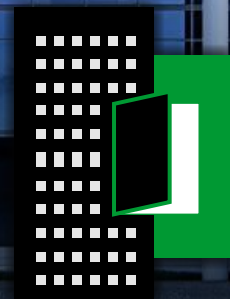


# EXECUTIVE ESSENTIAL SUMMARY



AUGSON  
SOCIAL LIVING

## DISCLAIMER

- This Document is strictly confidential. The Document contains confidential material proprietary to the Business Development and Intelligence Committee of Augson Global. The materials, ideas and concepts contained herein are to be used exclusively by Augson Global Limited (“Augson” or the “Company”).
- The information and the ideas herein may not be disclosed to anyone outside Augson or be used for any purpose other than a business plan for partnership, participation or fund raising for Augson and the project.
- Augson is responsible for implementing the plans or for the successful management in achieving the targets therein.

## BACKGROUND

Section	Description
Company Overview	<ul style="list-style-type: none"> <li>Augson Global Limited (“Augson”) was incorporated in 2014 with a wholly-owned subsidiary-- Augson Real Estates established in 2015 to develop, build and operate affordable housing solution projects.</li> <li>This executive essential summary has been prepared for the first phase development of 10,560 housing options out of a 100,000 target for the next 15 years.</li> </ul>
Macroeconomics Overview	<ul style="list-style-type: none"> <li><b>The three broad sectors that contribute to the economy of Ghana are Agriculture, Industry and Services. The Services sector which includes the housing sector,</b> is gaining momentum, boosted by strong economic growth, and the influx of non-resident Ghanaians and foreign home buyers, according to local real estate experts.</li> <li>Ghana's economic growth and increasing supply of prime real estate assets make it one of Africa's most interesting markets for investors.</li> <li>Demand is stable, especially in the high-end market and the addressable market in Ghana for housing stands at 1.8million households.</li> </ul>
Social Housing Sector and Challenge Overview	<ul style="list-style-type: none"> <li>Over the past 20 years, Ghana has seen an unprecedented increase in urban population, the majority of whom are migrants from rural areas in search of jobs and other off-the-shelves trading activities, and a better life. With more people living in urban areas than ever before, Ghana's housing shortage is a major issue affecting more than 8 million people.</li> <li>For majority of migrants, most of whom are low-wage worker earning less than \$10 a day, purchasing a home or long-term rental is neither affordable nor practical considering their migratory and income status. Most of these individuals resort to sleeping on the streets, kiosks, or in slums which are constantly undergoing demolishing to augment the city's vibrancy.</li> </ul>

## BACKGROUND

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<p>Project Overview</p>	<p><b>Innovation</b></p> <ul style="list-style-type: none"> <li>ASL seeks to provide decent, safe and affordable rental housing solutions to low-income migrants and travelers in Ghana's cities of Kumasi and Accra. Augson targets the provision of 100,000 social housing options in the form of hostels (dormitories) and budget hotels in the next 15 years; starting with 10,560-beds capacity as phase 1 in Ashanti and Greater Accra regions.</li> <li>Housing costs shall vary based on location, sharing level and income, allowing Augson to offer affordable housing to the widest possible spectrum of the socioeconomic ladder. These properties shall include amenities and services such as food, electricity, water, entertainment, clinic, crèche, transport and clean environment. Other security infrastructure provisions shall include police station and fire service station.</li> <li>Payment shall mostly be in the form of cash and in advance of stay. This pay-as-you-go model reduces the need for working capital for day-to-day operations while meeting the needs of the company's migrant customers.</li> </ul> <p><b>Impact</b></p> <ul style="list-style-type: none"> <li>Access to low-cost housing will positively impact populations through savings on alternative housing and a higher likelihood of retaining their jobs.</li> <li>While it is very difficult for Ghana's low-income migrants living and working within cities to afford a quality home if they are able to even afford one, affordable housing solutions like ASL can provide high-value accommodations that can contribute to significantly improving customers' health, psychological and social life as well as education and employment outcomes.</li> </ul>



## PROJECT DESCRIPTION

Section	Description												
ASL Phase 1 Description	<p><b>Proposed Sites</b></p> <ul style="list-style-type: none"> <li>Augson proposes to acquire parcels of lands to create a 15-acre site at each of the regions—of which all sites shall be empty lands. Augson shall develop an innovative, self-sufficient, mixed-used, affordable social homes and budget hotel options with services facilities on each site.</li> </ul> <p><b>Addressable Market</b></p> <ul style="list-style-type: none"> <li>Augson's target for this phase of the project is to provide 10,560 decent sleeping beds for the majority of the youth whose earnings falls below \$10 per day, and provide budget guest homes to the many travelers who cannot afford the commercial hotel rates.</li> </ul> <p><b>Total Deliverables of Phase 1 in both Ashanti and Greater Accra</b></p> <ul style="list-style-type: none"> <li> <table border="1"> <tr> <th colspan="2">Social Housing</th></tr> <tr> <td colspan="2">4,890 - rooms: 10,560-beds capacity--single rooms with lounge, and shared rooms.</td></tr> <tr> <th>Commercial Area</th><th>Recreational Area</th></tr> <tr> <td>Clinic, Pharmacy, Creche, Supermarket, Launderette, Shops, Cafeteria, ATM vendors, and Cinema</td><td>Swimming Pool, Gymnasium, and Sports facilities</td></tr> <tr> <th colspan="2">Supporting Facilities</th></tr> <tr> <td colspan="2">Police station, Fire Service station, CCTV Security, WiFi-Fibre Connection, Solar Power Generations, Biogas Plant, Solid Waste management and Waste Water treatment Plant</td></tr> </table> </li> </ul>	Social Housing		4,890 - rooms: 10,560-beds capacity--single rooms with lounge, and shared rooms.		Commercial Area	Recreational Area	Clinic, Pharmacy, Creche, Supermarket, Launderette, Shops, Cafeteria, ATM vendors, and Cinema	Swimming Pool, Gymnasium, and Sports facilities	Supporting Facilities		Police station, Fire Service station, CCTV Security, WiFi-Fibre Connection, Solar Power Generations, Biogas Plant, Solid Waste management and Waste Water treatment Plant	
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## OTHERS

Section	Description																				
ASL Phase 1 Estimated Cost	<p><b>Total Project for Phase 1</b></p> <ul style="list-style-type: none"> <li>• USD 60.5 million</li> </ul> <p><b>Project Charges</b></p> <ul style="list-style-type: none"> <li>• Ghs 5 - 100 per bed per night and Ghs 2 - 5 per service</li> </ul>																				
Project Update	<ul style="list-style-type: none"> <li>• <table> <thead> <tr> <th>Activities</th><th>Stage</th></tr> </thead> <tbody> <tr> <td>• Market Survey and Study</td><td>Completed</td></tr> <tr> <td>• Certified Architectural, Structural, Electrical and Service drawings</td><td>Completed</td></tr> <tr> <td>• Quantities Survey</td><td>Completed</td></tr> <tr> <td>• Land Acquisition</td><td>In Progress</td></tr> <tr> <td>• Environmental Impact Assessment Report</td><td>Not Started</td></tr> <tr> <td>• Environmental Protection Agency Permit</td><td>Not Started</td></tr> <tr> <td>• Fire Certified Report including drawings from the Ghana National Fire service</td><td>Not Started</td></tr> <tr> <td>• Building Permit</td><td>Not Started</td></tr> <tr> <td>• Contract with EPC Contractor</td><td>Not Started</td></tr> </tbody> </table> </li> </ul>	Activities	Stage	• Market Survey and Study	Completed	• Certified Architectural, Structural, Electrical and Service drawings	Completed	• Quantities Survey	Completed	• Land Acquisition	In Progress	• Environmental Impact Assessment Report	Not Started	• Environmental Protection Agency Permit	Not Started	• Fire Certified Report including drawings from the Ghana National Fire service	Not Started	• Building Permit	Not Started	• Contract with EPC Contractor	Not Started
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Social and Economic Impact	<p><b>Affordable &amp; Accessible Housing</b></p> <ul style="list-style-type: none"> <li>● 10,560 beds - addressing the critical need of affordable housing that exist in the major cities</li> <li>● Resilient and high-quality, affordable, and environmentally friendly housing facilities;</li> <li>● Sustainable rental spaces to the communities, groups and services that would improve the social, economic, environmental and health outcomes of low-income workers and individuals living on the streets and in slums--whilst providing our tenants access to their basic needs.</li> </ul> <p><b>Employment Creation and Local Economy Development</b></p> <ul style="list-style-type: none"> <li>● Utilize local construction companies and subcontractors wherever possible thereby aiming to create over 2,400 new jobs to the local people;</li> <li>● Job creation - through recruitment for operational purposes and ancillary services such as cafeteria, clinics, supermarkets, and many more which are mostly dominated by women employees. Significant build cost supporting local economy and additional flow-on effects to the surrounding villages and towns.</li> </ul> <p><b>Safety and Security</b></p> <ul style="list-style-type: none"> <li>● Safe, clean and conducive environment that fosters personal growth and development whilst reducing crime against these vulnerable people and providing security, especially to the women.</li> </ul> <p><b>Climate Change</b></p> <ul style="list-style-type: none"> <li>● Proposition of clean solar energy daily from rooftop solar plants to augment electricity supplies to the project. Additional electricity production from a biogas plant that shall be installed to control the liquid waste generated from the project.</li> <li>● Dramatic improvement with striking exterior and site layout that will provide a warm and welcoming experience at the university; and Attractive, high-quality landscaping, lighting, exterior signages, and street furnishings.</li> </ul>

## REQUEST

Augson Global is seeking the Co-developement Partnership with the Ministry of Inner-City & Zongo Development (MICZD) for the development of this project.

## PROJECT TIMELINES

Activities	Indicated Timeline
Selection of project partners	July 2020
MoU Signing with Partners	September 2020
Review of Designs	September 2020
Land Acquisition and Agreements	September 2020
Financial Close	April 2021
EPC Procurement	April 2021
Commencement of Construction	July 2021
Completion Date	July 2023
Commissioning Ceremony	Augsust 2023





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