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RAWDHA REAL ESTATE TECHNOLOGY LIMITED

# AN OUTLINE BUSSINESS CASE

November 2025

## DEVELOPMENT OF A SKILL AND VOCATIONAL TRAINING CENTRE OF EXCELLENCE FOR THE FEDERAL MINISTRY OF HUMANITARIAN AFFAIRS AND POVERTY RREDUCTION UNDER A PUBLIC -PRIVATE PARTNERSHIP

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## OUTLINE BUSINESS CASE DOCUMENT APPROVAL

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| Project Sponsor (Government Representation) | Federal Ministry of humanitarian affairs and Poverty reduction | | |
| Private Sector Promoter | Messrs. Rawdha Real Estate Technology Limited | | |
| Project officer (if applicable) | Director/ Head,PPP | | |
| Transaction Adviser | Nill | | |

**ACRONYMS**

| | | |
|---|---|---|
| 1. | BOT | Build, Operate, Transfer |
| 2. | BPP | Bureau of Public Procurement |
| 3. | CE | Capital Expenditure |
| 4. | CSO | Civil Society Organizations |
| 5. | CAC | Corporate Affairs Commission |
| 6. | DSCR | Debt Service Coverage Ratio |
| 7. | DBB | Design, Bid, Build |
| 8. | DBFM | Design, Build, Finance and Maintain |
| 9. | DBFO | Design, Build, Finance and Operate |
| 10. | DBFT | Design, Build, Finance and Transfer |
| 11. | DBFP | Design, Build, Finance PPP model |
| 12. | DFI | Development Finance Institution |
| 13. | ESIA | Environmental and Social Impact Assessment |
| 14. | EPC | Engineering, Procurement, Construction |
| 15. | EOI | Expression of Interest |
| 16. | FMV | Fair Market Value |
| 17. | FCT | Federal Capital Territory |
| 18. | FMHAPR | Federal Ministry of Humanitarian Affairs and Poverty Reduction |
| 19. | FBC | Full Business Case |
| 20. | GRM | Grievance Redress Mechanism |
| 21. | H | Hectare (of land) |
| 22. | ICT | Information Communication Technology |
| 23. | ICR | Infrastructure Concession Regulatory |
| 24. | IRR | Internal Rate of Return |
| 25. | IDP | Internally Displaced People |
| 26. | MDA | Ministry's, Departements and Agencies |
| 27. | MSMSE | Micro, Small and Medium-scale Enterprises |
| 28. | NDP | National Development Plan |
| 29. | NEMA | National Emergency Management Agency |
| 30. | NESRA | National Environmental Standards and Regulations Enforcement AgencY |

| | | |
|---|---|---|
| 31. | NSPP | National Social Protection Policy |
| 32. | NFI | Non Food Items |
| 33. | NGO | Non Governmental Organizations |
| 34. | OM | Operate & Maintain |
| 35. | OBS | Outline Business Case |
| 36. | PSP | Private Sector Participant |
| 37. | PP | Personal Protective |
| 38. | PPP | Public-Private Partnership |
| 39. | PSCPLD | Public Sector Comparator People Living with Disability |
| 40. | SCUAML | Special Control Unit against Money Laundering |
| 41. | TA | Transaction Advisers |
| 42. | TSA | Treasury Single Account |
| 43. | VM | Value for Money |

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**PRINCIPAL ORGANIZATION /STAKEHOLDERS**

| | **ORGANIZATION** |
|---|---|
| 1. | Federal ministry of humanitarian affairs and poverty reduction |
| 2. | Messrs. Rawdha real estate technology limited |
| 3. | Infrastructure Concession regulatory Comission (ICRC) |

| | |
|---|---|
| 4. | Federal Capital Territory Administration (FCTA) |

**EXECUTIVE SUMMARY**

**1.2 INTRODUCTION**

This Executive Summary presents the case for a landmark Public-_private Poverty Reduction "the Ministry") and Messrs. Rawdha Real Estate Technology limited and a Skills and Vocational Training

Center of Excellence (SVTCE) On Investment, Messrs. Rawdha Real Estate Technology limited and Development Ltd. will acquire the private/commercial development. The project is conceptualized as a Design-Build-Finance (DBF) land- and operational infrastructure without direct capital expenditure, while This Outline Business Case (OBC) has been prepared in full compliance with National PPP Policy Framework. The OBC demonstrates that the project is technically feasible, economically justified, financially viable, legally sound, socially beneficial, environmentally manageable, and capable of delivering substantial value for money (VIM) relative to the traditional public procurement option.

Rawdha Real Estate Technology limited

**1.2 PROJECT RATIONALE**

Nigeria faces increasing humanitarian crises - displacement of people due to insecurity, perennial floods, climate shocks and emergency incidents requiring rapid government response, poverty, socioeconomic vulnerabilities, youth unemployment, among others. The Federal Ministry of Humanitarian Affairs & Poverty Reduction (FMHA&PR) is mandated to coordinate humanitarian interventions, ensure strategic disaster mitigation, preparedness and response, manage the formulation and implementation of fair, focused social inclusion and protection programmes in Nigeria and coordinate poverty reduction programmes nationwide, yet the infrastructure and facilities needed to achieve this mandate at the Federal level are grossly inadequate,

**fragmented and the few public facilities that do exist are outdated and insufficiently equipped.**

**Key gaps include:**

*Pervasive Poverty due to lack of marketable skills: A significant percentage of the Nigerian population lives in extreme poverty, lacking the necessary skills and income to achieve a sustainable standard of living.

* High Unemployment and Underemployment: Nigeria faces alarming rates of unemployment, particularly among its large youth population and fresh graduates. White collar government jobs are limited and incapable of matching the staggering volume of job seekers.

The dearth of technical skills is a big factor that contributes to this unemployment statistic. There is a need for the promotion of self-reliance and entrepreneurship as viable career paths among youths.

* Skills Mismatch: The formal education system often fails to equip graduates with the practical, hands-on skills and competencies demanded by modern industries and the labor market, resulting in a significant gap between educational output and industry needs.

* Rising Insecurity and Social Vices: High rates of unemployment and idleness among youth, again festered by the absence of valuable skill sets and vocational aptitude among the youths.

* Stunted Economic and Industrial Development: The national economy suffers from a shortage of skilled technical manpower (artisans, technicians, craftsmen), which hampers industrialization, infrastructure development, and overall economic growth.

* Lack of Inclusive Access to Quality Training: Many disadvantaged segments of the population, including women, out-of-school individuals, and those in rural areas, have limited or no access to relevant, market-driven skills development opportunities.

Others include:

* Absence of modern meeting, coordination, and training facilities;

* Insufficient warehousing and logistics infrastructure/facilities;

* Inadequate ICT, power, and administrative support infrastructure;

* Limited capacity to expand operations in line with national humanitarian needs.

Without strategic investment, these infrastructural limitations will continue to hinder effective delivery of the much-needed services to the poor and vulnerable groups and weaken poverty alleviation outcomes.

This PPP provides a cost-neutral, fast-tracked, and sustainable solution to complement the Ministry's efforts at poverty eradication through the provision of the skills and vocational training facilities while catalyzing private-sector-led development for broader socio-economic benefits.

## 1.3 PROJECT OBJECTIVES

As a strategic response to the persistent socioeconomic challenges faced by the Nigerian youth, including high rates of unemployment, widespread poverty, and the significant mismatch between the skills produced by formal education and the demands of the labor market, the main objective of this project is to establish a modern, inclusive, and self-sustaining Skills and Vocational Training Centre in Abuja that improves employability, entrepreneurship, and income generation. The project is designed to also achieve the following objectives:

1. To deliver 26 modern, purpose-built and equipped skills and vocational centres and workshops, including road infrastructure, utilities (solar power and water treatment plants) and landscapping to deliver demand-driven vocational and technical skills training.

2. To provide facilities that promote high quality youth, women, and PWD economic empowerment without the investment of direct government capital expenditure, i.e totally through private financing.

3. To leverage private-sector financing to accelerate skills aquisition.

4. To ensure faster project completion. By integrating design and construction responsibilities under one private contractor, this project will avoid the fragmentation common in traditional public procurement.

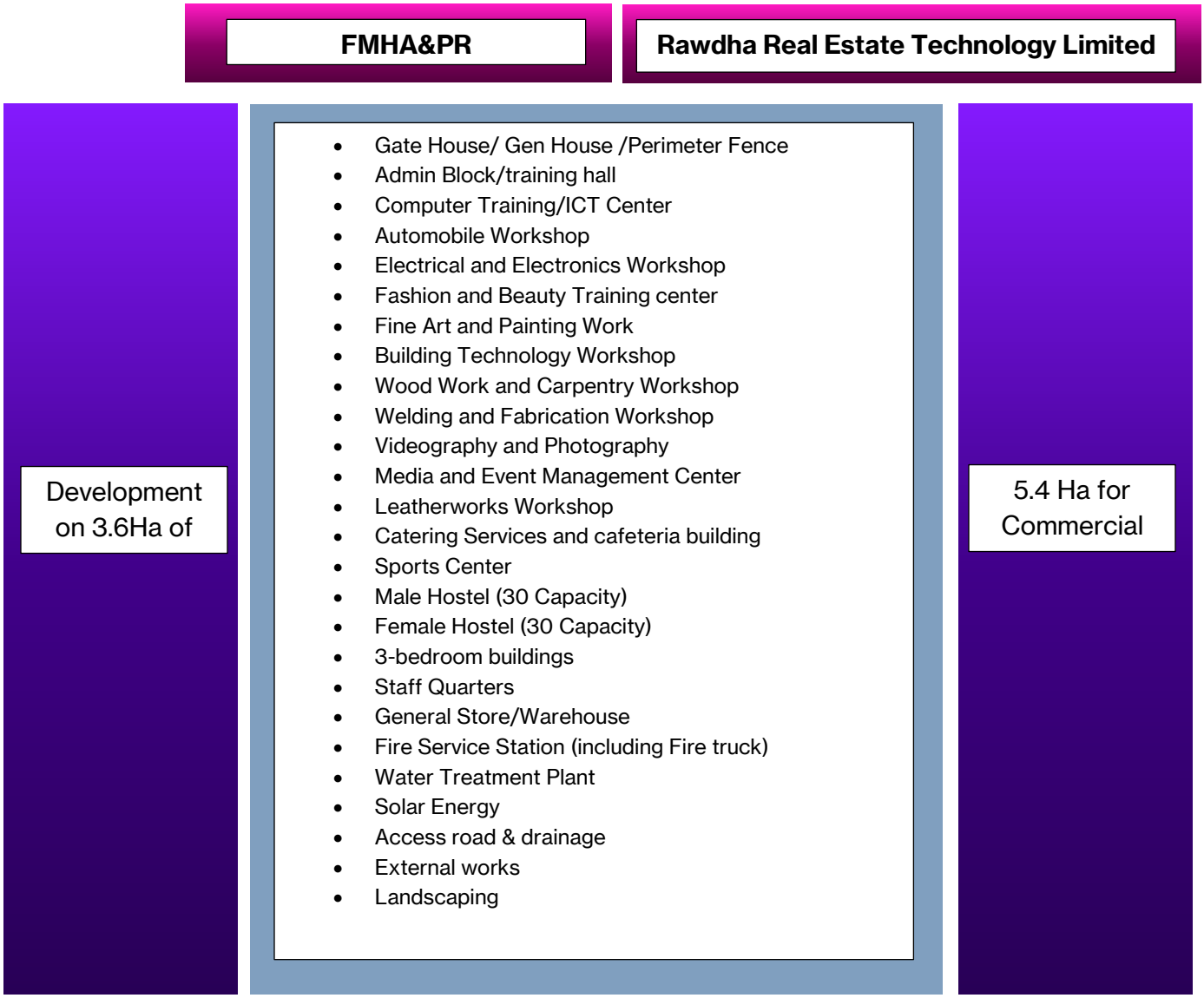
This consolidated approach will significantly reduce delays associated with multiple contractors, complex government approvals or budgetary constraints.

5. To enhance national welfare while reducing unemployment and dependency on social transfers.

6. To stimulate job creation and economic development through MSME growth.

**1.4. PROJECT SCOPE**

The Proponent will design, construct, and deliver 26 critical infrastructure assets for the FMHR&PR to be developed on 3.6 hectares of land:




## 1.5. FEASIBILITY ASSESSMENT SUMMARY

**i. Technical Feasibility:**

Site assessments confirm favorable geotechnical conditions, adequate access roads, utility connectivity, and optimal land configuration. Architectural concept designs demonstrate efficient layout, workflow optimization, security, and scalable infrastructure planning.

**ii. Commercial Feasibility**:

Market studies reveal strong commercial demand for mixed-use development, hence assuring the proponent's ability to secure financing, attract buyers/tenants, and achieve sustainable returns on the 5.4-hectare return parcel.

**ili. Economic Feasibility:**

Economic analysis indicates:

- Significant job creation (construction and operations of the vocational center)
- Enhanced institutional efficiency
- Reduced negative statistics such as poverty index.
- Strong economic multiplier effect from MSME's

The project's Economic Internal Rate of Return (EIRR) is estimated at 18-25%, substantiating its high socio-economic value.

**iv. Legal Feasibility:**

The PPP is fully compliant with the ICRC Act, Public Procurement Act (for the relevant phases), Land Use Act, NESREA Act, and National PPP Policy.

**v. Environmental & Social Feasibility:**

Preliminary ESIA shows manageable construction impacts (noise, dust, traffic).

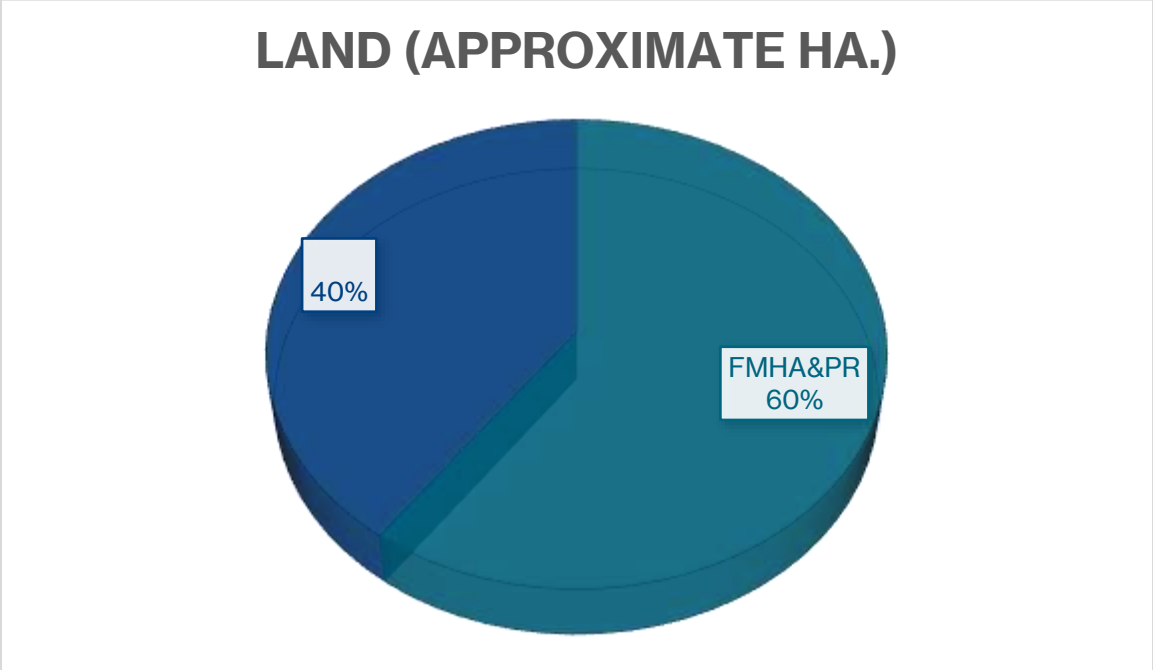
No displacement or resettlement is required. Social benefits outweigh adverse impacts by far.

## 1.6. BUSINESS MODEL

The project adopts a Design, Build, Finance, Operate and Maintain (DBFOM) Land-Swap PPP model in which:

Messrs Rawdha Real Estate Technology limited and Development Ltd. deliver 26 infrastructure assets and will assume full responsibility for financing, design and construction of the facilities.

- The Ministry will provide regulatory clearances and grant development rights over approx. 5.4 hectares of its landed property as RoI for the proponent's private development, enabling the Proponent to generate commercial returns.




- No capital funding from Government is required. Government exposure is limited to regulatory and administrative roles.
- All public facilities are handed over to the Ministry upon completion.
- Revenue for Messrs. Rawdha Real Estate Technology limited and Development Ltd. is derived from commercial sale, lease, or mixed-use development of the 5.4 hectares acquired.

This model ensures sustainability, significant risk sharing/transfer, private-sector discipline, and long-term value creation.

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**1.7. PROJECT COST OVERVIEW**

Preliminary cost estimates place total infrastructure development (inclusive of the equipping of some of the specialized workshops) at N10,125,011,515

This cost is to be fully borne by Messrs. Rawdha Real Estate Technology limited and Development Ltd.

Homes, without government financing.

**1.8 PROJECT DURATION**

Total project delivery period is estimated at a maximum of 24 months.

**1.9. VALUE FOR MONEY (VFM)**

A Public Sector Comparator (PS) was developed to estimate the cost of traditional procurement. Key VfM findings:

• Government would bear 100% of the capital and operating risk under traditional procurement.

• Under this PPP model, Government bears less than 10% of total project risks.

• Adjusted PSC analysis shows a 40-45% VfM gain through PPP vs. traditional procurement.

• Accelerated delivery, higher construction quality, better cost management, and private-sector innovation further enhance qualitative VfM.

The PPP therefore delivers superior value at significantly lower fiscal implications to the Government.

**1.91 ICRC STATUTORY FEE**

A non-refundable Unsolicited Proposal Fee payable to the Infrastructure Concession Regulatory Commission TSA account via www.remita.net has been included in the financial model as the ICRC fee.

- The project is strategic and important, addressing critical humanitarian and socio-economic capacity gaps.
- The PPP model is feasible, bankable, affordable, and legally sound.
- The land-swap structure ensures zero capital burden on Government while enabling rapid delivery of essential infrastructure.
- The project delivers on socio-economic benefits and supports poverty reduction objectives.
- The proposed PPP structure provides measurable value for money and optimal risk allocation.

Thus, it is recommended that:

**The ICRC approve this OBC and issue a Certificate of Compliance.**

**2.1 BACKGROUND:**

Nigeria continues to face deepening humanitarian, socio-economic, and social protection challenges driven by rapid population growth, youth unemployment, economic vulnerabilities, insecurity-induced displacement, climate change impacts, food insecurity, and widening inequality. These challenges have disproportionately affected young people, women, and vulnerable groups, leading to rising levels of poverty, social exclusion, and limited access to sustainable livelihoods. Over the last decade, recurrent emergencies-floods, conflicts, epidemics, and economic shocks-have further disrupted education, skills acquisition, and income-generating opportunities, placing immense pressure on Government for poverty alleviation schemes.

The Federal Ministry of Humanitarian Affairs & Poverty Reduction (FMHA&PR), established to coordinate humanitarian interventions, social protection, and poverty reduction programmes nationwide, has an expanding mandate that increasingly emphasizes human capital development, skills acquisition, and livelihood restoration as pathways out of poverty. To deliver effectively on this mandate, the Ministry requires purpose-built infrastructure that supports practical skills training, vocational education, entrepreneurship development, and workforce readiness, particularly for unemployed youths, women, internally displaced persons (IDPs), PWDs and other vulnerable populations.

Currently, the availability of well-equipped, modern, and centrally coordinated skills and vocational training facilities under the Ministry's purview remains limited and fragmented. Existing arrangements are often reliant on temporary facilities, dispersed training centres, or partnerships that lack standardized infrastructure, modern workshops, and technology-enabled learning environments. These gaps constrain programme scale, reduce training quality, and limit the Ministry's ability to deliver market-relevant skills aligned with national development priorities. As unemployment and underemployment continue to rise, the need for dedicated, high-quality vocational infrastructure has become increasingly urgent.

Recognising these constraints, the Ministry is open to innovative, cost-effective, and sustainable mechanisms for delivering critical training infrastructure without imposing additional fiscal pressure on the Federal Government. A Public-Private Partnership (PPP) framework presents a

strategic opportunity to mobilize private-sector financing, innovation, and technical expertise while ensuring efficient risk allocation and long-term value for money. Globally, PPPs have proven effective in accelerating the delivery of education and skills infrastructure, improving construction quality, ensuring lifecycle maintenance, and aligning facilities with labour market needs.

In this context, Messrs. Rawdha Real Estate Technology limited and Development Ltd., an experienced indigenous real estate developer with a proven track record in large-scale infrastructure delivery, submitted an unsolicited proposal to partner with the Ministry under a land-swap PPP arrangement. Under the proposal, the Proponent would finance, design, and construct a modern Skills and Vocational Training

Centre comprising workshops, training halls, incubation spaces, ICT-enabled classrooms, hostels, and supporting utilities on 3.6 hectares out of a 9-hectare site, while the Ministry would allocate the remaining 5.4 hectares to the Proponent for private commercial development to enable cost recovery and project bankability.

This arrangement offers the Ministry a unique opportunity to acquire state-of-the-art vocational training infrastructure at no upfront capital cost, within an accelerated delivery timeframe, and with performance standards embedded in a PPP framework. The land-swap model aligns with Federal Government policy priorities that promote private-sector participation in infrastructure delivery, fiscal prudence, innovative asset utilization, and job creation. It also directly supports the Ministry's poverty reduction and social protection objectives by strengthening pathways for employability, entrepreneurship, and inclusive economic growth.

The project is consistent with the Infrastructure Concession Regulatory Commission (ICRC) Act, 2005, the National PPP Policy Framework, and the Federal Government's Renewed Hope Agenda, which emphasize skills development, youth empowerment, and private-sector-led growth. The Outline Business Case (OBC) is therefore prepared to assess the feasibility of the proposed PPP arrangement, evaluate value for money relative to conventional public procurement, analyse risk allocation, and confirm the technical, legal, financial, economic, environmental, and social viability of the project. The OBC forms the basis for seeking ICRC OBC Certification, enabling progression to the Full Business Case (FBC) and formal PPP procurement.

## 2.2 PROJECT OBJECTIVES

The objectives of the project are aligned with the Ministry's statutory mandate and the Federal Government's Renewed Hope Agenda. They include the following:

1. **Provide Modern Skills and Vocational Training Infrastructure**

Develop a purpose-built, high-quality Skills and Vocational Training Centre equipped with modern workshops, classrooms, laboratories, and incubation spaces to support practical, demand-driven skills acquisition and workforce development in line with national and global best practices.

**2. Leverage Private Capital to Reduce Government Fiscal Burden**

Enable the Ministry to deliver critical training infrastructure without direct capital expenditure, thereby improving fiscal sustainability and reducing government exposure to construction, financing, and lifecycle risks.

3. Enhance Youth Employability and Livelihood Creation Provide facilities that support vocational training, entrepreneurship development, certification, and job placement for unemployed youths, women, IDPs, PWDs and other vulnerable groups, thereby strengthening pathways to self-reliance and income generation.

**4. Support Innovation, Technology, and Digital Skills Development**

Incorporate ICT-enabled classrooms, digital fabrication labs, and innovation hubs to support training in emerging skills, digital literacy, and technology-driven enterprises.

**5. Improve Learning Environment and Trainee Welfare**

Include supporting facilities such as hostels, clinics, libraries, cafeterias, and secure transportation and parking infrastructure to ensure a safe, inclusive, and conducive learning environment.

**6. Ensure Operational: Sustainability through Reliable Utilities**

Provide sustainable utilities including independent power supply, water treatment systems, and waste management facilities to ensure uninterrupted training operations and long-term functionality of the centre.

**7. Stimulate Local Economic Development and Job Creation**

Enable the private partner to develop the remaining 5.4 hectares for commercial or mixed-use purposes, generating employment during construction and operation,

Stimulating local commerce, strengthening the real estate and construction value chains.

**8. Promote Sustainable and Replicable PPP Delivery Models**

Demonstrate a scalable and replicable land-swap PPP framework for delivering education and skills infrastructure, supporting broader adoption across sectors and regions.

**9. Strengthen Governance, Monitoring, and Programme Impact**

Support data-driven planning, monitoring, and evaluation of skills programmes through integrated ICT systems, enhancing transparency, accountability, and impact measurement in poverty reduction interventions.

## 2.3. PROJECT SCOPE:

The scope of the project extends beyond mere construction to include the full stages of design, financing and construction, as well as procurement of needed equipment for the completed facilities. It also includes

preparatory works, stakeholder engagement, compliance processes, and coordination between the Proponent, the Ministry and all the stakeholders involved.

**i. Physical Infrastructure to Be Delivered**

Messrs. Rawdha Real Estate Technology limited and Development Ltd. will deliver a comprehensive set of infrastructure assets developed on 3.6 hectares of land including:

1. Admin. Block including a multipurpose Conference/training hall and library/resource center - to house critical managerial and technical staff and meet workspace needs, for staff development and for training, emergency coordination, multi-agency meetings, and policy engagements.
2. Computer/ICT Training Center
3. Automobile Workshop
4. Electrical and Electronics Workshop
5. Fashion and Beauty Training center
6. Fine Art and Painting Work
7. Building Technology Workshop
8. Wood Work and Carpentry Workshop
9. Welding and Fabrication Workshop
10. Videography and Photography
11. Media and Event Management Center
12. Leatherworks Workshop
13. Catering Services and cafeteria building
14. Sports Center
15. Male Hostel (30 Capacity)
16. Female Hostel (30 Capacity)
17. 3-bedroom buildings
18. Staff Quarters
19. General Store/Warehouse
20. Fire Service Station (including Fire truck)
21. Water Treatment Plant
22. Solar Energy
23. Access road & drainage
24. External works
25. Landscaping
26. Security infrastructure

**ii. Private Development: Scope**

The Ministry will allocate 60% of the land to the Proponent for private commercial development. This may include:

• Residential estates

• Office and retail developments

• Hospitality or mixed-use facilities

• Civil-servant oriented housing

• Commercial real estate clusters

NB: The private development will be fully financed by the Proponent and serves as the core revenue and cost-recovery mechanism for the PPP arrangement.

**iii. Services and Activities Included in Scope**

• Architectural and engineering design

• Geotechnical and environmental investigations

• Construction and civil works

• Utilities installation (power, water, ICT, security)

• Equipping and Furnishing

• Landscaping and site works

• Testing, commissioning, and quality certification

• Handover of public assets to the Ministry

**iv. Out-of-Scope Activities**

• External road infrastructure beyond project boundaries

• Recurrent 0&M funding for public buildings after handover

• Government financing or debt guarantees

• Non-PPP staff housing or unrelated real estate development

**2.4. APPROACH AND METHODOLOGY FOR DEVELOPING THE OBC**

The Outline Business Case was prepared using a structured, evidence-based approach consistent with the ICRC OBC Guidelines (2025).

The methodology included technical, financial, legal, economic, social, and

environmental analyses.

**i. Project Inception and Scoping**

The process began with preliminary consultations between the Federal Ministry of Humanitarian Affairs and Poverty Reduction and Messrs. Rawdha Real Estate Technology limited and Development Ltd. on the feasibility of the land-swap PPP concept.

A high-level assessment was conducted to identify needs, confirm land availability, and outline the facilities required.

**il. Data Gathering and Field Assessments**

A multidisciplinary team carried out:

• Site visits

• Land inspection and title verification

• Technical assessments of terrain, utilities, and accessibility

• Analysis of Ministry workspace needs

• Review of humanitarian operational requirements

This provided the technical inputs for initial concept designs.

**il. Stakeholder Consultations**

Stakeholder consulted included:

• The Ministry's Departments

• Messrs. Rawdha Real Estate Technology limited and Development Ltd. engineering and planning teams

• Regulatory authorities (planning, environmental, utilities)

• PPP and legal experts

Concerns, insights, and expectations were documented and integrated into the OBC.

**iv. Technical Feasibility Studies**

These included:

• Preliminary architectural drawings

• Construction phasing and scheduling

• Preliminary environmental and social impact screening

**V. Legal & Regulatory Review**

Legal Due Diligence assessed:

• Land title and statutory compliance

• Applicability of the ICRC Act and procurement processes

• Potential PPP contractual models

**vi. Financial and Economic Analysis**

The OBC includes:

• Preliminary financial model

• Capital and operating cost estimates

• Projected private-development revenue streams

• Economic cost-benefit analysis

• Public Sector Comparator (PSC)

• Value for Money (VfM) analysis

These analyses demonstrates that the PPP option provides superior ViM compared to traditional procurement.

**vil. Risk Assessment**

A risk identification, rating, allocation, and mitigation framework was developed covering:

• Construction risks

• Environmental and social risks

•Regulatory risks

• Financial risks

• Operational risks

Risk allocation follows the principle of assigning risks to the party best able to manage them.

**vili. Compilation of OBC and Recommendations**

Findings from all thematic assessments were consolidated to form the Outline Business Case, including recommendations on:

• PPP structure

• Implementation strategy

• Procurement plan

• Next steps toward Full Business Case (FBC) development

This Project Overview articulates the core intent, structure, and analytical foundation of the proposed land-swap PPP which provides a robust basis for advancing the project to the FBC stage and ultimately to procurement and implementation.

## 3.0 STRATEGY AND POLICY CONTEXT / FRAMEWORK

### 3.1 INTRODUCTION

The proposed Public-Private Partnership (PPP) for the development of 26 critical Skills and Vocational Training facilities for the Federal Ministry of Humanitarian Affairs & Poverty Reduction (FMHA&PR) is strategically aligned with Nigeria's National Development Plan, policy frameworks, and global humanitarian standards. The project's alignment enhances its relevance, strengthens its justification, and supports its eligibility for ICRC certification.

### 3.2. ALIGNMENT WITH NATIONAL DEVELOPMENT PLANS AND GOVERNMENT PRIORITIES

#### i. National Development Plan (NDP) 2021-2025

The National Development Plan emphasizes inclusive economic growth, human capital development, social protection expansion, and resilient infrastructure delivery. The NDP also advocates for leveraging PPPs to close Nigeria's infrastructure gap. This project aligns directly with several core pillars of the NDP such as the Economic Diversification and Inclusive Growth, Infrastructure Development, Human Capital Development and social protection. ii. Alignment with the Renewed Hope Agenda (2023-2027)

The Renewed Hope agenda prioritizes among others:

• Poverty alleviation

• Social welfare

• Youth employment

• National security and human development

This project supports these national priorities by:

• Providing the infrastructure needed to drive public policy implementation

• Supporting job creation in the construction industry and private development

• Enhancing data-driven social welfare management

#### iii. National Social Protection Policy (Revised 2021)

**Objectives and Purpose**

The policy seeks to provide a structured and coordinated approach to social protection in Nigeria. The policy focuses on:

• Shock-responsive social protection

• Institutional strengthening

• Integrated data systems e.g the National social register

• Effective coordination of interventions

The proposed facilities at the SVT centre directly support these priority areas by:

• Enhancing coordination for welfare schemes

• Supporting real-time beneficiary tracking and programme monitoring

• Improving inter-agency collaboration

### 3.3 ALIGNMENT WITH SECTORAL MANDATES AND HUMANITARIAN FRAMEWORKS

**i. Ministry's Mandate:**

The Federal Ministry of Humanitarian Affairs, and Poverty Reduction (FMHA&PR) was established on 21st August 2019 with the mandate to develop Humanitarian policies, coordinate National and International Humanitarian Interventions, ensure strategic disaster mitigation, preparedness & response and manage the formulation and implementation of fair focused social inclusion and protection programmes in Nigeria"

The project supports the Ministry's mandate to:

• Coordinate humanitarian affairs

• Manage IDPs, refugees, and vulnerable groups

• Implement poverty reduction programmes

• Lead emergency response and mitigation efforts

By addressing gaps in capacity building and access to vocational training facilities, the project strengthens the Ministry's institutional capacity to fulfil these responsibilities effectively.

**ii. National Emergency Management and Disaster Response**

**Frameworks**

Modern humanitarian coordination requires:

• Functional command-and-control facilities

• Real-time information systems

• Adequate warehousing for relief materials

• Multi-agency coordination spaces

The proposed Centre directly supports these requirements, enhancing Nigeria's socio-economic growth.

**ili. Digital Transformation frameworks and e-Government**

**Strategy**

Nigeria's e-government Master plan emphasizes:

• Digital record systems

• ICT modernization

• Data security and storage

• Interconnectivity across MDAs

The Computer/ICT training facility directly strengthens digital governance, enabling, among others:

• Beneficiary data integration

• Secure storage of humanitarian and social protection data

• Enhanced transparency and accountability

**3.4. ALIGNMENT WITH PPP AND INFRASTRUCTURE POLICY**

**FRAMEWORKS**

**i. ICRC Act (2005) and National PPP Policy**

The project aligns with the ICRC Act through:

By addressing gaps in capacity building and access to vocational training facilities, the project strengthens the Ministry's institutional capacity to fulfil these responsibilities effectively.

ii. National Emergency Management and Disaster Response

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**3.4. ALIGNMENT WITH PPP AND INFRASTRUCTURE POLICY**

**FRAMEWORKS**

i. ICRC Act (2005) and National PPP Policy

The project aligns with the ICRC Act through:

• Private-sector participation in public infrastructure

• Clear value-for-money proposition

• Risk-sharing that favours fiscal sustainability for Government

• Long-term asset delivery and lifecycle management

The land-swap structure reflects innovative PPP models recognized under the National PPP Policy as effective tools for infrastructure financing. il. Fiscal Responsibility and Budget Efficiency

Through the Fiscal Responsibility Act (2007), the Federal Government emphasizes prudent fiscal management and reduced capital expenditure obligations. This PPP aligns by:

• Requiring zero direct government capital outlay

• Transferring construction and financing risks to the private sector

• Reducing long-term government financial exposure

**3.5. CONTRIBUTION TO BROADER DEVELOPMENT GOALS**

i. Poverty Reduction and Social Inclusion

The project will strengthen systems that support:

• Social protection programmes

• Humanitarian relief distribution

• Vulnerable group targeting

• Field operations and community support

Better infrastructure enhances the Ministry's ability to deliver poverty reduction outcomes.

**ii. Job Creation and Local Economic Growth**

Both the public infrastructure development and the private commercial development will generate:

• Construction jobs

• Skilled labour demand

• SME supply chain participation

• Increased local commerce

This aligns with national employment and economic diversification goals. ili. Resilience and Disaster Preparedness/Management

Modern warehouses, data systems, and emergency coordination facilities improve Nigeria's:

• Crisis response speed

• Disaster mitigation capacity

• National resilience to shocks iV. Governance, Transparency, and Institutional

Strengthening

The project will promote:

• Efficiency in administrative operations

• Improved record management

• Enhanced inter-agency coordination

• Transparent programme delivery

These outcomes contribute to governance reforms central to national development.

**3.6. CONCLUSION:**

The proposed PPP aligns seamlessly with Nigeria's national development frameworks, social protection policies, humanitarian response priorities, and PPP policy guidelines. It supports the Ministry's mandates and will contribute significantly to national goals of poverty reduction, economic growth, disaster resilience, and good governance.

## 4.0 PROBLEM DEFINITION & NEED ANALYSIS

### 4.1. BACKGROUND:

The Federal Ministry of Humanitarian Affairs & Poverty Reduction (FMHA&PR) is responsible for coordinating humanitarian interventions, implementing poverty reduction programmes, distributing relief materials, managing vulnerable groups, and ensuring rapid response to emergencies nationwide.

Despite its critical mandate, the Ministry operates within severe infrastructure and institutional constraints that undermine its efficiency, effectiveness, and readiness. This section identifies the fundamental problems facing the Ministry and provides a comprehensive needs analysis that justifies the PPP intervention.

### 4.2. PROBLEM DEFINITION

i. Pervasive Poverty due to Lack of Marketable Skills: A large segment of the population remains trapped in poverty because they lack employable, income-generating skills. A dedicated vocational training center will equip beneficiaries with practical competencies that enhance employability, productivity, and sustainable livelihoods, directly supporting poverty reduction mandates of the Ministry.

i. High Unemployment and Underemployment: Youth unemployment remains high due to limited white-collar job opportunities and inadequate technical skills. Establishing a skills and vocational center promotes self-reliance, entrepreneurship, and job creation by providing demand-driven technical and vocational training aligned with market needs.

i. Skills Mismatch: The gap between formal education outcomes and industry requirements has resulted in graduates who are ill-prepared for the labor market. The proposed center will deliver hands-on, competency-based training that bridges this gap and enhances workforce readiness.

iv. Rising Insecurity and Social Vices: Unemployment and youth idleness contribute to social unrest and insecurity. By engaging youths in productive skill acquisition and employment pathways, the training center serves as a preventive intervention against social vices and insecurity.

Stunted Economic and Industrial Development: Nigeria's industrial growth is constrained by a shortage of skilled artisans and technicians.

The center will help build a skilled technical workforce essential for industrialization, infrastructure development, and economic diversification.

vi. Lack of Inclusive Access to Quality Training: Vulnerable groups-women, out-of-school youths, and rural populations-often lack access to quality vocational education. The center will provide inclusive, accessible, and affordable training opportunities that promote social equity and inclusive growth.

vii. Absence of Modern Training and Coordination Facilities: The lack of purpose-built, modern facilities limits effective skills development and coordination of empowerment programmes. Constructing a dedicated vocational training centre will provide standardized, well-equipped spaces for training, collaboration, and programme delivery

**4.3. NEEDS ANALYSIS**

A structured needs assessment was conducted involving:

• Current Site inspections

• Departmental interviews

• Stakeholder consultations

• Review of operational bottlenecks

• Analysis of current humanitarian response and poverty reduction programmes

The following needs were identified:

i. Need for Conferencing and Training Facilities To support multi-agency coordination, stakeholder engagement, and continuous staff development, a Conference and training facility is required.

Such a facility will enable:

• Training workshops for various vocational sectors and skills

• Emergency coordination meetings

• Inter-ministerial collaboration

• Capacity building and training programmes

• Engagements with donor agencies, SOs, and implementing partners li. Need for Modern Warehousing and Humanitarian Logistics

Facilities

The Ministry requires modern warehouses that support:

• Climate-controlled storage

• Efficient pallet racking systems

• High-capacity loading bays

• Integrated inventory management

• Rapid dispatch of relief materials

These are essential for emergency preparedness, logistics coordination, and timely delivery of humanitarian assistance.

**ill. Need for Modern ICT training centre**

The Ministry's digital transformation agenda requires a robust Computer/ICT centre to facilitate trainings on:

• Cyber security;

• Beneficiary identity management

• Programme tracking

• Secure data storage

• Disaster information systems

• Remote coordination softwares

**iv. Need for Reliable Utility Infrastructure To maintain operational continuity, the Ministry requires:**

• A dedicated power house and generator plant

• High-quality electrical systems

• Water treatment and supply facilities

• Fire service and security systems

Energy reliability is critical for ICT systems, warehouses, and effective training operations.

v. Need for Improved Staff Welfare Infrastructure

A modern medical clinic, library, adequate parking, and other staff support services such as accommodation are critical to ensuring:

• Staff wellbeing

• Improved productivity

• A conducive work environment

• Compliance with occupational safety standards

### 4.4 SUMMARY OF IDENTIFIED CORE NEEDS

| Category | Identified Need | Administrative |
|---|---|---|
| **Administrative** | Conference hall, training facilities | Fragmentation, inefficiency |
| **Logistics** | Modern warehouses | Slow emergency response |
| **Digital Systems** | Computer , library, accommodation and parking | Weak monitoring, unsecure training |
| **Staff welfare** | Clinic, library, | Low productivity, welfare issues |
| **Utilities** | Power & water systems | System disruptions downtime |

The assessment thus revealed severe infrastructural, logistical, and utility gaps undermining the Ministry's effectiveness.

### 4.5 ADOPTION OF AN INNOVATIVE, SUSTAINABLE FINANCING MODEL TO ADDRESS ALL THE NEEDS ASSESSED.

Given fiscal constraints, the Ministry requires a non-budgetary financing mechanism to deliver the needed infrastructure. The proposed land-swap PPP to be implemented under the DBF model addresses this by:

• Eliminating upfront government capital expenditure

• Leveraging private-sector financing

• Ensuring timely project delivery

• Transferring key risks to the private sector

• Creating value through private development

This financing model is essential to meeting urgent infrastructure needs without putting a strain on government funds.

## 5.0 DETAILED FEASIBILITY STUDIES

Feasibility assessments provide a comprehensive evaluation of a project's viability across technical, commercial, economic, legal, environmental, social, and fiscal aspects. This section consolidates the findings from detailed studies and analytical reviews to determine whether the proposed development model can deliver the intended infrastructure and service outcomes efficiently and sustainably. The following feasibility assessments were carried out:

### 5.1. TECHNICAL FEASIBILITY

i. Engineering and Design Viability

Technical assessments confirm:

• Stable soil conditions

• Adequate access roads

• Compatibility with proposed 26 facilities

• No major geotechnical risks

• Scalable infrastructure layout ii. Utility Adequacy

• Power supply can be supplemented with generator & solar power systems

• Water supply feasible via treatment plant

• ICT fibre can be extended to site

ili. Construction Feasibility

• 18–24-month timeline achievable

• No structural or design conflicts

• Site large enough for all facilities

Technical Feasibility recommendation: Highly Feasible

## 5.2. COMMERCIAL FEASIBILITY:

Commercial feasibility focuses on the proponent's likelihood of recouping their investment through the development of 60% of the land asset of the

MHA&PR for commercial purposes.

i. Market Analysis

There is strong local demand for:

• Residential estates

• Mixed-use development

• Commercial offices

• Retail plazas ii. Developer Capability

Messrs. Rawdha Real Estate Technology limited and Development Ltd. Homes has:

• Proven real estate delivery experience

• Access to project financing

• Established contractor network ill. Commercial Return Outlook

Projected IRR from private development: 16-20%, suitable for real estate PPP investments.

Commercial Feasibility recommendation: Highly Feasible - Commercial development will offset project cost.

## 5.3. ECONOMIC FEASIBILITY

i. Economic Benefits

• Creation of jobs

• Strengthened socio-economic outlook

• Reduced disaster losses

• Lower government operational costs

• Enhanced staff productivity

Economic Rate of Return

simated EIRR: 18-25%, indicating strong economic viabile

• Economic Multiller/boomerang Effects

- Local supply chairs stimulated

• Increased land value around project area

• Support to SHEs and service sectors

Economic Feasiblity recommendation: Economically vable - strong saconal wetare gains.

**5.4. LEGAL FEASIBILITY**

i. PPP Compliance

Project complies with:

• ICRC Act 2005

• National PPP Policy

• BPP Regulations (for competitive phases)

• Public Finance Act

• Environmental & planning laws

il. Land Rights

• Government's title to the 9.6 hectares of land is valid and can legally allocate 5.4 hectares for the PPP.

i. Contractual Structure

Design-Build-Transfer (DBT) model is permissible and widely used in Nigeria.

Legal Feasibility Recommendation: Legally upright no statutory barriers identified.

S.S. PISCAL PEASIBILETY

Government Fiscal Exposure

• No upfront goverment capital expenditure

• No sovereign guarantees

• No long-term payment obligations

I. Value for Money (VT)

PPP offers 35-40% VIl improvement vs. tradional procurement due toe

• Risk transfer to the Private sector

• Private-sector efficiency

• Faster delivery

• Innovation in design &i lifecycie management

Fiscal Feasibility Recommendation: Fiscally Suctanable with mirimal burden on government finances.

**5.6. ENVIRONMENTAL FEASIBILITY**

**i. Environmental Screening**

Environmental risks are low to moderate:

| **IMPACT** | **SEVERITY** | **MITIGATION** |
|---|---|---|
| Dust/Noise | Low | Watering, barriers |
| Waste | low | Waste management plan |
| Traffic | Moderate | Construction routing |
| Vegetation | Low | Replanting programme |

**Based on the above, Environmental Feasibility Conclusion:** Acceptable, impacts are manageable with standard mitigation.

**5.7. SOCIAL FEASIBILITY**

**i. Positive Impacts**

• Job creation

• Better humanitarian services

• Improved welfare for vulnerable populations

• Reduced displacement or resettlement

• Local economic upliftment ii. Social Safeguards

• Inclusive consultations

• Grievance redress mechanism

• Local hiring priority

Social Feasibility Recommendation: Socially Beneficial

### 5.8. SUMMARY OF KEY FINDINGS

| Feasibility Area | Rating (High feasiblility/ Low feasibility) | Key Finding |
|---|---|---|
| Technical | High feasibility | Site & engineering fully viable |
| Commercial | High feasibility | Private development ensures cost recovery |
| Economic | High feasibility | Significant benefits national |
| Legal | High feasibility | Fully aligned with PPP laws |
| Fiscal | High feasibility | Zero government CAPEX needed |
| Environmental | Moderate-high feasibility | Impacts manageable |
| Social | High feasibility | Positive community impact; no resettlement |

## 6. O RISK MANAGEMENT

### 6.1 RISK IDENTIFICATION

Categories of risks identified include:

• Construction Risks: delays, cost overruns

• Financial Risks: financing availability, interest rate fluctuations, cost overruns

• Regulatory Risks: approval delays

• Market Risks: sale/lease of the approx. 6-ha private development

• Environmental Risks: community or ecological concerns

• Operational Risks: quality of infrastructure, maintenance gaps

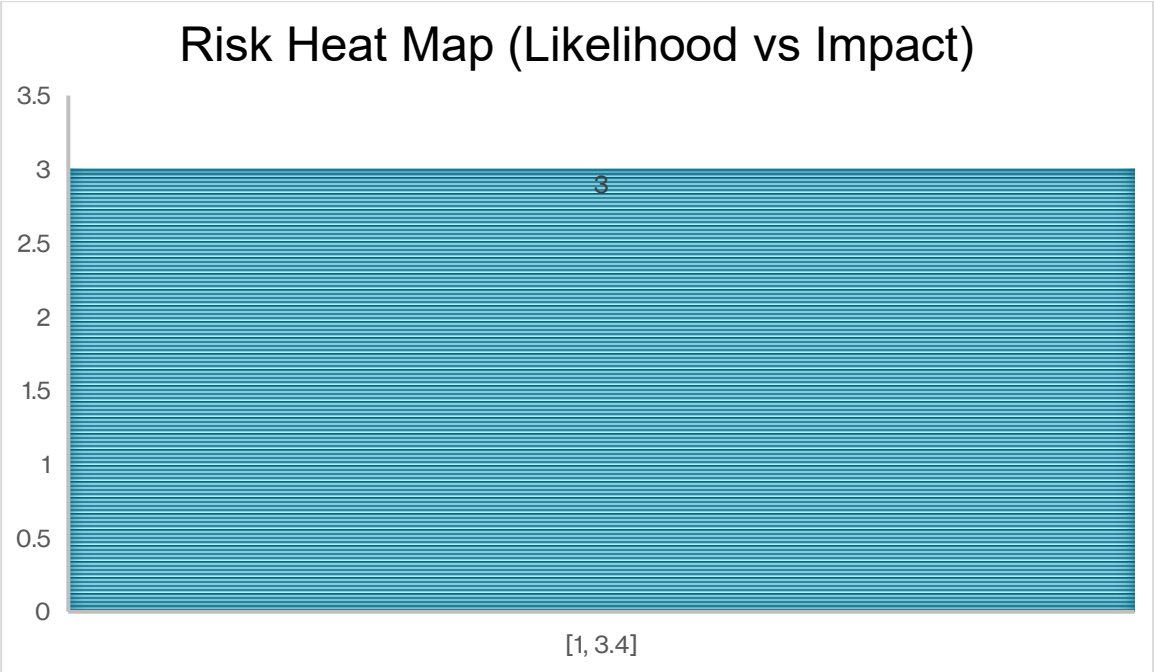
**6.2 RISK REGISTER**

The risks identified are registered and categorized in the risk register below:

**Risk Register**

| **RISK DESCRIPTION** | **LIKELIHOOD** | **IMPACT** | **MITIGATION** |
|---|---|---|---|
| **Construction** | High | High | Performance bonds, strict supervision |
| **Financial risk** | Medium | Medium | Fixed-price contracts, contingency |
| **Regulatory** | Medium | Medium | Early engagement with regulators |
| **Market** | Low | Low | Market studies, phased development |
| **environmental** | Low | Low | Dust suppression, waste disposal plan |
| **Operational risk** | Low | Low | Safety training, PPE usage |

A 3x3 risk matrix was developed for better assessment of the risks identified as illustrated below:

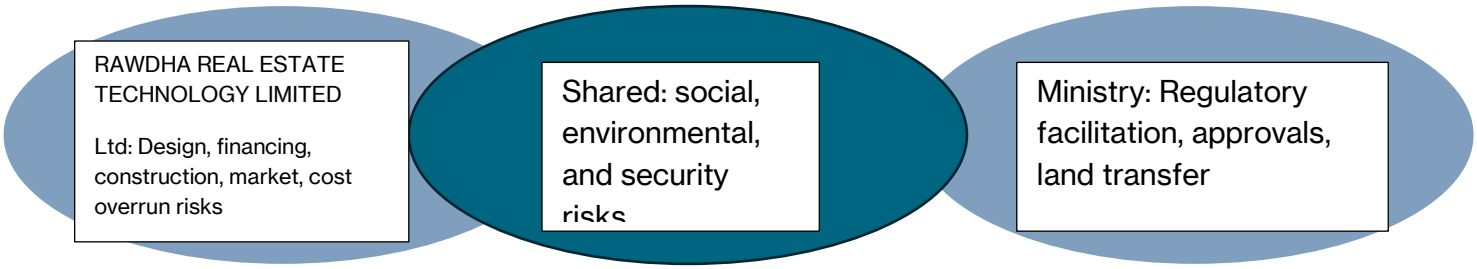



• High likelihood / high impact: eg construction delays, cost inflation

• Medium likelihood / high impact: e.g market uptake risk

• Low likelihood / high impact: eg land litigation, operational risks

**6.4 RISK ALLOCATION:**




RAWDHA REAL ESTATE TECHNOLOGY LIMITED

Ltd: Design, financing, construction, market, cost overrun risks

Shared: social, environmental, and security risks

Ministry: Regulatory facilitation, approvals, land transfer

**6.5 MITIGATION**

• Performance bonds

• Insurance

• Fixed-price contracts

• Early engagement with regulators

• Community engagement plan

• Establishment of a Risk Management Structure for effective risk monitoring (project steering committee, PPP unit, transaction advisers etc).

**7.0 RECOMMENDED PPP BUSINESS MODEL**

The Design - Build - Finance (DBF) model is a type of Public-Private Partnership (PPP) wherein a single private entity is contracted to design, construct and finance a public infrastructure project for an agreed upon ROI. Unlike traditional procurement models where individual contractors handle

design and construction separately, DBF consolidates these

responsibilities under one contract, allowing for improved efficiency, risksharing, and timely project delivery. The government, while retaining ownership

of the asset, typically delegates upfront financing and project

execution risks to the private sector. Payments to the private partner can be deferred or spread over the project's life, often contingent on performance and completion milestones.

**7.1 KEY FEATURES OF DBF MODELS:**

1. Design: The private partner is responsible for architectural and enginee ring plans, integrating long-

term operational considerations into the design.

2. Build: The same entity carries out construction according to the approved design, ensuring quality control and schedule adherence.

3. Finance: Financing of the project (or a portion thereof) is provided by the private partner, mitigating immediate public expenditure and transfe rring financial risk.

**7.2 ADVANTAGES:**

• Accelerates project delivery by integrating design and construction.

• Transfers risks (design, construction, financing) to the private sector.

• Encourages innovation and efficiency due to private sector incentives.

**7.3 PRIMARY BENEFICIARIES:**

1. Government/Public Sector: Benefits from risk transfer, reduced upfront capital outlay, and potentially improved project

efficiency

and quality.

2. Private Sector/Investors: Gains opportunities for return on investment, longterm contracts and the ability to leverage expertise in design, construction, and finance.

3. Public/EndUsers: Ultimately benefit from timely delivery of infrastructure, improved service quality, and sustained

maintenance where integrated into extended models like DBFO (Design, Build, Finance and Operate) or DBFM (Design, Build, Finance and Maintain).

In essence, the DBF model aligns the interests of the public and private sectors by linking project performance to financial remuneration, in

this instance, the remuneration of the private sector is approx.. 6ha. of landed property.

Thus, while the private sector shall build and finance, the public sector shall provide the land asset. It is being proposed in this OBC, that the proponent handles 100% finance, design, build, and furnishing while the public sector shall provide the land for the listed infrastructure and yield an excess part of the land to the proponent as its return on investment(ROI) as well as provide supervision to ensure that the projects are delivered to the required standard.

**7.4 BUSINESS STATEGY:**

This methodology or strategy leverages the World Bank Municipal PPP Module 16 viz Municipal Public-Private Partnership Framework under Chapter 4.0 on Instruments for Land Value Capture with land as a public contribution - e.g., when a municipality or public entity uses the value of its land as an equity or debt contribution toward a PPP. In this scenario, a public entity might enter into a partnership with a Private Sector Participant (PSP) for redeveloping a targeted urban area wherein the public sector invests' the value of its land assets in exchange for the development of additional public assets and the PSP, in turn, invests cash and technical expertise. That is, the public sector

'invests' the value of its land assets and the PSP invests cash and associated wherewithal to develop the site in exchange for that land with its handy funds or in-kind support.

## 7.5 ESTIMATED BASIC PROJECT COST AND INVESTMENT SIZE

The cost of the project is estimated at N10,125,011,515.00

A summary of the cost breakdown is shown below:

| **Federal ministry of humanitarian affairs and poverty reduction** | | | | | |
|---|---|---|---|---|---|
| **Proposal for public private partnership for the development of skills and vocational training center of excellence** | | | | | |
| **Summary of bill of quantity (SBOQ)** | | | | | |
| SN | **Item/Activity** | **Unit** | **Qty** | **Constuction** | **Cost of procuring equipment inlcusive** |
| Gate house /gen/ perimeter fencing | | Nr | 1 | 173,093,760 | |
| **Admin. Block** | | Nr | 1 | 602,622,720 | yes |
| **Computer/ICT Training Center** | | Nr | 1 | 850,068,000 | yes |
| **Automobile Workshop** | | Nr | 1 | 242,613,900 | yes |
| **Electrical and Electronics Workshop** | | Nr | 1 | 508,655,981 | yes |
| **Fashion and Beauty Training center** | | Nr | 1 | 128,567,520 | yes |
| **Fine Art and Painting Work** | | Nr | 1 | 164,851,200 | yes |
| **Building Technology Workshop** | | Nr | 1 | 188,613,900 | yes |
| **Wood Work and Carpentry Workshop** | | Nr | 1 | 127,137,600 | yes |

| | | | | | |
|---|---|---|---|---|---|
| **Welding and Fabrication Workshop** | | Nr | 1 | 121,878,000 | |
| **Videography and Photography** | | Nr | 1 | 377,227,800 | yes |
| **Media and Event Management Center** | | Nr | 1 | 101,025,360 | |
| **Leatherworks Workshop** | | Nr | 1 | 884,701,440 | |
| **Catering Services and cafeteria building** | | Nr | 1 | 884,701,440 | |
| **Sports Center** | | Nr | 1 | 264,480,120 | |
| **Male Hostel (30 Capacity)** | | Nr | 1 | 458,766,720 | |
| **Female Hostel (30 Capacity)** | | Nr | 1 | 390,408,120 | |
| **3-bedroom buildings** | | Nr | 1 | 212,349,600 | |
| **Staff Quarters** | | Nr | 1 | 115,214,400 | yes |
| **General Store/Warehouse** | | Nr | 1 | 38,232,000 | |
| **Fire Service Station (including Fire truck)** | | Nr | 1 | 202,370,400 | |
| **Water Treatment Plant** | | Nr | 1 | 442,833,102 | |
| **Solar Energy** | | Nr | 1 | 459,636,120 | |
| **Access road & drainage** | | Nr | 1 | 191,100,600 | |
| **External works** | item | | | 8,562,377,603 | |

| | | | | | |
|---|---|---|---|---|---|
| **Landscaping** | item | | | 191,100,600 | |
| | Sub-total | | | 8,562,377,603 | |
| | Add 7.5% | | | 642,178,320.210 | |
| | Sub-total | | | 9,204,555,923 | |
| | Variation on price (10%) | | | 920,455,592.30 | |
| | **Grand total** | | | 10,125,011,515 | |

## 8.0 VALUE FOR MONEY ASSESSMENT

The Public Sector Comparator (PSC) is a benchmark for comparing PPP proposals - Including the costs of traditional procurement plus all antipated costs of public-sector ownership. The PSC is the cost assocated with the Public Sector's provision of a project.It is a good yardstick to compare if a project offers value for money.

## 8.1 PUBLIC SECTOR COMPARATOR (PS) FOR LAND-SWAP PPP (DBF MODEL)

Purpose: To quantify Value-for-Money (VIM) of the proposed Land-Swap PPp (Design-Build-Finance, land exchanged for public asset) versus traditional

Horizon: 20 years. Discount rate (base): 10% (real).

approach.

Value for Money calculations and assumptions are shown below:

**i Methodology (PSC summary)**

• Build a Public Sector Comparator (PSC) = estimated whole-of-ife let Present Cost (NPC If government delivered the project via traditional procurement (publicy funded).

Build the PPP (DBF) whole-of-life NPC to govemment = opportuni

st to government of the land transfer (Fair Market Value) government's whole-of-life costs after transfer (Operation & Maintenance replacements) + other fiscal effects.

VIM (base) = NPC (PSC) - NPC (PPP). A positive number means PPP

(DBF) offers VIM (lower cost to public sector).

• Also, key non-financial benefits is also monetized (time to delivery, quality, tax receipts, economic activity) and add them to the VIM where reasonable and conservative. il. Key assumptions

• (All amounts in N million.)

• Project/cost assumptions (from earler OBC figures):

DBF construction cost (private): N10.125 (base private capex).

| **Federal ministry of humanitarian affairs and poverty reduction** | | | | | |
|---|---|---|---|---|---|
| **Proposal for public private partnership for the development of skills and vocational training center of excellence** | | | | | |
| **Summary of bill of quantity (SBOQ)** | | | | | |
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| | | | | | |
|---|---|---|---|---|---|
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| **Fire Service Station (including Fire truck)** | | Nr | 1 | 202,370,400 | |
| **Water Treatment Plant** | | Nr | 1 | 442,833,102 | |
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| | | | | | |
|---|---|---|---|---|---|
| **Landscaping** | item | | | 191,100,600 | |
| | Sub-total | | | 8,562,377,603 | |
| | Add 7.5% | | | 642,178,320.210 | |
| | Sub-total | | | 9,204,555,923 | |
| | Variation on price (10%) | | | 920,455,592.30 | |
| | **Grand total** | | | 10,125,011,515 | |

• Under traditional procurement assume 10% higher O&M in

Year 1 (i.e., N1,485) due to lower private efficiency.

• Contingency / optimism bias for public procurement: +15% to

CAPE (modelled by multiplying the private CAPEX by 1.15 to form the traditional CAPEX).

• Lifecycle replacement: Traditional: N2,000 at year 10; DBF (higher quality halves this (N1,000 at year 10).

• Analysis period: 20 years. Discount rate (base): 10% real. ill.

Calculations (base case, discount=10%)

A. Net Present Cost (NPC) - Traditional (PSC)

• Adjusted CAPEX (traditional, includes optimism bias): N10,125,011,515

× 1.15 = N11,643,763,242.25

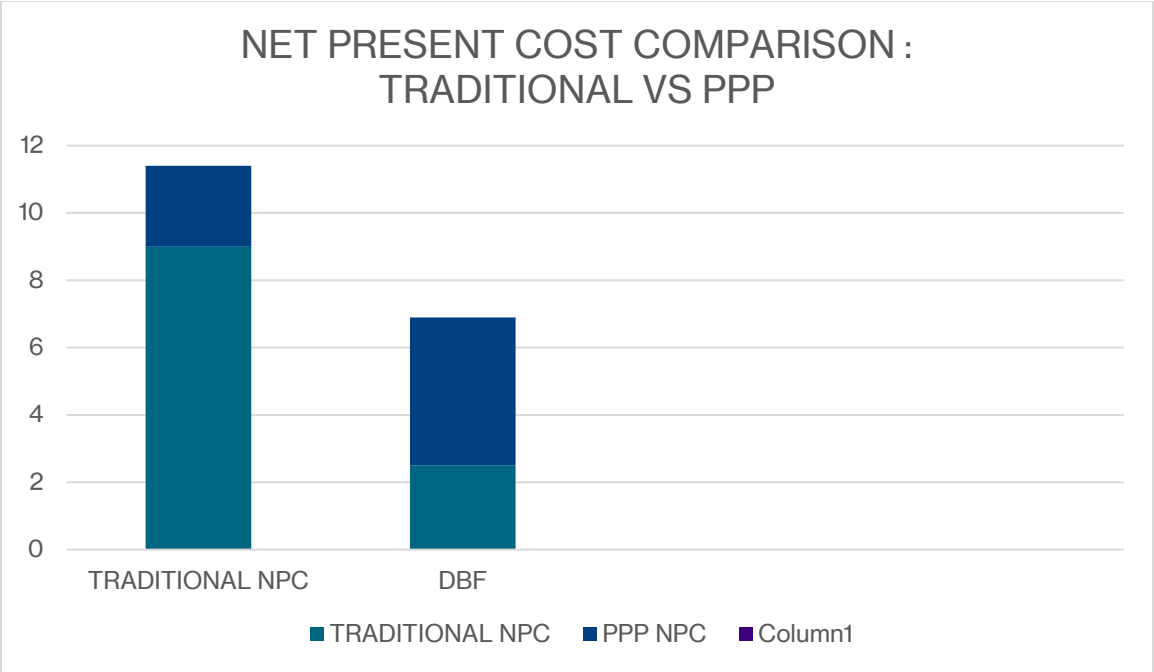
B. Net Present Cost - PPP (DBF) to Government

• Government cost at time 0 = FMV of approx.. 6Ha of land = N8.1b

C. Base VTM (financial only, PV)

• VIM (PSC - PPP) = 11,643,763,242.25 - 8,100,000,000 =

N3,543,763,242.25 (PV)




**Interpretation: under baseline assumptions the DBF land-swap yields approx. N3.54 billion (PV) savings to the public sector versus delivering the asset traditionally.**

## 8.2 KEY CAVEATS AND RECOMMENDATIONS

1. Land valuation is critical. Independent, defensible Fair Market Value (and agreed valuation methodology) is required. VIM Rips If FMV exceeds the breakeven amount in the base case. At the FBC stage, an independent expert valuer is recommended to be engaged to get an accurate FMV of the land.

2. Negotiation levers: If land FMV is high, government may wish toc

a) adjust amount/portion of land transferred;

b) structure phased transfers tied to milestones, or

c) include clawbacks/overage sharing on future land upside.

## 8.3 SUMMARY: VALUE-FOR-MONEY ANALYSIS

| Public Sector Comparator (PSC) | Public Private Partnership (PPP) |
|---|---|
| The Ministry builds the infrastructure through the traditional means | The Private sector builds the infrastructure through the DBF model |
| Delay likelihood: high | Delay likelihood: Low |
| Fiscal strain: significant | Fiscal strain: negligible |
| Risk allocation - high on | Risk allocation - high on Private sector |
| Capex Burden - 8.1b and above | Estimated VM savings 40-45% |

**Based on the VfM analysis carried out:**

a. Base-case (financial) VfM: N3.54 billion (PV) in favour of the DBF land-swap.

b. Recommendation: Proceed with DBF land-swap conditional on (a) independent land valuation, (b) refined lifecycle costing at FBC, (c) inclusion of contractual protections to ensure private delivery and public interest (service standards, delivery milestones, overage sharing), and (d) full sensitivity and contingent liability analysis prior to financial close.

## 9.0 PPP OPTION ANALYSIS

In pursuing the PPP option for this project, the Design, Build, Finance (DBF) was considered as a viable option because it involves private sector financing, designing, developing, and handing over the assets to the public sector.

## 9.1 AVAILABLE OPTIONS AND COMPETING ALTERNATIVES

This Option Analysis assesses several procurement and financing approaches for delivering the project. The objective is to determine the model that optimally balances cost, risk allocation, implementation efficiency, value-for-money (VfM), and long-term sustainability. Options compared include:

• Traditional Public Procurement (Design-Bid-Build or DBB)

• Public-Private Partnership (PPP) Models, specifically:

• Build-Operate-Transfer (BOT)

• Lease Contract Model

• • Concession

• Joint Venture (JV)

• Design-Build-Finance (DBF) - proposed preferred option

The analysis identifies the strengths, limitations, and suitability of each model relative to the project's technical complexity, funding needs, operational considerations, and risk profile.

### 9.2. EVALUATION CRITERIA / INDICES

All options are assessed using the following indices:

1. Cost Implications (Capital and Lifecycle Costs)

2. Risk Allocation Efficiency (construction, financing, demand, operational, regulatory)

3. Value-for-Money (VfM)

4. Implementation Timeline and Delivery Certainty

5. Sustainability and Long-Term Viability

6. Institutional capacity and ease of management

### 9.3. OPTION-BY-OPTION ANALYSIS

i. Traditional Procurement (Design-Bid-Build / Fully Public-Funded)

Cost

• Requires full government funding, increasing fiscal burden.

• Tends to experience cost overruns due to weak contractor incentives and untimely release of budgeted funds.

Risk Allocation

• Majority of risks-design errors, cost escalation, delays, and demand risks-fall on government.

• Limited transfer of performance risk to contractor.

Value-for-Money

• VfM is often constrained by public-sector inefficiencies.

• No private-sector innovation incentives; lifecycle cost optimization is minimal.

Implementation Time

• Procurement processes are sequential and lengthy.

• Government budgetary constraints may delay commencement and/or completion.

Sustainability

• Asset maintenance may suffer due to public funding limitations.

• Weak incentives for long-term asset performance.

Overal Assessment

Suitable only when government has strong fiscal capacity and the project has low complexity. Not ideal for risk-heavy or capital-intensive projects.

il. Build-Operate-Transfer (BOT)

**Cost**

• Private partner finances, builds, and operates the asset, recovering investment through user charges or availability payments.

• Reduces immediate fiscal burden.

**Risk Allocation**

• Construction, financing, performance, and operational risks transferred to private sector.

• Government still bears regulatory and political risks.

**Value-for-Money**

• Strong due to lifecycle optimization and private-sector innovation.

• However, VfM may be limited if demand risk is high.

**Implementation Time**

• Faster due to integrated design-build-operate approach.

• Financial close may take longer because BOT requires substantial due diligence.

Sustainability

• Strong

operational sustainability due to incentives linked to

performance.

Limitations

• BOT requires long-term revenue certainty; not suitable where user-fee revenue cannot be guaranteed.

• Complex to negotiate and manage.

iii. Lease Model

Cost

• Government finances the capital expenditure (CAPEX), while the private sector leases the asset for operations.

• Reduced operational burden but does not address financing gap.

Risk Allocation

Sustainability

• Strong because concessionaire is fully responsible for maintaining quality for decades.

Limitations

• Suitable mostly for revenue-generating assets (toll roads, utilities).

• Not ideal if project does not have strong revenue streams.

v. Joint Venture (JV)

Cost

• CAPEX shared between government and private partner.

• May reduce fiscal burden but requires government equity contribution.

Risk Allocation

• Risks shared proportionately; may result in ambiguous boundaries.

• Government still exposed to financial and operational risk.

Value-for-Money

• Potential for innovation and efficiency, but depends heavily on governance strength.

Implementation Time

• JV formation is legally complex; may elongate procurement.

Sustainability

• Joint responsibility may lead to misalignment of incentives.

Limitations

• Difficult to structure; governance disputes common.

• Not ideal when government desires maximum risk transfer.

**9.4. ASSESSMENT OF PROPOSED PREFERRED OPTION: DESIGN-BUILD-FINANCE (DBF)**

The DBF model integrates design and construction with full or partial private financing but excludes long-term operation by the private partner.

Cost

i. Why DBF is Suitable for This Project

• DBF

requirements.

significantly reduces upfront government capital

• Government repays private financing upon completion or via milestone payments, thereby smoothing fiscal impact.

Risk Allocation

• Construction and financing risks are transferred to the private partner.

• Demand and operational risks remain with government-appropriate when the asset is public-service oriented (non-revenue-generating or low-fee structure.

Value-for-Money

• VfM is enhanced through:

• integrated design-build efficiencies

• competitive financing

• construction discipline enforced by private lenders

• reduced likelihood of cost overruns

•Private financing introduces strong incentives for timely and quality delivery.

Implementation Time

• DBF accelerates delivery due to:

• integrated design/construction process

• strong financial discipline

• absence of long-term operating negotiations (unlike BOT or

Concession)

• Financial close is simpler than BOT since operational revenue risk is not part of the deal.

Sustainability

•Asset is handed over to government for operation; government retains full control over service quality, pricing, and policy alignment.

• DBF ensures high-quality infrastructure because the private party's financial exposure encourages durable, long-life assets.

## 9.5. COMPARATIVE SUMMARY TABLE

| Procurement | Cost | Option | Impact | Risk | VFM | Transfer |
|---|---|---|---|---|---|---|
| **Implementation** | Time | Sustainability | Overall | Suitability | Traditional | Procurement |
| **High fiscal burden** | Very low | Low | Slow | Medium-low | Moderate- | Low |
| **BOT** | Low fiscal burden | High | High | Moderate | High | Good where revenue strong |
| **Lease** | Gov't funds | CAPEX | Low-Moderate | Moderate Moderate | Moderate | Limited |
| **Concession** | Minimal fiscal burden | Very high | Very high | Slow | Very high | Excellent for revenue-heavy assets |
| **JV** | Shared | Medium | Moderate Slow | Medium | Difficult to manage | DBF |
| **(Preferred)** | Moderate-Low fiscal burden | High (construction/ finance) | High | Fast | High | Most |
| **suitable** | for this project | | | | | |

DBF is recommended as the optimal structure for the following reasons:

2. The project is capital-intensive but not intended to rely solely on user fees, making models like BOT or Concession misaligned with revenue realities.
3. DBF provides a pragmatic balance of public control and private efficiency, allowing the government to maintain ownership and operations while benefiting from private-sector discipline in construction and financing.
4. . DBF transfers the most critical risks-construction delays, cos verruns, and financing-away from government, enhancin delivery certainty.
5. 4. It reduces the immediate fiscal burden, supporting budget sustainability without requiring a long concession tenure.
6. 5. Negotiations and financial structuring are less complex than
7. BOT or Concession, enabling faster implementation.

8. 6. BF aligns with international best practices for public-service infrastructure that requires quality construction without private control of long-term operations.
9. 7. The model ensures high VfM through competition, lifecycle efficiency in design and construction, and strong performance incentives for the private partner.
10. 9.7. CONCLUSION
11. A comprehensive comparison of procurement and PPP options demonstrates that DBF represents the most efficient, affordable, and low-risk method for delivering the project. It ensures timely delivery, optimizes risk allocation, preserves government control over operations, and achieves strong value-for-money outcomes.
12. Therefore, the Design-Build-Finance (DBF) model is justified and recommended as the preferred procurement option.

## 10.0 PRELIMINARY FINANCIAL MODEL FOR LAND-SWAP

PPP (DBF OPTION)

This preliminary financial model provides an indicative assessment of the financial viability, funding structure, expected cash flows, and investment returns for the Land-Swap PPP project under a Design-Build-Finance (DBF) arrangement. The objective is to demonstrate the project's financial feasibility, confirm bankability from a private partner perspective, and provide the public sector with early visibility of the investment requirements and potential fiscal implications

### 10.1. PROJECT OVERVIEW

Under the Land-Swap PPP, the private proponent will:

1. Design, Build, and Finance (DBF) the required public infrastructure (roads, public facilities, utilities, etc.).

2. Receive a designated commercial land parcel as compensation.

3. Develop or commercialize the land to recover investment and generate profit.

No direct cash payment is made by government; value is exchanged through assets.

### 10,2 REVENUE MODEL FOR THE PROPONENT

Because the land is released as compensation:

• There is no user charge, no availability fee, and no operating revenue from government.

• The cash inflow to the proponent comes from monetizing the land, through:

• Commercial real estate development

• Leasing or sale of built units

• Joint ventures or mixed-use schemes

**10.3 CASH FLOW TO INCOME ANALYSIS**

• Projected cash inflows for the Land-Swap PPP are derived primarily from the monetisation of developed land parcels allocated to the private partner.

• Revenues are expected from serviced plot sales, lease arrangements, and ancillary development rights.

• Cash outflows include construction costs, financing charges, operations support, statutory fees, and reinvestment obligations.

• Annual gross income is projected to grow steadily during the first five years of development as infrastructure is completed and commercial attractiveness improves.

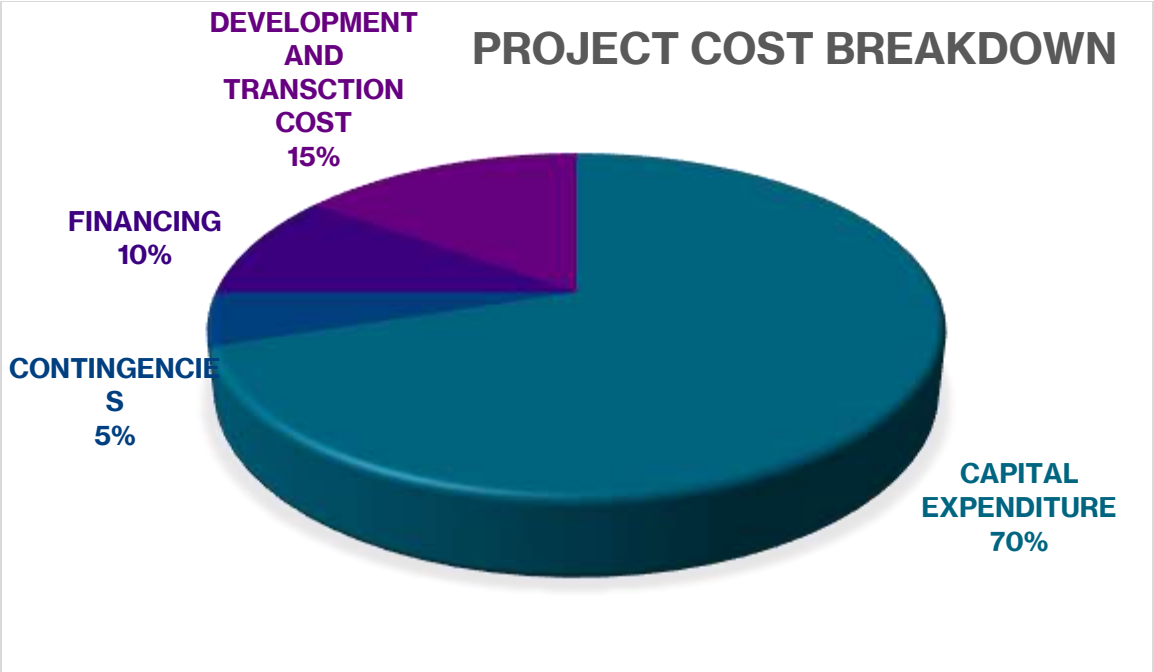
The cash flow profile demonstrates sufficient liquidity to service debt obligations while maintaining operational stability.

**10.4. DEBT COVERAGE / DSCR**

A Debt Service Coverage Ratio (DSCR) range of 1.25x-1.40x is projected during the loan tenor, which falls within acceptable thresholds for infrastructure-based land-development PPPs. Thus, project meets typical lender requirement (minimum DSCR of 1.2-1.3 for real estate-backed financing).

**10.5. INVESTMENT AND FINANCING PLAN**

The estimated total project cost is assumed at 100%, comprising:




The financing plan adopts a 70:30 debt-to-equity structure, consistent with typical PPP development financing norms.

Debt financing (70%) will be sourced from commercial banks, infrastructure funds, and DFis, with tenors of 10-12 years.

• Equity financing (30%) will be provided by the private developer and potential institutional investors, with expected equity IRR in the range of 15-18%

### 10.6. RE-INVESTMENT PLAN

A reinvestment plan is embedded within the model to ensure long-term infrastructure quality and sustainability. Approximately 10-15% of annual net revenues will be allocated to:

• maintenance of completed infrastructure,

• upgrading of utilities,

• provision of community facilities, and

• funding minor expansion works.

A rolling five-year reinvestment fund ensures that asset quality supports continued market demand and protects the public interest over the concession period.

### 10.7. DEBT PAYMENTS AND AMORTISATION SCHEDULE

Debt amortisation follows a sculpted repayment structure aligned with revenue generation. Principal repayments begin in Year 3, gradually increasing in proportion to projected cash inflows. Interest is paid semi-annually throughout the tenor. By Year 12, the project fully extinguishes debt obligations, enabling higher net cash flows and dividend distributions to equity investors. Early repayment options may be explored if land monetisation exceeds projections, offering potential reduction in total financing costs.

**10.8. INTEREST RATE ASSUMPTIONS**

The model applies a blended cost of debt of 16-25%, reflecting prevailing commercial lending rates in Nigeria, adjusted for project risk, tenor, and inflation expectations. A sensitivity scenario using a 200-basis-point increase

shows manageable financial Impact, reducing DSCR by only 0.07-0.10 points

but not undermining overall bankablty. Interest During Construction (IDC) is capitalised and represents approximately 8-10% of total project costs.

**10.9. LIQUID ASSETS / TOTAL ASSETS RATIO**

To maintain financial resilience during construction and earty operations, the project targets a liquid-to-total-assets ratio of 8-12%. Liquid assets include cash reserves, working capital, and marketable short-term holdings earmarked for operational stability. This ratio ensures that the private partner retains adequate liquidity to manage unexpected cost overruns, land-market

fluctuations, or delayed revenue cycles without defaulting on obligations.

**10.10. DEBT TO TOTAL CAPITAL RATIO**

With a planned 70:30 debt-to-equity structure, the debt-to-total-capital ratio is approximately 0.70, consistent with infrastructure PPP financing norms in property-linked PPPs. This ratio strikes a balance between leveraging financial eficiency and maintaining creditor security. Sensitivity tests demonstrate that even at a higher gearing ratio of 75:25, the project remains viable, though DSCR tightens. The proposed 70:30 structure is therefore preferred as the optimal bankable scenario.

**10.11 EQUITY IRR**

Based on net cash inflows to equity from land development:

Equity IRR = 18% -22%, which is attractive enough to incentivize private

participation.

**10.12. PRELIMINARY FINANCIAL VIABILITY ASSESSMENT:**

DEDUCTIONS

i Land monetization revenues exceed construction and financing costs,

ensuring a viable swap.

i Debt can be comfortably serviced with DSCR consistently above

minimum thresholds.

i Upfront fiscal burden on government is zero, as asset transfer

substitutes for cash payments.

Leverage 65% debt is appropriate for a mixed-use commercial development.

VI. Debt servicing Equity returns are reasonable, supported by projected cash flows from land development. Increasing attractiveness to

developers.

Private financing of the public infrastructure is fully recoverable from the commercial land value

the Land-Swap PPP structured with a DBF arrangement is financially viable, bankable, and fiscally sustainable

## 11.TECHNICAL CAPABILITIES

### 11.1 COMPANY PROFILE

Rawdha Real Estate Technology limited Is a Company duly registered with Corporate Affairs Commission in Nigeria as a Private Limited Liability company under the Allied Matters Decree of 1990 on the 4 day of February 2022.with Registration Number 1889740 as one of the tall standing indigenous Company specialized in Estate Development, Building Construction Civil/Structural Engineering, Electrical; Engineering. Supplies & General Contractors. RAWDHA REAL ESTATE TECHNOLOGY LIMITED was also registered with the primary objective of helping to Develop and support the rapid industrialization trend currently sweeping through the third world countries with particular interest in Nigeria and other African countries in general. The Company is wholly Nigerian and is poised to play a significant role both in Nigeria and indeed the world in the area of provision of sound and turn-key engineering services to both public and private owned companies. We are fully integrated Engineering services company, Organization with Considerable and extensive experience in our chosen area of specialization, with an excellent team of experienced personnel that are able to provide effective project management for various engineering projects. The Company has continued to grow and diversify its operations and is positioned to do business involving Engineering. Procurement and Construction. A Nigerian Company with an International Reputation.

The main aim and objective of the Company is to OBJECTIVES services that will be indigenously oriented to challenge the present foreign dominance that is dominating the industry by giving a better or the foreign firms, we are already a construction firm and construction consultant to a lot other firms and organizations. Therefore, professional integrity in a steady and progressive growth earnestly exploring all available potentials and resources available to us is of paramount importance to us.

**Mission Statement**

Since we are committed to the practice of construction technology with a passion for excellence in practice, our mission therefore is to maintain goodwill toward all customers/clients through honesty and integrity propelled by self-motivation and pragmatic disposition through the divine favors and will of the Almighty. LOCATION The Company presently has its Office at No. 5. Ahoada Close, Off Emeka Enyakou Street, Area 11 Garki, Abuja. We have project sites in different part of the country, each of these serve as a site office in their located areas. The Company also embarks on design of Building and Civil Engineering work of diverse forms and had done a lot of it in the past and is presently on a lot of it.

### 12.2 MANAGEMENT EXPERIENCE AND QUALIFICATION

Technical and professional qualification of the management/key staff of Messrs.

# KEY PERSONNEL

| | |
|---|---|
|  | SITE MANAGER<br>Deeni saeed |
|  | Engr Usman ABUBAKAR (F.3369) MNIOB, QAA, RHSP.<br>Email; Usmanbukar10@yahoo.com<br>Phone 08069192617 |
|  | BUILDER.<br>TOCHUKWU EMMANUEL OKERE<br><br>Email:tochukwuokere@yahoo.com<br><br>Contact:08064740214 |

| | |
|---|---|
|  | Chief Finance Officer |
|  | SITE MANAGER |
|  | Information management officer |

# CAC
# CERTIFICATE

FEDERAL REPUBLIC OF NIGERIA

# CERTIFICATE OF INCORPORATION

**OF A**

**PRIVATE COMPANY LIMITED BY SHARES**

**COMPANY REGISTRATION NO. 1889740**

The Registrar - General of Corporate Affairs Commission

*hereby certifies that*

**RAWDHA REAL ESTATE TECHNOLOGY LTD**

*is this day incorporated under the*

**COMPANIES AND ALLIED MATTERS ACT 2020**

*as a private company limited by shares*

*Given under my hand at Abuja this 4th day of February, 2022*

**A. G. Abubakar**
**Registrar - General**

**TAX IDENTIFICATION NUMBER: 24127683-0001**

*Report generated on 15:12 Monday, 12 January 2026*

CORPORATE AFFAIRS COMMISSION

# Status Report

**COMPANY DETAILS**

| | |
|---|---|
| **Company Name** | RAWDHA REAL ESTATE TECHNOLOGY LTD |
| **Registration Number** | 1889740 |
| **Date of Registration** | Feb 4, 2022 |
| **Company Type** | PRIVATE COMPANY LIMITED BY SHARES |
| **Company Address** | AHOADA CLOSE, OFF EMEKA ENYAKOU STREET, AREA 11 GARKI, ABUJA, AMAC, FCT, |
| **Post Code** | NIL |
| **Head Office Address** | NIL |
| **Email** | RAWDHAREALSTATE@GMAIL.COM |
| **Principal Business Activity** | GENERAL CONSTRCTION, REAL ESTATE DEVELOPMENT AND FACILITY MANAGEMENT |
| **Status** | ACTIVE |
| **Due Date of Accounts** | Made up to Due by |

Corporate Affairs Commission
Certified Extracts
Hussaini Ishaq Magaji SAN
Registrar General
Jan 12, 2026

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| | |
|---|---|
| **Total Ordinary Shares** | 1 ( *ONE* ) |
| **Total Preference Shares** | 1 ( *ONE* ) |
| **Total Share Capital** | 50,000,000 ( *FIFTY MILLION* ) |

## SHARE DETAILS

| S/N | CLASS OF SHARE | NOMINAL VALUE OF EACH ISSUED SHARE | TOTAL NUMBER OF ISSUED SHARES | AGGREGATE NOMINAL VALUE *(Number of shares issued multiplied by nominal value)* |
|---|---|---|---|---|
| 1 | ORDINARY | 30,000,000 | 30,000,000 | 1 |
| 2 | PREFERENCE | 20,000,000 | 20,000,000 | 1 |

## DIRECTOR'S DETAILS

1.

| | |
|---|---|
| **ROLE TYPE** | DIRECTOR |
| **SURNAME** | ALBASU |
| **FIRSTNAME** | ABDULLAHI |
| **OTHER NAME** | ABUBAKAR |
| **EMAIL** | ALBASUNIGLTD@GMAIL.COM |
| **SERVICE ADDRESS** | MAKURU CLOSE, OFF EMBU STREET, AMINU KANO CRESCENT WUSE 2, ABUJA, FCT, |
| **RESIDENTIAL ADDRESS** | NIL |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | April 1982 |
| **STATUS** | REMOVED |

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| | | |
|---|---|---|
| | **DATE OF REMOVAL** | 22 DECEMBER 2025 |

2.

| | |
|---|---|
| **ROLE TYPE** | DIRECTOR |
| **SURNAME** | SAIDU |
| **FIRSTNAME** | NURA |
| **OTHER NAME** | NIL |
| **EMAIL** | NURASAIDU33@GMAIL.COM |
| **SERVICE ADDRESS** | HOWSON WRIGHT STREET, KADO ESTATE, ABUJA, FCT, |
| **RESIDENTIAL ADDRESS** | NIL |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | May 1979 |
| **STATUS** | REMOVED |
| **DATE OF REMOVAL** | 22 DECEMBER 2025 |

3.

| | |
|---|---|
| **ROLE TYPE** | DIRECTOR |
| **SURNAME** | MAKAMA |
| **FIRSTNAME** | AYYUBA |
| **OTHER NAME** | MOHAMMED |
| **EMAIL** | AYUBAMOHAMMED@GMAIL.COM |
| **SERVICE ADDRESS** | MAKURU CLOSE, OFF EMBU STREET, AMINU KANO CRESCENT WUSE 2, ABUJA, AMAC, FCT, |

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| | |
|---|---|
| **RESIDENTIAL ADDRESS** | NIL |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | July 1984 |
| **STATUS** | REMOVED |
| **DATE OF REMOVAL** | 30 DECEMBER 2025 |

4.

| | |
|---|---|
| **ROLE TYPE** | DIRECTOR |
| **SURNAME** | IDRIS |
| **FIRSTNAME** | ABDURRAHMAN |
| **OTHER NAME** | NIL |
| **EMAIL** | ABDURRAHMANIDRIS14@GMAIL.COM |
| **SERVICE ADDRESS** | NEW BAN ZAZZAU, ZARIA, 368, KADUNA STATE |
| **RESIDENTIAL ADDRESS** | NIL |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | February 1980 |
| **DATE OF APPOINTMENT** | 22 DECEMBER 2025 |
| **STATUS** | ACTIVE |

5.

| | |
|---|---|
| **ROLE TYPE** | DIRECTOR |
| **SURNAME** | MOHAMMED |

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| | |
|---|---|
| **FIRSTNAME** | AYUBA |
| **OTHER NAME** | MAKAMA |
| **EMAIL** | AYUBAMUHAMMADMAKAMA@GMAIL.COM |
| **SERVICE ADDRESS** | MALCOM PLAZA STREET, AMAC, 785, FCT, |
| **RESIDENTIAL ADDRESS** | NIL |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | January 1984 |
| **DATE OF APPOINTMENT** | 30 DECEMBER 2025 |
| **STATUS** | ACTIVE |

**SHAREHOLDERS**

1.

| | |
|---|---|
| **ROLE TYPE** | SHAREHOLDER |
| **SURNAME** | ALBASU |
| **FIRSTNAME** | ABDULLAHI |
| **OTHER NAME** | ABUBAKAR |
| **EMAIL** | ALBASUNIGLTD@GMAIL.COM |
| **PHONE NUMBER** | 08064242964 |
| **SERVICE ADDRESS** | MAKURU CLOSE, OFF EMBU STREET, AMINU KANO CRESCENT WUSE 2, ABUJA, FCT, |
| **NATIONALITY** | NIGERIA |

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| | |
|---|---|
| **GENDER** | MALE |
| **DATE OF BIRTH** | April 1982 |
| **STATUS** | ACTIVE |
| **TYPE OF SHARE** | ORDINARY |
| **TOTAL NUMBER OF SHARES** | 1 |

2.

| | |
|---|---|
| **ROLE TYPE** | SHAREHOLDER |
| **SURNAME** | SAIDU |
| **FIRSTNAME** | NURA |
| **OTHER NAME** | NIL |
| **EMAIL** | NURASAIDU33@GMAIL.COM |
| **PHONE NUMBER** | 08033668729 |
| **SERVICE ADDRESS** | HOWSON WRIGHT STREET, KADO ESTATE, ABUJA, FCT, |
| **NATIONALITY** | NIGERIA |
| **GENDER** | MALE |
| **DATE OF BIRTH** | May 1979 |
| **STATUS** | ACTIVE |
| **TYPE OF SHARE** | PREFERENCE |
| **TOTAL NUMBER OF SHARES** | 1 |

**PERSONS WITH SIGNIFICANT CONTROL**

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| | | |
|---|---|---|
| 1. | **ROLE TYPE** | PERSON WITH SIGNIFICANT CONTROL |
| | **SURNAME** | ALBASU |
| | **FIRSTNAME** | ABDULLAHI |
| | **OTHER NAME** | ABUBAKAR |
| | **EMAIL** | ALBASUNIGLTD@GMAIL.COM |
| | **GENDER** | MALE |
| | **DATE OF BIRTH** | APRIL 1982 |
| | **DATE OF BECOMING PSC** | 04 February 2022 |
| | **SERVICE ADDRESS** | MAKURU CLOSE, OFF EMBU STREET, AMINU KANO CRESCENT WUSE 2, ABUJA, FCT, |
| | **RESIDENTIAL ADDRESS** | NIL |
| | **TAX IDENTIFICATION NUMBER** | NIL |
| | **DESIGNATION** | NIL |
| | **TAX RESIDENCY** | NIL |
| | **IS PSC A POLITICALLY EXPOSED PERSON (PEP)?** | NO |
| | **DOES THE PSC HAVE ANY AFFILIATION?** | NO |
| | **STATUS** | ACTIVE |
| | **DATE OF CESSATION** | NIL |
| | **Does the PSC directly hold at least 5% of the shares or interest in a company or limited liability partnership?** | YES [80%] |
| | **Does the PSC indirectly hold at least 5% of the shares or interest in a company or limited** | YES [20%] |

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| | |
|---|---|
| **liability partnership? - 20** | |
| **Does the PSC directly hold at least 5% of the voting rights in a company or limited liability partnership?** | YES [100%] |
| **Does the PSC indirectly hold at least 5% of the voting rights in a company or limited liability partnership?** | NO [0%] |
| **Does the PSC hold the right to appoint or remove a majority of the directors or partners in a company or limited liability partnership?** | YES |
| **Does the PSC otherwise have the right to exercise or is actually exercising significant influence or control over a company or limited liability partnership?** | YES |

2.

| | |
|---|---|
| **ROLE TYPE** | PERSON WITH SIGNIFICANT CONTROL |
| **SURNAME** | SAIDU |
| **FIRSTNAME** | NURA |
| **OTHER NAME** | NIL |
| **EMAIL** | NURASAIDU33@GMAIL.COM |
| **GENDER** | MALE |
| **DATE OF BIRTH** | MAY 1979 |
| **DATE OF BECOMING PSC** | 04 February 2022 |
| **SERVICE ADDRESS** | HOWSON WRIGHT STREET, KADO ESTATE, ABUJA, FCT, |
| **RESIDENTIAL ADDRESS** | NIL |
| **TAX IDENTIFICATION NUMBER** | NIL |

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| | |
|---|---|
| **DESIGNATION** | NIL |
| **TAX RESIDENCY** | NIL |
| **IS PSC A POLITICALLY EXPOSED PERSON (PEP)?** | NO |
| **DOES THE PSC HAVE ANY AFFILIATION?** | NO |
| **STATUS** | ACTIVE |
| **DATE OF CESSATION** | NIL |
| **Does the PSC directly hold at least 5% of the shares or interest in a company or limited liability partnership?** | YES [20%] |
| **Does the PSC indirectly hold at least 5% of the shares or interest in a company or limited liability partnership? - 20** | YES [20%] |
| **Does the PSC directly hold at least 5% of the voting rights in a company or limited liability partnership?** | YES [100%] |
| **Does the PSC indirectly hold at least 5% of the voting rights in a company or limited liability partnership?** | NO [0%] |
| **Does the PSC hold the right to appoint or remove a majority of the directors or partners in a company or limited liability partnership?** | NO |
| **Does the PSC otherwise have the right to exercise or is actually exercising significant influence or control over a company or limited liability partnership?** | NO |

This is true extract of the company information as at 12 January 2026, based on information submitted to the Commission by the company

**Corporate Affairs Commission**

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Registrar General

Jan 12, 2026

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It pays to pay your taxes..

# TAX CLEARANCE CERTIFICATE

TCC NO : 225292954834
TAX OFFICE : MSTO KATSINA
DATE : 2025-03-14

| | |
|---|---|
| **Name of Company** | : RAWDHA REAL ESTATE TECHNOLOGY LTD |
| **RC No** | : 1889740 |
| **Date of Incorporation** | : 2022-02-04 |
| **TIN** | : 24127683-0001 |
| **FIRS ID** | : 2301110034834 |
| **Business Address** | : NO 1 & 2 Talba Ibrahim Road,Sa |
| **Business Status** | : Commenced Business 2023-01-01 |

This is to certify that the above named company has rendered Income Tax, Value Added Tax, Information Technology Development Levy, Education Tax, as well as other tax returns and paid the assessed taxes in accordance with the relevant tax laws for all years including the past three assessment years as detailed hereunder.

| | Assessment Year 2022 | Assessment Year 2023 | Assessment Year 2024 |
|---|---|---|---|
| **Revenue** | NGN 0.00 | NGN 0.00 | NGN 210,501,346.00 |
| **Assessible Profit/Loss** | NGN 0.00 | NGN 0.00 | NGN 3,508,358.00 |
| **Total Profit** | NGN 0.00 | NGN 0.00 | NGN 1,169,452.67 |
| **Tax Payable** | NGN 0.00 | NGN 0.00 | NGN 350,835.80 |
| **Tax Outstanding (If Any)** | NGN 0.00 | NGN 0.00 | NGN 0.00 |

| | |
|---|---|
| **Source of Income** | : Other retail sale not in stores, stalls or markets |
| **Other Comments** | : Issued |
| **This Certificate Expires on** | : 2025-12-31 |

**ABBA ALIYU**
**Tax Controller**

**Official Stamp Impression**

**Name & Rank of Approving Officer**

***Disclaimer:*** *The issuance of this Tax Clearance Certificate is based on self-assessment and compliance declarations by the Taxpayer. It does not preclude the service from conducting future audits or investigations that may result in additional tax assessments where under-declarations, omissions, or misstatements are identified.*

# PENCOM CERTIFICATE

0247315

Original

# National Pension Commission

## Pension Clearance Certificate

Employer Code **PR0000094133**

## This is to Certify that

**RAWDHA REAL ESTATE TECHNOLOGY LTD** RC. No **1889740**

has complied with the provisions of the Pension Reform Act 2004

The details of compliance are as follows:

| Description | Year 2022 | Year 2023 | Year 2024 |
|---|---|---|---|
| Number of Employees | 3 | 3 | 3 |
| Pension Contributions Remitted to Employees RSAs (₦) | 97,200.00 | 116,640.00 | 116,640.00 |
| Sum Assured for Group Life Insurance | - | - | 1,944,000.00 |

This certificate expires on **31 DECEMBER, 2025**

NATIONAL PENSION COMMISSION
04 APR 2025
OFFICE OF ENFORCEMENT

Official Date Stamp Impression

Approved Signatory

# ITF
# CERTIFICATE

Certificate No. KAT/0014225

# Federal Republic of Nigeria
# Industrial Training Fund

## CERTIFICATE OF COMPLIANCE

This is to certify that RAWDHA REAL ESTATE TECHNOLOGY LTD

Address NO 1&2 Talba Ibrahim Road Sardauna Estate Katsina

Has complied with year 2024 Industrial Training Fund Contribution in accordance with the Laws of the Federal Republic of Nigeria cap. 19 Laws of the Federation Section 6 subsections (1), (11), (111) of 2011 as amended

**REGISTRATION NO.** KAT-009-4965

**RECEIPT NO.** 000450509

**THIS CERTIFICATE EXPIRES 31ST DECEMBER** 2025

SULEIMAN ADAMU RABIU

Name and Signature
Head Revenue Inspectorate
& Compliance

KASTINA CERTIFIED AREA OFFICE

Area Office Stamp

AHMED MOHAMMED YUSUF

Name and Signature
Area Manager

# NSITF CERTIFICATE

No. 00000329979

# NIGERIA SOCIAL INSURANCE TRUST FUND

## ECS CLEARANCE CERTIFICATE

ORIGINAL

Employer Registration No. 1601004223

*This is to Certify that*

RAWDHA REAL ESTATE TECHNOLOGY LTD RC No 1889740

Has complied with the provisions of the Employees' Compensation ACT, 2010 (ECA 2010).

The details of compliance are as follows:

| Description | Year.....2023 | Year...2024..... | Year...2025..... |
|---|---|---|---|
| Number of Employees | 4 | 4 | 4 |
| ECS Contribution Level | PAID | PAID | PAID |

This Certificate expires on...31ST. DECEMBER,. 2025

NIGERIA SOCIAL INSURANCE TRUST FUND

14 FEB 2025

Plot 794 Muhammadu Buhari Way,
PMB 446, Garki, Abuja

Official Stamp/Impression & Date

Approved Signature

# BPP
# CERTIFICATE

# BUREAU OF PUBLIC PROCUREMENT

www.bpp.gov.ng

11, Suleiman Barau Street,
Presidential Villa,
ABUJA-NIGERIA

Expiry Date
**December-31-2025**

## Interim Registration Report (IRR)

This is to certify the registration of

## RAWDHA REAL ESTATE TECHNOLOGY LTD

Company Registration No. **1889740**

***Nigeria Owned / Private Company Limited by Shares***

in the National Database of Particulars, Categorization, and Classification of Contractors, Consultants and Service Providers.

| FIRS | PENCOM | NSITF | ITF |
|---|---|---|---|
| Compliant | Compliant with 3 personnel, as obtained from PENCOM. | Compliant | Compliant |

BUSINESS CATEGORIES (NOTE: Only categories with asterisk (*) have been verified by BPP)

NO BUSINESS CATEGORY REGISTERED FOR ENTITY. Please select one or more Business Category and regenerate this report. |

Generated on April-29-2025

Ref. No. **0000-0016-1144**

# COURT AFFIRDAVIT

# AUDITED ACCOUNT

# BANK REFERENCE

# CORPORATE AFFAIRS COMMISSION

**RC 1889740**

**22nd August, 2025**

**The Managing Director**
**Rawdha Real Estate Technology Ltd**
**Ahoada close, off emeka enyakou street, area 11 garki**
**Abuja**
**Amac**
**Fct**
**rawdharealstate@gmail.com**

**Dear Sir,**

## ACKNOWLEDGEMENT OF FILING OF ANNUAL RETURN

**We acknowledge the receipt of Annual return filed by your company for the year 2024 with payment receipt No. 261308353029 dated 22nd August, 2025. The return has been duly accepted.**

**Please ensure that subsequent returns are filed in line with your financial year-end.**

**Yours Faithfully,**

**Hussaini Ishaq Magaji SAN**
**Registrar General**

Plot 420, Tigris Crescent, Off Aguiyi Ironsi Street Maitama, P.M.B, Garki Abuja-Nigeria(s)
Tel: 09-461880-20 Fax: 09-4618821
E-mail: cservice@cac.gov.ngwebsite:http://www.cac.gov.ng

# DETAIL COMPANY PROFILE

# *Corporate Information*

| | |
|---|---|
| **NAME OF COMPANY:** | **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** |
| **CONTACT ADDRESS:** | **No. 5, Ahoada Close, Off Emeka Enyakou Street, Area 11 Garki, Abuja** |
| **YEAR OF ESTABLISHMENT:** | **4th day of Feb. 2022** |
| **REGISTRATION NO:** | **1889740** |
| **PHONE NUMBER** | **08064242964, 08033668729** |
| **SPECIALIZATION:** | **Building Construction, Estate Development, Civil/Structural Engineering, Electrical Engineering, Supplies & General Contractors** |
| **DIRECTORS:** | **➢ Albasu Abdullahi Abubakar**<br>**➢ Saidu Nura** |

## COMPANY'S BRIEF HISTORY

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is a Company duly registered with Corporate Affairs Commission in Nigeria as a Private Limited Liability company under the Allied Matters Decree of 1990 on the 4th day of February 2022 with Registration Number 1889740 as one of the tall standing indigenous Company specialized in Estate Development, Building Construction Civil/Structural Engineering, Electrical Engineering, Supplies & General Contractors.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** was also registered with the primary objective of helping to Develop and support the rapid industrialization trend currently sweeping through the third world countries with particular interest in Nigeria and other African countries in general.

The Company is wholly Nigerian and is poised to play a significant role both in Nigeria and indeed the world in the area of provision of sound and turn-key engineering services to both public and private owned companies.

We are fully integrated Engineering services company, Organization with considerable and extensive experience in our chosen area of specialization, with an excellent team of experienced personnel that are able to provide effective project management for various engineering projects.

The Company has continued to grow and diversify its operations and is positioned to do business involving Engineering, Procurement and Construction.

A Nigerian Company with an International Reputation.


The main aim and objective of the Company is to provide a broad based constructional and related services that will be indigenously oriented to challenge the present foreign dominance that is dominating the industry by giving a better or minimally an equivalent services being supplied by the foreign firms, we are already a construction firm and construction consultant to a lot other firms and organizations. Therefore, professional integrity in a steady and progressive growth earnestly exploring all available potentials and resources available to us is of paramount importance to us.

## Mission Statement

Since we are committed to the practice of construction technology with a passion for excellence in practice, our mission therefore is to maintain goodwill toward all customers/clients through honesty and integrity propelled by self-motivation and pragmatic disposition through the divine favors and will of the Almighty.

## LOCATION

The Company presently has its Office at No. 5, Ahoada Close, Off Emeka Enyakou Street, Area 11 Garki, Abuja. We have project sites in different part of the country, each of these serve as a site offices in their located areas. The Company also embarks on design of Building and Civil Engineering work of diverse forms and had done a lot of it in the past and is presently on a lot of it.

## PROFESSIONAL SERVICES

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is able to provide a full range of Professional Building Consultancy Services covering Engineering,

Project and Facilities Management, Landscape, Development, Planning, Designs etc.

## CIVIL STRUCTURAL DESIGN

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** has a Civil Engineering Design experience. We provide a full range of services for site development and infrastructural project needs, including design for roads, Bridges, paving parking, grading, storm drainage and retention, water and wastewater site development and master planning.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is an experienced firm in providing design for utilities. Our projects involve the design of new utilities as well as the relocation of existing systems to accommodate additions and new construction. We have provided design for water, sanitary, transmission and distribution systems, wastewater collection, treatment and transport.

## CAPABILITIES/SERVICES

By this we trust on require competency, excellent delivery, Manpower resources and commitment to meet new challenges and through a synergy of efforts by combining our local capacity without foreign expatriates services to make a non-equal delivery base on specification, quality, cost and time. The Company's MAIN Business activities can be broadly classified into these areas:

1. BUILDING CONSTRUCTION
2. ROAD CONSTRUCTION
3. ESTATE DEVELOPMENT
4. EROSION CONTROL
5. BOREHOLE DRILLINGS
6. ELECTRICAL INSTALLATION
6. TURNKEY, ISRAEL DOORS AND SWISS BUILDING MATERIALS

## MAIN APPROACH

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is an indigenous Nigerian Organization proud to offer the best of services in the area of Building, Construction, Road Construction, Borehole Drillings, Electrical Installations etc . Our approach is always that of dividing the project into different engineering milestones as the case may be on Client needs and requirement.

On award of contract the following steps will be taken immediately for smooth project kick-off, completion and commissioning.

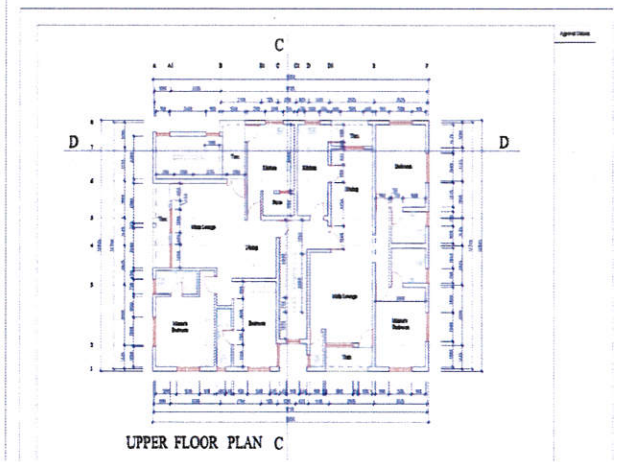
1. Provision of project deliverables where applicable
2. Project Kick-off meeting
3. Planning and Implementation
4. Mobilization
5. Conduct project report as agreed
6. Job Hazard Analysis
7. Inspection and quality control checks to meet client needs
8. Final acceptance
9. Training where applicable
10. Commissioning
11. Demobilization/clean-up

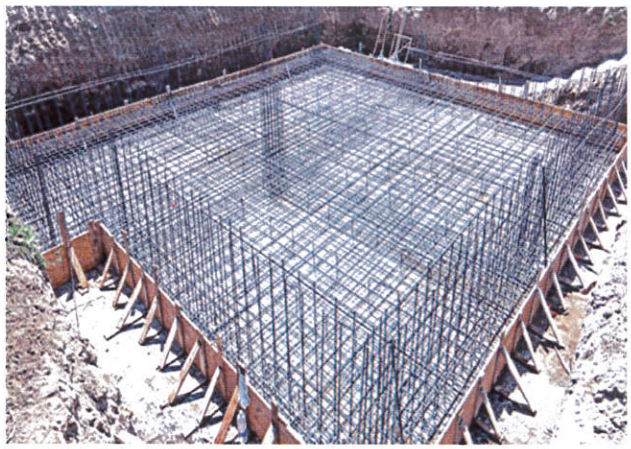
***Project management and execution organization***

Our goals are cutting edge engineering, intended to maximally and efficiently execute any project scope of work. This will include the engineering, procurement of materials, fabrication, construction/installation, recovery and replacement of obsolete materials and execution of all other necessary activities to clean up and renew the entire superstructure.

The project execution teams are strategically organized; we deploy composed and experienced personnel for any project. The key elements of our project execution plan are that we consistently execute any project to a successful completion with high uncompromising attitude with quality and standard.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** has an extensive experience both on blueprint and conceptual engineering in the area of Building Construction, Road Construction, Boreholes etc. Such critical technical demands applications require very high integrity detailed and trained personnel more so precise technical implementation so that they can provide required functions upon demand.



**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is staff with qualified and COREN certified engineers, managers, engineers, technicians, skilled and

unskilled labor who are well versed with operations and field experience in potentially demanding process environments.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** personnel are experienced in designing A CONCEPT that are reliable based on individual client's requirement. A successful project required more than just performing required functions upon demand. A good organization must consider, and provide where necessary.

Flexibility **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** develops custom project methodologies in light of project goals and client specifications. A project methodology covers all aspects of the implementation including project management, functional goals, specification development, procurement, inspection, validation, client training, long term support.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** pays careful attention to regulations, standard and certifications that the Manpower needs to comply with construction workers and materials selection is in light constraints imposed by these. Project management tools are employed for online real time project monitoring. Each project activity is clearly identified and milestones defined. Appropriate manpower resources are provided to timely meet the needs of each activity. Each Management and technical task in a project is identified by a skill set requirement and matched with **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** "resource: skill set" matrix.

Skills are kept up to date through aggressive training programs. In addition to vendor-based training **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** uses its internal multi-vendor Manpower for customized training. Our Management team is always striving to provide the client with the best value for their investment. **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** has well over 60 experience men-with Resources Managers and project managers generally have specific experience in our area of specialization.

Our business philosophy has shown our customer focus **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** endeavors to align its business operation to meet client needs. This alignment is reflected in many ways including geographical presence and expansion, attaining certification and experience on vendors and platforms of client's choice, involvement in all phases of clients operations from projects concept through long term operations and maintenance.

## COMPREHENSIVE RANGE OF SERVICES/APPROACH

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** offers a comprehensive range of specialized services that combines practical performance and value-added product and services, in the area of Real Estate Development, Construction, Civil Engineering, Electrical, Water Engineering related works.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** have acquired a list of clients, who retain their services for building constructions, water engineering, rural electrifications, provision of solar energy, bank and hotels complete wiring, installation of generators, sub station, oil & gas and petrol-chemicals. Some of these clients are-; Federal Government, Borno State Government, Adamawa State Government to mention a few.

Out of a hundred of innovations in engineering, we see ever step into the next millennium as a challenge. We take great pride in our young, experienced and highly motivated Engineers who perform thorough test in all assignment to ensure we meet or exceed our client's requirement/standards.

## THE COMPANY POLICY STATEMENT

We believe that Environment Protection Standard (EPS) is an integral of efficient and profitable business management. It is therefore our plan to continuously improve our EPS performance and strive to be an industrial leader in the Health, Safety and Environment Protection Practices by:

Creating a working place where accident will be reduced to the barest minimum and in which employees and the public are not exposed to health hazards.

Improve the environmental performance of our facilities by reducing toxic and harmful emission. New facilities and plants used will incorporate the most efficient pollution control techniques.

Communicate openly with those who live within the vicinity of our facilities to ensure their understanding of our operations and our understanding of their concern.

Meet or exceed all regulatory and clients standards for Health, Safety and the Environment.

Protect our client's **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** physical assets.

This policy applies to all **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** staff, and all activities over which **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** has control.

## QUALITY CONTROL / ASSURANCE POLICY STATEMENT

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** strives to be a leader that conforms to be quality control / assurance of all its goods and materials in every operation.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** believes that integrity and honesty are essential and we will not comprise them in our business.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** shall be committed to quality procedures for the maintenance of records to demonstrated adherence to specified requirement and the effective operation of the quality system.

That all Engineering works shall be executed with the right professionals, maintaining optimum specification and standard drawing during execution.

That concrete work, road works and other earth related work should be carried out in order of specified aggregated and intended accuracy shall be maintained. The company will enlighten all categories of staff of Quality assessment/control matters as to enhance their awareness and increase their effective participation and contribution in these areas as individuals. The company will support her client in achieving these same goals.

## COMMUNITY AFFAIRS POLICY

The Company's Policy on Community affairs seeks to make sure that the negative impact of our operations on Host Communities are minimized and that Community relations are improved to reduce Community disruption to operations.

To achieve this, management will ensure that:

Highest priorities are giving to the health, safety, and security of Employers, and members of the community.

The culture and traditions of Host communities are respected.

Staff and sub-contractors are good ambassador of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** services and projects that would help the communities and within the capability of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** would be executed.

It is the policy of our company to maintain a cordial relationship with our host communities.

During any employment, the host community is considered most both their unskilled and skilled workers.

The management of our company will ensure that the welfare of the host communities is taken into consideration while executing any job within the community.

This policy applies to every employee to see very community person as his/her own brother/sister by treating him/her as a valued neighbour while working as a staff.

## CONTRACT ADMINISTRATIVE SERVICES


**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** maintains a fully staffed construction management department which is responsible for all contracts administration, bidding, award of contracts and in-field construction observations with inspection.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** Construction Division maintains daily contact with the project through experienced field inspectors assigned to each job. These daily contact helps keep projects on schedule. It also enables minor changes to be approved on – site without delays in the schedule. Each construction division reports daily to the Project Manager/Project Engineer on the progress of the Construction. In turn, the Project Manager/Project Engineer, who serves as a point of contact for both the client and the contractor, ensures that the principal in charge of the project is kept informed. The Construction management procedures outline above are standard practice for all jobs undertaken by

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** performing these services in a daily basis.

## DOCUMENT KEYNOTE

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** Profile scope involves Engineering, Procurement and Construction as mentioned in our services and experience outlines. **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is pleased to propose undertaking any project as envisaged in this Profile, and related aspects of Engineering Project in accordance to this document.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** The Profile provides a comprehensive description RAWDHA REAL ESTATE TECHNOLOGY LIMITED scope and limits of Details Engineering Design, Procurement and Construction, including technical description of services offered, our proposed project methodology, documents and items expected to be furnished by client, and documentation deliverables by RAWDHA REAL ESTATE TECHNOLOGY LIMITED and other supporting documentation.

## SCOPE OF DOCUMENT

The scope of this document covers the entire length and width of Controls-E-Ventures, the services and products render by **RAWDHA REAL ESTATE TECHNOLOGY LIMITED**

## HEALTH POLICY STATEMENT

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** strives to prevent the incident of occupational hazards to its employees, client, contractor and any other party that may be affected by its operations.

All employees on its project sites undergo a routine medical examination to certify them as physically fit before commencement of work on site.

All project sites have attached qualified nurses or trained medical personnel who will be readily available whenever required. We also maintain adequately stocked first aid boxes at all times.

All waste generated as a result of our operations are disposed off in a suitable manner as specified by the local regulations.

## SAFETY POLICY

The Safety Policy of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** is to take all reasonable steps to safeguard the health and safety of its employees and other persons who may be affected by the company business activities.

In implementing this policy, management shall be fully committed to safety and continue to provide safety equipment for personnel, and engage in appropriate training program for the staff and site workers (contract and casual workers)
It is the philosophy of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** that accidents/injuries are preventable and therefore pursue vigorously all accidents prevention program through our well-structured and effective safety system.
Our activities shall be organized planned and executed in a manner as to:

1. Protect and promote the health of our work force, as well as not to adversely affect third party.
2. Avoid injury to any worker, sub-contractor and third party that are involved in or affected by our activities.
3. Ensure personal security of our workforce, third parties and security of property.
4. Every employee of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** shall perform his/her duty in accordance with this policy, and work must be suspended when it is believed that safety systems are not in place or inappropriately applied or broken down.

Our objective is to be competitive at the highest level of construction industry sub-sector. This has brought about an in-house quality drive through an

extensive process of self-Evaluation and Continuous improvement in the quality of our work.

In **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** quality is our business policy and a model for daily behavior based on the principles of Total Quality Management with full commitment to safety within the work environment.

Management and supervisors will be accountable for the safety of employees working directly under their supervision, and will be expected to organize and conduct safety programmes at all times.

## PURPOSE OF DOCUMENTS

The purpose of this document is to provide accurate information as regard the OPERATIN of Controls-E Ventures, highlight on specific areas of our company's activities in handling projects to quality and productive delivery.

## PROJECT ORGANIZATION

The successful execution of any project is dependent upon organizing individuals into an effective team. This requires selecting the proper mix of talent and expertise and establishing a functional relationship that promotes the coordination to ensure project team efficiency.

**RAWDHA REAL ESTATE TECHNOLOGY LIMITED** project seldom requires all of the discipline available therefore project organizations are individually tailored to meet specific project and client requirements. When a project requires a substantial portion of work, our skilled Engineers are Positioned, Their experience improves efficiency, cost control and overall management, particularly for large field developments such as – Real Estate Development, Water Engineering, Solar Energy Engineering, Power, Dredging, Road Constructions and Erosion Control.

## BRIEF DESCRIPTIONS OF THE RESPONSIBLITIES OF THE KEY TEAM MEMBERS ARE PROVIDED BELOW:

### PROJECT MANAGER

Our project manager has full responsibility for the execution of the project. He is the prime contact with the client and works closely with the client's staff to

see that requirements of the project are met. He directs and coordinates all phases of the work associated with the design, procurements, cost control and scheduling of the project. He is responsible for providing the necessary administration leadership to bring the project to a successful conclusion. All changes in scope are transmitted to him by the client, and it is his responsibility to disseminate the information to the appropriate discipline.

## PROJECT ENGINEER

Our project engineer is responsible for the technical review of the project. He is the chief engineer of the team and directs coordinates and review the work assigned to the engineering discipline. He works closely with our entire project team member to ensure specifications are reviewed as the contract requires. He reviews all requisitions and bid tabulations of any of our projects.

## LEADER ENGINEER

Each of our lead engineers is responsible for providing technical design review and assistance with analysis for his respective areas of the project. He reviews the engineering and design data, calculation, specifications, materials and equipments requisitions, check and approval drawings, he assist our projects engineer in development cost estimate, schedules and man power requirements in support of the contract requirements in support of the contract requirement.

## DRAF – COORDINATOR

Detailed engineering drafting is coordinated by drafting coordinator, in **MARBLE** – drafting coordinator is responsible for all drafting and related efforts on the project and assists our project engineer in the translation of the basic design information into preliminary and detailed design drawings. He also monitors progress of design work and alerts the project to potential problem areas on any of our projects.

## PROJECT CONTROL COORDINATOR

The project controls coordinator provides planning, scheduling and progress monitoring for the project. BLUEGATE project control coordinator evaluates physical progress of the project in relation to the original project schedules analyze productivity and identify time crucial activities to our project manage manager. He assists our project manager in preparing periodic project status report, as well as other management reports.

## PROCUREMENTS COORDINATOR

Our procurement coordinator reports directly to our project manager, and the procurement coordinator is responsible for overseeing purchasing, expenditure and inspecting activities, he works daily with the project engineer and lead engineer in evaluating bids and ordering equipment and materials. The procurement coordinator functions as the liaison with the client's

purchasing organization to establish proper coordination with vendor, authority for placing orders procedure for receipt of equipment.

## COMPANY CORPORATE PRINCIPLES

### CUSTOMERS

We strengthen our customers with a view to keeping them competitive. We believe that our success depends on the success of our customer. We accordingly provide our customer with our comprehensive experience and solutions so that they can achieve their objectives fast and effectively.

### INNOVATION

Our focus is on innovation with a view to shaping the future. We turn our people's imagination and best practices into successful technologies and products. Creativity and experience keep us at the edges.

### VALUE

We are committed to achieving profitable growth to ensure sustainable success. We accordingly leverage our balanced business portfolio, our business excellence and synergies across all segments and regions.

### PEOPLE

We are committed to creating uniform high-performance cultures company-wide that is, the one that motivates all employees to excel at everything they do. Our corporate culture is denied by diversity, by open dialogue and mutual respects as well as by clear goals and decisive leadership.

## RESPONSIBILITIES

We are committed to being an active and responsible member of every community where we do business world-wide and set the goals of becoming best-in-class in corporate governance, business practices, sustainability and corporate citizenship.

## TERMS OF CONTRACT

We work with our Client on very formal but flexible terms. We are open to negotiation(s).

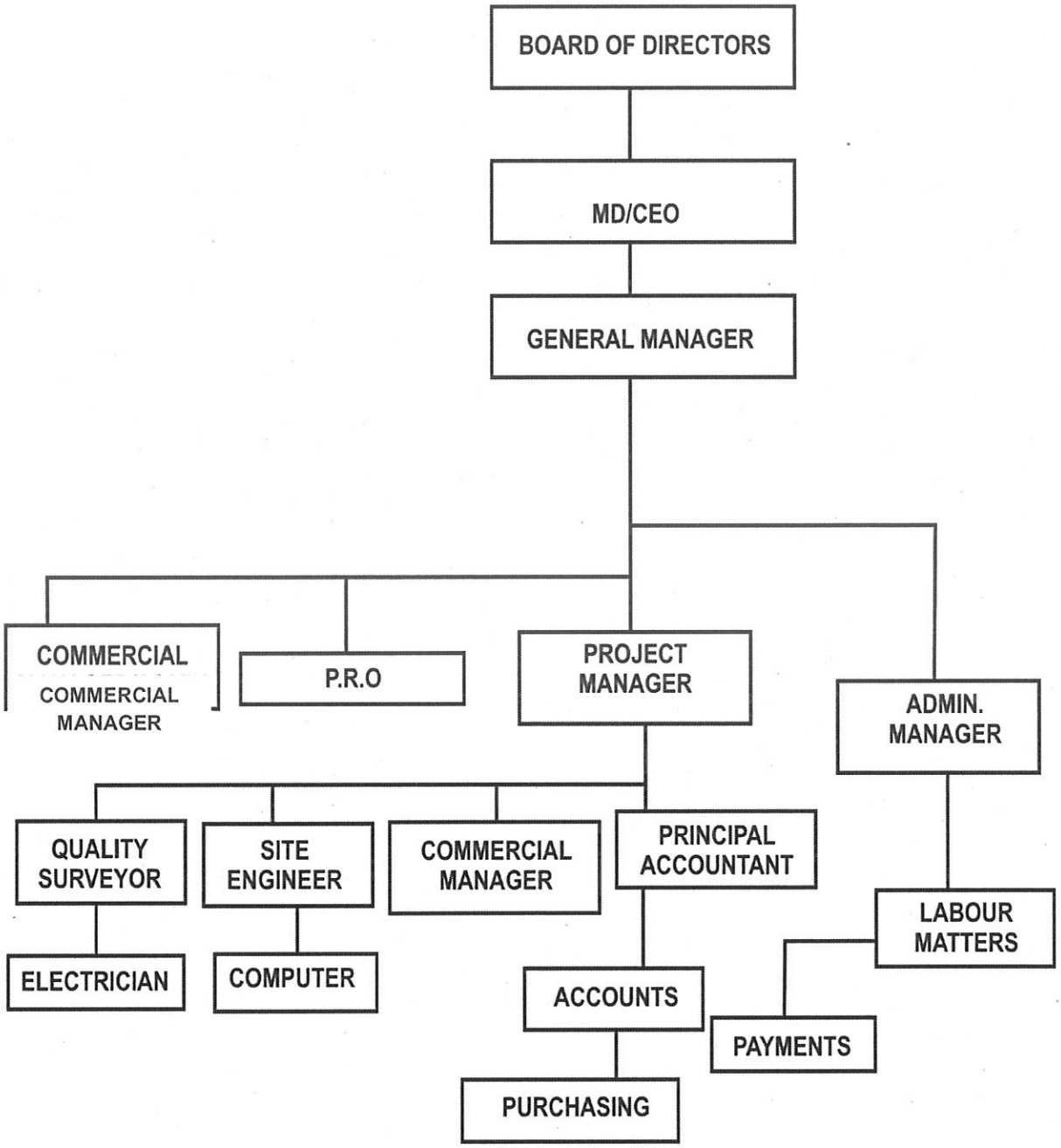
## CONCLUSION

We are worthy companion for your Engineering and Construction work, as we have the capacity to satisfy you in Human, Materials and Financial resource needs. Call on us and you will never be disappointed.

# RAWDHA REAL ESTATE TECHNOLOGY LIMITED LIST OF STAFF

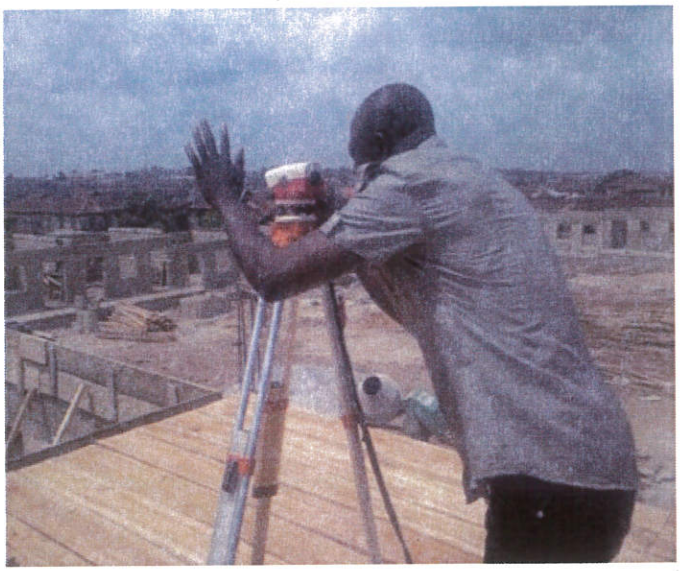
| | |
|---|---|
| **PERMANENT STAFF** | |
| CIVIL ENGINEERS | 2No |
| ELECTRICAL ENGINEER | 1No |
| ARCHITECTS | 2No |
| DRIVERS | 2No |
| DRAUGHTSMAN | 3No |
| **TEMPORARY STAFF** | |
| BRICKLAYERS | 15No |
| CARPENTERS | 18No |
| IRON BENDERS | 16No |
| PAINTERS | 12No |
| MECHANICS | 6No |
| LABOUR GANGS | 28No |
| PLANT OPERATORS | 6No |
| ELECTRICIANS | 8No |
| PLUMBERS | 8No |

# OUR STRUCTURE

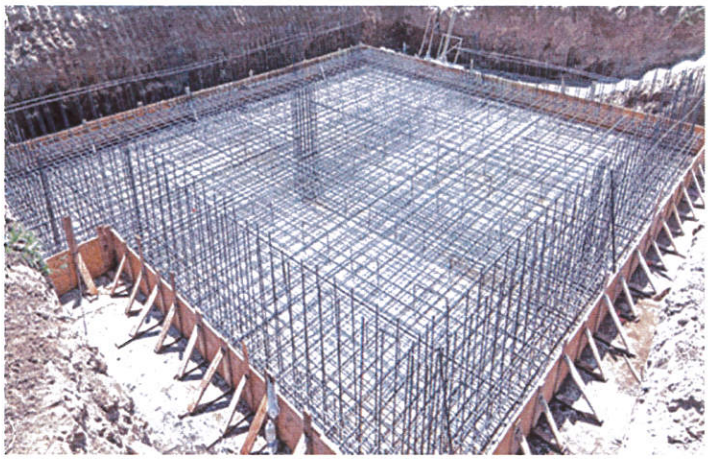


## SOME OF OUR EQUIPMENTS


## Machines & Power Tools


# COMPLETED CONSTRUCTION JOBS

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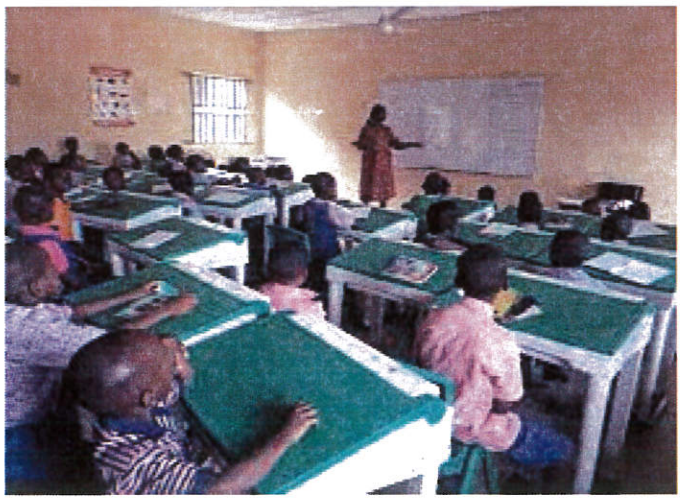
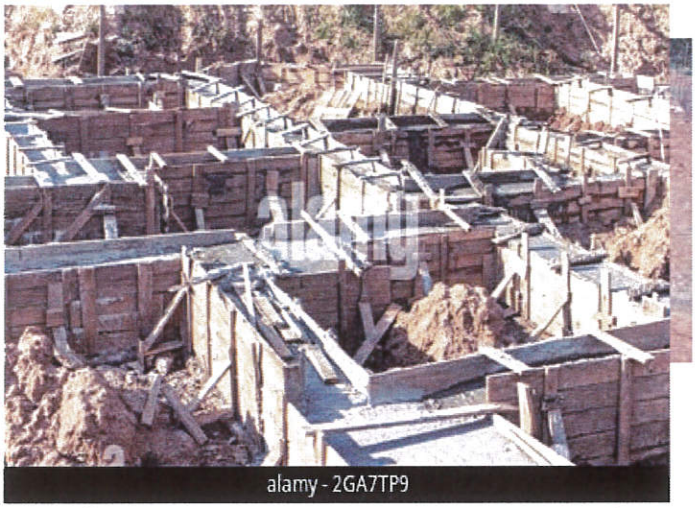
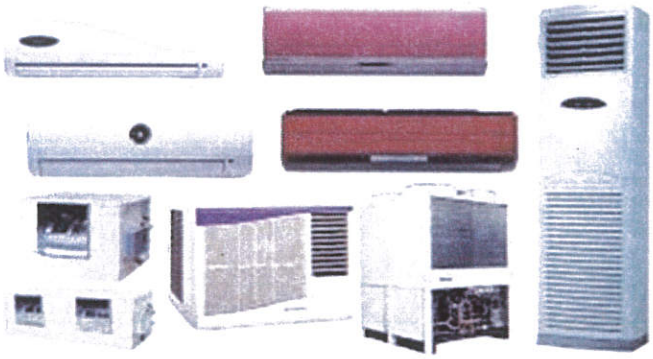
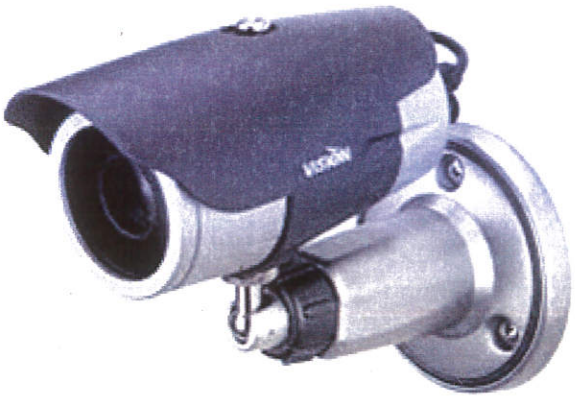



alamy - 2GA7TP9


SAKTHI
GREAVES
SST
SM SHANMUGA

# PREVIOUSLY SUPPLY PROJECTS





The affairs of **RAWDHA REAL ESTATE TECHNOLOGY LIMITED** are run by a group of experienced professionals in the fields of Architecture, Civil Engineering and Project Management and Others.

**1.00 Position/Function:-** **Director (Civil/Structural Engineer)**

**2.00 Name:-** Drambi Tizhe

***3.00 Personal Data:-***

| | | |
|---|---|---|
| 1. | Date of Birth | 4th May 1971 |
| 2. | Nationality | Nigerian |
| 3. | Marital Status | Married |

**4.00 Profession:-** Engineer

**5.00 Working Experience:-** 14 Years

***6.00 Basic Qualifications:-***

| S/N | Institution | Date | Certificate |
|---|---|---|---|
| 1. | University of Maiduguri | 1996 | B. Engr. (Civil & Water & Water Res.) |
| | Ahmadu Bello University, Zaria | 2006 | M.Sc. Env. Engineering |

***7.00 Language Ability:-***

| | Speaking | Understand | Reading | Writing |
|---|---|---|---|---|
| English | Good | Good | Good | Good |
| Hausa | Good | Good | Good | Good |
| Higay | Good | Good | Good | Good |

## *8.00 Employment Record:-*

| | | |
|---|---|---|
| 2002 – Date – Albarka Building Construction Ltd., Kaduna | - | Director |
| 1998 – 2001 – ATM & Partners, Kaduna | - | Engineer |

COREN

ESTABLISHED BY ENGINEERS (REGISTRATION) ETC) DECREE 55 OF 1970
AND AS AMENDED BY DECREE 27 OF 1992, NOW ACT CAP EII/2004

017026

# *The Council for the Regulation of Engineering in Nigeria*

*This is to certify that*

**Adewunmi Adedamola Adefarasin**

*has been duly Registered by*
*the Council for the Regulation of Engineering in Nigeria,*
*and is hereby authorised to practise*
*within the Federal Republic of Nigeria as*

**Civil Engineer**

**(R. 24,405)**

*and to use before his/her name the designation*

**ENGR.**

*Dated* 21st *day of* March 20 13

REGISTRAR

PRESIDENT

*This certificate is the property of the Council and it is valid only for so long as the holder's name remains on the Register*

COREN

ESTABLISHED BY ENGINEERS (REGISTRATION, ETC) DECREE 55 OF 1970
AND AS AMENDED BY DECREE 27 OF 1992

# The Council for the Regulation of Engineering in Nigeria

This is to certify that

Joseph Eluwale Adanla

has been duly Registered by
the Council for the Regulation of Engineering in Nigeria
and is hereby authorised to practise
within the Federal Republic of Nigeria as

Mechanical Engineer

R.13,981

and to use before his/her name the designation

ENGR.

Dated 22nd day of October 20 07

REGISTRAR

PRESIDENT

This certificate is the property of the Council and it is valid only for so long as the holder's name remains on the Register.

NIGERIAN INSTITUTE OF QUANTITY SURVEYORS

003815

# This Diploma Certificate

is to Certify that

Omosehinde Ojo Matthew

was on the 6th day of November, 2015.

elected a Professional Member of
The Nigerian Institute of
Quantity Surveyors

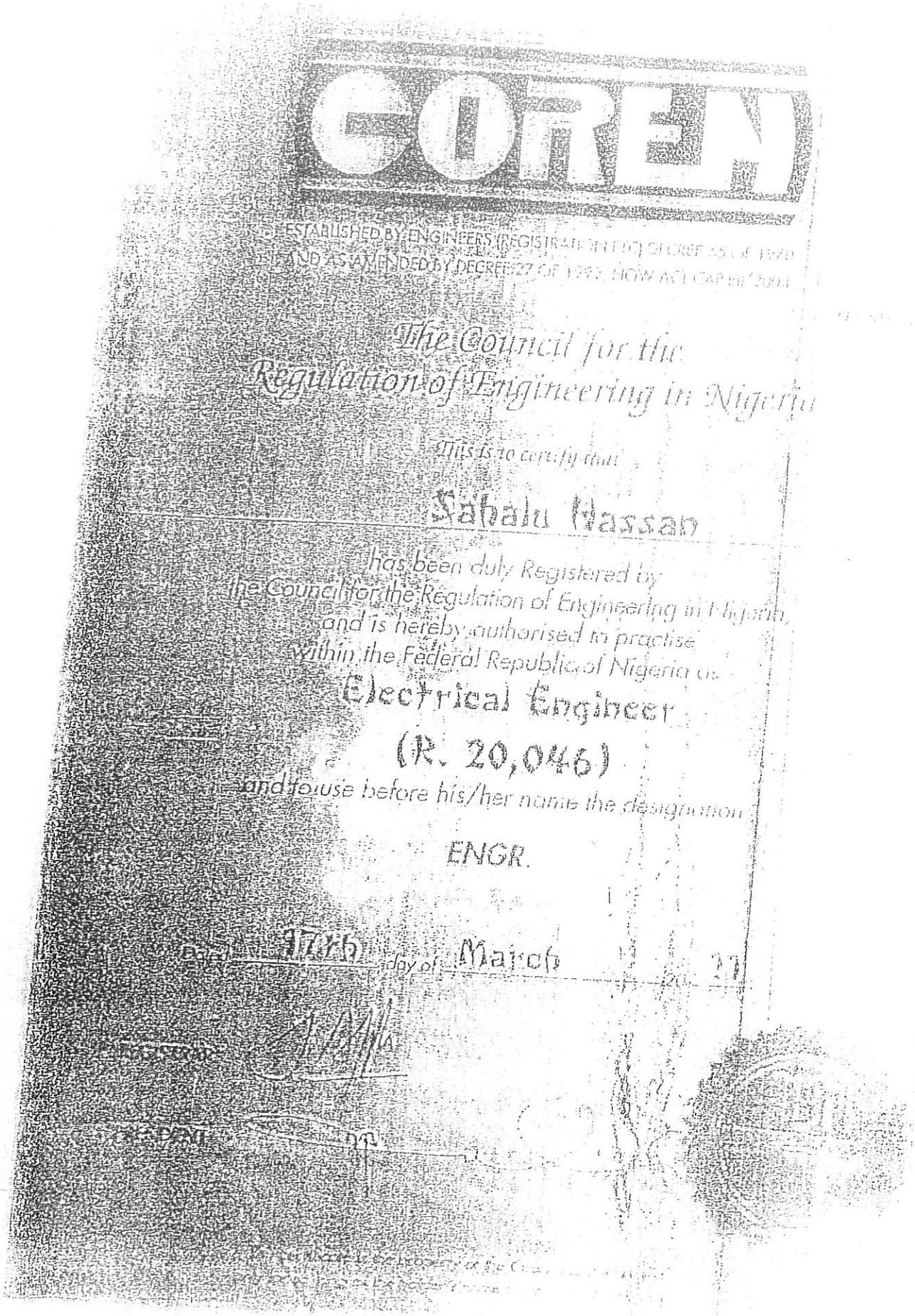
President

Secretary

This Diploma Certificate is the
property of N. I. Q. S.

Register No. 3625

This certificate is held from year to year subject to the provision of the Constitution and Bye-Laws of the Institute



COREN

ESTABLISHED BY ENGINEERS (REGISTRATION ETC) DECREE 55 OF 1970
AND AS AMENDED BY DECREE 77 OF 1992 NOW ACT CAP E8 2004

The Council for the
Regulation of Engineering in Nigeria

This is to certify that

Sabalu Nassan

has been duly Registered by
the Council for the Regulation of Engineering in Nigeria,
and is hereby authorised to practise
within the Federal Republic of Nigeria as

Electrical Engineer

(R. 20,046)

and to use before his/her name the designation

ENGR.

Dated this 17th day of March 2011

Registrar

Chairman

# The Nigerian Society of Engineers

0165[illegible]

This is to certify that

*Sahalu Hassan*

having satisfied the conditions laid down in the Society's Memorandum and Articles of Association is hereby elected a

## Member

of the Society and is fully entitled to all the privileges granted therein

Member

President

15 - 11 - 2009 Reg. 22189.

Executive Secretary

# Curriculum vitae

Personal data:

| | |
|---|---|
| Name | Hassan Sahula |
| Discipline | Electrical |
| Professional | Engineering |
| Membership | |
| Marital Status | Since (2009), Given (20 11 ) |
| | Married, 2-children |

Contacts:


ZAZ Construction Limited
No. 38 Tennesse Crescent
Off Panama Street
Maitama, Abuja.

Phone no: 08038580459,08024132578
E-Mail Address: SahaHassan@yahoo.Com


Educational Background:

Degree Awarded: Bsc
Name of Institution: Ahmadu Bello University, Zaria
Year Graduated: 2004

Certifications Obtained:

B.Eng. Electrical
- Senior Secondary School Certificate of Examination - 2001
Primary School Leaving Out Certificate - 1996
- 1987

Professional Membership:

Registered with COREN
- Member Nigerian Society of Engineers (NSE)

Work Experience:

Responsibilities:
- Design and Supervisor of the following projects as Human Capital Development
Solution with D.O Development System

Construction of Faculty of Veterinary Medicine
Construction of Faculty of Agriculture

# UNIVERSITY OF MAIDUGURI

*This is to certify that*

Tizhe Dramsi

*having fulfilled all the requirements of the University and passed the prescribed examinations has, under the authority of the Senate, been admitted to the Degree of*

Bachelor of Engineering

*with*

First Class

*in*

Civil and Water Resources

*Given this* 18th *day of* December *19*96

Registrar

Vice-Chancellor

NATIONAL YOUTH SERVICE CORPS A451011

# Certificate of National Service

This is to Certify that

Drambi Tizhe

NYSC/05/umm/96/13789 has satisfactorily completed one year of national service from 9th June 1997 to 8th June 1998, in accordance with Section 11 of the National Youth Service Corps Decree No. 51 of 1993.

8th June 1998

Director-General
National Youth Service Corps

# The Nigerian Society of Engineers

019754

This is to certify that

*Tizhe Drambi*

having satisfied the conditions laid down in the Society's Memorandum and Articles of Association is hereby elected a

## Member

of the Society and is fully entitled to all the privileges granted therein

Member

President

13 – 11 – 20 11 No. 26570

Executive Secretary

COREN

ESTABLISHED BY ENGINEERS (REGISTRATION ETC) DECREE 55 OF 1970
AND AS AMENDED BY DECREE 27 OF 1992, NOW ACT CAP EII/2004

016139

# *The Council for the Regulation of Engineering in Nigeria*

*This is to certify that*

**Tizhe Drambi**

*has been duly Registered by the Council for the Regulation of Engineering in Nigeria, and is hereby authorised to practise within the Federal Republic of Nigeria as*

**Civil Engineer**

**(R. 23,544)**

*and to use before his/her name the designation*

***ENGR.***

*Dated* 27th *day of* September 20 12

**REGISTRAR**

**PRESIDENT**

COREN DECREE 55 OF 1970

*This certificate is the property of the Council and it is valid only for so long as the holder's name remains on the Register.*

# LAZARUS AHMADU DAMS

Senior Electrical Engr./Coordination

No 4, Takum Close, Off Michika Street, Area 11, Garki, Abuja

### *3.00 Personal Data:-*

| | | |
|---|---|---|
| 1. | Date of Birth | 8th August 1956 |
| 2. | Nationality | Nigerian |
| 3. | Marital Status | Single |

**4.00 Profession:-** Electrical Engineer

**5.00 Working Experience:-** 24 Years

### *6.00 Basic Qualifications:-*

| S/N | Institution | Date | Certificate |
|---|---|---|---|
| 1. | Ahmadu Bello University, Zaria | 1983 | B. Engr. (Electrical) |

### *7.00 Membership of Professional Associations:-*

1. Member Nigeria Society of Engineers, (MNSE)
2. Corporate Member COREN (R.8218)

### 8.00 Other Training

MS Office applications and AUTOCAD

## *9.00 Languages:-*

| | Speaking | Understand | Reading | Writing |
|---|---|---|---|---|
| English | Good | Good | Good | Good |
| Hausa | Good | Good | Good | Good |
| Hyiam | Good | Good | Good | Good |

## *10.00 Employment Record:-*

2001-Date – Rumee Shea Nut & Agro Allied Ltd.
Engineer (Electrical)

2004-Date – Salt & Light Eng. Ltd., Kaduna.
Managing Consultant

2002-2004 – Diamond Engineering Co. Ltd, Kaduna
Chief Consulting Engineer

2002-2004 – Web Engineering Services Ltd., Kaduna
Chief Consulting Engineer

1987-2002 – HOD Associates, Kaduna
Admin. Man. & Proj. Engr.

1984-1987 – Nat. Grains Prod. Company Ltd., Kaduna
Factory Engineer

1983-1984 – National Assignment, Kaduna State
NYSC.

AHMADU BELLO UNIVERSITY

This is to certify that

Lazarus Ahmadu Dams

having completed an approved course of study and passed the prescribed examinations, has this day, under the authority of the Senate, been awarded the Degree of

Bachelor of Engineering
(Electrical Engineering)
With Pass

VICE-CHANCELLOR

DATE 6th October 1983

REGISTRAR

# The Nigerian Society of Engineers

008533

This is to certify that

**Lazarus Ahmadu Dams**

having satisfied the conditions laid down in the Society's Memorandum and Articles of Association is hereby elected a

## Member

of the Society and is fully entitled to all the privileges granted therein

Member

President

01-11-1998 No. 09352

Executive Secretary

COREN

ESTABLISHED BY ENGINEERS (REGISTRATION ETC) DECREE 55 OF 1970
AND AS AMENDED BY DECREE 27 OF 1992

# The Council for the Regulation of Engineering in Nigeria

003270

*This is to certify that*

Lazarus Ahmadu Dams

*has been duly Registered by the Council for the Regulation of Engineering in Nigeria, and is hereby authorised to practise within the Federal Republic of Nigeria as*

~~Electrical~~ Engineer (R.8218)

*and to use before his/her name the designation*

*ENGR.*

*Dated* 21st *day of* July 2000

**REGISTRAR**

**PRESIDENT**

*This certificate is the property of the Council and it is valid only for so long as the holder's name remains on the Register.*

**.00 Position/Function:-** **Director (Quantity Surveying)**

**2.00 Name:-** Abubakar G. Gengle

### *3.00 Personal Data:-*

1. Date of Birth 1962
2. Nationality Nigerian
3. Marital Status Married

**4.00 Profession:-** Quantity Surveyor

**5.00 Working Experience:-** 20 Years

### *6.00 Basic Qualifications:-*

| S/N | Institution | Date | Certificate |
|---|---|---|---|
| 1. | Ahmadu Bello University, Zaria | 1986 | B.Sc. Quantity Surveying |
| 2. | Ahmadu Bello University, Zaria | 1997 | MBA |
| 3. | Ahmadu Bello University, Zaria | 2000 | MIAD |

### *7.00 Professional Affiliation:-*

1. Associate Member, Nigerian Institute of Quantity Surveyor (ANIQS) 2. Member Regional Quantity Surveyor with QSRBN

### *8.00 National Assignment*

1. External Examiner Department of Building and Quantity Surveying, Kaduna Polytechnic since May 2000