

SINCE 2013

**FCI**

**First Canadian Investment**

**Construction Management and Consultation**

# Company Portfolio

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# Company Background

FCI limited has been established in 2013 in Canada and its branch in Tanzania has been established at 2023. FCI is a company which mainly focus on any kind of big or small scale of construction management, architectural consulting, land development as well as real estate business. Bringing life to any kind of project from the very first beginning to ready to use for customers is our profession and passion.

At our core, we are creators of thriving communities, architects of sustainable futures and pioneers of innovation. Whether it's shaping the landscape of a burgeoning city or crafting the perfect sanctuary for a growing family, we understand that land is not just terrain; its potential waiting to be unleashed. Join us on this exciting journey, where each project is a canvas, and every development tells a unique story.

## Services and Products

### LAND DEVELOPMENT



The land development is a fundamental process that shapes the way we live, work, and interact with our environment.

It is essential for economic growth, infrastructure development, housing provision and the overall quality of life in our communities. Responsible and sustainable land development practices ensure that we can meet the needs of current and future generations while preserving the natural environment and cultural heritage. We invest in transactions at varying levels of completion

raw land development, land entitlement properties, partially completed residential developments and finished lots. Alternative investment opportunities include select fee-build opportunities, a model purchase program and a program to allow land banking of a builder's existing assets. Our flexible capital structure allows First Canadian Investments Ltd. to invest in transactions ranging in size and risk depending on the dynamics of a transaction of the market. Typically, we work with partners who are relationship-oriented builders, developers or land owners with high integrity, strong operational and financial controls, and quality reputation within the markets they operate

### REAL ESTATE PROPERTIES EVALUATION and APPRAISAL SERVICES



Our team is constantly searching for what will become the next successful First Canadian Investments Ltd. community.

We are always looking for opportunities to acquire land, form new joint ventures or place equity funds in projects.

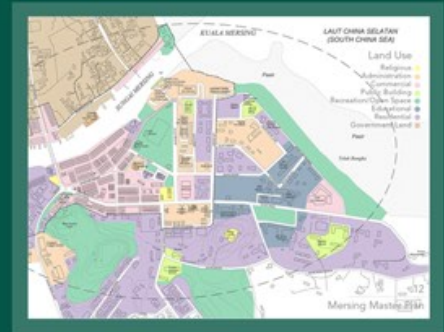
Our investment strategy includes direct purchases of real estate and equity financing for builders or developers.

Our appraisal team has completed assignments in Tanzania on behalf of various clients, including individual property owners, investors, developers, realtors, insurance

companies, government entities, lawyers, courts, financial institutions, and lending institutions

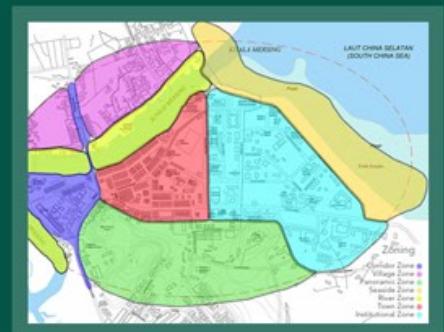
FCI appraisal team has completed assignments in Tanzania on behalf of various clients including individual property owners, investors, developers, realtors, insurance companies government entities, lawyers, courts, financial institutions, and lending institutions. We provide a wide range of expert services, including:

- Development analysis
- Assessment and tax consulting
- Litigation/arbitration consulting and expert witness testimony
- Real property evaluations and appraisals
- Arbitrations and expert witness testimony
- Studies such as feasibility, development, highest optimum and best use analysis, and market surveys
- Full computer analysis, including discounted cash flow and sensitivity analysis for income-producing properties



We offer specific value estimates for Property Evaluations, which are used for purposes such as mortgage lending, buying and selling real estate, expropriations, estate planning, divorce, bankruptcy, foreclosure, and potential future developments. We appraise various property rights, including fee simple, leasehold, and leased fee tenure. All our reports are certified by appraisers holding professional designations from the Appraisal Institute of Canada (AACI or CRA) and adhere to the rules, ethics, and standards of this organization. Our appraisers are licensed in the Province of Alberta and are Members of the Real Estate Council of Alberta. FCI expertise covers opinions of value for a wide range of property categories, including:

- Housing
- Subdivisions
- Land (all types)
- Single-family dwellings
- Suburban office buildings
- Hotels, motor inns, motels
- Major downtown office buildings
- Shopping centers (regional, district, and neighborhood)
- Industrial properties (owner/user and investment grade)
- Apartment buildings, row housing and condominium developments
- Special-use properties such as auto dealerships, schools, sanctuaries



### PROPERTY FINANCING

We take pride in being a leading property management company in Tanzania. Our expertise covers the management of both furnished and unfurnished rentals, as well as executive condos and homes. We understand the significance of your real estate investment and the challenges that come with managing it. When you choose FCI for your property, we take the stress out of property management. With over 10 years of experience, we have the knowledge and expertise to not only match tenants with the perfect property but also to handle every aspect of your investment with care and attention. Whether you are an individual or a family searching for a reasonably priced rental property or a property owner struggling to manage your unfurnished rental, we would like to assist you with pleasure.



## **PRODUCTION MONITORING and INSPECTION SERVICES (FOR EAST AFRICA UNION)**

In a rapidly globalizing world, international trade is a cornerstone of economic growth and Tanzania has no exception. As a country rich in natural resources and agricultural potential, Tanzania offers a myriad of opportunities for businesses engaged in importing and exporting

### **Advantages of Tanzania**

Tanzania, situated in East Africa, boasts a strategic location along major trade routes, including access to the Indian Ocean. This geographical advantage positions it as a promising hub for importers and exporters looking to tap into regional and international markets

### **FCI Expertise**

We have embraced the challenge of navigating the complexities of international trade in Tanzania. With our experience and dedication, we have successfully ventured into various sectors including agriculture, manufacturing, and technology. Our journey has been marked by learning, adaptation, and growth

### **Importing to Tanzania**

Entering the Tanzanian market as an importer requires a deep understanding of the local regulatory landscape. Our team has mastered the intricacies of customs procedures, import duties, and compliance requirements. We have forged partnerships with reliable suppliers worldwide to ensure the availability of quality products for our clients

### **Exporting from Tanzania**

Exporting presents its own set of opportunities and challenges. Tanzania boasts an array of exportable goods, including agricultural products, minerals, and textiles. Navigating the export landscape involves ensuring product quality, compliance with international standards and establishing relationships with global buyers

### **Challenges and Solutions**

Like any business endeavor, importing and exporting in Tanzania is not coming without its challenges. Infrastructure limitations, fluctuating currency exchange rates, and evolving regulatory frameworks can pose hurdles. However, through innovation, adaptability, and strategic planning, these challenges can be transformed into opportunities for growth

### **Our Commitment:**

At First Canadian Investments Ltd. our commitment to excellence and client satisfaction is unwavering.

We are dedicated to fostering mutually beneficial relationships with our partners, clients, and stakeholders.

Our goal is to contribute to Tanzania's economic development while delivering quality products and services to the global market



We invite you to join us on this exciting journey, exploring the opportunities and challenges of international trade in Tanzania. Together, we'll uncover the potential that this vibrant East African nation has to offer. We are excited to work with you and grow together

## PRODUCT INSPECTION BEFORE SHIPMENT

Ensures product conformity

Reduces the risk of quality issues

Independently conducted by professional service providers

Includes visits to manufacturing facilities or farms to check products if against specifications

## PRODUCTION MONITORING

Provides detailed reports

Reduces the risk of order delays

Offers low-cost pricing and fast service

Keeps you updated on production progress

Allows you to review product details before shipment

Provides continuous tracking and reporting of production progress

## MANAGE to BUILD the STRUCTURE of any CONSTRUCTION

A perfect understanding of the basics of building construction is the first step to a successful construction project. Constructing a building is puzzling regardless of the type of building.

Aside from the time, efforts, and investment involved, care should be taken in planning the purpose of construction and its use. Hence, it is agreeable that the process of constructing a building starts with its plan. Construction is an ancient

human activity. It began with the purely functional need for a controlled environment to moderate the effects of climate. Constructed shelters were one means by which human beings were able to adapt themselves to a wide variety of climates and become a global species. FCI limited here to help you manage and program all these elements and reach to the final result cost effective and sustainable conclusion. It is our duty to organise all site conditions and problem solving as well as monitoring and reporting daily weekly and monthly basis

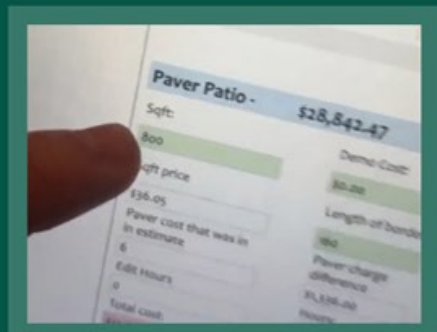


## QUANTITY SURVEYING and COST ESTIMATION of any CONSTRUCTION

Quantity surveying is of paramount importance to deliver the efficiency of projects along with financial arrangements before the actual execution of the project.

To do the complete estimation analysis of any project there is great importance for quantity surveying. A quantity surveyor will analyze the quantities, measurements, and cost of material altogether with the cost of labour and the machinery required for the execution of a project. It plays an important role in determining of estimated expense for a particular project to make the necessary financial

arrangements before starting the actual work. In order to understand if any contract is promising any profit, necessity of a correct quantity surveying is crucial. Steps about QS are:



Assessing  
Cost control  
Feasibility studies  
Value Engineering  
Dispute resolution

Monitoring budget  
Procurement advice  
Contracts negotiation  
Assigning work to subcontractors  
Legal and contractual compliance

## **BUILDING FACADE CONSULTING QUALITY CONTROL and MANAGEMENT**

Along with the roof, it is one of the most important elements of a building, since it acts as the primary barrier against external weather elements that could damage the health of the structure, such as rain, wind, frosts, sun, etc. Because of this, it is very important to choose a facade system that protects against these risks whilst helping to achieve lower energy consumption, reduce maintenance costs and improve comfort for the inhabitants FCI has enough experience to check the quality management of facade tyoes which below:



Traditional  
Curtain wall  
Panel facade  
Prefabricated  
Thermal Insulation  
Lightweight facade  
Rainscreen cladding  
Heavyweight facade

## **INTERIOR EXTERIOR DESIGNING WITH 3D RENDERS and ANIMATIONS of any SPACE**

Interior design allows individuals to express their personalities, preferences and values by providing a platform for creativity and self-expression, allowing them to customise their living spaces or work environments to reflect their tastes and styles. FCI focusing on those below:



Stylish  
Unique  
Natural  
Elegant  
Functional  
Aesthetical  
Conceptual  
Ergonomical  
Comfortable  
Safe and Fresh  
Bold and brave  
Budget Friendly  
Space Organised

Aim of FCI is submit an optimum solution where all these considerations meets with client's desire and style under determined budget. Our passion is seeing customers in best environment



3D rendering is an integral part of any architectural project because it provides many benefits that can't be replaced. The first one is the possibility to visualize an idea before it is built in reality. That is very useful for any architect because they can see potential issues and fix them before they ever occur in reality. Not only that, 3D renders are a perfect way of presenting ideas to investors and shareholders, as most of them struggle to visualize designs from drawings. In short, it's an effective way of communicating ideas and making sure that the final design is as perfect as possible before the construction starts.



There are many significant advantages of having 3D visualisations and rendering of any kind of project that might help during the design process. Some of them are below:

- Cost-efficiency
- Easier to Spot Issues
- Clear communication
- Identifying issues early
- Impressive time savings
- Ensuring the best results
- Easier project management
- Invoking the right emotions with clients
- Helpful for calculation of quantity surveying
- Easier to brainstorm new design alternatives
- Visualizing related future projects and changes



### **MANAGEMENT AND CULSULTING OF ANY KIND OF RENOVATION**

Without renovation, the value of the building decreases over time. If no investment is made in a property for a long period of time after construction, this can have a detrimental effect on the substance of the building and thus on its value. The same applies if the property is not up to date in terms of energy or if a necessary modernization is not carried out. FCI is capable of manage the renovation principles and application of any kind of construction site.

Renovation is not only an investment in your quality of life but also in the building itself, as it increases the value of the property and extends its lifespan. Long-term savings can be achieved through reduced energy consumption, lower utility bills and lower maintenance costs in the future. Building materials made of clay are hard-wearing and robust and thus especially durable. Hardly any repair and maintenance costs are incurred and the value of your building is not only retained but can be expected to increase. The reasons that force property owners to make renovations would be like below:



- Fixing safety issues
- Updating property style
- Improving the property value
- Preparing the property for sale
- To upgrade the property function
- Increasing the efficiency of the property
- Increasing comfort or enjoyment in the property

### **PROVIDING CONSTRUCTION TOOLS**



**Scaffolding**  
Scaffolding is a temporary structure that is typically made from metal poles and wood planks and used to support construction workers, inspectors, cleaners, and others who need to work at height. There are many advantages of using scaffolding in a construction site



Especially in high-rise and mid-height buildings scaffolding is important to provide construction workers with easy access to different parts of a building. Most scaffolding types also include stairways or access-ways in order to allow works to reach the designated building level



Scaffolding can allow unhindered, stable access to almost any area of a structure. Scaffolds put workers on a firm footing, giving them the ability to balance themselves in different positions while working.

Scaffolding is relatively easy to assemble and disassemble, and can be put up and taken down fairly fast. Safety is one of the most significant advantages of scaffolding, since it gives workers a stable platform for their work. A number of construction activities require workers to take long and winding routes to reach certain locations on the job site, which is an enormous waste of time. Bridging points in scaffolding can help solve this problem by reducing the distance that workers have to travel

Scaffolding is not only helpful for exterior of the building but also interior desinging to reach out high ceilings or walls. Scaffolding provides builders and workers with a safe and secure platform to carry out their duties. By being able to manoeuvre around buildings of any shape and size both quickly and easily, scaffolding improves the efficiency of any construction job. FCI limited has a huge amount of scaffolding elements that able to build any kind of building even bridge construction. Rental of scaffoldings are also optional for our customers



## LAND DEVELOPMENT ACQUISITION AND SAMPLING

### Extensive Research Precedes Acquisition:

Before acquiring land, FCI conducts thorough research into trends and factors driving land demand. This includes evaluating population growth, job expansion, and future housing needs. We utilize GIS technology to identify development limitations, including environmental, political, and infrastructure constraints. Additionally, we collaborate with third-party experts to conduct due diligence on both the market and individual parcels earmarked for acquisition. This methodical land acquisition approach allows us to pinpoint parcels poised for future development, ensuring investor returns through disposition proceeds.

### A Pipeline of Pre-Development Land Assets:

FCI's team of experts actively secures the necessary entitlements to attract homebuilders and developers who acquire land assets and initiate development. Our strategy involves targeting land expected to be in or near the development stage.

### Exit Strategy:

FCI facilitates the monetization of land assets on behalf of our investors through exit-focused agreements with national, regional, or local builders and developers. Our extensive knowledge



and experience enable us to identify suitable buyers for our land assets. Overall, your content is clear and well-organized, effectively conveying the strengths of investing in land through FCI. The edits made are minor, primarily focusing on clarity and consistency.

## CUSTOM CONCRETE PROJECTS

With FCI Custom Concrete, the possibilities are endless. We offer a wide range of services, including flooring, sidewalks, fire pits, pathways, countertops, concrete furniture, and staircases. Not to mention the various stamping, staining, and styling options available. No matter the size of your project, you can trust FCI custom concrete to deliver the results and designs you expected. Whether your concrete project is indoors or outdoors, FCI custom concrete will help you maximize your space by providing services tailored to meet your specific needs. Concrete can take on nearly any shape, design, pattern, or texture. However, what truly sets decorative concrete apart is color. Whether used subtly to blend with nature or boldly to make a dramatic design statement, color plays a vital role. We have created color charts to assist you in the concrete color selection process.



## CONSTRUCTION MANAGEMENT SOLUTIONS

It may seem obvious, but the biggest challenge facing large construction projects is time and budget overages. They may even be considered inevitable. However, for owners looking to mitigate the risk of delayed delivery dates and inflating project budgets, the most sensible precaution to take is partnering with a reliable and reputable construction management company. At FCI, we strive to be the national choice for the most comprehensive and conscientious construction management services. We are uniquely positioned to offer superior services, including:



- Concept/Pre-Construction Consultation
- Project Management
- Trade Cost Analysis and Tracking
- Trade Coordination and Contracting

By partnering with the FCI construction management team to control timelines, budget, cost, and quality, you can leverage our extensive experience to:

- Provide management expertise when needed
- Protect your and your project's best interests by serving as a qualified representative
- Reduce overall project costs through contract negotiation, reduction of unnecessary expenses
- Act as a central point of communication to seamlessly integrate all project aspects
- Accelerate the design and construction schedules
- Enhance the quality control of your project to reduce the potential deficiencies
- Protect yourself from any liability

Our construction management interpretation is incomparably skilled in leadership collaboration, timeline considered, verbal and written communication, team building decision-making, and problem-solving

## PROJECT MANAGEMENT

The scope of a construction project can be highly elaborate and complex. The best way to mitigate risks and optimize the outcomes of your construction project is to assemble a team of top-level professionals and skilled laborers guided by proficient and experienced project management. Some of the key responsibilities of an FCI project management team are:

- Outline the Project Scope
- Build a Solid Team
- Facilitate Team Collaboration
- Streamline the Process
- Budget Management
- Commitment to the Process
- Diligent Perseverance



Connect with our team at FCI to explore our past project management successes and discover how a partnership with our team can provide outstanding management solutions for your next project. We are each time excited to work in a new project and we see that as a challenge to grow more together.

## GREEN ENERGY

Heliosystems are among the most effective solutions in solar energy. In Tanzania, the use of solar systems are possible in all regions and depending on type of equipment selected, you can replace up to 100% of the need for hot water supply and heat. Applications of solar systems include:

- Private houses (cottages)
- Hotels, resorts, holiday homes, and hostels
- Fitness and health centers
- Farms and greenhouses
- Swimming pools and water parks
- Bars, restaurants, and cafes
- Gas stations
- Kindergartens, nurseries, and schools
- Hospitals and medical institutions
- Production enterprises



Oasis Technique, the company has extensive experience in integrating solar systems in all the aforementioned areas, whether in new constructions, production lines, or existing facilities. Benefits of working with FCI include:

- Collaboration with licensed and verified contractors only
- An individualized approach to task implementation
- Assistance in finding the ideal solution in the price/quality category
- A broad partner network that enables warranty and service coverage across the globe.

Green Energy Systems is at the forefront of the sustainable energy revolution, dedicated to transforming the way we generate, store, and utilize power. As a pioneering leader in the field of renewable energy, we specialize in the development, deployment, and management of innovative green energy solutions. Our mission is to drive the transition towards a cleaner, more sustainable future by harnessing the power of nature while reducing our carbon footprint. Key Areas of Expertise:

1. **Solar Energy:** We harness the sun's inexhaustible energy through cutting-edge solar photovoltaic systems. Our solar solutions power homes, businesses, and communities, offering clean and reliable electricity generation.
2. **Energy Storage:** Our energy storage solutions, including advanced batteries and grid management technologies, enable efficient energy storage and distribution, ensuring uninterrupted power supply and grid stability.
3. **Energy Efficiency:** We optimize energy consumption through smart technologies, energy-efficient appliances and building retrofits, reducing waste and enhancing sustainability.

At Green Energy Systems, we understand the urgency of addressing climate change and diminishing fossil fuel reserves. Our solutions not only reduce greenhouse gas emissions but also provide economic benefits, energy independence, and a cleaner environment. With innovation, sustainability, and a deep sense of responsibility at our core, green energy systems is dedicated to shaping a greener, brighter future for generations to come.

## AGRICULTURE ENERGY SOLUTION



The system comprises a solar cell array, a solar water pump inverter, a water pump, a water storage device, and other components. It utilizes solar energy as its power source and directly pumps water from deep wells, rivers, lakes, and other water sources. In instances of reduced sunlight intensity, the solar water pump system can also switch power sources to ensure maximum utilization. Modern farming

demands significant energy inputs. This includes power for machinery, irrigation, heating, and cooling in controlled environments. Energy-intensive practices can strain resources and contribute to greenhouse gas emissions. Thus, sustainable agriculture seeks to reduce energy consumption and incorporate renewable sources to mitigate environmental impact.

## COMMODITIES TRADING

First Canadian Investments Ltd. is a distinguished and globally recognized commodities trading firm with a rich history of success. As a leading player in the commodities market, we specialize in the sourcing, trading, and distribution of a diverse range of essential commodities. Our expertise lies in navigating the intricacies of commodity markets and offering tailored solutions to cater to the unique needs of our clients.

### Key Products Traded:

#### 1. Agricultural Commodities:

- o Wheat
- o Rice
- o Corn
- o Soybeans
- o Coffee
- o Cocoa
- o Sugar

#### 2. Soft Commodities:

- Cotton
- Wool
- Rubber
- Timber



In the past, commodities trading required significant amounts of time, money, and expertise and was limited to professional traders. Today, there are far more options for participating in the commodity markets.

At first our legacy is built on a foundation of unparalleled industry knowledge, a robust global network, and an unwavering commitment to delivering value to our esteemed clients. With an in-depth understanding of market dynamics, adept risk management strategies, and a focus on optimizing supply chains. We provide customized solutions that align with the specific requirements of our clients in the ever-evolving landscape of commodities trading. Our dedication to cultivating mutually beneficial partnerships and facilitating seamless trade in the global commodities arena continues to be our hallmark.

# Management Team



## **Asaad Al-Eryani / Finance and Management**

He brings over two decades of finance expertise to the table, with a dynamic career spanning tax auditing, financial analysis, and strategic planning. With a keen eye for detail and a passion for numbers, Asaad has navigated through various sectors, including oil and gas, public accounting, and real estate finance.

His proficiency in financial reporting, auditing, and compliance with Canadian GAAP and IFRS standards has been pivotal in ensuring financial integrity and transparency. Moreover, Asaad's knack for navigating the intricate world of shares and stocks sharing costs for construction projects has been a game-changer in optimizing project funding and investment strategies. With a proven track record of success and a commitment to excellence, Asaad is dedicated to driving financial performance and fostering organizational growth. As a seasoned finance professional, he brings a wealth of knowledge and strategic insight to every endeavor, making him an invaluable asset to any team or project.

## **Ugur Durmus / Architect**

He was born in 1983 Turkey, Ankara. He is an architect who worked in various projects as construction supervisor and project manager in various countries such as Russia, Kazakhstan, Malaysia, Qatar and Turkey. He has been graduated from University Technology Malaysia in 2015 and since then he has the passion on construction and designing field. He believes that a better design and sustainable construction should solve an actual problem and give the pleasure to the eyes

Since he has been experienced construction many times in multi cultural environments, he is gladly joined to the FCI team to explore more in African region











## **Vedat Çarkanat / Civil Engineer**

He has been graduated from University Technology Malaysia in 2005 and since then he worked in many construction projects all over the world. He has been working in Malaysia, Singapore, Uganda and Tanzania for a couple of years

He is mainly specialised on housing and commercial building as well as shopping malls. His great managements skills always useful for controlling site condition under identified budget and quality.

FCI's management team is always trying to keep up with their responsibilities and care for customer satisfaction.



IMAGE	CUSTOMER	TYOLOGY	PROJECT	LOCATION	PROJECT INFORMATION
	Almana Group	Residential & Commercial	Burj Almana	Doha, Qatar	A 60 floors of high-rise luxury mix-use landmark. The scope of the work was interior design of offices on uppermost 7 floors. The aim of the project was creating a space that customer feel exclusive
	Dogu Cons.	Residential	Ala Camlica	Istanbul, Turkey	The job was all about 7 blocks of residential building's exterior façade cladding. Fiber-cement cover and patina painting gives a real timber appearance. All details on the façade such as welding, painting, jamps, fiber-cement board applying were included
	Galataport	Commercial	Paket Postane	Istanbul, Turkey	Country's most famous project. It is regarded as a major destination of cruise liner port. The responsibility was one of the building's drywall, suspended ceiling applications (welding and gypsumboard installation) with 60 workers of crew
	Sembol Cons.	Commercial	Keruen Saray	Turkestan, Kazakhstan	A touristic historical essence of shopping mall complex that covers 20 hectare area. It was an outstanding working experience that attract tourists al around the world
	Turkish Airlines	Cargo (Storage)	Turkish Cargo	Istanbul, Turkey	Turkish Cargo, Smartist is an international project that located in new airport area. The scope of work was completing all finishing works on site Because of limited deadline, it became a biggest challenge and pushing limits for whole crew
	Alfemo	Retail Chain	Alfemo Retail	Izmir, Turkey	Alfemo is an international retail furnishing brand, the contract was about completing the renovation of retail store projects in extremely rough level of site conditions. Completed totally 4 turnkey retailing store projects in different cities in a such a limited time
	Aecom	High-Rise Office	312 Vista	Ankara, Turkey	The duty was controlling and accepting finishing works from the famous engineering firm Aecom in the name of AW architects as project managerment company. The building consists of 15 floors of high class offices and 2 floors of carparking area
	Emek Cons.	Data Center	Social Security Inst.	Ankara, Turkey	It is the biggest governmental IT Data Center project, which occupies 90.000 m2 area. Function of building is collecting and storing citizens' soft copies of social health data all over the country. Besides 18 floors of office building is included

# Mission and Vision

FCI mission, to deliver high-quality, cost-effective projects on schedule by employing and supporting motivated, flexible, and focused teams. We value the importance of our relationships and will continue to remain fair and true in our dealings with all employees, clients, vendors, and partners. Our aim is working with care and making sure all those are winners:

The country that we work in,  
The customer that we work with and  
The workers that we build together

FCI vision, to become the leading construction firm starting with Tanzania, while delivering projects that consistently exceed international standards and provide exceptional customer satisfaction.



## Contact Information

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