



Company Profile

EQ Developments © 2025



Table of Contents

About EQ

04

Introduction

05

Principles

08

Practices

10

Portfolio

15

Qualifications

26

Team

28

Appendices

31

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Here, we firmly believe that quality is a non-negotiable, and our proposal seeks to convey precisely that.

Our approach to development goes beyond a mere commitment to quality — it's an invitation to build something exceptional together. As our partner, you'll experience a robust process that is grounded in meticulous planning, transparency, and collaboration, ensuring that your vision transforms into a reality with lasting impact. This proposal showcases not only our high standards but our dedication to making this union a seamless and rewarding journey toward success.

We look forward to setting a new standard in what's possible and building a meaningful partnership that drives exceptional results and lasting value.

Mr. Husam El-Qasem

President





About EQ

Introduction

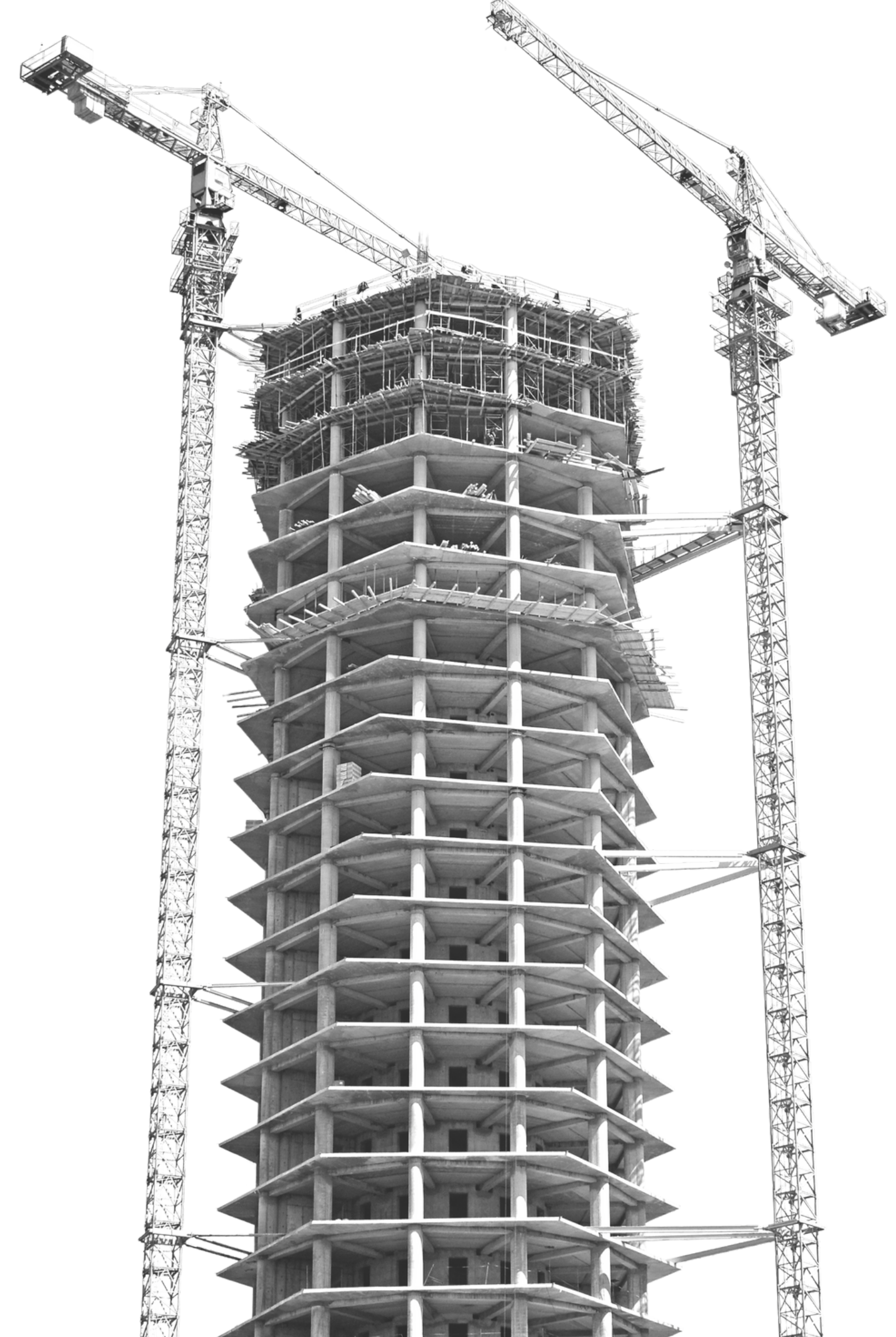
EQ is a leading project development, consultancy, and management firm specializing in real estate, industrial, and infrastructure projects across Africa and the Middle East.

Our expertise spans real estate, industrial, and infrastructure projects, where we partner with stakeholders to transform properties from concept to reality, delivering unparalleled value through decades of experience and meticulous attention to detail.

22 years of
experience

25⁺ projects
delivered

09 international
offices



Development

Our real estate, industrial and infrastructure developments transform communities, create new opportunities and burgeon growth.

Consultancy

Our in-house project consultancy services extended to stakeholders and partners pursuing the development of their projects.

Management

Our project management services are elongated to partners seeking to transform their projects into lucrative investments.

*Global perspectives, local impact.
Our diverse team builds
beyond boundaries.*



Middle East

Amman, Jordan
Abu Dhabi, UAE

Africa

Accra, Ghana
Takoradi, Ghana
Windhoek, Namibia
Lagos, Nigeria
Dar es Salaam, Tanzania
Cape Town, South Africa

2002

2008

2024

2025+



The Beginnings

We began as pioneers in infrastructure development, offering a multi-disciplinary, turnkey approach for sovereign, sub-sovereign, private clients, and multilateral banks.

The Evolution

We applied our services internally, expanding to develop EQ's own real estate, industrial, and infrastructure projects, from economical to high-end ventures.

The Present

EQ's footprint spans multiple countries in Africa and the Middle East, demonstrating our ability to adapt to diverse cultural and economic environments.

The Future

EQ is dedicated to expanding our portfolio with projects that create socioeconomic impact. We will focus on sustainable development and innovation, enhancing quality of life across Africa and the Middle East.

Principles

At EQ Developments, we are guided by a moral compass and stringent internal standards that shape our mission, vision, and values. These principles empower us to deliver exceptional work and nurture long-term partnerships. By adhering to these commitments, we ensure that every project reflects our dedication to integrity, excellence, and positive impact on the communities we serve.

Vision

We envision a future where our developments empower communities, spark economic vitality, and reflect our deep commitment to sustainability and ethical practices. Via our work, we aim to be a leader in shaping environments across Africa and the Middle East.

Mission

We aim to create impactful real estate, industrial and infrastructure projects that drive sustainable growth and enhance the quality of life in the communities we serve. We strive for excellence and innovation while fostering meaningful partnerships.



Integrity

Our corporate culture proliferates throughout the entire organization, leaving its mark in every project we handle and every task we execute.

Qualifications

Our team of certified and well-experienced professionals operates as a cohesive unit, offering the best results in terms of quality, value, and time.

Experience

Our experience derived from a portfolio of projects establishes the highest degrees of efficiency, professionalism and timely delivery as the norm.

Wx3

Our commitment in delivering a win-win-win equation for all stakeholders ensures sustainable growth & development.





Practices

From project development to post-contract management, our comprehensive services are designed to address every phase of a project lifecycle.

Our consultancy expertise ensures meticulous planning and innovative design, while our project management strategies guarantee efficient execution and risk mitigation.

Through strategic partnerships, we deliver impactful socio-economic benefits and sustainable growth.

01 Project Development

02 Consultancy Services

03 Project Management

04 Post-Contract Management

05 Public-Private Partnership

Project Development

Our approach in developing projects is based on a systematic cycle that ensures the successful delivery of state-of-the-art projects that cater end users' needs and expectations.

1

Identification

Identifying potential opportunities & conducting initial feasibility studies.

2

Design

Creating detailed plans & blueprints to ensure functionality and compliance.

3

Appraisal

Evaluating the project's value & financial feasibility through market research.

4

Structuring

Organizing the legal, financial & operational framework.

5

Finance

Securing necessary funding & managing financial planning.

6

Comms

Ensuring effective communication with all stakeholders.

7

Operations & Management (O&M)

Providing ongoing maintenance and support to ensure each project operates smoothly, retains value, and adapts to evolving user needs.

Consultancy Services

Our consultancy services offer comprehensive support for every stage of a project. From initial master planning to final financial feasibility and transaction structuring, our expert team provides strategic technical and commercial guidance to ensure successful project outcomes.

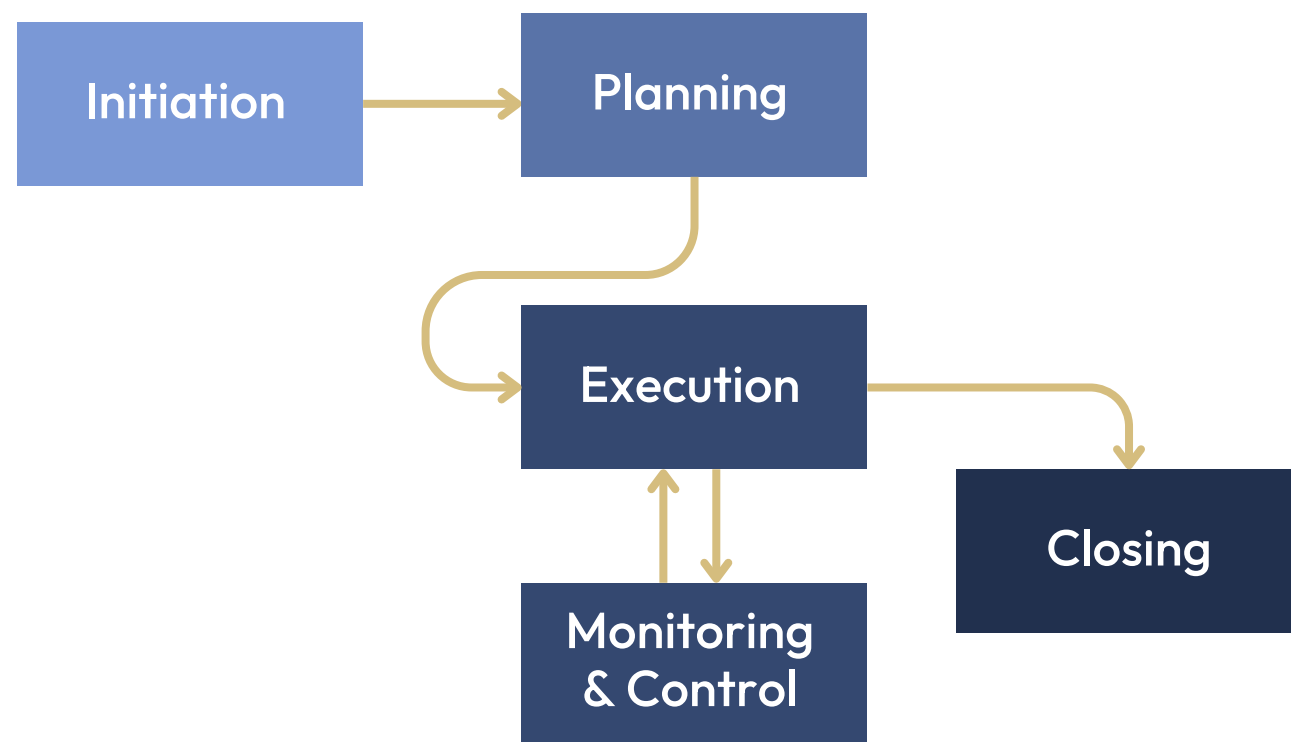
Project Identification	Architecture & Engineering	Quantity & Cost Estimation
Project Branding	Public Relations & Communications	Financial Appraisal
Transaction Structuring	Investment Management	Project Company/ SPV Management
Tender Management	Post-Construction Asset Management	Capacity Building



Project Management

For a project to meet its requirements, it needs professional application of technical and commercial knowledge, skills, tools and techniques.

Our comprehensive Project Management services include the professional application and integration of the appropriate 47 logically combined Project Management processes categorized into the five groups of:



We offer our partners different levels of Project Management Service including supportive, controlling or directive. Our Project Management Services include:

Planning	HR Management	Governance
Communication Management	Scope Management	Risk Management
Time Management	Procurement Management	Cost Management
Stakeholder Management	Quality Management	Contract Management

Post-Contract Management

Our post-contract operations & management collaboration ensures that assets are managed effectively and continue to operate at peak efficiency. We offer specialized expertise in real estate asset management and operations and management (O&M) for industrial and infrastructure projects.

✓ Real Estate Asset Management

✓ Industrial Projects Operations and Management (O&M)

Public-Private Partnership

We specialize in facilitating successful public-private partnerships (PPP) that deliver significant public benefits while ensuring private sector efficiency and innovation. Our services include capacity building, project appraisal, and comprehensive PPP project management.



Portfolio

Our innovative approach ensures each project not only thrives financially but also fosters significant socioeconomic benefits, transforming communities sustainably. Our portfolio comprises all of real estate, hospitality, urban, industrial and infrastructure projects.



20 real estate
projects

12 industrial
projects

04 Infrastructure
projects



The Gardens

Real Estate

An oasis of tranquility in a modern, gated community. Featuring one, two, and three bedroom apartments in a communal setting served with a state of the art lifestyle.

Location

Lagos, Nigeria

Complex Size

7 buildings

Project Area

21,468 sqm

Occupancy

348 families



Four Points Sheraton

Real Estate

Located in Dar es Salaam, Tanzania, this proposed hotel comprises 254 rooms of pure indulgence, furnished with luxurious finishing and full scale 5-star hotel amenities.

Project Area	No. of Stories
2,780 sqm	7 floors
No. of Rooms	Occupancy
254 rooms	400 guests





Flamingo Beach

Real Estate

Tour this high-end beachfront development comprising 420 residential apartments, 12 villas, restaurants, and other community amenities.

Project Area

45,600 sqm

Complex Size

7 buildings

Type

Mixed-use center



JMB Group

Industrial

Discover JBM Group in Jebel Ali, Dubai: A leading facility combining offices and a fully sustainable Pharmaceutical Plant, powered 100% with renewable energy.

Industry	No. of Buildings
----------	------------------

Pharmaceutical	3 buildings
----------------	-------------

Project Area	No. of Stories
--------------	----------------

4,645 sqm	5 stories per building
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Plot 1660

Real Estate

Located in Achrafieh, Beirut, this luxurious 4-building complex is fully furnished with a swimming pool, recreational facility, 24-hour security and modern amenities.



The White Villas

Real Estate

Tour this luxurious living complex in the heart of Jordan's capital. The compound features 60 villas and a retail center.

Ifrane

Real Estate

With a strong commitment to sustainability, this getaway in the Atlas Mountains comprises 14 eco-friendly bungalows, each blending seamlessly with nature.



Greenfield Complex

Real Estate

Discover the vibrant and modern mixed-use development designed to foster a dynamic and environmentally friendly lifestyle. Spanning an expansive area of 73,800 square meters.

Location

Côte d'Ivoire

Project Area

73,800 sqm

Built-Up Area

21,468 sqm



Oshakati Residences

In north Namibia, the Oshakati Residences are a modern living space of 263 detached units, furnished with modern amenities.



Tripoli Gardens

Real Estate

This exclusive residential compound of villas offers a unique blend of luxury and community for a select group of companies and their staff.

Project Area
5,575 sqm

Building Type
Private villas

No. of Units
6 villas





Al Mushatta Plant

Industrial

This innovative single-storey structure was designed to uphold the highest standards of functionality.

Owerri Water Scheme

Infrastructure

A collaborative effort that transformed the water plant in Owerri City, Nigeria, through a successful public-private partnership.



Steelworks Amman

Industrial

Driven by a commitment to sustainability, Amman's Steelworks leads in implementing eco-friendly practices and technologies, which we held design, develop and install.

Location

Amman, Jordan

Project Area

100,000+ sqft

Daily Output

50,000+ tonnes



Onitsha Water Scheme

Infrastructure

An innovative project aimed at developing a pioneering water scheme for Onitsha City in Nigeria, operating under a PPP framework.

Qualifications

At EQ, our qualifications speak to our commitment to quality and integrity. Backed by industry-standard certifications, glowing testimonials, and a strict code of conduct, we uphold rigorous benchmarks in every project. These standards not only reflect our dedication to excellence but also reinforce trust in our long-term partnerships and commitment to delivering value in each development.

Our aspirations:



“Stellar work, timely service.”

EQ delivered beyond our expectations, completing every phase on schedule with a quality that reflects their commitment to excellence. Partnering with them gave us confidence & ease-of-mind from start to finish.

Mr. Gaith El Fayez
Owner, Al-Mushatta Plant

“Gold in planning & delivery.”

EQ delivered beyond our expectations, completing every phase on schedule with a quality that reflects their commitment to excellence. Partnering with them gave us confidence & ease-
The team exhibited its expertise by guiding us through complex challenges with seamless execution. Their attention to detail and transparent communication made all the difference in our project’s success.

Mrs. Shivani Jobanputra
Director, Joban Group

“Detail-oriented craftsmanship.”

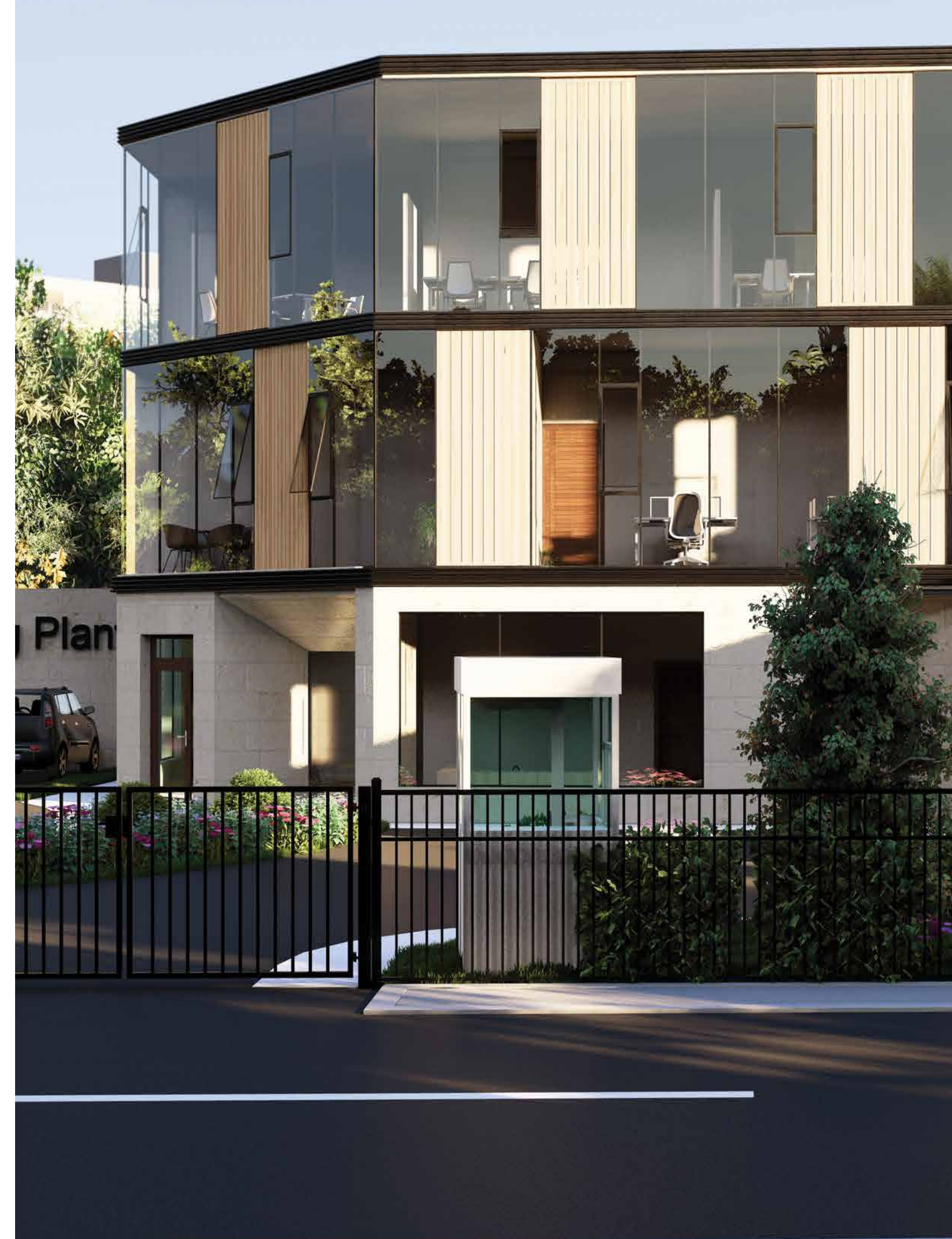
Our collaboration with EQ transformed our vision into reality. Their attention to detail, high-end finishing and on-ground solutions not only met our expectations but surpassed them. The entire team was responsive and proactive, ensuring smooth communication throughout the project.

Mr. Nabil Abughazaleh
Managing Partner, ABCO

“Delivered without a fault.”

The team handled our industrial project with exceptional professionalism and quality. Their proactive approach to challenges ensured everything ran smoothly, and I’m extremely satisfied with the results.

Mr. Elie Mahfoud
Operations Head, TreadRock



Team

Our team at EQ is made up of diverse, highly skilled professionals who bring a wealth of experience and dedication to every project.



Husam El-Qasem

President

Husam has over 22 years of professional experience in advisory, consultancy and project management for social & economic infrastructure and real estate projects. His projects footprint covers a range of countries within the Middle East and Africa.



Kwame Phillips

Vice President - Ghana

Kwame brings over 40 years of experience as a merchant, consultant, executive, and project management expert. His leadership and networking have positioned EQ Ghana as a recognized provider of quality services, fostering growth in a competitive market.



Rama Abdulhadi

Communications Director

Rama has over 10 years of experience in PR and communication, specializing in strategic planning and media relations within agency settings. She brings valuable expertise in brand visibility and reputation management across diverse sectors.



Warwick Denman

Director - Business Development

Warwick has over a decade of experience as Business Development Director across Africa and the Middle East. His expertise lies in creating new business opportunities and driving development initiatives to foster growth and expansion.



Emmanuel Asare Asante

Director - Ghana

Emmanuel is the Operations Manager at EQ Ghana, overseeing business development and daily operations. He holds an MPA and M.Phil. in Global Leadership from universities in Ghana, with a background in Political Science and History.



Caroline Chema Eric

Director - Tanzania

Caroline is a certified PPP specialist with 10+ years in infrastructure investment and project finance. She brings expertise in risk management, compliance, and financial analysis, having consulted for organizations like the World Bank across Africa.



Mohammad Amireh

Finance

Mohammad has over 9 years of experience in finance and accounting, working with various holding companies and on freelance projects. He specializes in financial modeling, planning and analysis, budgeting, valuations, financial reporting, and capital raising.



Sebulon Ashipala

Director - Namibia

Sebulon is an experienced leader in strategic growth and operations. With a foundation in Management of Information Systems, he has a background in Namibia's banking sector and leads a multi-industry company covering Oil & Gas, commodity trade, and Biomass.



Mohammad Al Yousef

Architect

Mohammad has over 3 years of experience in architectural design, working with various holding companies and freelance projects. He specializes in architectural design, creating architectural and shop drawings, visualization, BIM modeling, and presentations.



Hammad Shalfawi

Projects Director

Hamad Zeyad Shalfawi is an architect certified Project Management Professional (PMP) with a Bachelor's and MBA from the German Jordanian University and a degree in Construction Management from UC Berkely. He has completed over 20 high-end projects.



Ali Nabbouh

Architect

Ali is an architect with over 3 years of experience in design and architecture. He has worked on projects in Australia and Lebanon, gaining expertise from concept development to shop drawings. His strengths include 3D visualization and BIM modeling.



Anas Shalfawi

Projects Director

Anas is a dedicated young professional with a focus on gaining experience in real estate development and in analyzing market trends. He is committed to learning and growing in the field, building a strong foundation for his future career.



Andrea Stucchi

Consultant

Andrea is a Solicitor focused on public-private partnerships (PPPs). He has advised the World Bank on infrastructure projects in Africa, has contributed to UNECE's Model Law for People First PPPs, and is in the World Association of PPP Units & Professionals (WAPPP).



Amandeep Singh

Consultant

Amandeep is a PPP transaction advisor with 21 years of experience and over 60 projects across different sectors, focusing on sustainable development and capacity building. He has been involved in initiatives for various governments in developing economies.



Ahmad Al Khalil

Legal Counsel

Ahmad has practiced 20+ years in contentious and non-contentious law, specializing in M&A, corporate law, technology, employment, and real estate across the Middle East, with a law degree from the University of Bristol and an MBA from NYIT.

“Great teams produce extraordinary dreams - and our diverse, multi-disciplined professionals are committed to nothing less.”

Mr. Husam El-Qasem
President



2



Appendices



Company Data Certificate
This Certificate is of (2) Pages

Reference Number: 2442267/59264/2
Date: 07/07/2024



Scan QR Code to Verify Certificate's Authenticity

EI Qasem (EQ) Developments & Project Management Limited Liability Company

Company Status: (Active)

Establishment National Number: (200180773)

Capital: (100.000)

Date of Registration: 17/02/2021

Company Address: Amman, and the company is permitted to open branches outside the kingdom

We have received company's board resolution stating that company's board have decided during its meeting held on 16/03/2021 to:

Appoint Mr. Husam A. Jamal El-Qasem the company's General Director

Appoint Mr. Husam A. Jamal El-Qasem (National ID Number: 9781001143) the company's official signatory for all financial, administrative, and legal matters

Capital has been fully paid

Accounting Auditor for fiscal year (2024): Osama Salah Saleem Al Jallad

Last financial audit is for (2023) and has been audited by Ramzi Abdullah Abdulhamid Al Bukhari

As per our records, the company is active as of today's date

Electronic Receipt Number: 20240707219606673
Certificate issued: by electronic services (11:12:18)

Companies General Controller
Dr. Wael Ali Al Armouti



Based on the records of the Companies Control Department

EI Qasem (EQ) Developments & Project Management

is registered with us under limited liability companies records under registration number (59264) on 17/02/2021 with a capital of (100.000) Jordanian Dinars.

Company's Activities:

[681010]	Buy and sell private properties
[681042]	Lease and manage privately owned commercial complexes
[681050]	Development of privately owned properties excluding construction works
[682050]	Property Management (on contractual basis)
[682060]	Development of properties owned by other parties on contractual basis excluding construction works
[702000]	Business consultancy services
[702020]	Development and management of different types of economic projects
[711010]	Engineering design and consultancy services
[711030]	Project management of services
[711090]	Architectural and engineering services and related technical consultancy services
[731004]	Marketing services
[732001]	Market research and studies services
[741090]	Special design services
[749008]	Environmental consultancy services
[749009]	Technical consultancy services

Shareholders in the company and their shares:

National Number	Shareholder Name	Shareholder Description	Nationality	Shares JD
9781001143	Husam Abdulhadi Jamal El Qasem	Limited liability	Jordanian	100.000

Board Members:

Board Member Name	Board Member Description	Election Date	Appointment Date
Husam Abdulhadi Jamal El Qasem	Company's General Director		16/03/2021

Board Resolutions:

Board Resolution Date	Board Resolution	Date of Authentication
03/07/2024	Company board met during an exceptional meeting and decided: 1. Change the company's name from "EI Qasem (EQ) Consultancy & Project Management" to "EI Qasem (EQ) Developments & Project Management" And all related procedures have been completed with us on 07/07/2024	07/07/2024

On 04/07/2024, the company applied the following changes:

Amend company's name to EI Qasem (EQ) Developments & Project Management instead of EI Qasem (EQ) Consultancy & Project Management



FEDERAL REPUBLIC OF NIGERIA

**CERTIFICATE OF INCORPORATION
OF A
PRIVATE COMPANY LIMITED BY SHARES**

COMPANY REGISTRATION NO. 8043386

The Registrar - General of Corporate Affairs Commission
hereby certifies that

EL QASEM DEVELOPMENTS AND PROJECT MANAGEMENT LIMITED

*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 30th day of October, 2024



Hussaini Ishaq Magaji SAN
Registrar - General

TAX IDENTIFICATION NUMBER: 32409013-0001

Reg No. CS114410723



REPUBLIC OF GHANA

TIN : C0063131153

**Certificate of
Incorporation of a Company**

I hereby certify that

E.Q. DEVELOPMENTS LTD

originally called

E.Q. ENERGIES LTD

which name was changed by Special Resolution and with the Approval of the Registrar of Companies on the 17th day of January 2024 and was **Incorporated** under the Companies Act 2019, Act 992 as a **Limited Company**, on the 20th day of July 2023

Given under my hand at Accra, this 17th day of January 2024

For: Registrar of Companies



Thank You

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