

ADHI

AFRICA HOLDING LIMITED

Scaling Affordable Housing Across East Africa

USD 105.6 M Pipeline | Rwanda & Uganda

Proven housing platform scaling across East Africa

BWIZA RIVERSIDE HOMES PH.2

Kigali, Rwanda | 479 units | USD 36.1M

SISA HILL HOUSING DEVELOPMENT

Wakiso District, Uganda | 1,052 units | USD 69.5M

Hassan Adan Hassan

CEO, ADHI Africa Holding Limited

AFIDA Catapult Accelerator 2026



INTEGRATED PLATFORM WITH PROVEN DELIVERY AND SCALE CAPACITY

ADHI AFRICA HOLDING LIMITED — WHO WE ARE

A vertically integrated construction, manufacturing and real estate development group headquartered in Kigali, Rwanda — with operations in Uganda, Somalia and Djibouti.

40+

Years' Experience

Across Africa

7

Production Lines

Kigali Manufacturing Hub

2,500

Units/Year Capacity

Installed

22%

ROI — Bwiza Ph.1

Proven & Delivered

KEY CREDENTIALS & AWARDS

✓ IFC EDGE Advanced Certified

✓ ISO IMS Certified

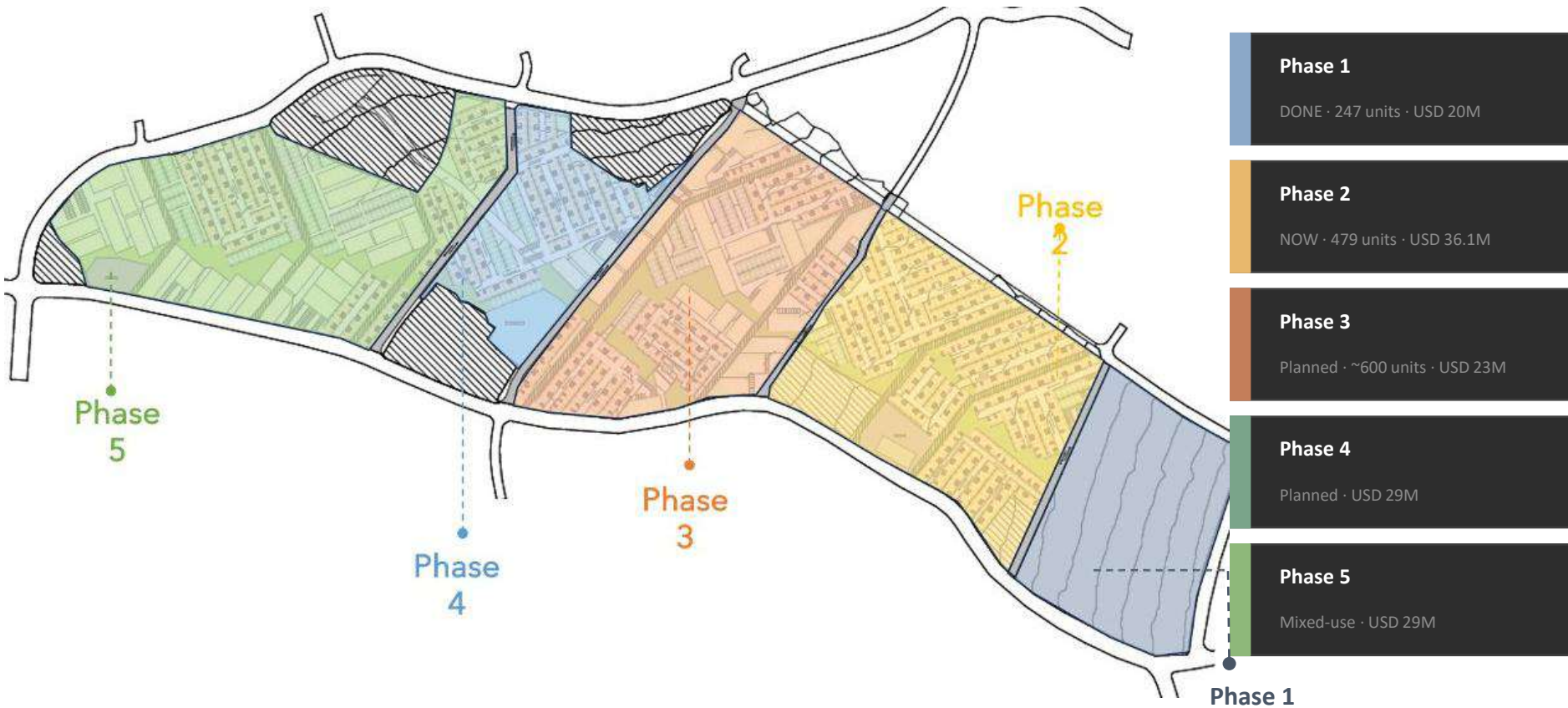
✓ US Patent No. 10,961,695 B2

✓ Africa's 1st EDGE Champion — COP28

✓ NOCN-Approved Training Centre

✓ WEF / UN-Habitat Award

BWIZA RIVERSIDE HOMES — 5-PHASE MASTERPLAN | 30 Ha | 2,455+ Units | Kigali, Rwanda



Phase 2 is NOW — same site, same team, same system | GoR land grant · 7-yr tax holiday · infrastructure subsidy | IFC EDGE Advanced target

PROPOSED MASTER LAYOUT PLAN

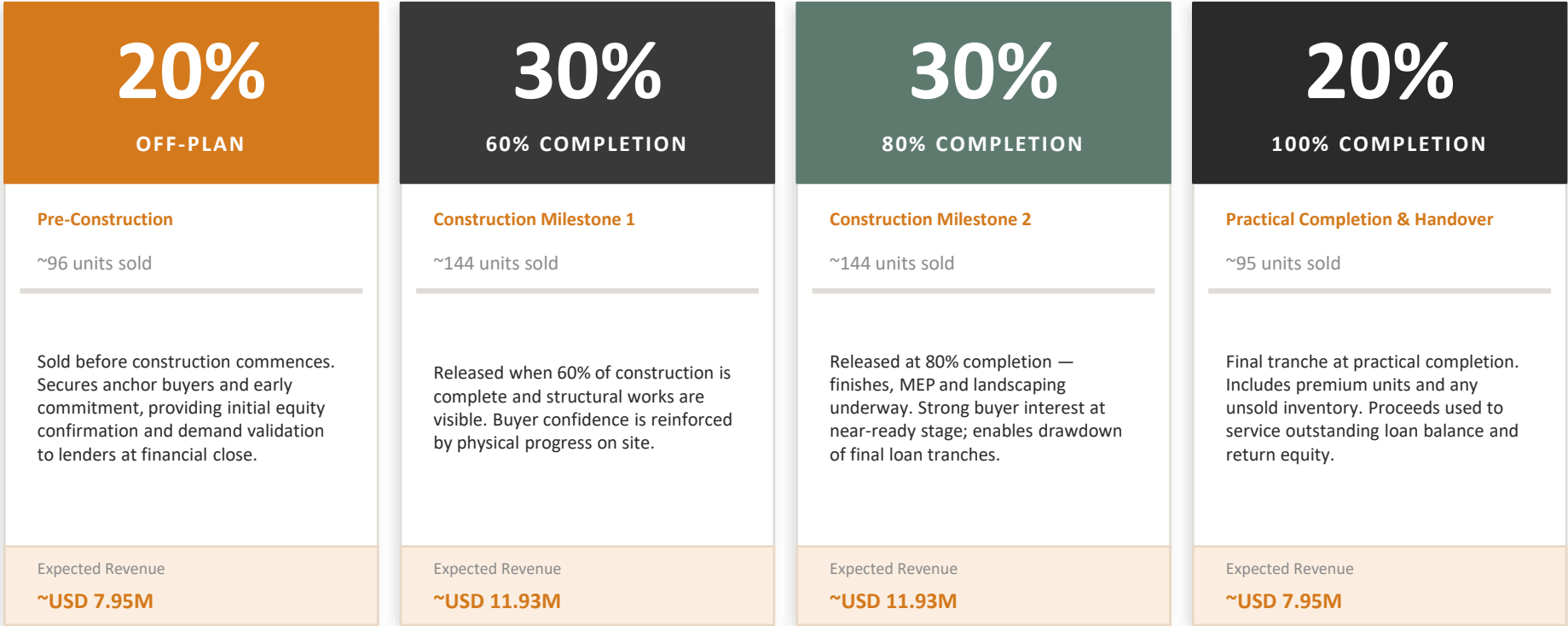


SITE HIGHLIGHTS

19.4 Ha	2 contiguous plots
1,052	Residential units
9	Housing typologies
105,506 m ²	Total GFA
1,160–1,210m	Elevation — passive cooling
Feb 2026	Topo survey complete
Feb 2026	MOU signed w/ NHCC
Q3 2026	Target financial close

BWIZA PHASE 2 — SALES REVENUE PHASING STRATEGY

Sales proceeds are structured across four tranches tied to project milestones, balancing early cash flow generation with buyer confidence at each stage of construction.



BANKABLE STRUCTURE WITH STRONG RETURNS AND EARLY CASHFLOW

BWIZA PHASE 2 — FINANCIAL STRUCTURE & 10-YEAR RETURNS

SOURCES, USES & RISKS | USD 36.1M TOTAL

SOURCES

ADHI Equity	USD 4.0M	~14%
Construction Loan (local banks)	USD 12–14M	~47%
Senior Green DFI Debt	USD 8–10M	~32%
Mezzanine / ESG Co-invest	USD 6–8M (Phase 2+3)	Flex

USES

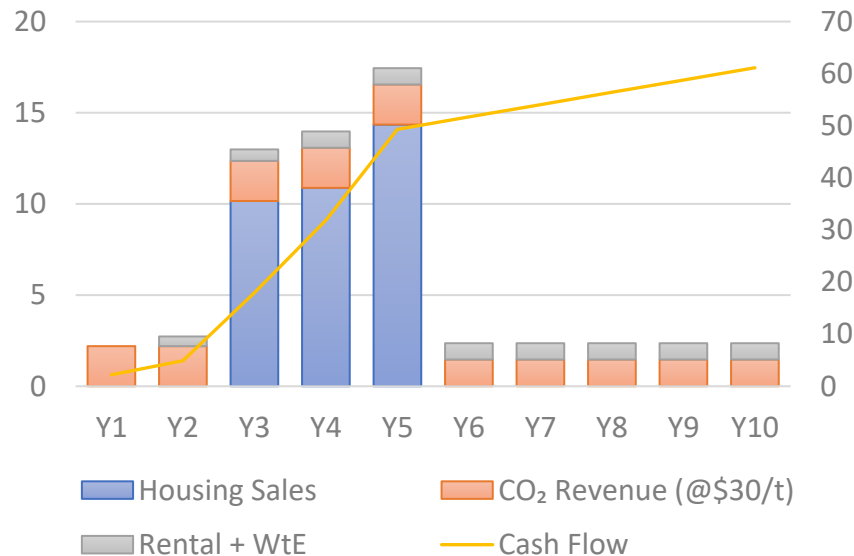
Infrastructure (site, utilities, roads)	USD 13.1M
Construction (residential + commercial)	USD 23.0M

Concessional: USD 28M @ 4.5% flat · 2-yr grace period · USD 4.2M/yr (Yrs 3–10)

KEY RISKS & MITIGATION:

- Construction risk → fixed EPC + proven system
- Sales risk → Phase 1 absorption proof
- Policy risk → PPP + govt backing

10-YEAR REVENUE PROJECTION & CASH FLOW (USD)



Total Selling Price: USD 39.8M | Total Project Cost: USD 36.1M | Net Profit: USD 4.9M | ROI: 21.4% | 600,000+ tCO₂ reductions

SISA HILL — PPF REQUEST 2026 | Design Development · Financial Modelling · Early Marketing

PPF REQUEST: USD 2,000,000

~2.9% of estimated project cost | Instrument: Grant or concessional loan | Recovery at financial close

2026 WORKSTREAMS — WHAT THE PPF FUNDS

1 Design & Engineering

Design Development

Masterplan refinement, detailed urban design, architectural documentation and typology specifications

Feasibility Study

Full market analysis, demand assessment and bankable feasibility report for DFI submission

Engineering Design

Detailed civil, structural, MEP and infrastructure design to tender-ready stage

2 Financial Structuring & ESIA

Financial Modelling

Detailed cost estimation, revenue projections, phasing plan, capital stack structuring and returns modelling

IFC EDGE Pre-Assessment

Green building strategy and EDGE certification pre-assessment — aligns with ShAfDB green mandate

ESIA

Environmental & Social Impact Assessment to satisfy DFI and lender environmental covenants

3 Market Validation & Offtake

Early Marketing

Pre-launch demand capture, EOI programme and anchor buyer outreach to reduce offtake risk

Legal & SPV

Land title confirmation, legal due diligence and Special Purpose Vehicle formation advisory

HIGH-IMPACT, CLIMATE-ALIGNED AFFORDABLE HOUSING - 600,000+ TCO₂ + 1,679 HOMES + JOBS

SUSTAINABILITY, CLIMATE IMPACT & SDG ALIGNMENT

164,358 tCO₂

Verified savings — Bwiza Phase 1

Phase 2 target: 600,000+ tCO₂

GREEN TECHNOLOGY

Light Steel Frame + EPS

Proprietary system — US Patent No. 10,961,695 B2 · ARIPO/OAPI coverage. Superior thermal insulation, eliminates cold bridging.

ISO IMS Certified

Integrated management systems across construction, manufacturing and quality — reduced carbon footprint across operations.

Waste-to-Energy

Renewable energy generation from municipal waste stream — carbon revenue locked in from Year 1 of operations.

EDGE Advanced

IFC Green Certification — all projects

20%+ resource efficiency improvement

SDG ALIGNMENT

SDG 11 — Sustainable Cities

627 + 1,052 affordable homes addressing acute urban deficits in Rwanda and Uganda

SDG 13 — Climate Action

Verified carbon reduction — COP28 recognised · Africa's 1st EDGE Champion award

SDG 8 — Decent Work

300+ permanent jobs per project · 120 TVET technicians/year trained in both countries

SDG 17 — Partnerships

GoR land grant · NHCC Uganda · ShAfDB · IFC · Afreximbank — proven multi-DFI model

2.25 MW

Biomass Power Plant — Uganda Cluster

Offsets ~25,000 tCO₂ annually

COUNTRY CLIMATE ALIGNMENT

Rwanda NDC Alignment

IFC EDGE Advanced aligned with Rwanda's Green Building Policy and FONERWA climate commitments. COP28 award validates approach.

Uganda NDC Alignment

Sisa Hill targets IFC EDGE from inception. Uganda Timber Cluster integrates 2.25 MW biomass — directly supports Uganda's renewable energy targets.

WEF / UN-Habitat Award

Bwiza Phase 1 — Global Public-Private Collaboration Award. Replicable across ShAfDB's 44 member states.

PROVEN TEAM + INSTITUTIONAL BACKING + EXECUTED PROJECT

TEAM & INSTITUTIONAL PARTNERS

Hassan Adan Hassan

Founder, Managing Director & CEO — ADHI Africa Holding Limited

- BEng & PG Diploma in Civil Engineering — University of East London
- Honorary Consul of the Republic of Djibouti in Rwanda
- Fluent: English, Arabic, French
- Led ADHI from concept to 40+ years of group experience
- Delivered Bwiza Phase 1 — 247 units, on time, on budget
- Negotiated USD 35M ShAfDB facility (Bwiza Phase 2)

KEY PROJECT PARTNERS — LOCKED IN

Shelter Afrique Dev. Bank (ShAfDB) DFI — USD 35M committed (Bwiza Ph.2) · JPPF submitted (Sisa Hill)

NHCC Uganda Government partner — Sisa Hill · Existing ShAfDB borrower (USD 9M)

Government of Rwanda Land grant · 7-yr tax holiday · infrastructure subsidy — Bwiza

IFC / World Bank Group EDGE certification pathway — all projects

Afreximbank JPPF co-funder with ShAfDB — Sisa Hill

Empowa (Cardano) Rent-to-own digital platform — Bwiza Phase 2 offtake

WHERE WE ENVISAGE ADHI IN 5–10 YEARS

The leading vertically integrated affordable housing platform in Sub-Saharan Africa — delivering green-certified, manufactured homes across ShAfDB's 44 member states. Five projects active across Rwanda, Uganda, Somalia and Djibouti, with the Kigali and Uganda manufacturing clusters supplying the entire East African region. 10,000+ homes delivered or under construction by 2033.

TWO PROJECTS. ONE PLATFORM. READY FOR SCALE.

THE ASK

RWANDA

Bwiza Riverside Homes Phase 2

ShAfDB PCG (50–70%) on construction loan + DFI senior debt participation (USD 8–10M). Financial close Q3 2026.

UGANDA

Sisa Hill Housing Development

USD 2,000,000 PPF grant/concessional — 2026 design development, financial modelling, early marketing. Proceeds to USD 69.5M construction finance.

1,531 affordable green-certified homes across Rwanda & Uganda | 600,000+ tCO₂ savings | USD 105.6M in total project value | Proven.
Replicable. Bankable.

LARGE-SCALE, HIGH-DEMAND, MASTER PLANNED DEVELOPMENT

SISA HILL — PROJECT SNAPSHOT | 1,052 Units | 19.4 Ha | Wakiso District, Uganda

1,052

Residential Units

USD 69.5M

Est. Total Project Cost

19.4 Ha

Site Area (2 Plots)

105,506 m²

Total Residential GFA

9

Typologies

USD 2.0M

PPF Request 2026

RESIDENTIAL UNIT MIX

Typology	Description	Units	Area/Unit
LX Villas	G+1 Detached	31	210 m ²
SD 150 Semi-Det.	G+1 · 4 Bed	136	150 m ²
T 130 Townhouses	G+1 · 4 Bed	62	130 m ²
T 120 Townhouses	G+1 · 4 Bed	138	120 m ²
T 90 Townhouses	G+1 · 3 Bed	180	94 m ²
LA 250 Low-Rise Apts	G+1 · 2 Bed	192	54–57 m ²
HA 4800 High-Rise	G+4 · 2–3 Bed	320	60–90 m ²
TOTAL		1,052	105,506 m ²

SITE & LOCATION

~25 km	Kampala CBD
~18–19 km	Entebbe International Airport
~7 km	Kampala–Entebbe Expressway
~2 km	Akright City (Komolo)
~1.7 km	Kajjansi Town
Dual carriageway under construction at site frontage → Kampala–Entebbe Expressway interchange. Masterplan complete. MOU signed 13 Feb 2026.	

PROVEN CONCEPT WITH VALIDATED DEMAND AND RETURNS

BWIZA RIVERSIDE HOMES PHASE 2 — BACKGROUND & RATIONALE

THE PROVEN CONCEPT: BWIZA PHASE 1

247 units delivered — September 2023, on time and on budget

90% absorption — Affordable units sold — full occupancy within 6 months

22% ROI — Validated financial model

IFC EDGE Advanced — Certified May 2024 — Africa's greenest development

AUHF Award 2024 — Greenest Development in Africa

Inauguration — Officiated project launch, February 2022

Carbon savings — 164,358 tCO₂ — Phase 1 impact

PROBLEM SOLVED & PATH TO REVENUE

- Rwanda faces major housing deficit
- ADHI patented system integration
- Reduces cost by 20–30% depending on the level of participation by public partners through land, infrastructure or tax incentives.

REVENUE PATHWAYS:

- Housing sales — USD 35.4M (Years 1–5, 100% of units)
- Rental income — USD 4.9M (Years 2–10)
- Waste-to-Energy profit — USD 2.5M (Years 2–10)
- Carbon credits @ USD 30/t — USD 18.3M (Years 1–10)

Phase 2 is project-ready. Phase 1 de-risks the investment — same site, same team, same system, proven demand.

STRONG RETURNS WITH GOVERNMENT-BACKED STRUCTURE

BWIZA RIVERSIDE HOMES PHASE 2 — PROJECT SNAPSHOT | Kigali, Rwanda

479

Residential Units

USD 36.1M

Total Project Cost

52,392 m²

Total Built Area

\$250/m²

Infrastructure Cost

21.4%

ROI (Project)

USD 39.8M

Total Selling Price

DEVELOPMENT COMPONENTS

479 Residential Units 69 villas (198m²) · 32 villas (162m²) · 216 apts · 156 flexible · 6 luxury

Commercial Assets 60 shops · 1 community centre (590m²) · 1 luxury retail (1,886m²)

Waste-to-Energy Plant Renewable energy + reduced municipal waste

EDGE Advanced Cert. 20%+ resource efficiency improvement

GoR PPP Partnership Land grant + 7-year tax holiday + infra subsidy

Infra/sqm: USD 250 Roads, utilities, site works across 52,392 m² GFA

DEVELOPMENT MILESTONES & TIMELINE

Phase 1 Delivered 247 units — Sept 2023 DONE

Phase 2 Design 6.33 ha · ~479 units · USD 31M DONE

Financial Close Ph.2 Q3 2026 (target) IN PROGRESS

Construction Start Q4 2026 (target) PLANNED

Unit Delivery 18–24 months construction PLANNED

Phases 3–5 7 phases · 30 ha total · USD 132M PIPELINE

SISA HILL HOUSING DEVELOPMENT — BACKGROUND & RATIONALE | Wakiso District, Uganda

THE PROBLEM — UGANDA'S HOUSING DEFICIT

Uganda faces a national housing deficit exceeding 2 million units. Wakiso District — the fastest-growing residential district in the country with ~3.4 million residents — requires 52,000+ new units annually by 2030. The Greater Kampala Metropolitan Area is projected to reach 8.5 million residents by 2030, requiring 62,800 new units per year.

HOW IT WAS CONCEIVED

ADHI + NHCC Uganda entered a formal partnership. High-level meeting: 5 Feb 2026. MOU signed: 13 Feb 2026. Topographic survey: Feb 2026. Masterplan: complete (1,052 units, 9 typologies).

Community Impact

1,052 homes for Wakiso's growing workforce and middle-income families in the Kampala–Entebbe corridor

Economic Multiplier

Jobs in construction, manufacturing & operations. Uganda Timber Cluster: 120 TVET technicians/year trained

Country Development Alignment

Aligns with Uganda's National Housing Policy and NDC commitments. IFC EDGE certification pathway confirmed

Replication of Proven Model

Bwiza Phase 1 (Rwanda) proven. Sisa Hill applies the same ADHI platform — same system, DFI partner, methodology