REPUBLIC OF GHANA

2025 ANNUAL REPORT ON

PUBLIC PRIVATE PARTNERSHIP PROJECTS

Submitted to Parliament Pursuant to Section 84
of the Public Private Partnership Act, 2020 (Act 1039)
on 30th March 2026

Presented to Parliament by
DR. CASSIEL ATO FORSON (MP)
Minister for Finance

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ACRONYMS AND ABBREVIATIONS

AMA	Accra Metropolitan Assembly
ASHMA	Ashaiman Municipal Assembly
BOOT	Build, Own, Operate, and Transfer
BOT	Build, Operate, and Transfer
DBFOM	Design, Build, Finance, Operate, and Maintain
FCTC	Fiscal Commitment Technical Committee
GCTU	Ghana Communication Technology University
MDA	Ministries, Departments and Agencies
MINTER	Ministry of the Interior
MMDA	Metropolitan, Municipal and District Assemblies
MoF	Ministry of Finance
NHIA	National Health Insurance Authority
PPP	Public Private Partnership
PPPC	Public Private Partnership Committee
SPV	Special Purpose Vehicle

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FOREWORD

It is my honour to present the Fifth Annual Report on Public Private Partnership (PPP) Projects to Parliament in accordance with Section 84 of the Public Private Partnership Act, 2020 (Act 1039). This report provides an account of PPP projects undertaken in 2025 and plans of contracting authorities for the ensuing year. The Report reaffirms Government's commitment to deploying PPPs as a critical instrument for infrastructure delivery, service efficiency, and sustainable economic development.

The year 2025 marked a period of institutional strengthening within Ghana's PPP landscape. The Public Private Partnership Regulations, 2025 (L.I. 2511) was passed to facilitate the effective implementation of PPP projects. In addition, the Public Private Partnership Office finalised the Guidelines for the Viability Gap Facility (VGF) and Project Development Facility (PDF) to support improved project preparation and financial structuring of PPP projects.

Building on fiscal consolidation, macroeconomic stabilisation efforts, and renewed focus on value for money public investments, Government continued to position PPPs as viable mechanism for mobilising private capital, expertise, and innovation in support of national development objectives.

I wish to express my sincere appreciation to the PPP Office, contracting authorities, private sector partners, the PPP Committee, Fiscal Commitment Technical Committee and all relevant stakeholders whose dedication and collaboration contributed to the progress recorded in 2025. Your collective efforts continue to strengthen confidence in Ghana's PPP framework and its contribution to national development.

The Ministry of Finance will continue to harness PPPs to reset the economy, accelerate infrastructure delivery, and build a resilient and prosperous Ghana for present and future generations.

DR. CASSIEL ATO FORSON (MP)
MINISTER FOR FINANCE

EXECUTIVE SUMMARY

The 2025 Annual Report on Public Private Partnership (PPP) Projects presents an overview of PPP project(s) undertaken during the year under review and plans of contracting authorities for the ensuing year, in accordance with Section 84 of the Public Private Partnership Act, 2020 (Act 1039).

This Report highlights Government's continued commitment to leveraging private sector participation to bridge the infrastructure financing gap, improve service delivery, and promote sustainable socio-economic development.

In 2025, one PPP project was undertaken at an initial investment cost of GH¢52.25 million[1], while thirteen (13) pipeline projects are planned for the ensuing year by the various contracting authorities at an estimated investment cost of GH¢5.59 billion.

Government remains committed to strengthening the PPP framework and expanding the pipeline of bankable projects to attract private sector participation in the delivery of transformative public infrastructure.

[1] Equivalent to US$5 million

SECTION 1: INTRODUCTION

1. The year 2025 marked five years since the enactment of the Public Private Partnership Act, 2020 (Act 1039), which establishes the legal and institutional framework for PPPs in Ghana. The Act mandates the Minister responsible for Finance to submit an Annual Report on PPP projects to Parliament. This report is therefore in fulfilment of this statutory obligation. The Report presents the PPP project undertaken during the year under review, together with the pipeline of projects planned by contracting authorities for implementation in 2026.

2. In 2025, Ghana continued efforts to strengthen economic recovery and promote sustainable and inclusive growth, with infrastructure recognised as a key driver of productivity and service delivery. Despite its importance, significant gaps remain. Ghana's infrastructure quality is estimated at 47 percent, about 10 percentage points below the Lower Middle-Income Countries (LMIC)[2] average, while investment stands at 5.0 percent of GDP, below the LMIC average of 5.4 percent.

3. In this context, PPPs remain an important mechanism for mobilising private sector capital, expertise, and innovation to complement government resources in the delivery of public infrastructure and services. By leveraging private sector participation, PPPs can help accelerate infrastructure development, improve the quality and efficiency of service delivery, and enhance value for money in public investment.

4. The Government of Ghana continues to prioritise PPPs as part of its broader strategy to bridge the infrastructure financing gap while ensuring fiscal sustainability.

5. In 2025, Ghana undertook one (1) PPP project at an estimated total investment cost of GH¢52.25 million. Thirteen (13) projects are planned for the year 2026 across various contracting authorities at an estimated cost of GH¢5.59 billion.

[2] Global Infrastructure Hub (based on World Bank-supported data / Global Infrastructure Outlook), latest available data. https://www.gihub.org/countries/ghana/

SECTION 2: PUBLIC PRIVATE PARTNERSHIP PROJECT UNDERTAKEN IN 2025

6. This Section presents the Public Private Partnership (PPP) project undertaken during the 2025 financial year in accordance with Section 84 of Act 1039.

7. In 2025, the Ashaiman Municipal Assembly commenced and completed the Mall Centre and Bus Terminal Development Project at Afariwa.

2.1. Mall Centre and Bus Terminal at Afariwa

CONTRACTING AUTHORITY

Ashaiman Municipal Assembly

PRIVATE PARTNER

EU Chinatown Limited

ESTIMATED PROJECT COST

US$5 Million

CONCESSION PERIOD

15 Years

PPP MODEL

Build Own Operate & Transfer (BOOT)

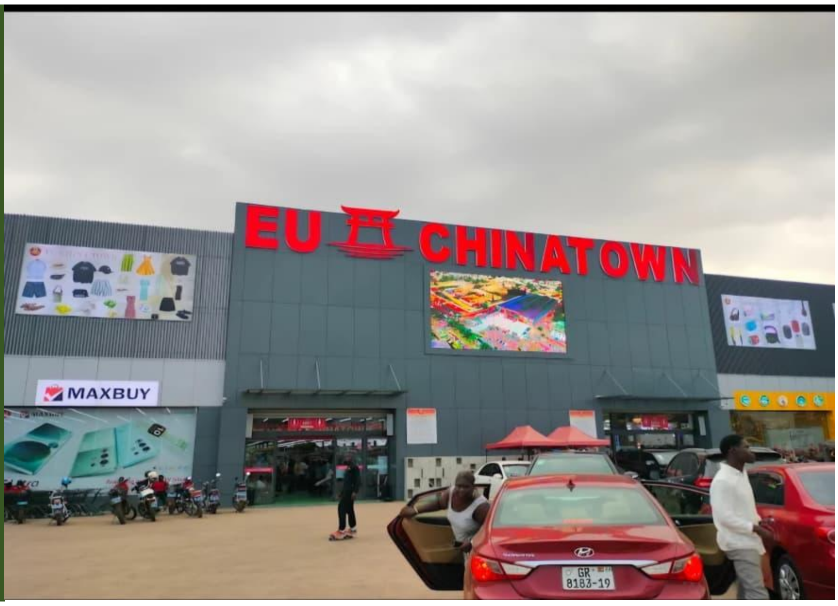

FIGURE 1: AFARIWA JUNCTION MALL CENTRE AND BUS TERMINAL

Project Background

8. The Ashaiman Municipal Assembly signed a Public Private Partnership agreement with Messrs. EU Chinatown Limited for the development of a Mall Centre and an Integrated Bus Terminal at Afariwa Junction in the Ashaiman Municipality. The project was conceived as a strategic intervention to enhance commercial activities, modernise transport infrastructure, and promote local economic development within the Municipality.

9. The project aims to create a modern, well-organised commercial hub that integrates public transport services with contemporary retail and commercial facilities, while revitalising approximately 3.86 acres of underutilised land previously occupied by illegal and unauthorised structures. It further seeks to modernise the existing bus terminal to improve the operational efficiency of local transport operators and enhance their income-generating opportunities.

10. The BOOT Model Agreement was signed on 23rd December 2024 for a period of fifteen (15) years, comprising a one-year design and construction phase and a fourteen-year operation and maintenance phase.

Project Performance

11. Following the attainment of contract effectiveness, construction commenced on 1st January 2025. The project was executed within the scheduled one-year construction period. As at the end of the year under review, the Mall Centre and Bus Terminal had

been fully completed and was fully operational in accordance with the terms of the BOOT Model Agreement.

Project Financials

12. As at the end of the 2025 financial year, the project was completed at an actual cost of GH¢52.25 million (US$5 million), in line with the approved baseline cost, with no cost overruns recorded during the construction phase. The project was funded by the private partner, Messrs. EU Chinatown Limited, with the Ashaiman Municipal Assembly providing the 3.86 acres of land.

13. Under the BOOT Model Agreement, the Assembly is entitled to 10% of annual rental revenue throughout the fourteen-year operation and maintenance period, beginning in January, 2026, subject to facility performance and compliance with agreed revenue-sharing mechanisms.

Project Benefits

14. The Project delivered significant socio-economic benefits to the Ashaiman Municipality during the 2025 reporting year. Key benefits included employment creation, improved transport infrastructure, enhanced commercial activity, and increased opportunities for municipal revenue generation.

15. About 320 jobs were created across construction, initial operations, and ancillary support services, with the majority benefiting the youth and residents within the Municipality. Construction activities accounted for 180 jobs, initial operations and facility management (90 jobs), and ancillary support services, including security, cleaning, logistics, and informal trading (50 jobs). Employment was dominated by males (66%) while females held 34% of positions.

16. Beyond employment, the project improved transportation services through the provision of a bus terminal, and created sustained livelihood opportunities for transport operators, traders, and service providers.

17. The project also positioned the Assembly to benefit from increased Internally Generated Funds through revenue-sharing arrangements during the operation and maintenance phase.

SECTION 3: PUBLIC PRIVATE PARTNERSHIP PROJECTS PLAN FOR 2026

18. In accordance with Section 84 of the Public Private Partnership Act, 2020 (Act 1039), this Section presents the Public Private Partnership (PPP) projects planned by contracting authorities for the year 2026.

19. In 2025, a pipeline of thirteen (13) PPP projects was identified for consideration in 2026. The projects span various sectors of the economy and are expected to support infrastructure delivery, enhance public service provision, promote private sector participation, and contribute to socio-economic development. Details of the projects are provided in Table 1.

TABLE 1: PLANNED PPP PROJECTS FOR 2026

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
1	University of Ghana Hostel Project	The Ghana Infrastructure Investment Fund (GIIF) together with Unipremier Developers Limited have established an SPV, Prime Premier Haven Limited, to partner with the University of Ghana to develop a 10,000-bed student hostel under a 15-year Design, Build, Finance, Operate, and Maintain (DBFOM) Model Agreement. The project also includes the completion of four academic buildings. It aims to reduce the University's accommodation deficit while modernising campus infrastructure.	Greater Accra	Solicited	University of Ghana	Procurement Stage	1,073,320,032.95
2	Sekondi-Takoradi Integrated Market and Transport Infrastructure Project	This project seeks to improve transport and market infrastructure within the Sekondi-Takoradi Metropolis, enhancing convenience and accelerating growth and development.	Sekondi-Takoradi Metropolis	Solicited	Sekondi-Takoradi Metropolitan Assembly	Feasibility Stage	333,162,918.55
3	Rawlings Park Redevelopment Project	This project seeks to redevelop Accra's Rawlings Park into a cutting-edge mixed-use development that incorporates a diverse range of services and amenities. These include wholesale shops, parking spaces, commercial and retail spaces, medical, recreational, and educational facilities.	Accra Metropolis	Unsolicited	Accra Metropolitan Assembly	Feasibility Stage	995,661,956.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
4	Redevelopment of Odawna Market Project	The Odawna Market is a dilapidated market that sits on a 14-acre land within the Korley-Klottey Municipality. The project aims to develop this market into an efficient, functioning domestic market system for the trading of goods and services.	Greater Accra Region	Unsolicited	Korley-Klottey Municipal Assembly	Contract Negotiation	630,881,386.00
5	Development of Amasaman Recreational Centre and Shopping Outlets	The project will develop a state-of-the-art shopping and recreational complex on a 2.68-acre plot owned by the Ga West Municipal Assembly. It will provide a range of facilities, including office spaces, retail shops, a swimming pool, an astro turf pitch, and tennis and volleyball courts.	Greater Accra Region	Unsolicited	Ga West Municipal Assembly	Feasibility Stage	67,101,331.00
6	The National Electronic General Counterfoil Receipt (E-GCR) System project	This initiative aims to digitize financial transactions within MDAs and MMDAs, aligning with Ghana's digitisation agenda. The project seeks to automate issuance of value books, enable real-time data access, and enhance transparency, accountability, and compliance with the Public Financial Management Act, 2016 (Act 921).	All Regions	Unsolicited	Controller and Accountant General's Department	Feasibility Stage	72,333,810.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
7	Development of Hostel Facility and Lecture Hall Complex at Ghana Communication Technology University (GCTU)	To meet the increasing demand for student accommodation, GCTU seeks to build a six-storey, three-block student residence hall with a bed capacity of 2,436, under a Design, Build, Finance, Operate, and Maintain (DBFOM) contractual arrangement for an 11-year concession period.	Greater Accra Region	Solicited	Ghana Communication Technology University (GCTU)	Procurement Stage	193,669,850.00
8	Visitors' Health Insurance Platform (VHIP) Project	The National Health Insurance Authority (NHIA) intends to partner with RX Health Info Systems to develop a Visitors' Health Insurance Platform (VHIP) for international visitors in Ghana, offering coverage for up to 180 days. This platform aims to create a seamless interface among visitors, healthcare providers, insurers, and regulators. This initiative will enhance visitor safety and strengthen Ghana's tourism appeal.	All Regions	Unsolicited	National Health Insurance Authority (NHIA)	Feasibility Stage	94,050,000.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
9	Development of Residential Housing Units for Cape Coast Teaching Hospital	The Cape Coast Teaching Hospital proposes a partnership with VAK Consult Ltd to develop a residential housing unit for its staff. The project aims to address housing challenges faced by health professionals at the hospital by improving accommodation availability, enhancing staff welfare and retention, strengthening healthcare delivery, and contributing to urban development. The project is structured as a Build, Operate, and Transfer (BOT) Public Private Partnership (PPP) model with a 25-year concession period.	Central Region	Unsolicited	Cape Coast Teaching Hospital	Feasibility Stage	94,510,127.92
10	Development of Korle Bu Teaching Hospital Diagnostic Centre	Micton Consult Ltd intends to partner with Korle-Bu Teaching Hospital (KBTH) to establish an ultra-modern Diagnostic Centre under a 20-year Build, Operate, and Transfer (BOT) Public Private Partnership arrangement. The project seeks to provide modern diagnostic services to address the longstanding diagnostic capacity deficit at KBTH and to significantly improve patient care delivery.	Greater Accra Region	Unsolicited	Korle-Bu Teaching Hospital	Feasibility Stage	881,457,500.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
11	Ministry of the Interior e-Services Platform (MeSP)	Messrs. Consolidated Security Data Ltd intends to partner with the Ministry of the Interior to automate the Ministry's core public safety licensing and regulatory services under a 10-year Design, Build, Finance, Manage, Maintain, and Transfer (DBFMMT) PPP model. The Project aims to deliver a secure and unified digital platform that enables end-to-end electronic processing of permits, licences, and background verification services, in alignment with Ghana's National Digitisation Agenda, National Security Strategy, and Public Financial Management (PFM) transparency objectives.	Nationwide	Unsolicited	Ministry of the Interior	Feasibility Stage	129,277,000.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
12	Automated Fire Compliance and Safety System	The Ghana National Fire Service (GNFS), through the Ministry of the Interior, intends to partner with a private sector entity to deploy the Automated Fire Compliance and Safety System (AFCASS) to enhance fire safety compliance in line with the Fire Service Act, 1997 (Act 537). The Project will modernise GNFS regulatory operations by digitising certification, monitoring, and enforcement processes, replacing manual, fragmented systems with a nationwide, integrated digital platform that enables real-time compliance tracking, automated certification and renewals, asset tagging, data-driven inspections, and integration with payment systems and other government registries.	Nationwide	Unsolicited	Ghana National Fire Service/Ministry of the Interior	Feasibility Stage	489,860,000.00

S/N	Name of project	Project Brief	Location	Procurement Method	Contracting Authority	Status	Estimated Cost (GH¢)
13	Re-introduction of Tolling of Roads and Bridges in Ghana	This project seeks to modernise toll infrastructure by constructing new booths and renovating existing ones at strategic locations in the country. The Project is expected to enhance operational efficiency, reduce congestion, and mitigate revenue leakage by harnessing cutting-edge technologies such as Radio Frequency Identification (RFID)-based Electronic Toll Collection (ETC) and Automatic Number Plate Recognition (ANPR). Beyond optimising toll management, the Project will serve as a reliable source of funds for the Road Maintenance Trust Fund.	All Regions	Solicited	Ministry of Roads and Highways	Feasibility Stage	531,642,642.30

SECTION 4: CONCLUSION

20. The 2025 Annual Report on Public Private Partnership (PPP) Projects demonstrates Government's continued commitment to leveraging private sector participation in the delivery of public infrastructure and services in accordance with the Public Private Partnership Act, 2020 (Act 1039).

21. The project undertaken during the year and the pipeline of projects planned for the ensuing year reflect Government's efforts to promote sustainable infrastructure development, improve service delivery, and support economic transformation.

22. Government will continue to strengthen the PPP framework, enhance institutional capacity, and promote transparent and value for money PPP transactions to ensure that PPPs effectively contribute to Ghana's national development objectives.

Access and Distribution of the Report

Copies of this Report may be obtained from:

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This Report is published pursuant to Section 84 of the Public Private Partnership Act, 2020 (Act 1039), and will be made available in the Gazette and at least two state-owned daily newspapers.

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