

## DISCLOSURE ON DEVELOPMENT OF THE BIOPHARMA LIFE SCIENCES PARK PPP PROJECT AT KONZA TECHNOPOLIS, REPUBLIC OF KENYA

### A. BACKGROUND

One of the Key flagship projects under the Kenya Vision 2030 is the establishment of Konza Technopolis, as a sustainable smart city with an aim of being a leading global Technopolis and Hub of Innovation. The development of the tech-driven hub, the "Silicon Savannah", is focused on boosting the ICT sector and establishing a global innovation ecosystem critical for the realization of the Knowledge Based Economy as espoused in Kenya Vision 2030.

The implementation of the Technopolis is spearheaded by Konza Technopolis Development Authority (KoTDA) with a mandate to develop Konza Technopolis as a globally competitive smart city by creating an enabling environment through utilization of ICT for socio-economic development. The Technopolis purposes to contribute at least 2% of GDP, create 17,000 jobs and accommodate 30,000 residents upon completion and operationalization of Phase I. At full build-out, it will accommodate a population of approximately 240,000.

The objective of the APIFA Biotech Life Sciences Park at Konza Technopolis is to establish a world-class, GMP compliant hub for product development and production of Health Products and Technologies (HPTs) including finished dosage forms, Active Pharmaceutical Ingredients (APIs), biologics and other biotech inputs that enhance regional medicine security, reduces import dependence, and strengthens the competitiveness of local pharmaceutical manufacturing. The Park aims to provide shared infrastructure, quality control laboratories, and clean utilities to lower entry barriers for investors while fostering technology transfer, innovation, and R&D industry collaboration.

The PPP Act 2021 allows the private sector to participate in the design, financing, construction, equipping, operations and maintenance and transfer of infrastructure. Section 25 (1) enables a national government contracting authority to prepare a list of projects that it intends to undertake on a priority basis under the Act and submitted to the Directorate for approval.

Pursuant to Section 40 of the Public Private Partnerships Act, 2021 and the National Treasury Circular dated 24th April 2025 on Public Disclosure of Privately Initiated Proposals (PIPs), Konza Technopolis Development Authority hereby notifies the public of the receipt of a Privately Initiated Proposal.

#### 1.1 Problem Statement

Africa faces a heavy disease burden but relies on imported Pharmaceuticals including Active Pharmaceutical Ingredients (APIs) and biotech inputs, exposing health systems to high costs, supply chain disruptions, and medicine insecurity. In Kenya and the region, growing pharmaceutical formulation capacity is constrained by the lack of access to reliable, quality and affordable raw materials and inputs. High infrastructure costs limited skilled manpower, weak R&D-to-industry linkages, and fragmented regulatory support further discourage investment in this critical sector. As a result, local manufacturers remain uncompetitive, patients face frequent shortages, and governments miss opportunities for industrial growth and self-reliance. The APIFA Biotech Life Sciences Park at Konza Technopolis seeks to close these gaps by providing shared GMP-compliant infrastructure, talent development, and regulatory facilitation to position Kenya as a regional hub for HPTs, including API and biotech products.

#### 1.2 Prerequisite Conditions

The APIFA Biotech Life Sciences Park proposal addresses critical gaps in the country's pharmaceutical manufacturing and health product development, strongly aligning with Kenya's Universal Health Coverage (UHC), Manufacturing Sector under the Kenya Vision 2030 blueprint and the Healthcare Pillar under the Bottom-Up Economic Transformation Agenda (BETA), and global health initiatives as espoused in the United Nations Agenda 2030 for Sustainable Development (SDGs). The proposal directly supports the African Union's New Public Health Order, which prioritizes local vaccine, therapeutic, and diagnostic production.

### B. PROJECT DESCRIPTION

S/No.	Item	Description
1.	Project Name	Biopharma Life Sciences Park
2.	Contracting Authority	Konza Technopolis Development Authority (KoTDA)
3.	Project Location	Konza Technopolis
4.	Project Description	APIFA Biotech proposes the development of a Life Sciences Park within Konza Technopolis, utilizing a Design, Build, Operate, Maintain and Transfer (DBFOMT) model under a Public-Private Partnership (PPP), 2021. The park is planned to cover approximately 200 acres and will feature production blocks for finished product formulation, active ingredients manufacturing, diagnostics, and biologics, along with various supporting and ancillary units. This initiative aims to enhance local production of Health Products and Technologies (HPTs) in Africa.

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5.	Estimated Project Cost	<p>The initial investment for Phase 1 is projected to be over USD 57 million, primarily for horizontal infrastructure. This phase is expected to unlock an additional investment exceeding USD 157 million for manufacturing sites and support services. Phase 2 anticipates an investment of over USD 300 million upon achieving over 80% park occupancy.</p> <p>Financing Structure: APIFA Biotech, as the private party, will be responsible for financing the project through a combination of equity, debt, and grants. The contracting authority is absolved of any direct financial risk, as APIFA Biotech will mobilize the necessary financial resources.</p>														
6.	Project Need/ Benefits	<p>The APIFA Biotech Life Sciences Park is needed to reduce reliance on imported medicines, raw materials, including APIs, lower medicine costs, and strengthen health and industrial resilience in Africa. By offering GMP compliant infrastructure, advanced labs, and regulatory support at Konza Technopolis, it will drive innovation and attract investment in life sciences. Beneficiaries include pharmaceutical manufacturers, biotech firms, researchers, and regulators who will access world-class facilities and talent. Patients and governments will gain affordable, reliable medicines and stronger health security. The Park will provide high quality jobs, trainings and skills transfer to young graduates. The Park positions Kenya and Konza Technopolis as a regional hub for biotechnology, pharmaceutical production, and sustainable healthcare innovation.</p>														
7.	Project Output Specifications and Performance Standards	<table border="1"> <thead> <tr> <th>Output</th> <th>Performance Standard</th> </tr> </thead> <tbody> <tr> <td>GMP-Compliant Facilities</td> <td>All production units certified to WHO, ISO, and international GMP standards</td> </tr> <tr> <td>Shared Utilities &amp; Infrastructure</td> <td>Centralized clean water, power backup, and waste treatment reducing investor costs</td> </tr> <tr> <td>Quality assurance/ Quality control Laboratories</td> <td>100% of products tested and validated in accredited labs before market release</td> </tr> <tr> <td>R&amp;D and Training Hub</td> <td>Professionals trained annually in biotech and pharmaceutical manufacturing</td> </tr> <tr> <td>Regulatory &amp; Business Support</td> <td>One-stop center at Konza SEZ ensuring timely licensing, compliance, and investor facilitation</td> </tr> <tr> <td>Sustainability Systems</td> <td>Full compliance with NEMA and global standards; adoption of green chemistry and energy-efficient systems</td> </tr> </tbody> </table>	Output	Performance Standard	GMP-Compliant Facilities	All production units certified to WHO, ISO, and international GMP standards	Shared Utilities & Infrastructure	Centralized clean water, power backup, and waste treatment reducing investor costs	Quality assurance/ Quality control Laboratories	100% of products tested and validated in accredited labs before market release	R&D and Training Hub	Professionals trained annually in biotech and pharmaceutical manufacturing	Regulatory & Business Support	One-stop center at Konza SEZ ensuring timely licensing, compliance, and investor facilitation	Sustainability Systems	Full compliance with NEMA and global standards; adoption of green chemistry and energy-efficient systems
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8.	Project Duration	A maximum of Thirty (30) Years as provided for under the PPP Act, 2021. (The final Term shall be as determined in the evaluation and negotiations culminating in the Project Agreement to be signed by the Parties.)														
9.	Legal Aspects	A comprehensive legal and regulatory framework has been put in place by way of the Public Private Partnership Act, 2021. The Act provides for the participation of private sector in the financing, construction, development, operation and maintenance of infrastructure through a range of contractual arrangements. In addition, the act provides for the establishment of the PPP Committee as an oversight body and PPP Directorate as the technical arm of the PPP Committee.														
10.	PPP Delivery Model	Design, Build, Finance, Operate, Maintain and Transfer (DBFOMT) model. Under this model, the private sector partner will be responsible for the design, financing, construction, operation, and maintenance of the infrastructure and associated facilities for a defined period of 30 years, after which the infrastructure will be transferred to the public sector.														
11.	Environmental and Social Aspects	<p>The project incorporates Environmental and Social Impact Assessments (ESIA) to ensure sustainability in terms of:</p> <ul style="list-style-type: none"> <li>Green Infrastructure: Incorporation of solar plants, water recycling systems, and effluent treatment facilities aligns with Kenya's climate action commitments and KoTDA's building code.</li> <li>Training Opportunities: At full capacity, the park will offer 640 annual internships and training slots, including postdoctoral fellowships, Ph.D. programs, and technical training for diploma and graduate students.</li> <li>Healthcare Resilience: Localized production of vaccines, biologics, and advanced pharmaceuticals will reduce reliance on imports and enhance supply chain resilience.</li> </ul>														
12.	Stakeholder Mapping	<ul style="list-style-type: none"> <li>Pharmaceutical manufacturers-Local and international.</li> <li>Kenyan Pharmaceutical Manufacturing Industry.</li> <li>Patients/Consumers in Kenya and Africa.</li> <li>Research and Academic Institutions.</li> <li>Local Population and Workforce.</li> <li>The National Treasury.</li> <li>Ministry of Investment, Trade and Industry.</li> <li>International Development Partners.</li> <li>Financial Institutions.</li> </ul>														

### DISCLOSURE REQUIREMENTS ON THE SUBMISSION OF PRIVATELY INITIATED PROPOSALS KONZA TECHNOPOLIS DEVELOPMENT AUTHORITY

The proponents, namely APIFA Biotech Ltd, submitted Biopharma Life Sciences Park project proposal to be developed at Konza Technopolis.

The Privately Initiated Proposal will be subjected to the PPP procurement process which entails: evaluation of proposals, project development activities, evaluation of the project development report, negotiations and drafting of the project agreement, stakeholder engagements and finally obtaining requisite approvals required under the PPP Act, 2021. Having undertaken the above processes, the PPP Committee will render its decision to the Konza Technopolis Development Authority in accordance with the Act. The Authority will abide by the provisions of Section 69 of the PPP Act which requires a Contracting Authority (CA) to publish information relating to the projects upon award. This will be disclosed at the appropriate time upon conclusion of the statutory processes.

#### D. NOTICE TO THE PUBLIC

Project Implementation Proposal (PIP) was received by the Contracting Authority on 12<sup>th</sup> October 2023. In line with the provisions of the PPP Act, 2021, the Circular dated 24th April 2025 on Public Disclosure Requirements on PIPs and in line with Government of Kenya's desire for transparency in all its initiatives, this disclosure has been made to notify members of the public of the Privately-Initiated Proposals (PIPs) submitted by Proponents; the APIFA Biotech, a subsidiary of API for Africa and a Kenyan-registered organization.

This notice is issued in the interest of transparency, openness, and fair competition in the Public Private Partnership process.

### CONTRACTING AUTHORITY CONTACT DETAILS

Please provide the following information for the Contracting Authority's contact person for the Project	
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