



COMPANY PROFILE 2025

CONCEPT CONSTRUCTION GROUP (PTY) LTD
REGISTRATION NUMBER 2013/166675/07



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INTRODUCTION

Concept Construction Group (Pty) Ltd ("CCG") registration number 2012/173393/07 was established in 2020 out of an amalgamation of very experienced but separate operating entities. This group provides the required experience and construction know how to deliver on the building captive requirements of Inkwazi Eco Projects, Vivende Retail and Energy Capital. They are also able to extend well beyond this tied source of business.

The operating companies are:

- Concept Paving & Civils incorporating Kelter Civils who commenced business in 1986. This business was started by Ian Logan and Peter Williams and was acquired by Peter Wilson in 2020 as part of the establishment of CCG. Ian Logan remains in support as a consultant.
- Shonacon have been operating since 2006 and have been responsible for multiple construction projects over the years. This business is run by Dean Leyden who has many years' experience with large scale construction projects prior to his years with Shonacon.
- Harris & Son was founded in 1996. They have focused on rural construction projects. They have built multiple warehouse and retail centres.
- CCG has acquired a shareholding in Energy Capital. This is a strategic investment aimed at ensuring expertise in the construction and development of sustainable utility assets on behalf of Inkwazi Eco Projects. This investment took effect from 1 March 2025.

CCG has over 120 years collective experience in the construction industry and have helped develop multiple townships including housing and infrastructure, retail centres and specialist civils work. CCG have adopted a sustainable strategy for the construction industry by focusing on being the responsible construction company for Inkwazi Eco Projects. They are focused on suitable long term job creation through to the use of sustainable construction methods and utilities. The current group turnover is just over R70 Million but this low level of turnover is because of the gearing up for the Inkwazi Eco Projects pipeline. The projections for the next three years is over R3.203 Billion.

There is no job in the housing, retail and sustainable utility space that cannot be done by CCG.

VISION

The CCG vision is to grow into a multiple disciplinary construction company, and to introduce and develop quality buildings using both conventional and Light Steel Frame construction methodology supported by sustainable utilities. CCG will partner with any professional entity to deliver quality building without compromise. CCG will focus on long term sustainable job creation focused on skills transfer and upliftment for the local community.

MISSION STATEMENT

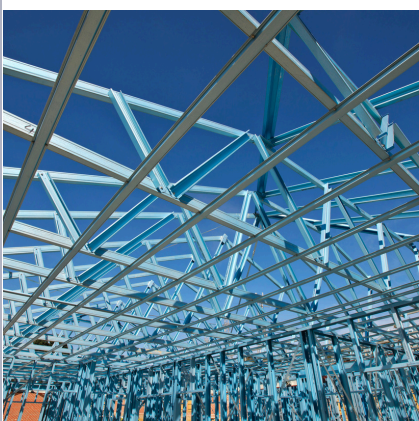
The mission is to provide a quality full-service construction function to Inkwazi Eco Projects, Vivende Retail and Energy Capital as well as a wider range of associates. The strategy will be achieved by deploying the vast experience of the construction team in support of the wider objectives of the Vivende Impact Fund.

SERVICES

CCG is a multi-disciplinary business that offers a range of expertise from engineering, finance and technology services to energy management within the residential and retail property development industry. This skill set, and the collaboration thereof, is aimed at ensuring that all necessary bases are covered to safeguard the long-term financing partners.

These include but are not limited to:

- High Level Feasibilities and Risk Assessments
- Consulting Engineering – Civils and Structural Engineering
- Civils Contracting and Building (Specialist and Conventional – Framecad is a specialist in Light Steel Frame Construction and Green Building Methodology)
- Electrical Engineering and Solar Design – (Energy Capital)
- Quantity Surveying – (TDQS)



OWNERSHIP & MANAGEMENT

CCG has adopted a unique management approach where the operating entities remain autonomous while focusing on improving the operating cost structures by shared services and increased buying power. The current management and shareholding reflect the current business and known pipeline out of the group and associates, and it is expected to evolve further.

- Peter Wilson – Joint Managing Director
- Dean Layden – Director (Shonacon)
- Roger Harris – Director (Harris & Son)
- Gavin de Jager – Group

There is an Executive Committee (Exco) that will be involved in each project in which CCG are involved. This will include:

- Mark Ducasse
- Andrew Watson
- Tony Hayman

The current shareholding is tightly controlled and will amend from time to time as the Inkwazi Eco Projects pipeline is delivered. This will be made available on the website from time to time.

APPROACH

CCG sees teamwork and professionalism with a client centric approach as a critical component of future operations and the current management buy into that completely. This teamwork and professional approach extend to the greater group of professional services employed by the group. No construction job will be undertaken without the relevant professional team and project management in support to ensure accountability to the finance partners. Teams are built by combining the strengths of the individual members and refining skills to meet and exceed the clients' expectations.

A hands-on approach on all our projects using the professional multidisciplinary focus is a constant. CCG is equipped with the latest technology and has the necessary staff and resources to ensure the best professional services are always provided. There is an interest in two businesses in which CCG will maintain and those are Supply Chain Management and Plant Hire. These opportunities will be concluded during 2025/26 financial year.

EXPERIENCE

CCG has a combined experience of over 120 years within the company and the extended group. The group have the skills and resources to deliver against any project and specifically the Inkwazi Eco Projects project pipeline. CCG operating companies have been responsible for multiple high-level projects either directly or indirectly, in chief or as a sub-contractor.

- Most of the paving throughout the Umhlanga precinct and the Durban Promenade has been paved by Concept. There have been multiple civils projects completed over the past 25 years.
- Multiple housing developments, RDP and formal housing townships have been built along with roads, electrical and water treatment plants.
- Large scale construction like multi story buildings have been handled by the member companies either in their professional capacity or as a contractor.
- There is a specific knowledge and skill set with the development of shopping centres and large and small retail outlets in rural areas.
- The unique turnkey affordable housing process has been developed by a unique team of which CCG is an integral member.

RESOURCES

Each group company has their own directors. Concept Paving & Civils will continue to focus on infrastructure. They will work closely with Raw Power and Energy Capital to ensure each site is ready for the top structure construction phase for Shonacon and Harris & Son or any construction company approved by CCG. There will be shared services from within the group to provide all the non-construction related services.

Directors

Peter Wilson – Joint Managing Director

Dean Leyden – Director (Shonacon)

Roger Harris – Director (Harris & Son)

Gavin de Jager – Shared Services

Technical

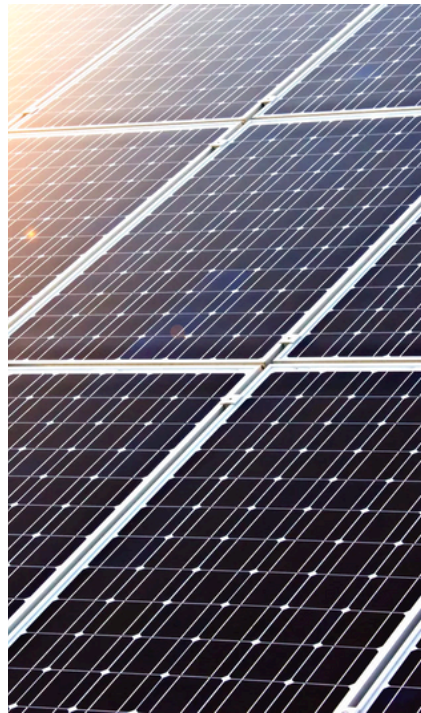
Jan Theunissen – Property Development (TDQS)

Business Development – Initial Phase Feasibility and Funding

Vivende Capital

CONCLUSION

Concept Construction Group is a capable and dedicated multi-disciplinary construction and property development business with the correct solution-based approach in meeting and exceeding client expectations. The company operates with a self-imposed green mandate to support the international efforts in sustainability and can approach any project on a turnkey basis. Our experienced and focussed team are well placed and equipped and contain the necessary experience and qualifications to carry out their functions with diligence and skill. Concept Construction Group will be of service to both public and private clients.



CONTACT US

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ANNEXURE A - LIGHT STEEL FRAME CONSTRUCTION METHODOLOGY

The benefits and advantages of using LSF

Here we outline some of the key benefits and advantages of LSF construction that should be kept in mind when learning about the applications and methodologies of this versatile and durable building product. Advanced LSF construction methods can result in faster build times, less waste, lower overall costs, more versatile and scalable design solutions, and better building performance. Combine these with the distinctive characteristics of steel – non-combustibility, termite and mould resistance and dimensional stability – and you have a practical solution to many of the challenges faced globally in the building sector and particularly in South Africa.

Construction Speed

When manufacturing and constructing buildings, LSF construction is faster and more accurate than traditional methods. It's a design-led process, meaning that the need for skills to construct the building is more in the design stage and less so onsite. As the LSF frames and components are produced and fabricated from structural-quality steel coils and are shaped at ambient temperatures by roll-forming machines, they can be formed at high speed and in large quantities with consistent quality and precision. The erection process is fast and simple – requiring less labour time onsite or heavy lifting equipment.

LSF Creates less Waste and is a Better Building Choice Environmentally

With LSF structures, waste is minimal due to accurate design and manufacture, reducing the environmental impact from waste going to landfill. Steel is 100% recyclable, reducing the overall environmental impact of any waste created. There is significantly improved thermal qualities within the completed building thereby improving the use of heating and cooling in the future.

Design Versatility

The strength and ductility of LSF makes it an ideal building material for all building types and forms. LSF offers larger span lengths due to less structure weight and increased space utilisation, making it possible to produce some architectural designs that are not possible with traditional methods, including the creation of innovative building shapes and non conventional roof lines. It has one of the highest strength-to-weight ratios of all construction materials, so LSF delivers excellent spanning capability and is perfect for creating wide, open spaces.

Faster Return on Investment

Return on investment (ROI) is a critical factor in the financial analysis of any property development opportunity. When a property can be attained and developed in a short period of time, the ROI is realized faster and the response to meet immediate market demand is greater. Designing and building with LSF can lower both construction delays and long-term building ownership costs, leading to both immediate and long-term ROI on building ownership.

