



Uganda Debuts at the Global Real Estate Festival

MIPIM 2026

Palais des Festivals, Cannes, France · 9 – 13 March 2026

Ministry of Lands, Housing & Urban Development · KCCA · NHCC · Presidential CEO Forum · AREA Uganda



LA REINE

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Uganda at MIPIM 2026 · Cannes, France

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FOREWORD

Head of Delegation · Minister of Lands, Housing & Urban Development



Hon. Judith Nabakooba

Minister of Lands, Housing & Urban Development
Republic of Uganda

“

Uganda stands at a defining moment in its urban transformation journey. With a young and fast-growing population, accelerating urbanisation, and a housing deficit of over two million units, we are actively implementing reforms that convert challenge into opportunity.



Our focus is clear: secure land tenure, affordable housing delivery, digital land administration, and sustainable urban growth aligned with Uganda's Vision 2040.

At MIPIM 2026, Uganda presented bankable projects across housing, tourism-linked real estate, urban infrastructure, and green development. We invited global investors, institutional partners, developers, and financiers to engage with us in shaping inclusive, resilient, and sustainable cities.

Investment-Ready Commitments

Through the modernisation of our National Land Information System, the strengthening of regulatory frameworks, and the promotion of public-private partnerships, we are creating a transparent, predictable, and investor-ready property market.

500,000-unit housing target · Digital land registry (NLIS) operational
ESG-aligned development policy · Open to global institutional capital

Uganda offers stability, reform-driven governance, and long-term growth potential. We look forward to building transformative partnerships that unlock shared prosperity.



FOREWORD

Metropolitan Leadership · Kampala Capital City Authority



Cross-sector delegation briefing ahead of MIPIM 2026 · Ministry of Lands, Housing & Urban Development, Kampala



Hon. Kabuye Kyofa

Minister of State for Kampala
Capital City & Metropolitan Affairs

"Kampala is East Africa's economic heartbeat and strategic investment gateway. We are unlocking opportunities in transport, drainage, mixed-use development and smart city infrastructure."

Metropolitan agenda: infrastructure modernisation, integrated spatial planning, climate resilience, and investment-ready urban regeneration across the Greater Kampala Metropolitan Area.



Benon Moses Kigenyi

Deputy Executive Director
Kampala Capital City Authority (KCCA)

"Kampala is undergoing a deliberate transformation to become a modern, resilient and investment-ready African capital."

KCCA delivers mobility, drainage, solid waste management, and digital permitting reform — creating an enabling environment for private sector participation in transformative urban projects.

EXECUTIVE SUMMARY

Uganda at MIPIIM 2026 — From Aid Recipient to Investment-Ready Market

Uganda's debut at MIPIIM 2026 marked a decisive strategic repositioning — engaging the world's leading real estate investment community as a reform-driven emerging market offering bankable projects, clear policy momentum, and institutional capital pathways.

200+

Investor Engagements

7

Pipeline Projects

5

Strategic Partnerships

45+

Qualified Leads Generated

Mission Leadership

Led at Ministerial level by Hon. Judith Nabakooba, with Hon. Joseph Kabuye Kyofa co-leading metropolitan engagement. A 14-member cross-sector delegation participated across five days at the Palais des Festivals, Cannes.

Foundation for MIPIIM 2027

This mission establishes the foundation for Uganda's MIPIIM 2027 strategy, including a planned Uganda National Pavilion, structured investor pipeline, and expanded delegation capacity.

Sector Focus

Engagement concentrated on affordable and mid-income housing, mixed-use urban developments in Greater Kampala, waterfront and tourism-linked real estate, and smart city infrastructure.

Investor Interest Areas

Strongest interest in: affordable & mid-income housing in Greater Kampala; mixed-use urban developments; Lake Victoria waterfront and tourism-linked real estate.

Strategic Outcomes

8 high-level institutional engagements secured. 3 progressed to technical follow-up. 2 formal international invitations received — including the 76th FIABCI World Congress (Vienna, June 2026).

Key Invitation

Formal invitation to the 76th FIABCI World Real Estate Congress, Vienna (June 8–12, 2026). Uganda must confirm senior Ministerial-level participation within 30 days.

PRE-EVENT: NATIONAL ALIGNMENT & STRATEGIC PREPARATION

From Fragmented Opportunities to a Structured Investment Platform

Uganda's participation in MIPIM 2026 was preceded by high-level strategic engagements to strengthen institutional coordination and refine the country's investment narrative.



Minister of Lands, Housing & Urban Development
Republic of Uganda at pre-event stakeholder briefing —



Cross-sector delegation, Ministers and technical staff — strategic preparation session

01

Institutional Coordination

Convened under MLHUD leadership with MKCCMA, KCCA, NHCC, PCF, and private sector stakeholders to align objectives and identify bankable projects.

02

Investment Narrative Refinement

Repositioned Uganda from fragmented sector opportunities to a structured investment platform underpinned by data, project identification, and institutional readiness.

03

Delegation Preparation

Cross-sector delegation of 14 officials and representatives briefed on MIPIM protocols, investor engagement strategies, and Uganda's project pipeline.

04

Media & Communication

Pre-event media campaign (Nile Wires, UBC Uganda) established public visibility and communicated the strategic purpose of Uganda's MIPIM debut.

KEY OUTCOME

Uganda successfully repositioned from a fragmented set of investment opportunities to a structured, bankable investment platform — signalling institutional readiness to global capital at MIPIM 2026.



MARKET CONTEXT

The Demographic Imperative — Scale, Speed & Urgency

Uganda presents one of Sub-Saharan Africa's most compelling long-duration investment theses. The supply-demand gap in housing and urban infrastructure creates exceptional opportunity for institutional capital.

47M

National Population

78%

Population Under 30

5.2%

Urban Growth Rate p.a.

6.1%

Kampala Metro Growth

2.1–2.5M

National Housing Deficit (Units)

200K+

Annual Urban In-migrants

<50K

Annual Housing Supply

850K+

Kampala Metro Housing Deficit



“The strongest confidence signal is a policy environment that is transparent, stable, and efficient enough to make affordable housing projects bankable.”

— Hon. Judith Nabakooba, Minister of Lands, Housing & Urban Development, Uganda

THE INVESTMENT CASE



KAMPALA METROPOLITAN AREA: 5.5M population growing at 6.1% p.a. — the fastest-growing major city in East Africa.



A national housing deficit of 2.1–2.5 million units growing at 150,000–200,000 annually is Uganda's greatest investment asset — if properly packaged.



Young median age (15.7 yrs) · 5.2% urbanisation rate · Sustained multi-decade demand across all price points



Premium returns for foreign institutional investors: 7–12% rental yields in premium segments; 15%+ development IRRs in mixed-use opportunities.



East African Gateway: Kampala's position as the region's economic hub makes it the ideal entry point for pan-regional institutional investors.

Uganda's investment climate is underpinned by five core policy pillars designed to signal institutional readiness and attract international capital.

Digital Land Registry (NLIS)



Launched and operational. Tenure security strengthened; transaction transparency significantly improved. Foundation for investor confidence in Uganda's land market.

Vision 2040 & NDP III



Long-term framework: sustainable urbanisation, infrastructure modernisation, and climate resilience as national priorities. Signals government commitment to sustained reform.

Affordable Housing Policy



500,000-unit commitment by 2026. Tax incentives for developers and soft-finance mechanisms in place. Largest housing supply programme in Uganda's history.

Green Building Standards



EDGE/LEED integration into building codes underway. ESG-compliant development embedded in policy. Essential for accessing DFI and impact investor capital.

PPP Framework



Institutional capacity strengthened, transparency increased, DFI engagement protocols formalised. Opening Uganda's pipeline to global institutional investors.

INVESTMENT CLIMATE SCORECARD

Policy Clarity

STRONG

Reform trajectory clear

Regulatory Predictability

IMPROVING

Digital systems reducing discretion

Capital Access

EMERGING

DFI engagement growing

Project Pipeline Quality

DEVELOPING

Bankable projects emerging

Risk Management

MODERATE

Currency & fiscal factors monitored

ABOUT UGANDA

The Pearl of Africa — A Dynamic East African Nation & Emerging Investment Destination

Uganda is a dynamic East African nation renowned for its rich natural resources, strategic location, and fast-growing economy. Bordered by Kenya, Tanzania, Rwanda, South Sudan, and the DR Congo, Uganda serves as a gateway to East Africa's emerging markets and regional trade corridors.

47M

National Population

78%

Population Under 30

5.2%

Urban Growth Rate p.a.

2M+

Housing Deficit (Units)

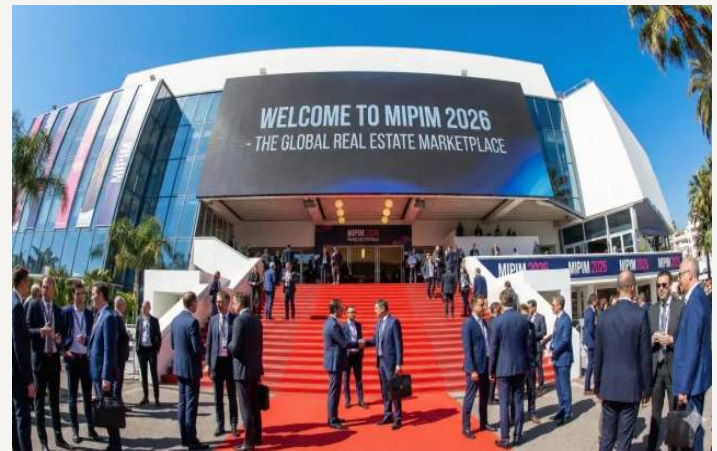
KEY HIGHLIGHTS

- **Population:** Over 47 million, youthful and rapidly urbanising
- **Economy:** Diverse — agriculture, manufacturing, services, tourism, real estate
- **Investment Climate:** Reform-driven policies, stable governance, growing middle class
- **Urbanisation:** Rapid growth, Vision 2040 smart city and housing agenda
- **Tourism:** Stunning landscapes, wildlife, eco-tourism & hospitality investment
- **Returns:** 7–12% rental yields · 15%+ development IRRs in mixed-use

STRATEGIC POSITIONING FOR MIPIM

- ▶ Addressing a national housing deficit of over 2 million units
- ▶ Promoting sustainable urbanisation, smart city planning, and green infrastructure
- ▶ Attracting global investors, developers, and institutional capital
- ▶ Positioning Uganda as host of MIPIM East Africa — a permanent regional platform
- ▶ Showcasing bankable projects in real estate, tourism, and smart city development

7–12% rental yields · 15%+ development IRRs



Uganda Jinja Bridge



Uganda, Kampala Flyover

WHY INVEST IN UGANDA & EAST AFRICA

Uganda's Regional Leadership & EAC Context — Gateway to a \$40.3B Regional Market

300M+

EAC Citizens

\$40.3B

Intra-EAC Trade

7

EAC Member States

EAC Chair

H.E. Museveni, Mar 2026

WHY INVEST IN UGANDA

- **Strategic Location:** Gateway to East Africa and regional markets with 300M+ consumers
- **Investment Opportunities:** Large-scale housing, commercial & industrial projects, tourism-linked real estate, smart city
- **Government Support:** Reform-driven policies, incentives for investors, strong PPP frameworks
- **Growth Potential:** Rapid urbanisation, infrastructure development, emerging middle-class demand
- **Stability, Opportunity & Innovation:** Compelling frontier market for high-growth sustainable returns



EAC REGIONAL CONTEXT

Uganda as EAC Hub

Uganda is increasingly seen as a “beacon of security” and a central entry point for the wider EAC market (300M+ citizens following admission of DR Congo and Somalia).

H.E. Museveni — EAC Chair 2026

H.E. President Museveni assumed the EAC rotational chairmanship on March 7, 2026 — coinciding with Uganda’s debut at MIPIM 2026 and signalling regional integration leadership.

MIPIM 2027 — Uganda to Lead Forum

Uganda’s leadership of MIPIM 2027 (March 15–19) allows marketing of not just Uganda but the entire EAC region’s \$40.3B intra-regional trade potential to global investors.

Sector Opportunities

Industrial parks · Data centres · Tourism infrastructure · Affordable housing · Smart city · Agriculture & minerals



EAST AFRICA PRIVATE SECTOR HIGHLIGHT

Centum Real Estate — Building Africa's Future at MIPIM 2026

Centum Real Estate is a premier pan-African investment and development firm with a \$310M asset base and 10,000+ acre land bank. At MIPIM 2026, Centum Re showcased its mission: transforming strategic locations into sustainable, award-winning, master-planned developments where people can live, work, play and thrive across East Africa.

\$310M

Asset Base

10K+

Acre Land Bank

10-12%

Rental Yields

20%

Value Appreciation (1yr)

THREE FLAGSHIP PROJECTS ACROSS EAST AFRICA

Two Rivers

Nairobi, Kenya

102-acre city within a city. Luxury residences (Riverbank Apartments, Cascadia) integrated with world-class retail and office spaces in Nairobi's Diplomatic Blue Zone.

20% value appreciation p.a.

Vipingo Model City

Kilifi, Kenya

10,000+ acre coastal development designated as a Special Economic Zone (SEZ). Mixed industrial, commercial and residential including Awali Estate and Palm Ridge.

SEZ - Industrial - Commercial - Residential



Pearl Marina Estate

Entebbe, UGANDA

389-acre lakefront community on Lake Victoria. Luxury villas and apartments designed for holistic living and high-yield investment opportunity.

Lake Victoria - 389 Acres - EDGE Certified

centumre.com · +256 764 531 050



Pearl Marnia Entebbe – Kampala Highway The development has over 3km of lake frontage and magnificent views of Lake Victoria.



WHY MIPIM MATTERS FOR UGANDA

Strategic Positioning at the World's Premier Real Estate Platform

MIPIM (Marché International des Professionnels de l'Immobilier) is the world's premier real estate trade fair, held annually in Cannes, France — the essential meeting point for global investors, developers, and government leaders.

20,000+

Attendees in 2026

90+

Countries Represented

€4T+

Capital Ready for Deployment

25+

Africa/ESG Sessions



Uganda delegation with Nicolas Boffi & Yousif Raissac, RX France — Palais des Festivals, March 2026

UGANDA'S STRATEGIC OBJECTIVES

- Present a unified, Ministerial-led delegation signalling government commitment
- Establish direct relationships with institutional capital: DFIs, REITs, Fund Managers
- Join the Africa Focus Forum — official MIPIM platform for African real estate leaders
- Initiate dialogue with FIABCI on East Africa Chapter establishment
- Generate qualified leads for 2026–2027 investment cycles

01

DEMAND DRIVER Demographic Scale

Median age 15.7 years. 5.2% annual urbanisation rate. Sustained multi-decade demand for housing, services, and infrastructure.

02

STABILITY SIGNAL Policy Commitment

500,000-unit housing target. Digital tenure systems. Green building standards. Structural reform and investor-friendly governance.

03

RETURN PROFILE Capital Scarcity Premium

Limited domestic capital creates premium: 7–12% rental yields in premium segments; 15%+ development IRRs in mixed-use opportunities.

04

REGIONAL PLAY East African Gateway

Kampala's position as East Africa's economic hub makes it the ideal entry point for pan-regional institutional investors.

THE EVENT

MIPIM 2026 — Market Discipline, Ambition & Action · March 9–13, 2026 · Palais des Festivals, Cannes, France



Uganda Delegation participating at MIPIM 2026 — Palais des Festivals, Cannes



Road to Zero & Sustainability Session



Delegation networking — Day 3



Cannes Action Team (CAT) formation



Eng. Kenneth Kajuka (CEO, NHCC) live on Monocle Radio

FIVE KEY THEMES DEFINING MIPIM 2026

Housing First

"Action over hype" — 50%+ more visitors at Housing Reboot vs 2025.

Blended Finance

Mortgage guarantees and DFI instruments critical to bridging viability gaps.

ESG Imperative

Every major investor operates under ESG mandates — non-negotiable.

€4T+ Deployment

Capital availability; reform + transparency attracting selective investors.

Digital Infrastructure

Data centres and GIS-driven planning dominating capital conversations.



The strongest confidence signal is a policy environment that is transparent, stable, and efficient enough to make affordable housing projects bankable.

— Hon. Judith Nabakooba, Minister of Lands, Housing & Urban Development, Republic of Uganda

SESSION 1

Urbanisation, Policy & Housing Supply



Africa's housing gap exceeds 50 million units across the continent.



Uganda's 2.1–2.5M deficit is a proven, scalable investment thesis backed by demographic data.



Bankable projects require transparent land tenure, clear regulatory frameworks, and ESG-compliant documentation.



Uganda confirmed commitment to housing reform aligned with international investor requirements.

SESSION 2

Delivering Bankable Residential Projects



Mortgage guarantees and blended finance instruments are critical to bridging project viability and investor requirements.



De-risking instruments: first-loss facilities, DFI co-investment, and performance guarantees.



Immediate opportunity: formal participation at the 76th FIABCI World Real Estate Congress, Vienna — June 2026.



Uganda must confirm at senior Ministerial level within 30 days.

KEY ENGAGEMENTS & BILATERAL MEETINGS

8 High-Level Institutional Engagements — MIPIM 2026

Each engagement was deliberately structured to advance three strategic objectives: accelerate investment dialogue, strengthen institutional partnerships, and cement Uganda's positioning within global real estate platforms.

8

High-Level Engagements

3

Advanced to Technical Follow-Up

2

Formal International Invitations

4+

Investor Groups with Interest

ENG 01

ADVANCED



FIABCI — International Real Estate Federation

Invitation to 76th World Congress, Vienna; FIABCI East Africa Chapter discussions initiated.

ENG 02

FOLLOW-UP



European Mortgage Federation (EMF)

Direct engagement on strengthening Uganda's housing finance ecosystem; mortgage frameworks.

ENG 03

CONFIRMED



RX France / MIPIM Leadership

Uganda National Pavilion concept for 2027 agreed; ongoing participation confirmed.

ENG 04

FOLLOW-UP



Finland Pavilion — Smart Urban Development

GIS-based planning insights; transit-oriented development models for Kampala Metropolitan Area.

ENG 05

INTEREST



Sea Breeze Development — Mixed-Use Projects

Scalable waterfront and tourism-linked development methodology; PPP structuring exposure.

ENG 06

INTEREST



Group Sessions (15+ engagements)

Broader investor, developer, and institutional engagement across the 5-day programme.

ENGAGEMENT 01 — FIABCI

International Real Estate Federation · Global Real Estate Networks



Sitting L–R: Narek Arakelyan (Secretary General FIABCI), Hon. Judith Nabakooba, Antonio Campagnoli (World President FIABCI). Standing: Lazarus Mugabi, Lily Chang VP FIABCI Taiwan, Irene Birungi Mugisha, Adyeri Namaganda Cissy

✓ OUTCOMES



Secured formal invitation to 76th FIABCI World Real Estate Congress (Vienna, June 2026)



Initiated discussions on housing finance ecosystem strengthening



Strengthened Uganda's positioning within global real estate networks



Explored FIABCI East Africa Chapter anchored in Uganda

→ NEXT STEPS



Formally engage FIABCI leadership within 30 days — senior Minister-level representation required



Facilitate a FIABCI technical mission and follow-up engagements in Uganda



Establish FIABCI East Africa Chapter anchored in Kampala



Capacity building: Urban Planners study tour to Vienna urban development models



ACTION REQUIRED

AREA-U to confirm Uganda's participation at 76th World Real Estate Congress within 30 days. Senior Minister-level representation is essential to consolidate this relationship and establish the FIABCI East Africa Chapter.

ENGAGEMENTS 02 & 03

European Mortgage Federation · RX France / MIPIM Leadership



Protocol Photo: Uganda Delegation with Nicolas Boffi (Director, MIPIM RX France) and Yousif Raissac (Head of Market Development, Middle East & Africa)

ENG 02 · European Mortgage Federation

Outcomes

- Established direct engagement on strengthening Uganda's housing finance ecosystem
- Identified potential collaboration on mortgage frameworks and financing tools
- Opened direct technical channel to the institution that shaped European mortgage markets

Next Steps

- Initiate technical discussions on mortgage refinancing and covered bond structures

ENG 03 · RX France / MIPIM Leadership

Outcomes

- Confirmed active support from MIPIM organisers for Uganda's ongoing participation
- Aligned on concept and design of a Uganda National Pavilion at MIPIM 2027
- Established strengthened institutional relationship with the world's premier real estate platform

Next Steps

- Develop a structured, fully-resourced participation plan for MIPIM 2027
- Establish a Uganda National Pavilion with coordinated multi-stakeholder

⚡ ACTION

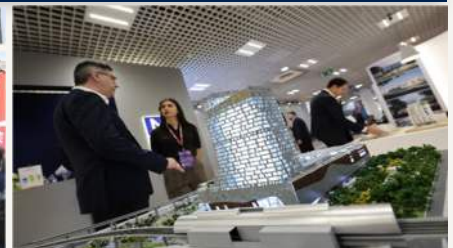
Budget allocation and project preparation mandate for MIPIM 2027 should be approved immediately to begin the required 12-month preparation cycle. A Uganda National Pavilion elevates Uganda from delegate status to recognised investment destination.



Spanning 32 million sq m, New Dammam will boast eight residential neighborhoods by Saudi real estate group Adel



The Invest Manchester tent. (Image & Co)



ENGAGEMENTS 04 & 05

Finland Pavilion — Smart Urban Development · Sea Breeze Development



Uganda delegation examining the Sea Breeze integrated mixed-use development model and the Urban Setup at the Finland Pavilion MIPIM 2026

ENG 04

Finland Pavilion — Smart & Sustainable Urban Development

Outcomes

- Gained insights into transit-oriented development and GIS-based planning models
- Exposure to compact city frameworks and climate-resilient urban systems
- Identified best practices applicable to Uganda's urban development agenda

Next Steps

- Establish formal knowledge exchange partnerships with Finnish urban agencies
- Develop GIS-based planning pilot for Greater Kampala Metropolitan Area
- KCCA to lead follow-up technical engagement on smart urban management systems

ENG 05

Sea Breeze Development — Large-Scale Mixed-Use Projects · PPP Structures · Waterfront & Tourism Real Estate

Outcomes

- Exposure to integrated, master-planned development methodologies
- Identified scalable models for waterfront and tourism-linked real estate
- Gained understanding of PPP structuring approaches applicable to Uganda's pipeline

Next Steps

- Explore technical collaboration and knowledge exchange with Sea Breeze
- Assess applicability of integrated development models within Uganda's pipeline
- Identify specific sites in Uganda suitable for master-planned mixed-use development

MIPIM Awards 2026 — 35th edition — recognised outstanding projects from 19 countries. Uganda's delegation observed these ESG and design standards first-hand — they directly inform the criteria Uganda's projects must meet for MIPIM 2027.

CATEGORY	WINNING PROJECT	LOCATION
Best Conversion	BPM	Paris, France
Best Cultural / Education	Sydney Fish Market (Special Jury Award)	Sydney, Australia
Best Hospitality / Leisure	Populus	Denver, USA
Best Industrial & Logistics	BESTSELLER Logistics Centre W	Lelystad, Netherlands
Best Mixed-Use	La Fondation	Paris, France
Best Residential	Home. Earth Nærheden	Copenhagen, Denmark
Best Urban Regeneration	Nordhavn	Copenhagen, Denmark
Best Workplace	25, Avenue Matignon — AXA IM	Paris, France
Best New Development	85 Gracechurch Street	London, UK
Best New Mega Development	MARAEY	Rio de Janeiro, Brazil



STRATEGIC RELEVANCE FOR UGANDA

KCCA

Nordhavn & MARAEY demonstrate integrated land-use, waterfront activation and phased mixed-use delivery — directly transferable to KCCA's transit-oriented pipeline.

NHCC

Home.Earth Nærheden sets the standard for energy-efficient affordable housing at scale — adopt its modular delivery and low-carbon materials for green bond financing eligibility.

Pearl Marina

Populus & La Fondation show sustainability-led mixed-use commands premium investor interest — Pearl Marina Lake Victoria waterfront aligns perfectly for MIPIM Awards 2027.



KEY OUTCOMES & ACHIEVEMENTS

From Introduction to Pipeline Formation

Uganda's participation at MIPIM 2026 transitioned from initial engagement to the early formation of a structured investment pipeline. While no binding commitments were expected at first-time participation, several engagements progressed well beyond introductory dialogue.

8

High-Level Institutional Engagements

3

Progressed to Technical Follow-Up

2

Formal International Invitations

4+

Investor Groups with Preliminary Interest

STRONGEST INVESTOR INTEREST CONCENTRATED IN:



Affordable & Mid-Income Housing

Greater Kampala and secondary cities — scalable demand, clear policy support and growing DFI interest in blended finance structures.



Mixed-Use Urban Developments

Greater Kampala Metropolitan Area — transit-oriented, commercial-residential integration with strong ROI profiles for institutional investors.



Waterfront & Tourism Real Estate

Lake Victoria waterfront, nationally significant tourism assets — Pearl Marina and similar projects aligning with MIPIM Awards benchmarks.

These outcomes confirm Uganda has successfully moved from market introduction to pipeline formation. The next phase requires structured conversion of investor interest into bankable transactions.

PARTNERSHIP HIGHLIGHTS



FIABCI · RX France/MIPIM Leadership · European Mortgage Federation · Finland Pavilion · Sea Breeze Development — across 5 days at the Palais des Festivals

Finland

Integrated Urban Planning & Smart City Systems

KCCA: Pilot a GIS-based metropolitan master plan for Greater Kampala. Phase digital land administration rollout beginning with Kampala's CBD to directly address the land tenure transparency gap deterring institutional investors.

Austria / Vienna

Social Housing & Mixed-Income Development

NHCC: Vienna's Gemeindebau model demonstrates that social housing with strong tenant protections and cross-subsidy from market-rate units achieves scale and financial sustainability — applicable to Uganda's National Social Housing Programme Phase II.

MIPIM Awards

Global ESG & Design Benchmarks

Pearl Marina & NHCC: Award-winning projects demonstrate that sustainability-led, design-forward developments command premium investor interest. Structured participation in MIPIM Awards 2027 generates international visibility.

FIABCI

Real Estate Federation Best Practices

AREA Uganda: The FIABCI World Congress provides direct access to real estate professionals from 70+ countries. Uganda's participation must be confirmed at the highest level with structured project presentations.

ESG COMPLIANCE A PREREQUISITE FOR INTERNATIONAL CAPITAL

Every major global investor at MIPIM 2026 operates under ESG mandates requiring demonstrable alignment with environmental and social governance standards.

EDGE/LEED Certification

IFC's EDGE standard and LEED certification are now baseline expectations. Projects without these certifications are systematically excluded from DFI financing.

GRESB Alignment

Global Real Estate Sustainability Benchmark (GRESB) scores directly influence capital allocation decisions. Uganda's housing programme needs ESG framework adoption.

Climate Resilience

Flood mitigation, green infrastructure, and climate-adaptive design are required for major urban projects targeting European and Gulf institutional capital.

Carbon Disclosure

Embed climate-resilience criteria into planning approvals. Design Uganda's infrastructure to meet GRESB and CRREM pathway thresholds.

ESG Project Documentation

All pipeline projects targeting international investors must include ESG-compliant project prospectuses, environmental assessments, and social impact frameworks.

FORWARD ROADMAP & RECOMMENDATIONS

Five Strategic Priorities — 2026 to MIPIM 2027

The recommendations below directly respond to structural gaps identified during MIPIM 2026 and are designed to accelerate the conversion of investor interest into committed capital.

01

Uganda National Pavilion at MIPIM 2027

MLHUD + All Institutions

Q3 2026

A Uganda National Pavilion transforms Uganda from a delegate nation to a sovereign investment destination with physical presence, curated project displays, and dedicated investor engagement infrastructure. Sign a 3-year contract to secure long-term presence and forward planning of speaking engagements at MIPIM Investor Forums.

02

National Project Preparation Facility

MLHUD + NHCC + KCCA

Q2 2026

Establish a dedicated facility to convert promising sites and concepts into investor-grade project prospectuses meeting international ESG, legal, and financial standards. This is the single most important domestic step Uganda can take to unlock the capital flows that MIPIM 2026 initiated.

03

Housing Finance Reform

MLHUD + Bank of Uganda + MoFPED

Q2-Q3 2026

Formally engage Bank of Uganda and Ministry of Finance on housing finance reform including mortgage refinancing frameworks and covered bond structures modelled on EMF best practices. Uganda's housing deficit cannot be resolved without a functioning long-term mortgage market.

04

National Green Building Standard

MLHUD + National Physical Planning

Q3 2026

Adopt a national green building standard mapping to EDGE/LEED criteria. Embed climate-resilience requirements into planning approvals. ESG compliance is no longer optional — it determines access to institutional capital from DFIs and impact investors.

05

FIABCI Congress & Institutional Partnerships

AREA Uganda + MLHUD

June 2026

Confirm senior Ministerial representation at the 76th FIABCI World Real Estate Congress, Vienna (June 2026). Advance FIABCI East Africa Chapter establishment. Maintain cadence of bilateral engagement with EMF, RX France, Sea Breeze, and Finland Pavilion contacts.

FIABCI WORLD CONGRESS — VIENNA 2026

76th FIABCI World Real Estate Congress · June 8–12, 2026 · Vienna, Austria



From Left: Hon. Kabuye Kyofa, Matthias Gass (FIABCI Austria Chapter President), Alissa Bankovska (FIABCI Ukraine President), Samuel Kariuki (Mi Vida Homes), Antonio Campagnoli (World President FIABCI)

REGISTRATION FEES

FIABCI Member (Early Bird before Mar 18)	€1,870
FIABCI Member (Standard)	€2,420
Non-Member	€2,420 – €3,080
Young Professional	€880
Student	€605



FIABCI sessions, Vienna preparation briefing & delegation photos — MIPIM 2026

76th FIABCI World Real Estate Congress

June 8–12, 2026
Vienna, Austria

- Welcome Reception at Wine Tavern (Mon, June 8)
- Opening & Closing Ceremony (Tue-Wed, June 9-10)
- 2 Days Business Conference (Tue-Wed, June 9-10)
- Organ Concert at St. Stephen's Cathedral (Tue, June 9)
- Real Estate Study Tours (Thu, June 11)
- Prix d'Excellence Award Ceremony at Wiener Hofburg
- FIABCI General Assembly (Fri, June 12)
- Farewell Dinner & Summer Night's Ball (Fri, June 12)



⚡ IMMEDIATE ACTION: AREA-U + MLHUD must confirm senior Ministerial participation within 30 days. FIABCI East Africa Chapter — anchor in Kampala. Prize d'Excellence Award Entry Fee: €1,120 per project.

MIPIM 2027

Uganda National Pavilion · 15–19 March 2027 · Palais des Festivals, Cannes, France

Elevating Uganda from Delegate Nation to Recognised Investment Destination

NATIONAL PAVILION SPONSORSHIP PACKAGES — MIPIM 2027

SAPPHIRE

From 36m²

- 3 tables + 9 chairs + sofa + armchairs
- 2 lockable cupboards + welcome desk
- 2 TV 40" Full HD LED
- Coffee machine + 300 capsules
- 4m² of printing (artwork)
- Lighting and power supply

RUBY

From 27m²

- 2 tables + 6 chairs + 1 low table
- 1 lockable cupboard + welcome desk
- 2 TV 40" Full HD LED
- Coffee machine + 300 capsules
- 3m² of printing (artwork)
- Elegant, modern green materials

STANDARD

From 9m-15m²

- 1 table + 3 chairs
- 1 lockable cupboard + welcome desk
- 1 TV 40" Full HD LED
- Coffee machine + 150 capsules
- 1m² of printing (artwork)
- Logo branding on fascia board

PAVILION

Pavilion 55ms

- Premium location with branding
- In-Stand sponsored reception
- Spotlight in CREATE Magazine
- 3 Co-Branded Floor Stickers
- Inclusion in Pavilion Video
- Complimentary Wi-Fi + concierge

MEDIA COVERAGE

Uganda's Debut at MIPIM 2026 — Press, Digital & Broadcast Coverage

Post

UBC UGANDA @ubctvuganda

Uganda Debuts at Global Real Estate Festival MIPIM 2026.



Uganda Debuts at Global Real Estate Festival MIPIM 2026 - Uganda Broadcasting Corporation

from ubc.dp.vg

11:17 am · 12 May 2026 · 539 Views

Uganda Debuts at Global Real Estate Festival — Nile Wires

Post

Irene Birungi Mugisha @IreneMugisha

On Day 3, Uganda's delegation, led by State Minister for Kampala Hon. Kabuye Kyofa, convened more networking sessions with urban development stakeholders from Spain, Finland & key partners to explore investment collaboration. Key takeaway was to form a Cannes Action Team (CAT).



State Minister meets Helsinki Development Manager

Post

UBC UGANDA @ubctvuganda

UPDATE- State Minister for Kampala Kabuye Kyofa has met Helsinki Development Manager Minna Maaritola on the sidelines of MIPIM 2026 in Cannes, France, to discuss sustainable housing and how Kampala can draw lessons from the Helsinki model.



Day 3: Networking — forming the Cannes Action Team (CAT)

ONLINE & SOCIAL MEDIA COVERAGE

PRINT/ONLINE

The Nile Wires




thenilewires.com

Uganda Gears Up for MIPIM 2026 in Cannes, France

ONLINE

The Fox Guard News



thefoxguard.news

Uganda Showcases Housing and Urban Development Agenda at MIPIM 2026 in France

BROADCAST

UBC Uganda (TV)

x.com/ubctvuganda
<https://youtu.be/SHUmSC7PSc?si=IX3llgqUovwb6cGR>

Live broadcast coverage of Uganda delegation at MIPIM 2026

INTERNATIONAL

FIABCI.org



fiabci.org/en/news-room/view/596

Meetings with the Executive Director of UN-Habitat & Uganda delegation for FIABCI participation in WUF13

SOCIAL MEDIA

Instagram

[instagram.com](https://www.instagram.com)

Live updates and photo coverage from Cannes — multiple posts from delegation members

SOCIAL MEDIA

LinkedIn

[linkedin.com](https://www.linkedin.com)

Alina Aeby: #MIPIM2026 #HousingAfrica — professional network amplification





COVERAGE

**Presidential
CEO FORUM**
Shaping the Nation

OUR MISSION
To promote, harness and popularise private sector involvement in providing a platform that advocates for appropriate legislation, practices and policies that eliminate bottlenecks to economic development

OUR VISION
To be the leading forum that champions private sector entrepreneurs to actively participate in economic activities that foster private sector development.

OUR CORE VALUES

- Transparency and advocacy
- Integrity
- Private sector entrepreneurs centred
- Value for People
- Nationalism and patriotism

Presidential CEO Forum is an indigenous association in a tripartite formation dealing with private sector issues in Uganda which includes the Presidential CEO Forum, the Office of the Prime Minister and the Head of State. This unique CEO platform represents the private sector, manufacturers and industrialists and corporate Uganda to work closely with government minister and departments to reinforce private sector inclusion in developmental matters. The Forum advocates for an improved business climate for economic growth, job creation through indigenization, industrialization, value addition, human resource development and innovation.

We are championing the government agenda towards fostering Uganda's socioeconomic transformation and development.

Reach Us On
Plot 1 Baskerville Avenue
Uganda Business Facilitation
Centre, Kalala-Kampala
Email: info@pcf.co.ug
www.pcf.co.ug
Tel.: +256 0393 249 530



Cannes, 13 March 2026 · Official Press Release · RX France / MIPIM

20,000 delegates representing 90 countries gathered in Cannes for the 36th edition of MIPIM, the global urban festival where public and private leaders shape the future of cities. This year's edition underscored the resilience of the real estate market, driven by a strong international investor presence — nearly a third of all attendees — and by regions and local authorities showcasing their capacity to deliver.

Nobel Prize Keynote

Philippe Aghion, winner of the 2025 Nobel Prize in Economics, opened MIPIM 2026 with a keynote on AI acceleration, emphasising responsible control to ensure AI serves public interest and sustainable urban development.

Housing Matters!

Participation up over 50% on 2025. Four housing ministers appeared alongside UN-Habitat. The programme hosted debate on supply, affordability and future living models.

Data Centres Summit

Launched at MIPIM for the first time — immediately full and standing-room only, capturing the sector's rapid evolution from niche to core infrastructure.

RE-Family Summit

New private forum exclusively for institutional investors and global family offices. First edition welcomed offices from France, Germany, Italy, Monaco and the UK.

RE-Invest Summit

Representing institutions advising on more than €4 trillion in assets, including Australian Retirement Trust, CPPIB, GIC, Korea Investment Corporation, Norges Bank, Ontario Teachers' Pension Plan and Temasek.



THE OFFICIAL DELEGATION

Uganda at MIPIM 2026 | Cannes, France — Part 1 of 2

The official delegation, led at Ministerial level, represented a cross-section of Uganda's urban development, investment, housing, and planning institutions.



Head of Delegation

Hon. Judith Nabakooba

Minister of Lands, Housing
& Urban Development



Co-Lead, Metropolitan Engagement

Hon. Joseph Kabuye Kyofa

Minister of State for Kampala
Capital City & Metropolitan Affairs



Benon Moses Kigenyi

Deputy Executive Director
KCCA



Byendaimira B. Vincent

Director, Physical Planning
KCCA



Eng. Kenneth Kajjuka

Chief Executive Officer
NHCC



Irene Birungi Mugisha

CEO
Presidential CEO Forum

THE OFFICIAL DELEGATION

Uganda at MIPIM 2026 | Cannes, France — Part 1 of 2

The official delegation, led at Ministerial level, represented a cross-section of Uganda's urban development, investment, housing, and planning institutions.



Charles Magnot Bonnie

Director, Education and Social Services, KCCA



Lazarus Mugabi

President, AREA Uganda
(2026–2028)



Dr. Edwin Musiime

Chairman
River Group Africa



Adyeri Namaganda Cissy

CEO
CINAM Investments Ltd



Maurice Herbert Mugisha

Deputy Managing Director
UBC



Achom Ann Okaisu

Acting Manager, Comprehensive
Physical Planning, KCCA

THE OFFICIAL DELEGATION

Uganda at MIPIM 2026 | Cannes, France — Part 2 of 2

The official delegation, led at Ministerial level, represented a cross-section of Uganda's urban development, investment, housing, and planning institutions.



Edison Masereka

CEO
Presidential CEO Forum



Maria Naira Nabirya

Pearl Marine Estate



Nanyunja Lillian Muleke

COO, DataPulse Ltd · RX France East
Africa Representative



National Housing Bukerere projects to be positioned for funding

“

As the world's most influential real estate professionals converged on the Palais des Festivals for MIPIM 2026, one name stood apart as the definitive gateway to Africa's most dynamic property market: **Centum Real Estate**. A premier pan-African investment and development firm, Centum Re arrived in Cannes with a singular, compelling mission — transforming strategic landholdings into sustainable, award-winning, master-planned communities where people can live, work, play, and thrive.

A Visionary Land Bank and Asset Base

Underpinning Centum Re's ambitions is a formidable foundation. With a robust asset base of **\$310 million** and a sprawling land bank exceeding **10,000 acres** across East Africa, the firm has firmly established itself as a regional powerhouse. Its commitment to large-scale, mixed-use development is most vividly expressed in three landmark projects — each a model for the urban living of tomorrow:

- **Two Rivers, Nairobi, Kenya** — A visionary 102-acre "city within a city" nestled in Nairobi's prestigious Diplomatic Blue Zone. Anchored by luxury residences such as the Riverbank Apartments and Cascadia, Two Rivers seamlessly integrates world-class retail, office, and leisure spaces into one vibrant, self-contained urban ecosystem.
- **Vipingo Model City, Kilifi, Kenya** — Spanning over 10,000 acres along the sun-drenched Kenyan coastline, Vipingo is a designated Special Economic Zone (SEZ) of extraordinary scale. It offers a richly diverse blend of industrial, commercial, and residential opportunities — including the Awali Estate and the exclusive 1255 Palm Ridge — making it one of the most compelling investment destinations on the continent.
- **Pearl Marina Estate, Entebbe, Uganda** — Set against the breathtaking shores of Lake Victoria, this stunning 389-acre lakefront community offers luxury villas and apartments designed for holistic living. Pearl Marina represents not only an unparalleled lifestyle proposition, but also a high-yield investment opportunity in one of East Africa's most sought-after locations.

Sustainability at the Core

In alignment with the global imperative for greener, more responsible urban development, Centum Re proudly holds **EDGE Champion** status — a globally recognised standard for energy and water efficiency. But the firm's commitment extends well beyond bricks and mortar. Each project is anchored in a philosophy of social impact, addressing the critical and growing need for quality, accessible living spaces across a rapidly urbanizing region.

Building Africa's Future

A premier pan-African real estate investment and development firm focused on transforming strategic locations into sustainable, award-winning, master-planned live-work-play-grow-thrive nodes.

10K+ acres Land Bank	\$310M Asset Base	3 Flagship projects
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Two Rivers
Nairobi, KE

Vipingo Model city,
Kilifi, KE

Pearl Marina Estate
Entebbe, UG

 70% of pipeline as Affordable Housing	 Mixed-Use & Large Scale	 ESG / SDG Aligned	 Edge Champion
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+254 747 019 978 www.centumre.com centum.re@centum.co.ke

Why Invest in East Africa Now

Centum Re's portfolio is far more than an assembly of premium addresses — it is a proven engine of value creation. The numbers speak for themselves: properties such as the **Riverbank Apartments** have recorded a remarkable **20% value appreciation within a single year**, with rental yields consistently delivering between **10% and 12%** — figures that place East Africa firmly on the radar of discerning global investors.

As a **Superbrand awardee**, Centum Re offers international investors something increasingly rare in emerging markets: reliability, transparency, and the kind of long-term strategic vision that turns opportunity into sustained growth. For those who attended MIPIM 2026, the Centum Re showcase was nothing short of a masterclass — a vivid demonstration of how visionary urban planning and responsible development can unlock the full, extraordinary potential of Africa's real estate future

14th & 15th MARCH 2026

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- Phone: +256 764 531 050 / +254 747 019 978



Mr. Lazarus Mugabi
PRESIDENT

AREA

ASSOCIATION OF REAL ESTATE AGENTS UGANDA



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PARTNERS & ACKNOWLEDGEMENTS

Official Delegation Institutions & Supporting Partners

Uganda's debut at MIPIM 2026 was made possible through the commitment and collaboration of the following institutions. We extend our sincere gratitude to all delegates, partners, and supporters who contributed to this landmark mission.

 <p>Ministry of Lands, Housing & Urban Development</p>	 <p>Ministry of Kampala Capital City & Metropolitan Affairs</p>	 <p>Kampala Capital City Authority (KCCA)</p>	 <p>National Housing & Construction Company (NHCC)</p>	 <p>Presidential CEO Forum</p>
 <p>Uganda Broadcasting Corporation (UBC)</p>	 <p>Association of Real Estate Agents Uganda (AREA)</p>	 <p>CINAM Investments Ltd</p>	 <p>Pearl Marina Estates Ltd</p>	 <p>Olim Group</p>



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ORGANISED BY








UGANDA RAISING @ MIPIM 2026

At MIPIM 2026 March 9-13, 2026, at the Palais des Festivals in Cannes, France, Uganda actively participated in the African Urban focus sessions global panels and roundtables on the future of construction and housing delivery. The delegation was led by Hon. Judith Nabukobwa (Minister of Lands, Housing & Urban Development) and Hon. Kabuge Kyula (Minister of State for Kampala Capital City & Metropolitan Affairs), engaged with investors, developers, and policymakers to explore ways to accelerate housing and urban development across Africa.

Delegation Includes:

- Hon. Judith Nabukobwa - CEO, National Housing & Construction Company (NHCC)
- Hon. Kabuge Kyula - Deputy Housing Director (DHD)
- Amos Kigunda - Deputy Executive Director, Kampala Capital City Authority (KCCA)
- Dr. Benjamin B. Bwalya - Chairman, Kampala Physical Planning (KPP)
- Justice N. N. - Kampala Physical Planning (KPP)
- Charles Kibuka - Director of Planning and Urban Development (DPAU)
- Abdullah Mwanika - National Housing Development Authority (NHDA)
- James Musinguzi - Director, Kampala Capital City Authority (KCCA)
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From Introduction to Impact



RX France



LA REINE

UPCOMING: MIPIM MIDDLE EAST · 20-21 OCTOBER 2026 · RIYADH

MIPIM ASIA SUMMIT · 2-3 DECEMBER 2026 · HONG KONG

MIPIM 2027 · 15-19 MARCH 2027 · PALAIS DES FESTIVALS, CANNES

FIABCI WORLD CONGRESS · 8-12 JUNE 2026 · VIENNA, AUSTRIA

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