



HARRINGTON
GOLF RESIDENCES

NYARUTARAMA



PROGRESS REPORT
JULY - SEPTEMBER 2024

PROGRESS REPORT

Phase 1 and 2.



INTRODUCTION

Harrington Golf Residence Phase 1 & 2 features 46 premium, exclusive 2 and 3 bed, all ensuite apartments with separate guest cloak and laundry rooms. The units boast of impeccable finishing and large windows offering expansive panoramic views of the golf course across the living, dining, kitchen areas, letting in plenty of natural light.

Well-manicured outdoor garden and sitting spaces, recreational facilities such as swimming pool, children playground and a landscaped backyard offer the perfect recreation all within a secured, gated, highly-private community with 24-hour CCTV surveillance and ample parking spaces

LOCATION

The site is located on plot No.762 Nyarutarama, KIBIRARO II Cell, NYARUTARAMA Sector, REMERA district, Kigali, Rwanda.

| KG 552 St. | 1-minute walk from the Golf Course | 5-minute drive from MTN Center

OVERALL SITE PROGRESS (PHASE I & 2)

EXCAVATION AND REMOVAL

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	REMOVAL OF TREES	COMPLETE	COMPLETE
2	EXCAVATION OF TOPSOIL AT AN AVERAGE OF 200MM TO REMOVE DEBRIS AND GRASS	COMPLETE	COMPLETE
3	EXCAVATION TO REDUCE LEVEL UP TO BASEMENT 03	COMPLETE	COMPLETE
4	REMOVAL OF EXCAVATED SOIL TO THE DUMPING SITE APPROVED BY THE AUTHORITIES	COMPLETE	COMPLETE
5	EXCAVATION OF BACK TRENCH RETAINING WALL	COMPLETE	COMPLETE
6	CONSTRUCTION OF BACK TRENCH RETAINING WALL	COMPLETE	COMPLETE
7	CONSTRUCTION OF BACK DRAINAGE CHANNEL	COMPLETE	COMPLETE
8	CONSTRUCTION OF BACK RETAINING WALL	95%	5%
9	CONSTRUCTION OF WASTEWATER TREATMENT PLANT		15%

GROUND FLOOR (LEVEL 1)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	SETTING OUT OF THE STRIP FOUNDATION AND COLUMN	COMPLETE	COMPLETE
2	EXACATION FOR STRIP FOUNDATION	COMPLETE	COMPLETE
3	ANTI-TERMITE TREATMENT WAS SPRAYED ALL OVER THE AREA OF BASEMENT 03	COMPLETE	COMPLETE
4	BLINDING CONCRETE	COMPLETE	COMPLETE
5	FORMWORK FOR STRIP FOUNDATION	COMPLETE	COMPLETE
6	STEELWORK FOR BOTH STRIP FOUNDATION AND SUB-COLUMN	COMPLETE	COMPLETE
7	CASTING OF STRIP FOUNDATION AND SUB-COLUMN	COMPLETE	COMPLETE
8	STEELWORK AND FORMWORK FOR COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	COMPLETE
9	CASTING OF COLUMNS AND RETAINING WALL ALONG GRID 23	COMPLETE	COMPLETE
10	CASTING OF LIFT PIT	COMPLETE	COMPLETE
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
12	CASTING OF STAIRCASE	COMPLETE	COMPLETE

13	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
14	CONSTRUCTION OF WALLS	COMPLETE	NOT STARTED
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	COMPLETE	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	85%	NOT STARTED
20	INTERNET CABLING	95%	NOT STARTED
21	KITCHEN FIXING	75%	NOT STARTED
22	EXTERNAL PAINT	75%	NOT STARTED
23	EXACATION FOR POOL COLUMN BASES	-	50%
24	STEELWORK AND FORMWORK FOR COLUMNS	-	50%

TERRACE/FIRST FLOOR (LEVEL 2)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB – SWIMMING POOL AREA STILL PENDING	COMPLETE	70%
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	90%
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	10%

14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	10%
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	75%	NOT STARTED
20	INTERNET CABLING	95%	NOT STARTED
21	KITCHEN FIXING	60%	NOT STARTED
22	EXTERNAL PAINT	70%	NOT STARTED

SECOND FLOOR (LEVEL 3)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	85%	10%
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	10%
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	80%	NOT STARTED

20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	95%	NOT STARTED
25	WALL SKIMMING	95%	NOT STARTED
26	WASHROOM WALL TILING	90%	NOT STARTED
27	FLOOR TILING	90%	NOT STARTED
28	KITCHEN FIXING	60%	NOT STARTED
29	EXTERNAL PAINT	70%	NOT STARTED

THIRD FLOOR (LEVEL 4)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	85%	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED

17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDERING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	80%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	90%	NOT STARTED
25	WALL SKIMMING	90%	NOT STARTED
26	WASHROOM WALL TILING	95%	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	60%	NOT STARTED
29	EXTERNAL PAINT	70%	NOT STARTED
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

FOURTH FLOOR (LEVEL 5)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE

11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	90%	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	80%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	60%	NOT STARTED
29	EXTERNAL PAINT	70%	NOT

			STARTED
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

FIFTH FLOOR (LEVEL 6)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE
8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	85%	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	80%	NOT

			STARTED
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	90%	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	60%	NOT STARTED
29	EXTERNAL PAINT	70%	NOT STARTED
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

SIXTH FLOOR (LEVEL 7)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	LAYING OF MAXSPAN	COMPLETE	COMPLETE
4	PLUMBING FIRST FIX	COMPLETE	COMPLETE
5	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
6	CASTING OF SLAB	COMPLETE	COMPLETE
7	CURING OF SLAB	COMPLETE	COMPLETE

8	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
9	CASTING OF STAIRCASE	COMPLETE	COMPLETE
10	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	COMPLETE	COMPLETE
11	CONSTRUCTION OF WALLS	COMPLETE	COMPLETE
12	EXTERIOR RENDER	COMPLETE	COMPLETE
13	FIXING OF PLUMBING PPR AND EVACUATION PIPES	85%	NOT STARTED
14	FIXING OF ELECTRICAL CONDUITS	COMPLETE	NOT STARTED
15	INTERIOR PLASTER	COMPLETE	NOT STARTED
16	PLACING OF FLOOR SCREED GAUGES	COMPLETE	NOT STARTED
17	LAYING OF FLOOR SCREEDING	COMPLETE	NOT STARTED
18	FIXING OF CEILING BRANDING	COMPLETE	NOT STARTED
19	FIXING OF CURTAIN WALLING	80%	NOT STARTED
20	ELECTRICAL WIRING LIGHTING	COMPLETE	NOT STARTED
21	ELECTRICAL WIRING POWER/COAXIAL CABLE	COMPLETE	NOT STARTED
22	INTERNET CABLING	95%	NOT STARTED
23	CEILING BOARDING	COMPLETE	NOT STARTED
24	CEILING SKIMMING	COMPLETE	NOT STARTED
25	WALL SKIMMING	COMPLETE	NOT STARTED
26	WASHROOM WALL TILING	COMPLETE	NOT STARTED
27	FLOOR TILING	COMPLETE	NOT STARTED
28	KITCHEN FIXING	60%	NOT STARTED
29	EXTERNAL PAINT	70%	NOT STARTED
30	WATER PROOFING BALCONY	COMPLETE	NOT STARTED

ROOF/SEVENTH FLOOR (LEVEL 8)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	COMPLETE	COMPLETE
3	PLUMBING FIRST FIX	COMPLETE	COMPLETE
4	ELECTRICAL FIRST FIX	COMPLETE	COMPLETE
5	CASTING OF SLAB	COMPLETE	COMPLETE
6	CURING OF SLAB	COMPLETE	COMPLETE
7	PLACING OF FLOOR SCREED GAUGES	COMPLETE	COMPLETE
8	LAYING OF FLOOR SCREEDING TO FALL	COMPLETE	COMPLETE
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	COMPLETE	COMPLETE
10	WATER PROOFING ROOF LEVEL	85%	-
11	STAIRCASE FORMWORK AND STEELWORK	COMPLETE	COMPLETE
12	CASTING OF STAIRCASE	COMPLETE	COMPLETE
13	STEELWORK AND FORMWORK FOR COLUMNS	-	COMPLETE
14	CASTING OF COLUMNS	-	COMPLETE
15	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT	-	NOT STARTED
16	CONSTRUCTION OF WALLS	-	90%
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	-	NOT STARTED
18	FIXING OF ELECTRICAL CONDUITS	-	NOT STARTED
19	EXTERIOR PLASTER	-	25%
20	STEELWORK AND FORMWORK FOR GUTTER	-	NOT STARTED

EIGHTH FLOOR (PHASE II - LEVEL 9)

ITEM	ACTIVITY	PHASE 1	PHASE 2
1	FORMWORK FOR SLAB AND BEAM	-	COMPLETE
2	STEELWORK FOR SLAB AND BEAM	-	COMPLETE

3	PLUMBING FIRST FIX	-	COMPLETE
4	ELECTRICAL FIRST FIX	-	COMPLETE
5	CASTING OF SLAB	-	COMPLETE
6	CURING OF SLAB	-	COMPLETE
7	PLACING OF FLOOR SCREED GAUGES	-	COMPLETE
8	LAYING OF FLOOR SCREEDING TO FALL	-	COMPLETE
9	FORMWORK, STEELWORK & CASTING OF LIFT SHAFT SERVICE LEVEL	-	COMPLETE
10	WATER PROOFING ROOF LEVEL	-	NOT STARTED
11	STAIRCASE FORMWORK AND STEELWORK	-	COMPLETE
12	CASTING OF STAIRCASE	-	COMPLETE
13	STEELWORK AND FORMWORK FOR COLUMNS	-	COMPLETE
14	CASTING OF COLUMNS	-	COMPLETE
16	CONSTRUCTION OF WALLS	-	90%
17	FIXING OF PLUMBING PPR AND EVACUATION PIPES	-	NOT STARTED
18	FIXING OF ELECTRICAL CONDUITS	-	NOT STARTED
19	EXTERIOR PLASTER	-	NOT STARTED
20	STEELWORK AND FORMWORK FOR GUTTER	-	NOT STARTED

PICTURES.



View of Phase 1



View of Phase 2



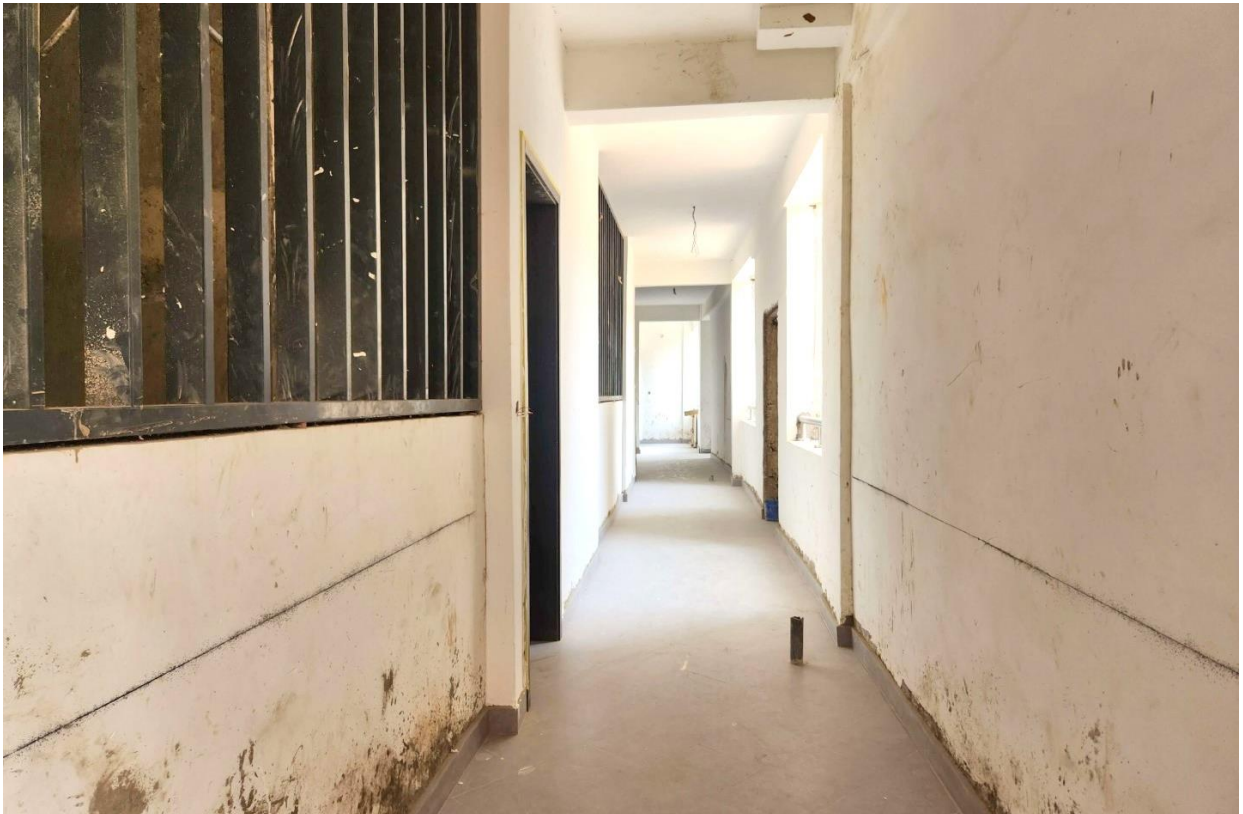
Townhouse villas demolished to increase the aesthetic appeal of the residences.



Basement Parking screeding and covering of water pipes



Staircase railing in Phase 1 in place



Corridor tiling and void covers in Phase 1



Elevator Installed, pending exterior finish for Phase 1



Living room with Lights installation ongoing.



One of the bedrooms, with lights installed



Phase 1 bedroom showing lights and wardrobes installed



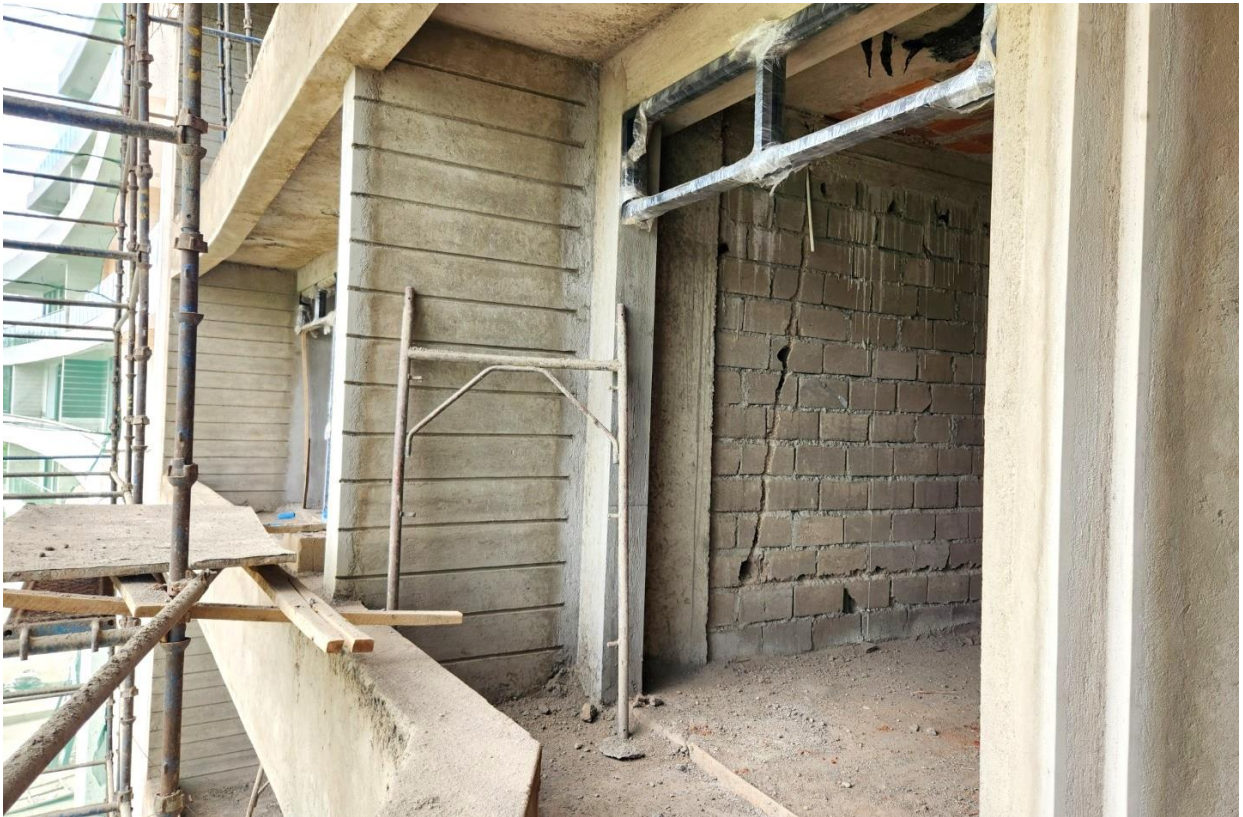
Shower glass and toilet in one of the bathrooms, Phase 1



Phase 1 showing the guest toilet.



Phase 2 works, showing the curtain wall installation works ongoing



Phase 2 works showing plastering and curtain walling works

CONCLUSION

In liaison with the authorities, the developer agreed to remove the Villas to improve the views into and from the project. They shall be replaced with single-level high-end commercial spaces.

We have enhanced site safety following the construction accident in August 2024. In addition, we undertook a structural audit by approved local construction materials testing laboratories. Both laboratories have confirmed that the structure is very good.

The developer is committed to a timely completion of the project.