type

Fig. 6: Institutional Investors in Conventional vs. Renewable Energy by Source of Natural Resources Allocation
between the two pools, with 52% of conventional energy investors also targeting renewables and 58% and 61% of renewable energy investors targeting oil and natural gas funds respectively.

**FUND PERFORMANCE**

Although renewable energy funds have been highly successful in raising capital from investors, over the longer term it is conventional energy funds that have trended towards higher returns, with a median net IRR of 10.3% across all vintages, compared with 4.6% for renewables (Fig. 8). Mixed energy funds, however, have also performed well, with a median net IRR similar to that of conventional energy funds (+9.1%), but a much smaller dispersion of returns, with a top quartile IRR boundary of 13.0% and a bottom quartile IRR boundary of 4.4%.

For vintages 2004 to 2014, the median net IRRs of renewable energy and conventional energy funds were relatively similar (4.6% and 5.9% respectively), although conventional energy funds had higher risk (Fig. 9). However, the best risk-adjusted returns were generated by mixed energy funds, which had a median net IRR of 8.5% and lower risk than either renewable energy and conventional energy funds.

**OUTLOOK**

The future of the relationship between conventional and renewable energy sources remains uncertain. There are still technical challenges to overcome to increase the competitiveness of renewable energy assets, as well as political discourse that will shape the future of the entire energy industry. Although the decision made by the US to withdraw from the Paris Agreement poses a challenge for the renewables industry in the US, the continued commitments of other countries to this agreement is likely to result in opportunities for fund managers and investors targeting these regions.

In the short term, OPEC’s decision to curb oil production should stabilize companies operating in the conventional energy industry, and help unlisted funds investing in the sector to generate returns for their investors. What is certain is that global energy demand will continue to grow, particularly among emerging economies that are undertaking large-scale projects to enhance living standards in their nations. To meet this demand, investment in energy-related projects, technology and companies will increase in both the renewable and conventional energy markets, creating opportunities for fund managers looking for investable assets and for institutional investors looking to deploy capital.
Capstone Partners

Global private equity fundraising
Capstone Partners (www.csplp.com) is a leading independent placement agent focused on raising capital for private equity, credit, real assets and infrastructure firms. The Capstone team includes 30 experienced professionals in North America, Europe and Asia.

Parquest Capital
We congratulate the Parquest Capital team on the first and final closing of Parquest Capital II above its hard cap.
Fund life spans vary considerably across asset classes, so using data from Preqin’s Infrastructure Online, we examine the trends within the infrastructure industry over the past eight years.

Closed-end unlisted infrastructure funds have the longest average life spans among private capital funds – longer life spans allow infrastructure funds to invest in longer-term projects and help investors by providing steady returns with low correlation to other asset classes which can match investors’ long-term liabilities. However, the market has considerable variety, with fund managers offering vehicles of different lengths to suit asset types and investors’ requirements. In this article, we take a closer look at infrastructure fund life spans using data from Preqin’s Infrastructure Online.

The average life span of infrastructure funds closed since 2009 is 13.9 years, over two years longer than that of natural resources funds (11.3 years) and significantly longer than the average figures for private equity (8.3), real estate (7.3) and private debt (7.2) funds. The figure has grown in recent years, with the average life span for an infrastructure fund closed in 2015 at 15.8 years, up from 11.6 in 2009 (Fig. 1) – however, the average has since fallen to 12.9 years for funds closed since 2016.

Fund life spans vary considerably, as seen in Fig. 2: almost half (47%) of unlisted infrastructure funds closed since 2009 have a life span of 10-12 years; 16% have terms of less than 10 years, and 14% have planned life spans of 25 years or more. Participatiemaatschappij Vlaanderen (PMV), for example, raised the €100mn PMF Infrastructure Fund, a fund with a 35-year life span which invests in infrastructure projects in Belgium and the eurozone and held a final close in March 2013. More recently, France-based fund manager Meridiam raised Meridiam Infrastructure Europe III, a 25-year fund investing in European public private partnership (PPP) projects, which reached a final close on €1.3bn in April 2016. Different funds often target different types of infrastructure projects, and those investing in greenfield projects have the longest average life span at 13.9 years (Fig. 3). Funds investing in brownfield and secondary-stage projects have average life spans of 12.4 years and 12.3 years respectively, suggesting that the greater time required to construct and generate returns from new infrastructure projects may elongate the average life span of these vehicles.

For long-dated and illiquid assets such as infrastructure projects, there may be occasions when a fund’s life needs to be extended.
extended in order to maximize returns and find the best opportunity to sell assets. Among funds closed since 2009 that are known to have a pre-agreed potential fund extension, over half (54%) have an extension period of two years, a further 37% have extensions of between three and five years and 4% have a potential fund extension of over five years (Fig. 4).

The average life span for unlisted infrastructure funds currently in market is 12.6 years, which is lower than the average since 2009 but still higher than all other private capital fund types. As with funds closed, the largest proportion of funds in market fall in the 10-12-year bracket, but 22% plan to have a life of less than 10 years and only 5% are targeting life spans of 25 years or more.

Despite the greater number of infrastructure funds in market with shorter lives, fund managers are likely to continue offering funds with differing fund life spans to fit the assets available and the fund’s operating model. Stockholm-based Infranode, for example, is currently raising Infranode I, a 25-year fund primarily targeting small- and mid-sized infrastructure assets in the Nordics. The fund held a second close on SEK 3.35bn in February 2017 and plans to hold a final close later in 2017, targeting SEK 4bn. With a wide range of investors currently targeting infrastructure, all with different objectives, fund managers are likely to find appetite for both longer- and shorter-dated funds.

DATA SOURCE:
Access comprehensive information on over 500 infrastructure fund managers worldwide on Prequin’s Infrastructure Online, including total capital raised in the last 10 years, estimated dry powder, number of portfolio companies, investment preferences, direct contact information for key decision makers and more.

For more information, please visit: www.preqin.com/infrastructure
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About Preqin Solutions
Preqin Solutions, formerly Baxon Solutions, delivers market-leading cloud collaboration software for monitoring, valuation, benchmarking and reporting on private capital portfolio investments. The software automates the compilation, analysis and exchange of all portfolio information including operating metrics (financial, KPIs, ESG), investment valuations, and ultimately investment and aggregate fund performance. Through the integration of Preqin data, this performance can be contextualized with reference to the broader market for internal and investor reporting purposes.
In this month’s industry news, we examine Blackstone Group’s recently announced plans to raise the largest unlisted infrastructure fund to date, as well as wind power transactions, which have been on the rise in recent years.

**BLACKSTONE ENTERS THE INFRASTRUCTURE MARKET**

In May 2017, Blackstone Group and Saudi Arabia’s Public Investment Fund signed a memorandum of understanding to create a new infrastructure fund to invest in US infrastructure projects. With a target size of $40bn, Blackstone Infrastructure I would be the largest unlisted infrastructure fund ever raised by a considerable margin; to date Global Infrastructure Partners III holds the record, closing on $15.8bn in January 2017. Public Investment Fund, Saudi Arabia’s $183bn sovereign wealth fund, has agreed to commit $20bn to the pool, with Blackstone Group looking to secure the remaining amount from other investors.

Blackstone Group has previously raised the largest buyout fund closed to date (Blackstone Capital Partners V, $20.4bn, closed July 2006) as well as the largest private real estate fund (Blackstone Real Estate Partners VIII, $15.8bn, closed September 2015) – and now looks set to become manager of the largest infrastructure fund as well. In doing so, it would join Global Infrastructure Partners and Brookfield Asset Management as one of the firms raising infrastructure mega funds in recent years. If it reaches its target size, Blackstone’s fund will be the third record-breaking raise since Brookfield Infrastructure Fund III ($14.0bn) in July 2016 and Global Infrastructure Partners III ($15.8bn) in January 2017.

**RECENT WIND POWER TRANSACTIONS**

Further explained on page 13, the number of wind power deals has increased steadily in recent years due to fund managers taking advantage of the opportunities in the sector: the number of deals completed during 2010-2016 increased from 234 to 437.

Although there have been fewer transactions in 2017 so far – with 122 deals as at May – there has been some high-profile deal activity. In May, Copenhagen Infrastructure Partners acquired three wind power sites under development in the Taiwan Strait for $5.97bn. The three wind farms are currently being developed by Fuhai Wind Corporation and have a total capacity of up to 1,500 MW. Another notable deal was completed in December 2016 when Allianz Global Investors acquired Hästhalla Wind Farm in Sweden, a secondary-stage project, from Eolus Vind for €6.5bn.

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**SHARE YOUR NEWS**

Do you have any news you would like to share with the readers of Spotlight? Perhaps you’re about to launch a new fund, have implemented a new investment strategy, or are considering investments beyond your usual geographic focus?

Send your updates to spotlight@preqin.com and we will endeavour to publish them in the next issue.
CLAIM YOUR FREE COPY OF THE 2018 PREQIN PRIVATE CAPITAL COMPENSATION AND EMPLOYMENT REVIEW

Preqin is pleased to partner once again with FPL Associates L.P. to conduct the 2018 Preqin Private Capital Compensation and Employment Survey, the largest global private capital survey of its kind. Participants that fully complete the survey will get a free copy of the Review plus a free excelsheet of all the compensation data for further analysis.

The objective of the survey is to provide clients and participants with customized, real-time compensation trends and data that can be used at all levels of the organization to assist with human capital decisions.

THE SURVEY IS OPEN NOW!

Please click here for more information or contact Lindsay Pankratz: lpankratz@fplassociates.com to participate.
OVERVIEW OF THE AGRICULTURE INDUSTRY

Using data from Preqin’s Natural Resources Online, we provide an overview of agriculture fundraising and the investment preferences of those active in the sector.

5% of unlisted natural resources capital raised since 2008 has been secured by agriculture/farmland funds.

$13bn is being targeted by the 51 unlisted agriculture/farmland funds currently in market (as at March 2017).

224 agriculture/farmland fund managers globally are profiled on Natural Resources Online.

Fig. 1: Annual Unlisted Agriculture/Farmland Fundraising, 2008 - 2017 YTD (As at March 2017)

Fig. 2: Unlisted Agriculture/Farmland Fundraising by Primary Geographic Focus, 2008 - 2017 YTD (As at March 2017)

Fig. 3: Strategies Targeted in the Next 12 Months by Natural Resources Investors

Fig. 4: Investment Preferences of Agriculture/Farmland Investors

Using data from Preqin’s Natural Resources Online, we provide an overview of agriculture fundraising and the investment preferences of those active in the sector.
# PREQIN Global Data Coverage

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### Alternatives Coverage

<table>
<thead>
<tr>
<th>FIRMS</th>
<th>FUNDS</th>
<th>FUNDS OPEN TO INVESTMENT</th>
<th>INVESTORS MONITORED</th>
<th>FUNDS WITH PERFORMANCE</th>
<th>DEALS &amp; EXITS</th>
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### Investor Coverage

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### Fund Coverage

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### Firm Coverage

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### Deals & Exits Coverage

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**Alternatives Investment Consultants Coverage:**
- 562 Consultants Tracked

**Funds Terms Coverage: Analysis Based on Data for Around:**
- 16,286 Funds

**Best Contacts:** Carefully Selected from our Database of over
- 400,821 Contacts

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*Private equity includes buyout, growth, venture capital, turnaround, private equity fund of funds, private equity secondaries, direct co-investment and co-investment multi-manager funds.

**Buyout deals: Preqin tracks buyout deals globally, including LBOs, growth capital, public-to-private, recapitalization deals and recapitalization deals.

***Venture capital deals: Preqin tracks venture capital investments by professional venture capital firms in companies globally across all venture capital stages, from seed to expansion phase. The deals figures provided by Preqin are based on announced venture capital rounds when the capital is committed to a company.

As at 5th June 2017
WIND POWER DEALS

Using data from Preqin’s Infrastructure Online, we examine wind power deals by region and aggregate deal value, and look at the largest deals completed since 2016.

Fig. 1: Completed Wind Power Deals, 2009 - 2017 YTD (As at May 2017)

Fig. 2: Completed Wind Power Deals by Region, 2009 - 2017 YTD (As at May 2017)

Fig. 3: Completed Wind Power Deals by Value Band, 2009 - 2017 YTD (As at May 2017)

Fig. 4: Completed Wind Power Deals by Project Stage, 2009 - 2017 YTD (As at May 2017)

Fig. 5: 10 Largest Wind Power Deals Completed 2016-2017 YTD (As at May 2017)

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<th>Location</th>
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<th>Deal Size (bn)</th>
<th>Stake (%)</th>
<th>Deal Date</th>
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<td>Sweden</td>
<td>Allianz Global Investors Capital</td>
<td>6.5 EUR</td>
<td>100</td>
<td>Dec-16</td>
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<td>Copenhagen Infrastructure Partners</td>
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<td>Baltic Srodkowy III Offshore Wind Farm</td>
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<td>Kulczyk Investments</td>
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<td>940MW Vietnam Wind Project</td>
<td>Vietnam</td>
<td>Mainstream Renewable Power</td>
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<td>-</td>
<td>Nov-16</td>
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<td>Race Bank Offshore Wind Farm</td>
<td>UK</td>
<td>Macquarie Infrastructure and Real Assets (MIRA)</td>
<td>1.6 GBP</td>
<td>50</td>
<td>Dec-16</td>
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<td>Merkur Wind Project</td>
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<td>1.6 EUR</td>
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<td>Hibikinada 229MW Offshore Wind Farm</td>
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Source: Preqin Infrastructure Online
We look at how investors in infrastructure and natural resources allocate to the asset class.

33% of investors in infrastructure invest from a separate allocation, compared with only 17% of investors in natural resources.

49% of asset managers have a separate infrastructure allocation, while foundations are the least likely to do so.

15% of natural resources investors have a separate allocation to timberland.

Fig. 1: Institutional Investors in Infrastructure by Source of Allocation

Fig. 2: Institutional Investors’ Source of Infrastructure Allocation by Investor Type

Fig. 3: Institutional Investors in Natural Resources by Source of Allocation

Fig. 4: Institutional Investors’ Source of Natural Resources Allocation by Investor Type

Fig. 5: Institutional Investors’ Source of Natural Resources Allocation by Primary Strategy

Source: Preqin Infrastructure Online

Source: Preqin Natural Resources Online
<table>
<thead>
<tr>
<th>Conference</th>
<th>Dates</th>
<th>Location</th>
<th>Organizer</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GAI AgTech Week</td>
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<td>Boston, MA</td>
<td>HighQuest Group</td>
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<td>15% Discount - Preqin2017</td>
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<td>24 - 26 July 2017</td>
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<td>Opal Financial Group</td>
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<td>San Francisco, CA</td>
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<td>Ai CEO Institutional Investment Summit 2017</td>
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<td>26 - 28 September 2017</td>
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<td>KNect365</td>
<td>Elliot Bradbrook</td>
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<td>9th Annual Women’s Alternative Investment Summit (WAIS)</td>
<td>2 - 3 November 2017</td>
<td>New York, NY</td>
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