CFBI 30,000-Seat Stadium

Investment Proposal for Donors, Sponsors and Partners

Nourishing Champions, Building Futures

Community Food Basket International (CFBI) · CFBI Sports Academy

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1. Executive Summary

Community Food Basket International (CFBI) invites donors, sponsors and development partners to help build the **CFBI Stadium**: a state-of-the-art, covered, floodlit, 30,000-seat football stadium on its own 40-acre site, designed to CAF stadium standards.

The stadium will be the home ground of the CFBI Sports Academy and a national venue for league football, national team matches, regional competitions, concerts and community events. It joins sport, nutrition and opportunity: CFBI's NUTRI food and drink units will serve fans, and the academy will give talented children from every background a path to professional sport and education.

Item	Figure
Capacity	30,000 seats, all under a roof
Site	40 acres of its own land
Total project cost	**UGX 723 billion (about USD 195 million)**
Phase 1 (15,000 seats, all infrastructure)	UGX 446 billion
Phase 2 (expansion to 30,000 seats)	UGX 277 billion
Cost per seat	About UGX 24 million (about USD 6,500)
Build period	About 52 months; first matches in about 36 months
Annual running cost	About UGX 12 billion
Annual net operating income at maturity (base case)	About UGX 25 billion

Item	Figure
Permanent jobs created	About 300, plus several thousand indirect jobs

All figures are planning estimates (about plus or minus 20%), using UGX 3,700 per USD. They will be replaced by a quantity surveyor's priced Bills of Quantities (BOQ) before construction contracts are signed.

What we ask of partners: capital grants, concessional loans, naming rights, executive suites, premium seat licences, corporate partnerships and founding-seat sponsorships (section 10).

2. About CFBI and the Sports Academy

CFBI is a Uganda-registered NGO headquartered in Kikandwa Village, Lungujja Parish, Lubaga Division, Kampala. It works on food security, nutrition and community development, and runs the NUTRI nutrition programme.

The **CFBI Sports Academy** will identify, train and educate young athletes in football, athletics, rugby, basketball, netball, volleyball, tennis, cricket, swimming and indoor sports, with proper nutrition, schooling and sports medicine. The stadium is its flagship facility and gives the academy's teams a professional home ground.

3. Vision, Objectives and Impact

Vision: a home of well-nourished, well-educated and world-class athletes, where every talented child can grow into a champion on and off the field.

Objectives of the stadium project

1. Build a 30,000-seat, CAF-standard stadium in two phases within about 52 months.
2. Create a national venue for league and international football, and for concerts and community events.
3. Give CFBI Sports Academy athletes a professional home ground and a pathway to clubs, national teams and scholarships.
4. Create about 300 permanent jobs and a large number of indirect jobs for local vendors, transport and hospitality.

5. Run the stadium on a sustainable commercial model that covers its running costs and funds maintenance, with surplus returned to CFBI's community programmes.

4. Stadium Design and Facilities

Seating mix

Category	Seats
VVIP and VIP	1,200
Corporate and premium (including 24 executive suites)	3,000
Media tribune	150
Accessible (wheelchair and companion)	300
General covered seating	25,350
Total	**30,000**

Main facilities

Facility	Specification
Main pitch	Hybrid natural grass, 105 m x 68 m, drainage and automatic irrigation
Seating bowl	Two-tier covered bowl with concourse, clear sightlines and fixed seats
Roof	Steel and membrane roof over every seat, with 2 MW of rooftop solar
VVIP, VIP and executive suites	24 suites, club lounges and restaurants
Media centre	Media tribune, broadcast compound, 4K studio, press conference room
Team and match facilities	Dressing rooms, referee rooms, medical, anti-doping, VAR and match control rooms
Warm-up pitch and stadium gym	Artificial turf warm-up pitch and conditioning gym

Facility	Specification
Floodlighting	Broadcast-grade LED floodlights on four masts
Smart systems	Stadium Wi-Fi and 5G coverage, e-ticketing, face-recognition turnstiles, command centre, two LED video boards
Commercial units	10 concession units (including NUTRI), 5 retail units, toilets on every level
Fan zone	Stadium museum, megastore and fan plaza
Parking and transport hub	2,000 cars, 40 bus bays, boda-boda and drop-off zones
Utilities	Dedicated power substation, solar and backup generators, water supply, wastewater treatment, drainage
Safety and security	CCTV, fire protection, access control, accessible routes and crowd-management design

5. Land and Site Plan

The stadium will stand on **its own 40-acre site**, separate from the academy training zone.

Site selection criteria: flat or gently sloping, well-drained land with clean title; tarmac frontage on a main road within 30 to 45 minutes of Kampala; power and water within a few kilometres; no wetland or aviation height restrictions; and a supportive community.

Preferred corridor: the Kampala–Hoima/Gulu road area (Matugga, Wakiso, Kakiri), which combines highway access, lower land cost and closeness to CFBI's headquarters and NUTRI supply chain. Other corridors (Gayaza–Kiwenda, Mukono–Seeta) will be assessed. Plot choice will be confirmed by valuation, survey and title search.

Zone	Area (acres)	Use
Stadium bowl and plaza	18.5	30,000-seat stadium, concourse, entry plaza
Parking and transport hub	9.9	2,000 cars, 40 bus bays

Zone	Area (acres)	Use
Warm-up pitch, fan zone and museum	2.5	Training pitch, fan park, museum, megastore
Commercial and hospitality zone	4.9	Optional hotel, conference, retail and offices
Utilities, roads, buffers and landscaping	4.2	Substation, water plant, access roads, green belt
Total	**40.0**	

Land due diligence before payment: title search at the Ministry of Lands, licensed boundary survey, checks for tenants and other interests, zoning confirmation, NEMA screening, soil tests, and confirmation of power and water.

6. Budget Summary

Amounts in UGX billions. USD at UGX 3,700.

No.	Budget item	UGX (bn)	USD (million)
1	Land: 40 acres, due diligence, title and legal costs	20	5.4
2	Stadium construction (full BOQ in section 7)	590	159.5
3	Standalone site infrastructure	48	13.0
4	State-of-the-art upgrades	50	13.5
5	Pre-opening costs: recruitment, training, test events, marketing, working capital	15	4.1
	TOTAL PROJECT BUDGET	**723**	**195.4**

How the land cost (budget line 1) is built

Item	Basis	UGX (bn)
Purchase price of 40 acres	Planning rate of UGX 450 million per acre	18.0
Valuation, licensed survey, title search, stamp duty, legal fees and a compensation allowance for any occupants	12% of the purchase price	2.2
Total land budget	Shown as UGX 20 billion in the table above	**20.2**

Range. The final cost depends on the plot chosen, so donors should read UGX 20 billion as a mid-range planning figure:

Case	Rate per acre	Purchase price	Total with 12% costs
Lower (cheaper corridor, further from Kampala)	About UGX 270 million	UGX 10.8 billion	About UGX 12 billion
Planning case	**UGX 450 million**	**UGX 18.0 billion**	**About UGX 20 billion**
Higher (prime road frontage)	About UGX 670 million	UGX 26.8 billion	About UGX 30 billion

Every UGX 50 million change in the per-acre rate moves the total land budget by about UGX 2.2 billion.

Market references used for the planning rate. In the preferred corridor, Matugga averaged about UGX 90,000 per square metre in 2026, or about UGX 364 million per acre. Reported 2023 ranges were UGX 150 to 240 million per acre in Kiwenda, UGX 350 to 500 million in Gayaza and UGX 400 to 600 million in Seeta. The planning rate of UGX 450 million leaves room for road frontage and price rises while funds are raised. These are guides only: the final price will come from a licensed valuer and the seller's title.

Land for the indoor arena. The 4 extra acres for the indoor arena (section 14) are costed separately at UGX 2.0 billion, bringing the complete site to 44 acres and about UGX 22 billion of land.

Budget by phase

Phase	Scope	UGX (bn)
Phase 1	Land, site infrastructure, 15,000-seat bowl built for expansion, pitch, floodlights, services, half of the upgrades, part of pre-opening	446
Phase 2	Remaining 15,000 seats and roof, remaining upgrades and pre-opening	277
Total		**723**

7. Bill of Quantities (BOQ)

This is a cost plan at BOQ-summary level. A quantity surveyor will break every line into measured quantities, units and rates after design. Amounts in UGX billions.

A. Preliminaries, design and approvals

No.	Item	UGX (bn)
A1	Surveys, soil investigation, environmental impact assessment, permits	6
A2	Architectural, structural, MEP, pitch and CAF-compliance design	18
A3	Preliminaries: mobilisation, site offices, insurance and bonds	28
	Subtotal A	**52**

B. Earthworks and substructure

No.	Item	UGX (bn)
B1	Bulk earthworks, excavation and platform formation	28
B2	Foundations, piling and ground beams	45

No.	Item	UGX (bn)
	Subtotal B	**73**

C. Stadium structure

No.	Item	UGX (bn)
C1	Precast concrete rakers, terracing and stairs (30,000 seats)	95
C2	Concourses, ramps, vomitories and slabs	28
C3	Roof over all seating (steel trusses and membrane)	70
C4	Facades, cladding, balustrades and boundary walls	22
	Subtotal C	**215**

D. Seating and premium areas

No.	Item	UGX (bn)
D1	30,000 fixed seats, numbering and signage	12
D2	VVIP and VIP lounges, 24 executive suites, corporate hospitality	18
D3	Media tribune, broadcast positions, press conference room	6
D4	Accessible seating, ramps and lifts	3
	Subtotal D	**39**

E. Pitch and operations rooms

No.	Item	UGX (bn)
E1	Hybrid grass pitch 105 m x 68 m, drainage, irrigation and surrounds	7
E2	Team, referee, medical, anti-doping, VAR and control rooms	10

No.	Item	UGX (bn)
E3	Warm-up pitch and stadium gym	4
	Subtotal E	**21**

F. Services and technology

No.	Item	UGX (bn)
F1	Broadcast-grade floodlighting	14
F2	Electrical supply, transformers, solar and backup generators	20
F3	Plumbing, water supply, fire protection and wastewater	15
F4	Lifts and air conditioning for premium areas	6
F5	Scoreboards, public address, CCTV, access control, turnstiles, ticketing and ICT	16
	Subtotal F	**71**

G. External works

No.	Item	UGX (bn)
G1	Plaza, roads, drainage, parking and perimeter fence	28
G2	Landscaping, signage and external lighting	6
G3	10 concession units, 5 retail units and public toilets	12
	Subtotal G	**46**

H. Stadium construction total

Item	UGX (bn)
Subtotal A to G	517
Supervision and project management (4%)	21

Item	UGX (bn)
Contingency (10%)	52
Stadium construction total (budget line 2)	**590**

I. Standalone site infrastructure (budget line 3)

No.	Item	UGX (bn)
I1	Access road and junction improvements (about 4 km)	15
I2	Dedicated power substation and high-voltage connection	14
I3	Water supply and wastewater treatment plant	8
I4	Extra parking (to 2,000 cars) and bus bays	6
I5	Site drainage, culverts and security	5
	Subtotal I	**48**

J. State-of-the-art upgrades (budget line 4)

No.	Item	UGX (bn)
J1	Smart stadium systems: network, e-ticketing, command centre, video boards	12
J2	Rooftop solar (2 MW) and battery storage	10
J3	Premium hospitality: club lounges, restaurants, upgraded suites	10
J4	Stadium museum, fan zone and megastore	8
J5	Broadcast compound and 4K studio	6
J6	Green building features and certification	4
	Subtotal J	**50**

8. Work Plan (About 52 Months)

8.1 Overall phases

Stage	Months	Activities
1. Land	1–6	Site search, valuation, title search, negotiation, purchase and title transfer, boundary opening
2. Planning and approvals	4–12	Master layout, architect and quantity surveyor, soil tests, environmental impact assessment, permits, CAF and FUFA consultations, priced BOQ
3. Funding and procurement	6–14	Partner agreements, contractor tender, contract signing and financial close
4. Phase 1 construction	13–36	Infrastructure, earthworks, bowl, roof, pitch, floodlights, smart systems, testing and inspection
5. Opening	34–38	Commissioning, test events, opening tournament and start of anchor tenant matches
6. Phase 2 construction	38–52	Expansion to 30,000 seats while Phase 1 stays in use where safe
7. Full operation	53 onward	Full calendar, naming rights, commercial zone and yearly review

8.2 Work plan by facility

Facility	Key tasks	Months	Phase
Land and title	Purchase, survey, title, boundary opening	1–6	Preparation
Design and approvals	Designs, BOQ, permits, environmental approval	4–12	Preparation
Site infrastructure	Access road, substation, water, wastewater, drainage	13–24	1

Facility	Key tasks	Months	Phase
Earthworks and foundations	Excavation, platform, piling, ground beams	15–22	1
Seating bowl	Precast terracing, concourses, 15,000 seats	20–32	1
Roof	Steel trusses and membrane over the Phase 1 stands	26–33	1
Main pitch	Drainage, irrigation, hybrid grass planting and establishment	22–34	1
Warm-up pitch and gym	Artificial turf pitch, conditioning gym	24–32	1
VVIP, VIP, suites and hospitality	Lounges, 24 suites, club level, restaurants	26–35	1
Media centre and broadcast compound	Media tribune, studio, press room	26–35	1
Team, referee, medical and control rooms	Dressing rooms, anti-doping, VAR, command room	26–34	1
Floodlights, electrical and solar	Masts, LED lights, wiring, 2 MW solar, generators	28–35	1
Concessions, retail and toilets	10 concession units, 5 retail units, toilets	28–35	1
Smart systems	Network, e-ticketing, turnstiles, CCTV, video boards	30–36	1
Parking, plaza and landscaping	2,000-car parking, bus bays, plaza, planting	30–36	1
Museum, fan zone and megastore	Fit-out and opening	33–38	1
Testing, CAF inspection and opening	Safety certification, test events, opening tournament	34–38	1
Remaining stands, roof and seats	Second 15,000 seats, roof and concourse completion	38–50	2

Facility	Key tasks	Months	Phase
Remaining upgrades	Premium and technology upgrades	44–50	2
Final commissioning	Full-capacity safety test and certification	50–52	2
Commercial zone (optional)	Hotel, conference, retail and offices, financed separately	24–48	Separate

9. Operating Model and Running Costs

The stadium will be run by a stadium operating company under CFBI's board, with an experienced stadium general manager, a technical and pitch team, security and safety staff, a commercial team and finance staff. About 300 permanent staff are expected at full operation.

Annual running cost item	UGX (bn)
Staff and management	4.0
Pitch care, maintenance and repairs	2.5
Utilities	2.0
Security and safety	1.5
Insurance	1.0
Marketing and administration	1.0
Total	**12.0**

10. Funding Plan and Partnership Packages

Proposed funding mix for UGX 723 billion

Source	Share	UGX (bn)
Government, CAF, FIFA and development partners (grants and technical support)	50%	362
Naming rights, executive suites and premium seat pre-sales	20%	145
Development finance and concessional loans	15%	108
Corporate sponsors and founding partners	10%	72
CFBI, diaspora and community (founding-seat campaign)	5%	36
Total	**100%**	**723**

Partnership packages (indicative, to be tested with sponsors)

Package	What the partner receives	Indicative value
Stadium naming rights partner	Stadium name, facade and broadcast branding, match-day hospitality, 10-year term	UGX 5 billion a year
Official partners (up to 8)	Naming of a stand, gate, pitch-side or the fan zone; branding and hospitality	UGX 500 million a year each
Executive suites (24)	Private suite with hospitality for all events; multi-year licence	UGX 150 million a year each
Premium seat licences (3,000)	Reserved seats in premium areas for all events	About UGX 1.5 million per seat a year
Founding-seat campaign	Name plaque on a seat for individuals, families, companies and diaspora	About UGX 500,000 per seat
Capital donors and development partners	Recognition on the founding wall; reporting and site visits; grant-specific naming where agreed	By agreement

11. Return on Investment (ROI)

11.1 Financial return

Stadiums rarely repay their cost from gate income alone. The figures below are planning estimates built on stated assumptions, and partners are invited to test them.

Income source (Year 5, base case)	Assumption	UGX (bn)
Ticketing	30 league matches at about 12,000 spectators and UGX 15,000; 5 national or major matches at 25,000 and UGX 40,000	10.0
Suites and premium seats	24 suites at UGX 150 million; 60% of 3,000 premium seats at UGX 1.5 million	6.0
Naming rights and sponsorship	Naming partner plus up to 8 official partners	9.0
Concerts and events	6 major events a year	4.0
Concessions and merchandise	About 635,000 visits at UGX 8,000, stadium share 60%	3.0
Broadcast and media	Match and event broadcast fees	1.5
Fan zone, museum, tours and parking	Daily visitors and match-day parking	2.5
Academy and other hire	Training, clinics and conferences	1.0
Total income		**37.0**
Running costs		(12.0)
Net operating income		**25.0**

Scenario	Income	Running cost	Net operating income	Yield on UGX 723bn	Simple payback
Conservative	UGX 26bn	UGX 12bn	UGX 14bn	1.9%	About 52 years
Base	UGX 37bn	UGX 12bn	UGX 25bn	3.5%	About 29 years
Optimistic	UGX 60bn	UGX 15bn	UGX 45bn	6.2%	About 16 years

Commercial zone upside. The 4.9-acre commercial zone (hotel with about 120 rooms and conference space, retail and offices) could cost about UGX 85 billion and earn about UGX 9.4 billion a year, a yield of about 11% and payback of about 9 years. Stadium and commercial zone together: capital UGX 808 billion, net income about UGX 34 billion, yield about 4.3%. This must be confirmed by a hospitality feasibility study.

How the return improves: signing two league clubs and the national team as anchor tenants; pre-selling suites, seat licences and naming rights; bidding for CAF club matches and regional tournaments; running 8 to 10 concerts and festivals a year; and land value growth on the 40-acre site.

11.2 Sponsor return

- About 635,000 spectator visits a year in the base case (ticketed matches and major events)
- Branding on the facade, 4 floodlight masts, 2 LED video boards, gates, stands and the fan zone
- Match and event broadcast exposure and a digital audience through the stadium's app and ticketing platform
- Corporate hospitality and client entertainment in 24 suites and club lounges
- Association with a flagship project for youth, sport and nutrition

11.3 Social and economic return (not included in payback figures)

- About 1,000 construction workers at peak, plus supply-chain businesses (estimate)
- About 300 permanent jobs and several thousand indirect jobs in vending, transport, hospitality and security
- A professional home for the CFBI Sports Academy and its scholarship athletes
- NUTRI food and drink on match days, linking fan spending to CFBI's nutrition mission
- Surplus income supporting CFBI community programmes

12. Governance, Accountability and Risk

Accountability for donors

- A project steering committee with donor and sports federation representation
- An independent project manager and quantity surveyor to certify every payment
- Open, competitive procurement with published tender results

- Separate project bank account, annual external audit and quarterly financial and progress reports
- Child safeguarding policy for all academy activity at the stadium

Risk	Mitigation
Funding gap	Phased construction; pre-sale of suites and naming rights; early talks with government and development partners
Land disputes or hidden occupants	Full title search, licensed survey and written agreements before payment
Land price rises while fundraising	Secure the land early through a deposit or option agreement
Cost increases and exchange rate changes	10% contingency; fixed-price contracts; early purchase of imported items
Low match attendance	Anchor tenants, family and school ticket programmes, strong events calendar
Delays in power and roads	Fund the access road and substation in Phase 1; early engagement with utilities and road authorities
Safety and crowd management	CAF-compliant design, trained stewards, emergency plans and independent inspection

13. Next Steps

1. Partners confirm interest and the packages they wish to take up.
2. CFBI shortlists three plots and completes land due diligence.
3. Appointment of architect, quantity surveyor and a commercial feasibility consultant.
4. Signing of founding partnership agreements and opening of the project account.
5. Launch of the design phase and the founding-seat campaign.

We warmly invite you to join us in building a stadium that will nourish champions and build futures.

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14. Addition: CFBI Indoor Multi-Purpose Arena (800 Seats)

The stadium complex also includes an **indoor multi-purpose arena** on the same site. It adds to the figures in sections 1, 6, 7, 8 and 11, and replaces the smaller arena line in the CFBI Sports Academy budget.

Item	Figure (indicative)
Capacity	800 spectator seats, expandable by temporary seating for events
Sports	Basketball, volleyball, netball, badminton, boxing, table tennis, gymnastics and martial arts
Extra land	4 acres added to the site (44 acres in total)
Arena construction cost	UGX 35.7 billion (about USD 9.6 million)
Land and pre-opening costs for the arena	UGX 2.8 billion
Total arena addition	**UGX 38.5 billion (about USD 10.4 million)**
New combined project budget (stadium and arena)	**UGX 761.5 billion (about USD 206 million)**

14.1 Arena Plan

- Main hall of about 60 m x 40 m with a sprung hardwood multi-sport court (40 m x 22 m with run-off areas), steel-truss roof, daylight panels and natural ventilation assisted by air conditioning
- Tiered precast seating on three sides (fixed and telescopic seats), VIP lounge and a press and broadcast position
- Changing rooms, officials' rooms, medical and anti-doping room, foyer, ticketing and concession kiosks, and toilets
- LED sports lighting, scoreboard, public address, CCTV and ICT
- Parking for about 150 cars and shared use of the stadium transport hub

- Siting: 3 acres for the arena plus 1 acre of apron, placed beside the fan zone so both share entrances, power and water

14.2 Arena Budget and BOQ

Amounts in UGX billions. Indicative, to be replaced by a quantity surveyor's measured BOQ.

No.	Item	UGX (bn)
A	**Design, approvals and preliminaries**	**3.4**
A1	Architectural, structural and MEP design, permits	1.8
A2	Preliminaries: mobilisation, site offices, insurance and bonds	1.6
B	**Substructure**	**3.4**
B1	Earthworks and foundations	2.2
B2	Floor slab and drainage	1.2
C	**Structure and envelope**	**10.3**
C1	Steel portal frame and roof trusses	4.5
C2	Roof sheeting, insulation and rainwater system	1.8
C3	Walls, cladding and facade	2.4
C4	Precast tiered seating structure (800 seats)	1.6
D	**Interior and courts**	**5.4**
D1	Sprung hardwood multi-sport court floor	1.4
D2	Fixed and telescopic seats (800)	1.0
D3	Changing rooms, officials, medical and anti-doping rooms	1.2
D4	VIP lounge, press and broadcast position	0.8
D5	Foyer, ticketing, kiosks and toilets	1.0
E	**Services and technology**	**6.1**

No.	Item	UGX (bn)
E1	Electrical and LED sports lighting	1.6
E2	Ventilation and air conditioning	2.0
E3	Fire protection and alarm	0.7
E4	Plumbing and water supply	0.6
E5	Scoreboard, public address, CCTV and ICT	1.2
F	**External works**	**1.1**
F1	Parking for 150 cars and paths	0.8
F2	Landscaping and external lighting	0.3
G	**Sports equipment**	**1.6**
G1	Basketball, volleyball, netball, badminton, boxing ring, table tennis, gymnastics and martial arts equipment	1.6
	Subtotal A to G	31.3
	Supervision and project management (4%)	1.3
	Contingency (10%)	3.1
	Arena construction total	**35.7**
	Extra land: 4 acres, due diligence, title and legal costs	2.0
	Pre-opening costs: staff recruitment and training, test events, marketing	0.8
	TOTAL ARENA ADDITION	**38.5**

14.3 Updated Budget by Phase

Phase	Scope	UGX (bn)
Phase 1	Stadium Phase 1 (446) plus the indoor arena (38.5)	484.5
Phase 2	Stadium expansion to 30,000 seats	277

Phase	Scope	UGX (bn)
Total		**761.5**

14.4 Arena Work Plan

Task	Months
Extra land purchase and title	1–6
Arena design and approvals (with the stadium design)	4–12
Arena contractor procurement	10–14
Earthworks, foundations and floor slab	26–30
Steel frame, roof and envelope	29–36
Seating, court floor, interiors and services	34–41
Equipment, scoreboard and ICT	40–42
Testing, safety certification and opening tournament	42–44

14.5 Arena Return on Investment

Income source (Year 5, base case)	UGX (bn)
Hire and ticketing: leagues, schools, clubs, boxing and sports events	1.8
Concerts, conferences and exhibitions	0.9
Academy memberships, clinics and holiday camps	0.6
Arena naming and sponsorship	0.7
Concessions	0.4
Total income	**4.4**

Income source (Year 5, base case)	UGX (bn)
Running costs (staff 0.9, maintenance 0.5, utilities 0.5, insurance and administration 0.3)	(2.2)
Net operating income	**2.2**

Scenario	Income	Running cost	Net operating income	Yield on UGX 38.5bn	Simple payback
Conservative	UGX 3.2bn	UGX 2.2bn	UGX 1.0bn	2.6%	About 38 years
Base	UGX 4.4bn	UGX 2.2bn	UGX 2.2bn	5.7%	About 17 years
Optimistic	UGX 6.0bn	UGX 2.2bn	UGX 3.8bn	9.9%	About 10 years

Stadium and arena together (base case): capital UGX 761.5 billion; net operating income about UGX 27.2 billion a year (UGX 25.0 billion from the stadium and UGX 2.2 billion from the arena); yield about 3.6%; simple payback about 28 years. The arena adds a year-round income stream because it is used on days when the stadium is not.

Arena partnership packages (indicative): arena naming rights at about UGX 700 million a year, court and gate partners, and corporate hospitality for league and boxing nights.

Social return: a year-round venue for school, club and academy sports in basketball, volleyball, netball, boxing and other indoor sports, plus about 60 permanent jobs and an indoor training home for CFBI Sports Academy athletes (estimates).