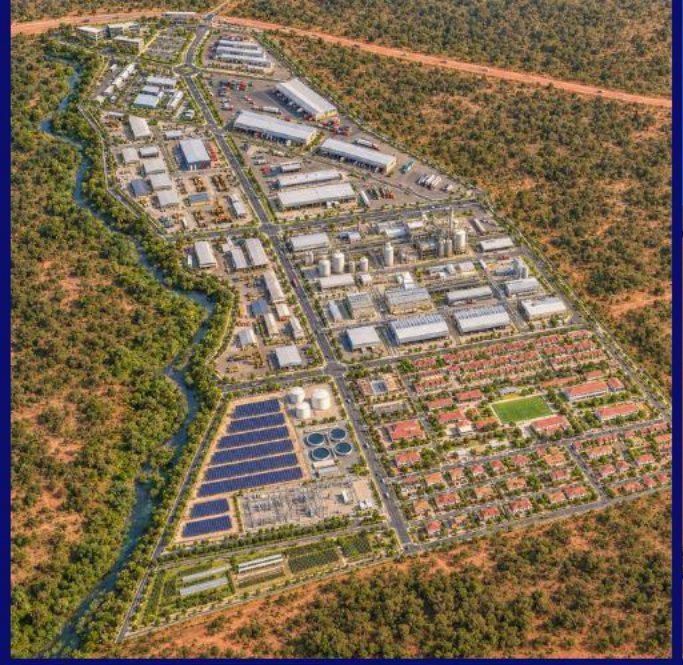
SOLWEZI · NORTH-WESTERN PROVINCE · NOVEMBER 2026

Invest in *the Corridor.*

Nine ventures in Zambia's copper corridor, each open to partners: hotels, an economic zone, a mall, estates, fuel, solar power, quarrying, concrete and software.

K Built by Kokeb Enterprises · NCC Grade I









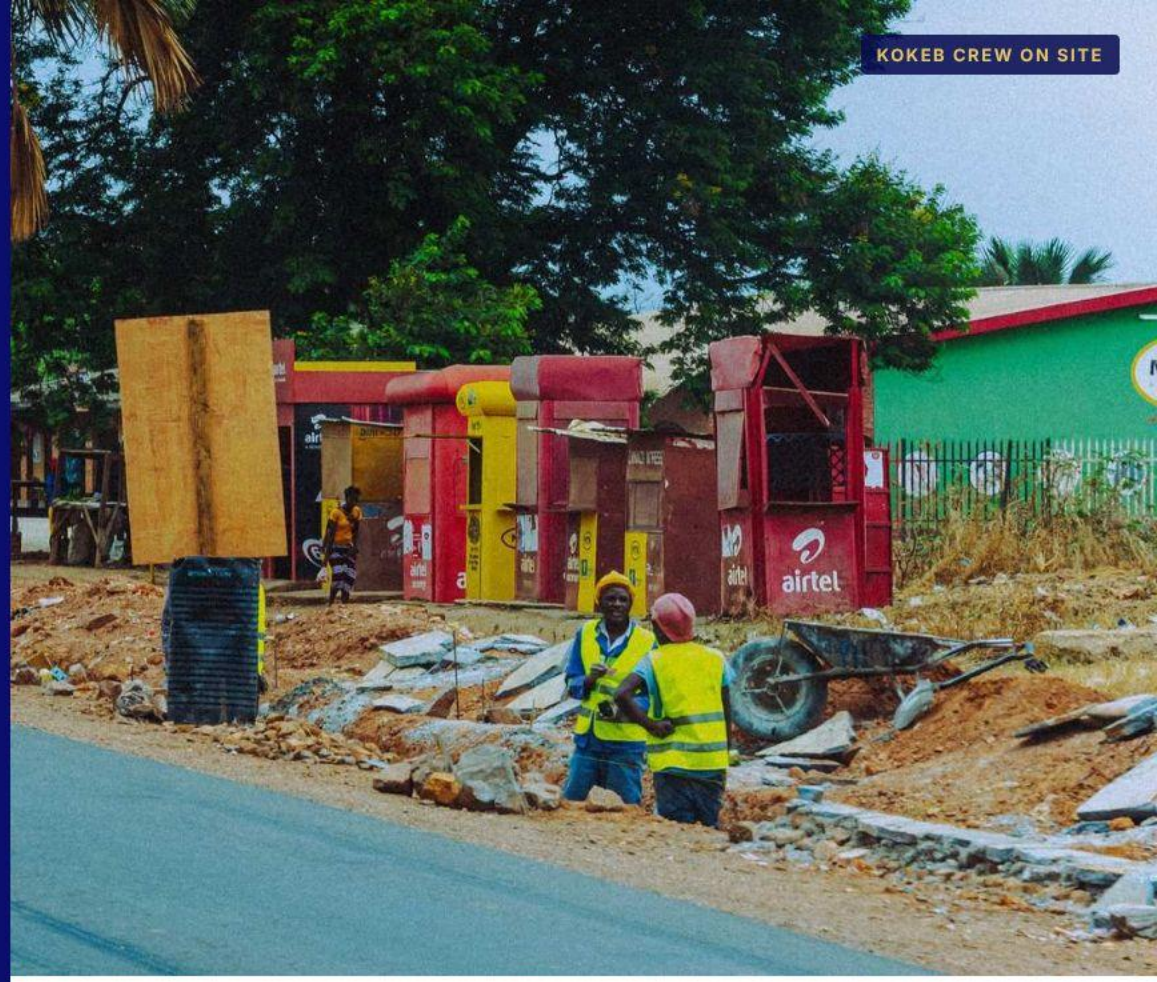
THE GROUP

One corridor. One group.

Kokeb Enterprises is a Zambian-owned infrastructure and engineering group, registered in Lusaka and based for more than thirteen years in Solwezi, the capital of North-Western Province. The province is where Zambia's copper is now being mined and expanded, and it is where Kokeb builds, invests and operates.

The group holds **NCC Grade I** registration in building, civil, road, electrical and mechanical works, and runs six divisions, from civil engineering to geomatics. Around construction it has built businesses in property, equipment reconditioning, fuel and energy under the Novea brand, logistics under FreightLink, quarrying and materials, and technology.

Kansanshi, Lumwana and Sentinel are among the largest copper mines in Africa, and all three are expanding. Solwezi District grew from about 133,000 to about 334,000 people between the last two censuses, and the Lobito Corridor programme runs through the province to the Atlantic. Serviced land, housing, power and materials have not kept pace. Each venture in this brochure answers one of those gaps, with Kokeb as developer, builder, operator and, often, first tenant.



KOKEB CREW ON SITE

US$8.5m
British American Tobacco factory and HQ, Lusaka, 2020

14,000 m²
Puretrans Logistics warehouse and offices, 2025

9 weeks
Kawama Secondary School block for Mingomba Mining, 2024

Grade I
NCC registration across building, civil and roads

IN THIS BROCHURE

Nine ventures, each open to partners

Every venture has a website of its own with the full plans, figures and, where they exist, interactive models. The address is on every page, and the button above the brochure opens it.



01

Kokeb Hotels

A 120-key hotel in Solwezi and a 96-key campus at Manyama

PAGES 4–5



02

Kokeb MFEZ

A 275 ha economic zone on the Solwezi–Kipushi Road

PAGES 6–7



03

Kansanshi Mall

A Shoprite-anchored centre on Kansanshi Road

PAGES 8–9



04

Bumuntu Lifestyle Estates

Three gated estates on titled land in Solwezi

PAGES 10–11



05

Novea Energies

Licensed fuel business and energy trading platform

PAGES 12–13

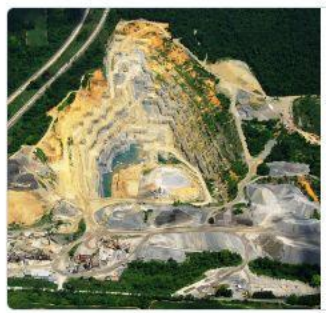


06

Kalumbila 100 MWp Solar

Direct solar supply to Lumwana mine

PAGES 14–15



07

Kokeb Mining & Materials

A 367 ha quarry with an operating crusher plant

PAGES 16–17

C15–C40

08

Kokeb Concrete

Ready-mix batching at Kimiteto, Solwezi

PAGES 18–19

30+ apps

09

Kokeb Technology

Digital finance, the Zanda suite and sector platforms

PAGES 20–21

VENTURE 01 OF 09



ARTIST'S IMPRESSION

HOSPITALITY · SOLWEZI AND MANYAMA

Kokeb Hotels

Two hotels along the road that links Zambia's three largest copper mines: a 120-key hotel with serviced apartments at Bumuntu Urban Heights in Solwezi, and a 96-key hotel campus with staff housing and pools at Manyama, beside the Lumwana mine. Planned to one standard and one cost basis, so they can be appraised, financed and operated as a pair.

hotels.kokebenterprises.com

216
hotel keys across the two sites

24
serviced apartments for monthly lets

US$49.1m
combined working allowance before tax

US$151–171k
per key, hotel only, all-in

VENTURE 01 · KOKEB HOTELS

Two hotels for the corridor, planned as a pair

The market

The corridor's hotel demand is business travel on company accounts: contractors, suppliers, mine staff, consultants and officials, many of them staying for weeks. That market pays mid-market rates and values reliability, food, meeting space and a place to stay for a month.

Solwezi Hotel

120 keys and twelve one-bedroom serviced apartments on a 112 × 18 m plan over four levels, on its own 1.77 ha parcel at the gate of Bumuntu Urban Heights. A divisible conference room for 150, two meeting rooms, a restaurant for about a hundred, a 25 m pool, gym and spa.

Manyama Hotel

96 keys and twelve serviced apartments on a 4 ha campus at Manyama, the township serving Barrick's Lumwana mine. A conference room for 120, three meeting rooms, a 40-room staff block for up to eighty residents, a lap pool and a leisure pool.

The two schemes

	Solwezi	Manyama
Keys · apartments	120 · 12	96 · 12
Conference	150 theatre	120 theatre
Enclosed area	8,064 m²	9,192 m²
Building + FF&E per key	US$121,000	US$123,000
All-in per key, hotel only	US$171,000	US$151,000
Working allowance	US$23.1m	US$26.1m

Cost basis and phasing

Costed from the AECOM Africa Property & Construction Cost Guide 2025/26 at published Lusaka rates plus ten per cent for the corridor, with fees at 8.5% and a 15% concept-stage contingency. Both buildings go up to full height with the top floor left as a shell: first-phase capital of US$44.6m opens 144 keys and sixteen apartments.



Solwezi Hotel, garden side with the 25 m pool

OPEN TO

An operator or brand franchise, equity partners for one or both hotels, and lenders.

hotels.kokebenterprises.com

Renderings, plans, room studies and full cost tables



INDUSTRIAL LAND · SOLWEZI–KIPUSHI ROAD

Kokeb Multi-Facility Economic Zone

A serviced industrial zone on Kokeb's own land in Mushindamo District, on the road from the mines to the Kipushi border and Lubumbashi. A permanent base for the mining supply chain, a bonded stop for cross-border freight, and housing and a skills academy inside the fence.

mfez.kokebenterprises.com

275 ha
combined site, two adjoining sectors

762 m
frontage on the Solwezi–Kipushi Road

≈100 ha
Phase 1, all on the road frontage

99 years
state leasehold on Sector 2, title held

VENTURE 02 · KOKEB MFEZ

A serviced industrial zone between the mines and the border

Why here

Kansanshi, Lumwana and Sentinel rely on a supply chain of equipment dealers, contractors, logistics firms and service companies, and almost none of them can find serviced industrial land, bonded storage or decent housing within reach of the mines. Trucks to and from the DRC already pass the gate.

The land

Sector 1, 122 ha, carries the whole road frontage; its conversion to state leasehold is in progress. Sector 2 is Farm No. 10808, 153 ha on Certificate of Title 140071. The two will be consolidated into one title. The Kilalamakebo River runs the western edge as a 50 m green buffer.

What tenants get

Serviced plots on long leases from half a hectare to ten; built-to-suit warehouses and workshops from 1,000 m², designed and built by Kokeb; bonded storage and a truck terminal; a one-stop shop for ZDA, customs and council; one landlord, run on the Bumuntu Zones platform.

Seven zones, graded from the gate to the river

Zone	Use	Area
Z1	Gateway, administration, business hotel	13.5 ha
Z2	Logistics, bonded warehousing, truck terminal	32.7 ha
Z3	Mining services and light industry	56.8 ha
Z4	General and process industry	56.9 ha
Z5	Substation, 6–8 MWp solar, water works	23.4 ha
Z6	Housing, skills academy, clinic	40.3 ha
Z7	Expansion and agro-industry	5.8 ha

Status, November 2026

Land assembled and concept master plan done. Tenure consolidation in progress. MFEZ declaration with the ZDA at pre-application. Phase 1 pre-commitments open.



Concept site plan MFEZ-CSP-01 Rev B

OPEN TO

Anchor tenants, co-developers and equity partners, infrastructure partners on BOT or concession terms, lenders and DFIs, and housing partners.

mfez.kokebenterprises.com
3D model, concept note and enquiry form



RETAIL · KANSANSHI ROAD, SOLWEZI

Kansanshi Mall

A three-storey retail destination anchored by Shoprite: two levels of shops and offices, apartments over the east wing, an EV showroom and a Novea Energies forecourt, around one car park court. The filling station and minimart are built and the mini shopping complex completes in January 2027.

kansanshimall.kokebenterprises.com

1,800 m²
Shoprite anchor store

15,934 m²
total floor area, Scheme 04

8,823 m²
shops and offices to let

252
parking spaces across the site

VENTURE 03 · KANSANSHI MALL

Retail, services and a place to stay, on the mine's doorstep

Already on the ground

Phase 00 is built or building: the Novea Energies filling station, minimart and attendant's office are complete, and the three-storey mini shopping complex is under construction for January 2027. The mall follows the architect's Scheme 04 site plan, still being developed.

The scheme

Shoprite, a central concourse and two shop blocks with escalators at the centre. A west wing of shops and offices on three floors, fourteen units a floor. An east wing with shops below and apartments above. A 216 m² EV showroom at the eastern entry, with two lettable floors over it.

Access

Three 26 m median openings on Kansanshi Road line up with the site's three entrances. The supermarket has its own service road, a five-bay delivery yard and a deliveries-only exit.

Area schedule

	Area
Shoprite anchor	1,800 m²
Shops and offices to let	8,822.5 m²
Apartments, east wing, first floor	1,045.2 m²
EV showroom	216 m²
Three-storey mini complex	1,821.5 m²
Double-storey minimart	450 m²
Total floor area, Scheme 04	15,934 m²
Parking across the site	252 spaces

Leasing

A waiting list is open for shop and office units, the EV showroom and service tenancies. Shortlisted companies are invited to view the scheme and receive an offer on Kokeb's standard lease terms.



The mall entrance, artist's impression

OPEN TO

Retail, office, showroom and service tenants; investment partners for the mall phases.

kansanshimall.kokebenterprises.com
Interactive 3D model and leasing list



RESIDENTIAL AND BUSINESS ESTATES · SOLWEZI

Bumuntu Lifestyle Estates

Three gated, planned and digitally managed estates on titled land, each planned as a whole before the first plot is sold: roads, water and wastewater works, security and shared facilities are part of the plan. Homes are built from twelve approved designs, and every payment is recorded on bumuntu.net.

estates.kokebenterprises.com

3
estates: family, premium and business

222
titled plots across the three

12
house designs, three to five bedrooms

55
plots in Release 1 at the first price

VENTURE 04 · BUMUNTU LIFESTYLE ESTATES

Three estates. One standard.

Urban Heights

Premium homes around a lake at Mushitala, off Kansanshi Road, with the Solwezi Hotel at the gate, a café, gym, pool, tennis court and football pitch. Fifteen plots in Release 1.

Copper Ridge

A green, gated neighbourhood of family homes running down to a riverside park, with a clubhouse, pool, tennis courts, a cycling path, and solar and battery storage. Twenty-five plots in Release 1.

Industrial Park

Serviced business plots with main-road frontage for logistics, workshops and mine suppliers, with a filling station, bulk fuel storage and shared battery storage. Fifteen plots in Release 1.

Why it is investment-grade ground

- Titled plots sold on the Law Association of Zambia Contract of Sale
- One building standard: twelve designs from 219 m² to 455 m², inspected at every stage
- A homeowners' association keeps each estate as promised
- A public price ladder: prices published, never discounted, and each release opens higher
- Every payment receipted and every signature time-stamped on bumuntu.net

Build with Kokeb

Keys to a finished home at Standard, Premium or Executive finish on one contract, or a house finished outside for the owner to complete inside within 24 months. Plots outright or by instalments, with title on full payment.



Copper Ridge beside the riverside park, artist's impression

OPEN TO

Home buyers and plot investors, businesses for the Industrial Park, and employers and financiers housing the corridor's workforce.

estates.kokebenterprises.com

House designs, prices and the waiting list

VENTURE 05 OF 09



NOVEA ENERGIES FORECOURT, KANSANSHI ROAD

FUEL AND ENERGY TRADING · SOLWEZI

Novea Energies

Kokeb's energy business, trading as Novea Energies: an ERB-licensed oil marketing company with its own forecourt on Kansanshi Road and bulk diesel supply to mining contractors, and a software platform that runs the commercial side of electricity and fuel, from a prepaid meter to a forecourt till, on one ledger.

noveaenergies.com

ERB
OMC and retail licences in Kokeb's name

3 × 44,000 L
tank capacity at the Solwezi forecourt

TAZAMA
throughput agreement at the Solwezi depot

1 ledger
for electricity and fuel alike

VENTURE 05 · NOVEA ENERGIES

Fuel today. Power next. One licensed operator.

Fuel, licensed and trading

A licensed forecourt on Kansanshi Road, Solwezi, with three 44,000-litre tanks, a minimart and Novea Coffee, inspected and licensed by the ERB. A throughput agreement at the TAZAMA depot in Solwezi lets Novea buy from importers directly, hold stock and deliver bulk diesel to mining contractors and fleets.

Into electricity

Novea is applying to the ERB for electricity trading and supply licences. The plan is to buy from independent producers and the Southern African Power Pool, add Kokeb's own generation, including the Kalumbila solar plant, and sell to mines and commercial customers.

Built to be trusted

Each operator's data is kept apart; invoices and payments are never edited once posted, only corrected by new entries; every sensitive action leaves a permanent audit record; logins use two-step verification.

The Novea platform

Software for selling energy the way Zambia actually buys it: prepaid, on mobile money, through load-shedding. Live at noveaenergies.com.

Electricity: meter to mobile money

- Prepaid vending and tokens paid straight from mobile money
- Tariffs set as configuration, including time-of-use
- USSD self-service on any handset
- Load-shedding schedules and alerts
- Tamper and revenue-loss detection
- Wheeling and open-access settlement

Fuel: depot to forecourt

- Wholesale, bulk contracts and credit terms
- Tank dips, deliveries and wet-stock reconciliation
- Shift reconciliation, pump meters against the till
- OMC licences, bonds and ERB returns



Electricity, the second half of the Novea business

OPEN TO

Equity investors across fuel and electricity; mining and fleet customers for bulk diesel; utilities, mini-grid operators and fuel companies licensing the platform.

noveaenergies.com
The Novea platform, electricity and fuel

VENTURE 06 OF 09





SOLAR POWER · MANYAMA, NEAR LUMWANA MINE

Kalumbila 100 MWp Solar

A utility-scale solar plant on 250 ha of Kokeb's titled land at Manyama, Kalumbila District, 25 km from Barrick's Lumwana mine. Designed to supply the mine directly over a short private line, at a fixed US dollar tariff, clear of national load-shedding.

energy.kokebenterprises.com

100 MWp
solar PV, peak capacity

250 ha
owned under title deed, access road built

25 km
from the site to Lumwana mine

Q4 2027
target financial close

VENTURE 06 · KALUMBILA 100 MWP SOLAR

Daytime power for the mine next door

The site

Flat, titled and unoccupied land at Manyama, Kalumbila District, with a 3.6 km all-weather access road already built. Two of the country's largest mines sit within 35 km, one of them in the middle of a US$2 billion expansion, on a grid that cannot keep up.

Why supply the mine directly

A short private line to Lumwana under a Power Supply Agreement gives the mine contracted daytime energy at a fixed US dollar price, delivered behind its own fence: no transmission losses, no wheeling charge and no exposure to national load-shedding. The grid is the second route to market, with three tie-in points within 19 km.

A proven model

The design is modelled on Chisamba, Zambia's first 100 MW solar plant, which delivered 187.7 GWh in its first year.

Indicative economics

From the pre-feasibility report

Capital cost	US$100m
Tariff to the mine	US$0.07 / kWh
Year-one revenue	US$12.95m
Simple payback	8.6 years

Simple payback is the number of years of revenue it takes to repay the capital cost, before the cost of borrowing, tax and incentives are counted. All figures are concept-stage.

Pathway

When	Step
Done	Pre-feasibility report
Next	Feasibility rights; Lumwana term sheet
2027 H1	Bankable feasibility, ESIA, grid study
2027 H2	Licence, offtake, financial close
2028	Construction and operation



The three candidate grid routes from the site

OPEN TO

An offtaker for long-term US dollar supply, an equity partner alongside Kokeb's land and development work, and a lender. Stanbic Bank Zambia has expressed interest.

energy.kokebenterprises.com
Site study, financial model and risk register



AGGREGATES AND MATERIALS · NORTH-WESTERN PROVINCE

Kokeb Mining & Materials

Every road, mine and building in Zambia starts with crushed rock. Kokeb pairs a producing quarry and crusher plant with its own fleet, depots and supply software, anchored by the demand it already generates as one of the region's established contractors.

mining.kokebenterprises.com

367 ha
quarry site with established access

Operating
crusher plant producing today

5 steps
from request to proof of delivery

6
group divisions behind the quarry

VENTURE 07 · KOKEB MINING & MATERIALS

A producing quarry with a digital supply engine

The opportunity

The north-western mining corridor is expanding, and with it demand for roads, hardstands, concrete and the aggregates beneath them. Materials supply has stayed the bottleneck. Kokeb is closing it with its own quarry, crusher, fleet, depots and software.

The asset

A 367-hectare site with an operating quarry and crusher producing aggregates for roads, concrete and mine infrastructure. Not a greenfield pitch: the plant runs and product moves, so investment scales extraction, crushing capacity and product range rather than funding a cold start.

Route to market

Kokeb's own civil and mining projects use aggregates daily. Contractors, mines and developers are served through the Kokeb Materials platform.

Kokeb Materials, quote to proof

Step	What happens
Request	Product, quantity, site and timing captured once
Govern	Stock, price, tax, transport and credit checked first
Allocate	Quarry and depot stock reserved, never double-sold
Deliver	The right truck, a routed driver, live tracking
Prove	Weighbridge records, signatures and photographs

A wider materials network

A consignment marketplace lets third-party suppliers sell through Kokeb channels with automated settlement, making the quarry the anchor of a broader network. Mobile-money collection is built in.



Materials staged for allocation

OPEN TO

Partners and investors to scale extraction, crushing capacity and distribution from an asset already operating.

mining.kokebenterprises.com
Investor overview and investor pack

VENTURE 08 OF 09

C15 – C40

Batched to a recorded design · GPS-tracked to site · billed through ZRA Smart Invoice

READY-MIX CONCRETE · KIMITETO, SOLWEZI

Kokeb Concrete

Mixed to spec, delivered to the minute. A batching plant, a mixer fleet and a purpose-built digital platform supplying nominal and design mixes across a 30 km radius, in a market where most concrete is still mixed by hand. Open to investors.

concrete.kokebenterprises.com

480 m^3
rated capacity per day

8 min
truck loading cycle

30 km
delivery radius, free within 12 km

6
grades with published prices

VENTURE 08 · KOKEB CONCRETE

Mixed to spec. Delivered to the minute.

Demand on the doorstep

Copper expansions are construction projects before they are mines. Site-mixed concrete still dominates Solwezi: inconsistent strength, no mix records, wastage. Mines and serious developers specify batched, documented ready-mix, and there is very little of it locally.

Kokeb builds what Kokeb pours

The group's estates, hotels, mall and MFEZ in the same corridor give the plant a base load before any external order. Every external order builds on top of it.

Run on the group's own software

Quotes price themselves from grade, volume and distance; orders are scheduled against plant and fleet capacity; trucks are tracked to the pour; invoices are fiscalised as concrete arrives; collections run on mobile money. The same platform is ready to run a sister plant.

Grades and prices

Grade	Typical use	K / m³
C15	Blinding, footpaths, kerbs	3,800
C20	Slabs, driveways, light foundations	4,400
C25	Beams, columns, suspended slabs	4,700
C30	Heavy structural, water-retaining	5,300
C35	Industrial floors, pavements	5,700
C40	High-strength, precast	5,700

Indicative, November 2026, excluding 16% VAT. Delivery +10% at 12–20 km, +20% at 20–30 km. Admixtures K150/m³; pump K6,500 per deployment.

Growth path

Deepen share in Solwezi, add Sky Africa Concrete on the same platform, and repeat the plant westward as Lumwana and Kalumbila demand grows.

Four ways a cubic metre earns

- Supply at published grade prices
- Distance bands beyond 12 km
- Pump hire on structural pours
- Admixtures when specified

OPEN TO

Investors to scale the fleet and working capital behind the plant. An investment memorandum is available on request.

concrete.kokebenterprises.com
Prices, platform and risk register

VENTURE 09 OF 09

Zanda · ZDAP · Novea

Enterprise software, tokenised securities and energy trading, proven on Kokeb's own operations first

SOFTWARE AND DIGITAL FINANCE · SOLWEZI AND LUSAKA

Kokeb Technology

Software built in Solwezi for industry across the Lobito Corridor. Behind Kokeb's roads and mine facilities sits a technology division that builds the systems a modern Zambian enterprise runs on, and regulated digital finance that lets citizens own a share of the assets being built around them.

technology.kokebenterprises.com

30+
applications built in-house since 2024

6
platforms live in production

1
SEC regulatory sandbox application

100%
Zambian-owned and engineered

VENTURE 09 · KOKEB TECHNOLOGY

Software built in Solwezi, for the Lobito Corridor

Regulated digital finance

Four services on one set of rails: ZDAP, tokenised real-world assets held as ordinary regulated securities; crowdfunding for SMEs raising ZMW 5–50 million; peer-to-peer lending; and rules-based advice for first-time investors. Beneath them sit Kokeb Pay for kwacha collections and payouts, and a branchless digital bank, both in engagement with the Bank of Zambia.

The ZDAP demonstrator shows

- A State utility onboarding as an issuer, twelve checks each citing its legal basis
- A ZMW 1.5 billion citizen tranche, 60% reserved for Zambians, 5% cap per holder
- Transfers to unverified wallets refused automatically
- Revenue distributed by smart contract

The Zanda suite

Built for Kokeb's own operations, multi-tenant from the start, with single sign-on.

- HR and payroll
- Properties: leases, billing, collections
- Fleet, with live telematics on ≈100 machines
- Finance with ZRA Smart Invoice
- Supply chain, equipment hire and workshop
- Project console and QS Command

Platforms for Kokeb's sectors

- Novea Energies: electricity trading and fuel retail
- Bumuntu Zones: software for economic zones
- ComReM: community relations for mines, with NextEra
- Smart Lodge: hospitality operations

How it is built

TypeScript and Python on PostgreSQL, deployable to cloud or a Zambian data centre; Polygon for digital securities. Data isolated per organisation, encryption at rest, immutable audit trails, and scoped, read-only access for regulators.

OPEN TO

Operators licensing the Zanda suite; mining houses and contractors commissioning builds; banks, regulators and DFIs on digital finance.

technology.kokebenterprises.com
Live ZDAP demonstrator and full portfolio

CONTACT

Talk to us about a plot, a building, a tariff or a partnership.

Tell us who you are, what you do and which venture interests you. We will come back with the relevant part of the plan, the status of approvals and a proposal for working together. Site visits are arranged from our Solwezi office.

CALL / WHATSAPP
+260 97 409 4000

EMAIL
info@kokebenterprises.com

SOLWEZI
Stand No. 7745, Kansanshi Road

LUSAKA
Plot 610/4AA, Zambezi Road, Foxdale

THE NINE VENTURE SITES

- **Kokeb Hotels** — hotels.kokebenterprises.com
- **Kokeb MFEZ** — mfez.kokebenterprises.com
- **Kansanshi Mall** — kansanshimall.kokebenterprises.com
- **Bumuntu Estates** — estates.kokebenterprises.com
- **Novea Energies** — noveaenergies.com
- **Kalumbila Solar** — energy.kokebenterprises.com
- **Mining & Materials** — mining.kokebenterprises.com
- **Kokeb Concrete** — concrete.kokebenterprises.com
- **Kokeb Technology** — technology.kokebenterprises.com
- **Kokeb Enterprises Limited** — www.kokebenterprises.com

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