

Index

- affordable housing, 45, 55
 African Development Bank, 149, 197
 arbitration, 130, 173, 208
- bankability, 108, 115, 133
 betterment levies, 20
 bonds, 110, 112, 141, 146, 156, 186, 198,
 207, 218, 219
- capital markets, 118
 community engagement, 65, 87
 construction contract, 120, 201, 204, 214,
 216, 219
 credit rating, 113, 172
- DBSA. *See* Development Bank of Southern
 Africa (DBSA)
 debt, 9, 105, 109, 113, 118, 135, 138, 184,
 195, 197, 201, 217, 218
 capital markets, 118
 service cover ratio (DSCR), 135, 137–139,
 198, 203
 density bonus, 21
 Derivatives, 164
 Development Bank of Southern Africa
 (DBSA), 189
 DFI, 117, 176, 178, 180, 182–184, 191,
 195, 204
 domestic capital markets, 119
 DSCR. *See* debt, service cover ratio (DSCR)
- educational facilities, 49, 50
 engineering, procurement and construction, 204
- EPC, 204, 220
 Equator Principles, 122
 equity, 9, 92–94, 96–98, 105, 109, 119, 185,
 212, 221
- finance, xvi, 9, 16, 17, 20, 22, 37, 40, 41,
 43, 48, 58, 64, 68, 82, 83, 93, 96, 98,
 105–107, 109, 110, 130, 133, 141,
 145–148, 150, 154, 159–162, 164, 165,
 167–169, 171, 172, 174–176, 178,
 180–183, 186–191, 195, 197, 203, 208,
 209, 222
 FIRR, 133, 205
 fiscal space, 108, 131
 foreign exchange risk, 129
 funding, xv, 2, 3, 13, 19, 20, 22, 23, 52,
 82, 86
 FX risk, 207
- global capital markets, 118
 green bond, 143
 guarantee, 174
- ICSID, 208, 222
 IDFC, 188, 190
 IFC. *See* International Finance
 Corporation (IFC)
 IFI, 204, 208, 209
Ijārah, 160, 174
 insolvency, 137
 insurance, 165, 174
 interest rate risk, 122
 internal rate of return, 139

- International Finance Corporation (IFC), 40,
41, 43, 58, 64, 117, 122, 146, 176, 178,
179, 193, 208, 209, 222
- IRR, 86, 133, 139, 209
- Istisnā*, 160
- James F. Oyster Bilingual Elementary School,
50, 54
- Jozini Tiger Lodge, 47, 63
- land, xv, 4, 8, 15–25, 29, 39, 42, 60, 71, 72,
75, 93, 96, 98
- land value capture, 4, 15, 17
- lease, 71, 198, 209, 210, 217
- legal framework, 25
- lending, 200
- limited recourse financing, 108
- LLCR. *See* loan life cover ratio (LLCR)
- loan life cover ratio (LLCR), 135, 137–139
- local government, 25
- mezzanine, 9, 105, 111, 112
- monitoring, reporting and verification, 83,
84, 211
- MRV, *See* monitoring, reporting and
verification
- mudārabah*, 160
- Multilateral Investment Guarantee Agency, 174
- murābahah*, 160
- mushārakah*, 160, 163, 174
- negative carry, 110
- net present value (NPV), 139, 205, 212
- NGO, 212
- NPV. *See* net present value (NPV)
- O&M, 212
- off-balance sheet, 106
- opex, 212, 213
- political risk, 120, 214, 218
- PPP, 4, 5, 8, 18, 29–32, 35, 38, 40–42, 44–64,
66–71, 73, 75–79, 85, 88, 89, 114, 115,
117, 148, 159, 161, 162, 164, 165, 167,
169, 171, 172, 175, 187, 189, 202, 205,
209, 213, 214, 216
- project financing, 10, 11, 106, 131, 139
- project selection, 181
- public parking, 61, 63
- rate of return, 139, 222
- recycling, 40
- refinancing, 140, 187
- return on equity (ROE), 139, 140, 216, 217
- RfP, 215
- RFQ, 217
- ROE. *See* return on equity (ROE)
- ROI, 11, 139, 217
- ROR, 139
- sponsor support, 132
- SPV, 108, 167, 169, 170, 174, 214, 218
- step-in rights, 204
- subordinated debt, 112
- sukūk*, 160
- syndication, 113
- takāful*, 160, 174
- Tamil Nadu Urban Development Fund, 191
- TDR. *See* transferable development right
(TDR)
- TIF, 22, 23, 99
- transferable development right (TDR), 22, 73
- up zoning, 21, 22
- urban redevelopment, 41, 42
- value for money, 114
- World Bank, 1, 5, 10, 15, 17, 29–32, 34,
35, 38–47, 49–51, 54–58, 60–64,
66–69, 75, 76, 78, 88, 89, 91, 94, 95,
98–100, 111, 117, 146, 148, 149, 159,
161, 162, 164, 167, 169, 171, 172,
174–177, 186, 191, 193, 201, 205,
208, 209, 222