

Alpha Mead Development Company – Our Journey to EDGE Certification

Shelter Afrique 2022 AGM

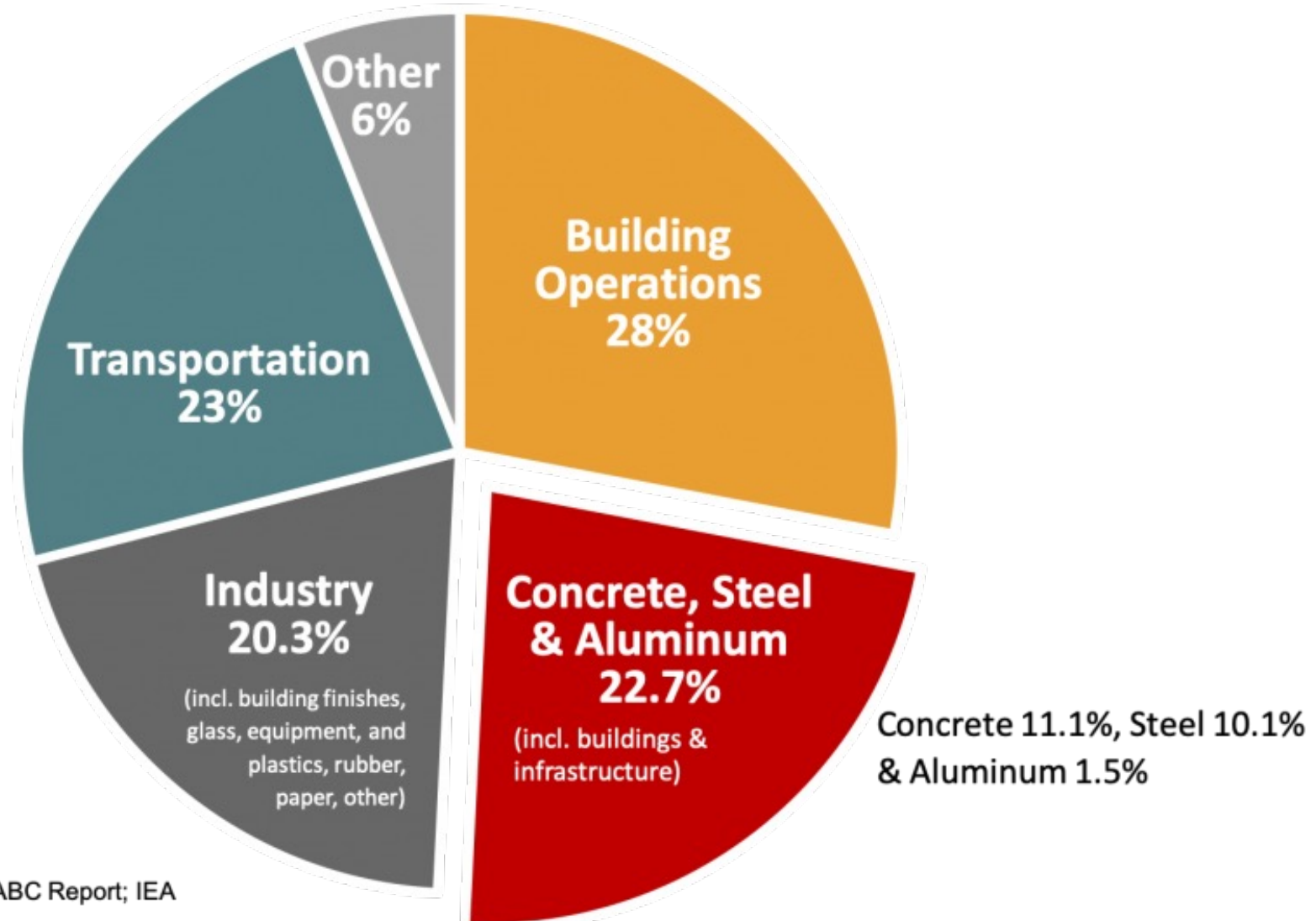
Wale Odufalu *FCIS, CIWFM*

Managing Director

“For as long as we continue to emit greenhouse gases, temperatures will continue to rise. And alongside that, our oceans will continue to become warmer and more acidic, sea ice and glaciers will continue to melt, sea level will continue to rise and our weather will become more extreme. Arctic warming is disproportionately high and what happens in the Arctic affects all of us.”

Prof. Petteri Taalas, Secretary General, World Meteorological Organization

Global CO₂ Emissions by Sector



Source:
2018 Global ABC Report; IEA



WORLD
GREEN
BUILDING
COUNCIL

SUSTAINABLE DEVELOPMENT GOALS

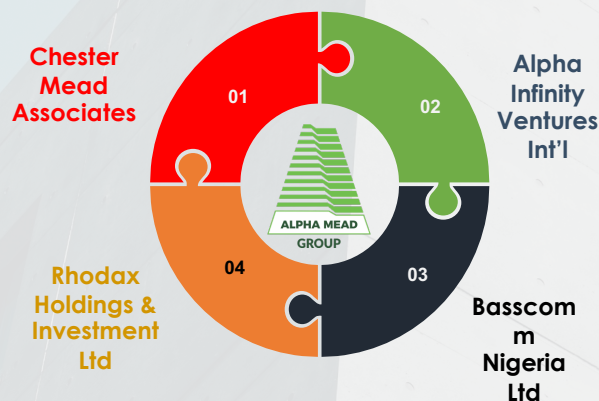


About Alpha Mead

Alpha Mead Group is a Total Real Estate & Healthcare Solutions Company established to provide robust business support services for local and international Real Estate investors or owners with interests in our range of products covered along the Real Estate value chain



OWNERSHIP STRUCTURE



SUBSIDIARIES



LOCATIONS WITHIN NIGERIA

Locations	No of Site
Lagos	91
South West	5
North	18
South-South	3
South East	3
Total	120

COUNTRIES OF OPERATIONS

West Africa (6)	East Africa (3)	Southern Africa (2)	North Africa (1)
Nigeria	Kenya	South Africa	Morocco
Ghana	Tanzania	Botswana	
Senegal	Rwanda		
Gambia			
Cameroon			
Ivory Coast			

Over a Decade of Operational Excellence



2019
London Stock Exchange
Group (LSEG) -
Companies to Inspire Africa



2019
Nigerian Stock Exchange
& Business Day Media
Next Bull Award



2018
Shell Nigeria Real
Estate Forum
HSE Awards of Excellence



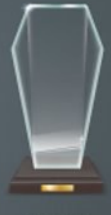
2018
Eterra Nigeria E-waste
Champion



2017
Middle East & Africa
(MEA) Awards - Highest
Quality Provider in
Professional and
Business Services



2016
Nigeria Institute of
Industrial Engineers
(NIIE) - Most
Outstanding Facilities
Engineering Company



2016
Distinguished FM
Practitioners (IFMA)



2015
Most Outstanding
Facilities Engineering
Company of the Year
(Nigerian Society of
Engineers — NSE)



2015
Certified to International
Standards (ISO 9001:2015
Certification)



2014
Best FM Company
of the year
(European CEO
Awards)



2014
16th Position Nigeria's
Fast Growth
Companies, All World
Network & Tony
Elumelu Foundation



2014
OSH Association
Safety Merit
Award



2014
European CEO
Award Best Facilities
Management
Company of the Year



2013
Real Estate Unite &
Awards - Best Real Estate
Support Service
Company



2013
Ernst & Young
Entrepreneur of the
Year, (Femi Akintunde)
West Africa (Emerging
Categories).



2012
BIFM/IFMA Global
Affiliate and BIFM
recognized Centre



2012
IFMA Nigeria
Distinguished Facilities
Management
Practitioners



2012
Best Corporate FM
Stakeholder (IFMA
Nigeria)



2007
HSE Company of
the year (Shell
Infrastructure
Team)



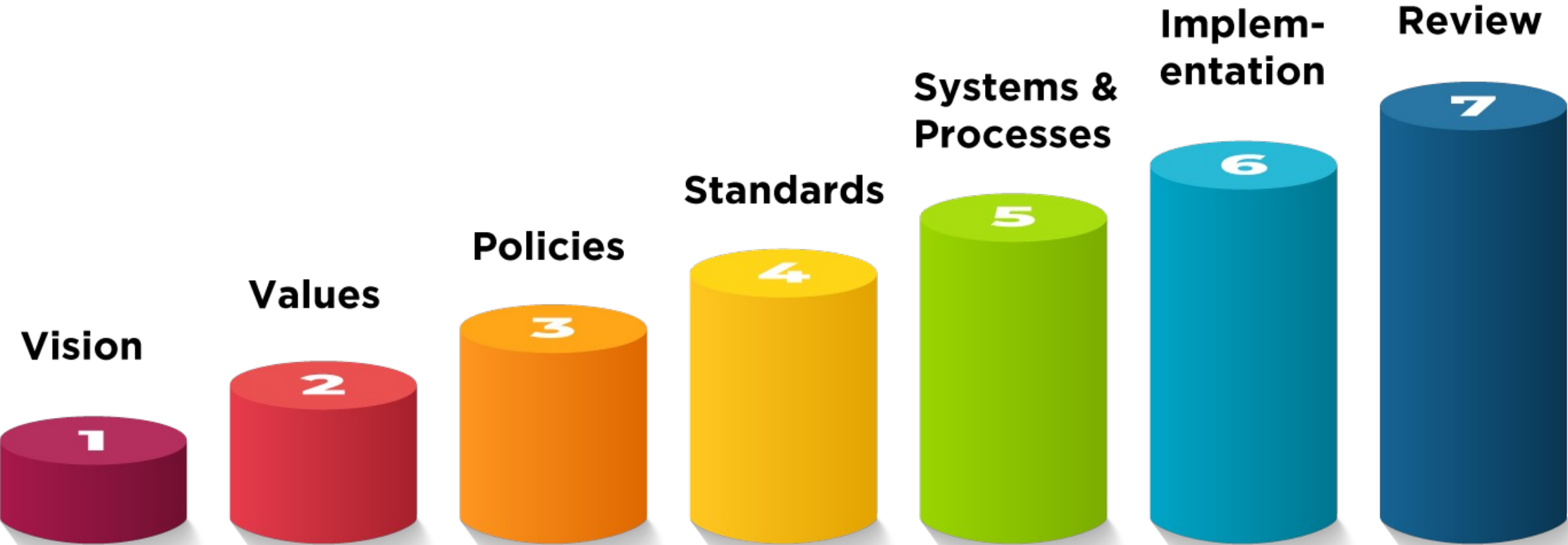
2007
Shell Infrastructure
Team - HSE Award
for Excellence 2007

ABOUT AMDC



Alpha Mead Development Company (AMDC) – Nigeria’s first Real Estate Development Company certified to international standards (ISO 9001:2015) – is the Real Estate Development, Asset Management and Advisory arm of Total Real Estate Solutions Company, Alpha Mead Group. Established in 2013, AMDC is positioned to address the growing housing deficit of the middle-income class, which is estimated at over four million houses, by lowering the entry barrier to homeownership. Our Corporate Objectives are:







LEKKI PEARL ESTATE

Lekki Pearl Estate is AMDC's flagship estate and Nigeria's first residential estate to be certified to EDGE Advanced standards

Key Facts:

Location: Lagos, Nigeria

Stage: Final EDGE

Certification

Date: November 1, 2020

Total CO2 Savings

(annually): 3.5

Certified by Sintali-SGS

Fully Residential Estate Developed on 3 Hectares property located in Lagos, Nigeria

112 Houses Currently Being Developed (44 Terrace Units, 36 Contemporary Apartments, 24 Semi-Detached Units & 8 Fully Detached Units. Phase 1 of the project is sold out



32% Water Savings

Dual-flush water closets and low-flow showerheads and faucets for kitchen sinks and washbasins helps with up to 32% savings on water consumption



44% Energy Savings






The reduced window-to-wall ratio, ceiling fans in all habitable rooms, and energy-saving lighting in internal and external spaces.



50% Less Embodied Energy in Materials

In-situ reinforced concrete slab for the floor, aluminum sheets on timber rafters for the roof construction, and in-situ reinforced internal and external walls.

CHALLENGES TO ADOPTION OF GREEN STANDARDS IN NIGERIA

	Cost	<i>There is a perception that building green is expensive and as such developers shy away from it</i>
	Integrity	<i>Insufficient supply of green building materials hamper the adoption of the technology</i>
	Information	<i>Paucity of information on the benefits of green buildings and a lack of integrated & sustained research</i>
	Government	<i>Lack of governmental legislation and incentives for developers</i>
	Technology	<i>Inadequate technology and technical support to drive the adoption of green building technology</i>

Value Creation

Stakeholders in the real estate value chain must be value-oriented and communicate these effectively to subscribers

Effective Regulation

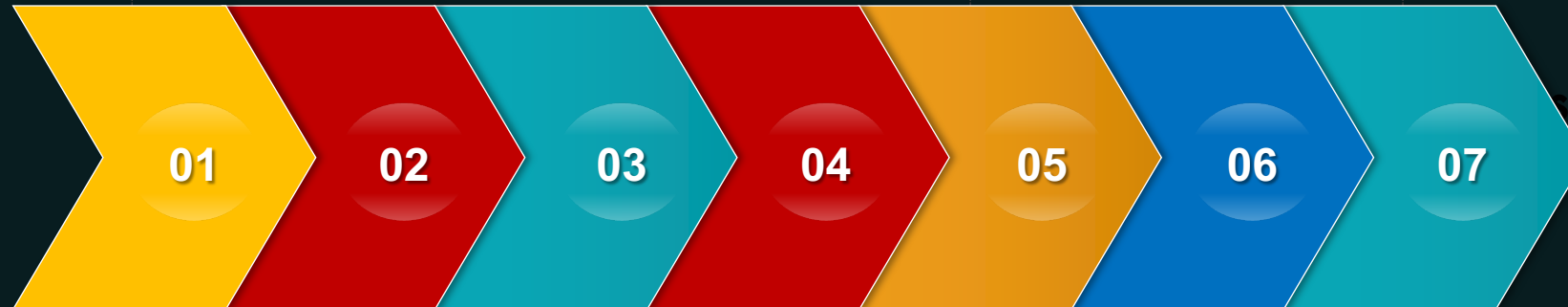
Enforcement of Environmental Impact Analysis and other environmentally inclined certifications before any building development is approved.

Funding

Government must fund extensive research and development

Incentives

Corporate and residential real estate owners, investors and developer should be incentivised to use the concept of Green Building in their building constructions



Capacity Development

Governments and organisations must pay earnest attention to capacity development

Proscription

Ban hazardous building materials such as fluorescent tubes, asbestos, polythene etc

Curriculum

Engrain sustainability into the tertiary institutions curriculum

