



Combined Project Information Documents / Integrated Safeguards Datasheet (PID/ISDS)

Appraisal Stage | Date Prepared/Updated: 26-Apr-2018 | Report No: PIDISDSA24279



BASIC INFORMATION

A. Basic Project Data

Country Ethiopia	Project ID P164429	Project Name Ethiopia Competitiveness and Job Creation Project-Additional Financing	Parent Project ID (if any) P143302
Parent Project Name Ethiopia Competitiveness and Job Creation Project	Region AFRICA	Estimated Appraisal Date 19-Apr-2018	Estimated Board Date 28-Jun-2018
Practice Area (Lead) Finance, Competitiveness and Innovation	Financing Instrument Investment Project Financing	Borrower(s) Ministry of Finance and Economic Development, Federal Democratic Republic of Ethiopia	Implementing Agency Industrial Parks Development Corporation

Proposed Development Objective(s) Parent

The Project Development Objective (PDO) is to contribute to job creation by attracting investments and improving competitiveness of enterprises in the targeted industrial zones and their linked domestic enterprises.

Components

- Component 1: Institutional and Regulatory Framework and Capacity Building
- Component 2: Support for Industrial Infrastructure
- Component 3: Enhancing IZ linkages to the local economy
- Component 4: Project Management and Monitoring and Evaluation
- Contingency

Financing (in US\$, millions)

Financing Source	Amount
International Development Association (IDA)	175.00
Total Project Cost	175.00

Environmental Assessment Category

Full Assessment (A)

Decision

The review did authorize the preparation to continue



B. Introduction and Context

Country Context

Despite strong economic performance over the past decade, Ethiopia remains challenged by the need to create jobs for its fast-growing population of over 100 million, including for an estimated 20 million Ethiopians living below the poverty line. Gross domestic product per capita was estimated at US\$711 in 2016, with more than 70 percent of the population engaged in the agricultural sector. Demographic transition has presented opportunities and challenges for the country, with an increasingly urbanized, young working-age population. In 2013, 16 percent of young men and 26 percent of young women were unemployed in urban areas. Although overall unemployment is low (4.5 percent), underemployment in Ethiopia is high (22 percent) and about one-fifth of wage workers earned below the poverty line in 2013.

Industrialization is the primary means by which Ethiopia hopes to realize its economic transformation, a process that is intended to further reduce poverty and provide jobs for Ethiopians, and achieve the ambitious aim of transitioning Ethiopia's economy to lower-middle-income status by 2025. Through the Government's Growth and Transformation Plan II (2016–2020), the Government seeks to boost the growth of the manufacturing and agricultural sectors as important sources of employment and exports.

Sectoral and Institutional Context

A key focus of the Government's industrial policy and transition to manufacturing is on the establishment of industrial parks (IPs) throughout the country. Currently, the Government has four operational IPs (Bole Lemi-I, Hawassa, Mekelle, and Kombalcha), which are leased out for investors. Key sectors prioritized for development include textiles, apparel, leather and leather products, agro-processing, pharmaceuticals, and chemicals. Underpinning the Government's industrialization vision are several government entities, including the Prime Minister's office, Ethiopian Investment Board (EIB), Ethiopian Investment Commission (EIC), Industrial Parks Development Corporation (IPDC), Ministry of Industry (Mol), and Ministry of Finance and Economic Cooperation (MoFEC).

Ethiopia has been successful in attracting Foreign Direct Investment (FDI) in light manufacturing in garment and textile, leather, and agro-processing sectors, by leveraging its relatively low labor costs, competitive energy costs, and preferential market access to the European Union and United States. In 2016, Ethiopia received one of the highest FDI inflows in Africa, US\$3.2 billion, a 46 percent annual increase.

GoE's manufacturing-led development strategy will have to carefully monitor recent global trends and advances in technology including robotics and 3-D printing. These advances may cause changes in the criteria that make locations attractive based on aspects such as low-labor costs leading to disruption in low-skilled labor. As noted in a recent World Bank Report,¹ the technological advances and their potential disruption to manufacturing emphasize the need for countries like Ethiopia to improve competitiveness to reduce unit labor cost, build capabilities to improve workers skills and improve services which are critical for manufacturing such as trade logistics. These are growing areas of government focus through other initiatives to complement its work on IPs.

¹ World Bank (2017), *Trouble in the Making? The Future of Manufacturing-Led Development*.



C. Proposed Development Objective(s)

Original PDO

The Project Development Objective (PDO) is to contribute to job creation by attracting investments and improving competitiveness of enterprises in the targeted industrial zones and their linked domestic enterprises.

Current PDO

The Project Development Objective (PDO) is to contribute to job creation by attracting investments and improving competitiveness of enterprises in the targeted industrial zones and their linked domestic enterprises.

Key Results

The parent project lists the following PDO-level indicators:

Indicator 1: Creating jobs through activities linked to the supported IPs. The project targets the creation of 32,000 jobs of which 30,000 are within firms operating in the IPs and the remaining within the local suppliers supported by the linkages fund.

Indicator 2: Generating total sales value of goods and services linked to the supported IPs. The project target is US\$280 million in total sales of goods and services linked to the IPs through exports and through sales of goods and services by local suppliers.

Indicator 3: Direct beneficiaries, of which trained trainers.

The outcomes of the PDO-level indicators are directly linked to the operations of the IPs and will begin to be realized when the IPs become operational. Several intermediate indicators have already been achieved including the passing of the Industrial Parks Proclamation (886/2015) and the Industrial Parks Regulation (2017) which together constitute the main legal framework for IPs in Ethiopia. The IP Proclamation codifies the designation, development and management of IPs in Ethiopia and specifies rights and obligations of IP developers, operators and firms operating in the IPs. The IP Regulation on the other hand clarifies roles and responsibilities of different public entities including IPDC, EIC for the efficient management of IPs.

D. Project Description

The proposed AF in the amount of US\$175 million is being sought to enable the completion of activities of the parent project and to achieve its development objectives. The AF primarily address a financing gap resulting from: a) a substantial increase in scope of activities for the construction of Kilinto IP; b) quality enhancements in key features of the IPs, such as the waste water treatment plants accounting in excess of US\$50 million for the two IPs; c) additional costs for reducing the construction period by 24 months due to investor demand; d) reduction in project funds due to the devaluation of the SDR against the US dollar and inflation of prices; and e) additional technical assistance for safeguards, park operational sustainability and US\$10 million in contingency.

Like the parent project, activities proposed in the AF are central to supporting the GoE's industrialization agenda. This is achieved by strengthening the legal, policy, and institutional framework of IPs, providing industrial infrastructure for manufacturing, and facilitating economic links between the IPs and the local economy. The parent project is being implemented in the context of the Government's plans for rapid industrialization and structural transformation discussed earlier.



The proposed AF will finance three components of the parent project:

- 1) Transaction advisory services for operational and financial sustainability of the IPs (Component 1) - US\$2 million;
- 2) Address financing gap for the civil works in Bole Lemi-II and Kilinto IPs (Component 2) - US\$160 million; and
- 3) Address cost overruns for activities related to social safeguards and project implementation (Component 4) - US\$3 million.

It is proposed to have a contingency amount of US\$10 million in the AF.

Under component 1, AF will be used to leverage the recently enacted Public Private Partnership (PPP) Proclamation 1076/2018. The existing IP program in Ethiopia is heavily relying on public funding, which might become unsustainable going forward. Public financed infrastructure creation has limits; fiscal bandwidth is getting tighter and there is a need to explore a mix of public and private financing and use limited public financing to leverage private financing. The AF will finance advisory services to the EIC and the IPDC to enable these institutions to develop, structure, and market financially viable projects relating to IPs to attract private investment through PPPs and other financial models.

Component 2: Support for Industrial Infrastructure. AF will mostly be used to address a financing gap caused by increase in scope of civil works to be funded under the project especially for Kilinto IP. The total amount for the feasibility and environmental assessments and civil works for Bole Lemi-II and Kilinto IPs increased from \$197.2 million allocated in the parent project to US\$414.0 million in actual contracts awarded. This amounts to with a total estimated financing gap of US\$216.8 million, primarily due to increase in scope of civil works to be financed under the project for Kilinto IP. The AF will support civil works within the boundaries of the parent project.

Under Component 4, the AF is needed to cover social and environmental safeguards, and the running costs for the PIU for the additional year that the project is proposed to be extended. AF is funding is needed to complete the livelihood restoration activities for project-affected people (PAP) for the Kilinto IP resettlement site, as the initial allocated funds in the parent project have already been spent on providing livelihood restoration activities for Bole Lemi-II IP PAPs. AF will also finance impact assessment of the two IPs supported by the project after they become operational.

E. Implementation

Institutional and Implementation Arrangements

Implementation arrangement under the Parent Project will be maintained for the AF. The Industrial Parks Development Corporation (IPDC) is the executing entity of the project. Implementation of the Project interventions will be carried out through a Project Implementation Unit (PIU), established under the IPDC. The PIU has primary responsibility for managing all aspects of project implementation including fiduciary aspects, with financial management of the IDA funding and procurement of goods, works and services for the Project. Project interventions for each component are managed and implemented by the PIU in close collaboration with relevant implementing agencies.



F. Project location and Salient physical characteristics relevant to the safeguard analysis (if known)

The sites for the IP construction are found in Addis Ababa in localities called Bole Lemi and Kilinto. There are no changes to the IP locations or size and boundary from those identified in the Parent Project. (a) Bole Lemi: The Bole Lemi IP site is located in the south eastern suburbs of Addis Ababa 15-20 kms from the city center. The Bole Lemi IP site is situated by a vast farm lands and quarries in its south and southeast, by residential areas in the north and northwest, and by the Akaki River and its tributaries in the east. The site is virtually devoid of native trees and shrubs due to heavy encroachment from farming, grazing and establishment of numerous quarry and stone crusher plants. However, there are eucalyptus trees in areas very close to resident areas. There is no designated sensitive area. Bole-Lemi IP was developed in two phases. The first phase was developed by the Government has a total size of 156 ha and the second phase is about 186 ha. The Bole-Lemi phase-II IP is supported under the Parent Project will have two pre-built factory sheds but will mostly provide serviced land and is developing on-site infrastructure such as road and utility networks, greenery and parking, business and administration, storage and other related infrastructures in the area allocated for IP. Bole Lemi-II will mainly host manufacturing firms in textile and garments. b) Kilinto IP. Kilinto IP is located about 20 KM from the City Center, South East of Addis Ababa in Woreda 9 and 10 of Akaki- Kaliti Sub city, one of the 10 sub cities in Addis Ababa. A large number of the populations in around Kilinto earn their living from various types of activities of urban nature such as employment in services and trade, manufacturing or factory workers, civil servants, etc., the livelihood in the project Woredas is predominantly agrarian and rural. Kilinto IP is designated to host pharmaceutical industries. The Parent Project will provide on-site infrastructure including roads, sewerage, water-treatment plants.

G. Environmental and Social Safeguards Specialists on the Team

Simon Sottas, Social Safeguards Specialist
Yalemzewud Simachew Tiruneh, Social Safeguards Specialist
Yacob Wondimkun Endaylalu, Environmental Safeguards Specialist

SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	The Parent Project is rated environmental category A and this will be maintained for the AF Project. No new or additional areas will be covered by the AF. As such, the existing project documents including the ESIA and the ESMP continue to apply. However, the ESIA/ESMP for the Kilinto IP has been updated and



		disclosed anew to specifically reflect the specifications of wastewater treatment system for that IP, among others. Existing arrangements, monitoring and reporting will continue to apply.
Natural Habitats OP/BP 4.04	No	The project is not being implemented in or near natural habitats.
Forests OP/BP 4.36	No	The project does not involve forest activities.
Pest Management OP 4.09	No	The project does not involve pest management activities.
Physical Cultural Resources OP/BP 4.11	No	The project is being implemented in areas that do not have physical cultural resources in or near them.
Indigenous Peoples OP/BP 4.10	No	The initial screening indicates that there are no groups in the project area that meet the criteria of the policy.
Involuntary Resettlement OP/BP 4.12	Yes	The project activities financed under the AF will be in the same geographical boundary of the parent project with no new land acquisition requirements. The parent project was involved in expropriation of 186 hectares of land in Bole Lemi and 279 ha in Kilinto sites leading to a total displacement of 191 households in Bole and 15 households in Kilinto. Site specific Resettlement Action Plans were prepared, and implemented by the Borrower. In addition, livelihood restoration plans for PAPs in the two sites have also been prepared and now under implementation.
Safety of Dams OP/BP 4.37	No	N/A
Projects on International Waterways OP/BP 7.50	No	N/A
Projects in Disputed Areas OP/BP 7.60	No	N/A

KEY SAFEGUARD POLICY ISSUES AND THEIR MANAGEMENT

A. Summary of Key Safeguard Issues

1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:

Like the Parent Project, the AF will remain Category A and no new policies will be triggered. Since AF will finance the completion of construction of the same industrial Parks (IPs) supported under the Parent Project and the geographical boundary will remain same with no new land acquisition requirements, the same risk factors remain relevant. Environmental and Social Impact Assessments (ESIAs) were designed and updated for for the two sites for the IPs (Kilinto and Bole Lemi-II) under the Parent Project in line to the parent project ESMF. The updated ESIAs of the Parent Project were cleared by the Addis Ababa Environmental Protection Agency and publicly disclosed by the IPDC



and in the World Bank's external website. Site specific Environmental, Social, Health and Safety Management Plans (C-ESHSMPs) have been prepared by the respective contractors and have been approved by the Project Consultants. Progress reports on the implementation of the two C-ESHSMP is also regularly prepared and shared with the World Bank team.

Environmental safeguards are primarily associated with component two of the AF project (provision of industrial infrastructure) however activities will be limited to Bole Lemi-II and Kilinto sites and no new IPs will be financed under the AF. Environmental risks and impacts during construction of the IPs as identified in Environmental Impact Assessment of each include: (i) soil and water contamination by oil and grease from machinery and motor vehicles; (ii) dust and pollution due to excavation and digging of quarries and movement of vehicles; (iii) noise emissions from excavations and blasting operations, erosion and; (iv) instability of cut surfaces, quarries and borrow pits; Actual impacts during construction and addressed through the contractors' site-specific management plans include: (i) quarries and borrow pits created. Contractors are required to rehabilitate the borrow pits and quarry sites, (ii) Dust pollution due to motor vehicle movements. To mitigate this, contractors are required to spray the water around the dusty construction sites and to monitor speed compliance by the drivers. As assessed for the Parent Project, during the operation, the industrial activities can emit gases, discharge liquid and solid wastes that can be hazardous to the ecosystems and humans. Mitigation measures are being adopted upfront with the application of green and low carbon manufacturing as part of the design development of the IPs that will include modern and sustainable environment processes and management. To mitigate waste management related risks, project-supported IPs have upgraded wastewater treatment to advanced conventional and zero liquid discharge plants for Bole Lemi-II and Kilinto IPs, respectively.

Social Safeguards: The project activities financed under the AF will remain within the geographical boundaries of the parent project with no different land acquisition requirements than the parent project. The parent project was involved in expropriation of 186 hectares of land in Bole Lemi and 279 hectares in Kilinto sites leading to a total displacement of 191 households in Bole and 15 households in Kilinto. Impact assessment and mitigation measures were outlined in site-specific RAPs for Bole Lemi II and Kilinto, both cleared by the RSA. An addendum to integrate additionally identified households with loss of agricultural land in the Kilinto Project area has been cleared by the World Bank. Compensation has been paid accordingly and fully to all physically and economically displaced households. Also, resettlement has been concluded based on both RAPs although the Kilinto Addendum did not lead to additional physical resettlement impacts. The resettlement area has been provided with basic infrastructure services including access roads, drainage facilities, pre-school, and water and electricity supply. The Project Affected Peoples (PAPs) in the Bole Lemi-II resettlement area have got a direct access to electric and water supply services. About 1,500 children of the PAPs at Bole Lemi-II resettlement area have been given access to the primary and pre-school education. In Kilinto, the resettled PAPs have received private electric and potable water supply connections. Livelihood restoration activities have been provided for the PAPs in Bole Lemi-II including the provision of agriculture sheds for poultry and dairy. However, the project has run out of funding to complete the livelihood restoration activities for PAPs in the Kilinto resettlement site and additional funds have been requested for this activity under the proposed AF. Regarding the AF, the scope on land acquisition has not changed from the parent project to the AF as no new project construction components are included into the design.

Both IP sites are located near the Addis Ababa City. Kilinto and Bole Lemi IPs are 20 and 17 Kilometers respectively, from Addis Ababa city center and workers particularly daily laborers are coming from the surrounding area and there was no significant work force coming from outside of the locality which affects the community in one way or another. According to February 2018 Contractors' reports, 1,205 workers were employed in Kilinto site, of which over only the expatriate staff (235) reside on site in constructed housing. In the same period, In Bole Lemi, 1,719 workers are



employed of which only 234 expatriate staff reside within the IP site. There is no temporary accommodation provided for laborer's in any of the project sites.

2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area: There are no new or additional potential impacts in relation to the proposed project activities set out under the AF.

3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.

The alternatives have been considered while designing the original project and various options were considered when finalizing the designs of the Bole Lemi-II and Kilinto IPs.. There are no changes to physical characteristics of the Parent Project that would necessitate development of new alternatives.

4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.

Environmental safeguards specialists have been employed at the PIU, the supervision consultant and by the two contractors of the IPs. ESIA's were prepared, consulted upon and disclosed for both Kilinto and Bole Lemi-II IPs. The ESIA's: a) identified and forecast the possible positive and negative impacts of the project on people and the environment resulting from the parent project; b) identified the impact of the project on the surrounding community; c) identified vulnerable groups that may be excluded from the project benefits and be adversely affected as a result, and the necessary impact mitigating measures; d) assessed any potential adverse environmental and social impacts of the project and determine whether the program is likely to trigger the World Bank social safeguards policies; and, e) recommended in the early stage of project preparation, the appropriate measures towards addressing World Bank requirements on safeguards triggered by the project (OP4.01, and OP/BP 4.12). Site specific C-ESHMPs has also been prepared and implemented by the two contractors. Resettlement Action Plans were also prepared for each of the sites and these have been implemented as part of the parent project.

For both sites, the project has established a functional Grievance Redress Mechanism (GRM) made up of representatives from Project Affected Peoples (PAPs), district (Woreda) and Sub-City Administration, and the Project Implement Unit (PIU). A dedicated telephone line for the Project office is accessible for PAPs. To facilitate information sharing and complaints handling, three suggestion boxes have also been provided at suitable sites in the Sub-City administration offices of the respective IP sites. Reported cases through the GRM were 23 and 18 for Bole Lemi-II and Kilinto resettlement sites respectively. The AF will further strengthen the GRM established for the Parent project for people to report concerns or complaints, if they feel unfairly treated or are affected by any of the subprojects. Citizens can register complaints about the construction of different activities of IPs, resettlement, and any other perceived abuses of the project.

To mitigate negative impacts to the environment, the Government of Ethiopia has decided to upgrade the waste water treatment plants in Project supported IPs to a zero liquid discharge plant with capacity of 14,000 m³ /day for Kilinto IP with and advanced waste water treatment plant (WWTP) for Bole Lemi-II with capacity of 21,000 m³/day.

Capacity Building: The PIU has a dedicated social safeguards specialist and environmental specialist for the project. The Project Consultant and the two contractors for each of the IPs has recruited environmental specialists and appointed focal persons for social management. The World Bank has provided training to key staff of the PIU, the project consultant and the project contractor on social and environmental risks, occupational health and safety, gender-



based violence. Similar training will be done in the course of the AF project.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

The AF will maintain the same stakeholders as in the Parent Project. The project has multiple stakeholders in various levels of government: Kebele, Woreda, regional and Federal, including federal and state agencies such as Environmental Protection Agency (EPA), Regional Environmental Protection Agency (REPA) and woreda land commission), project implementation agencies, non-governmental organizations, private sector and local communities and the IPDC. During project preparation, meetings were held with key officials and opinion leaders to inform them about the project, and receive feedback about project implementation. Concerns expressed during these public meetings or focus group discussions have been addressed either in the project design, or in the RAP and ESIA. More importantly, in preparation the safeguards instruments (ESIA, RAP and ESMF) various public meetings were held with relevant government agencies, local government authorities, non-governmental organizations, and civil society groups.

The approved safeguards instruments are disclosed locally and in World Bank website. The government is ensuring that the documents were made accessible to affected people, NGOs, Civil Society Organizations (CSOs) in a form, manner, and language that are understandable to them.

B. Disclosure Requirements (N.B. The sections below appear only if corresponding safeguard policy is triggered)

Environmental Assessment/Audit/Management Plan/Other

Date of receipt by the Bank	Date of submission for disclosure	For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors
27-Mar-2018	18-Apr-2018	23-Apr-2018

"In country" Disclosure

Ethiopia
12-Apr-2018

Comments
The updated ESIA for Kilinto Industrial Park was disclosed on the website of the Client on April 12, 2018. <http://ipdccjc.org/index.php/plan-and-report> . Bole Lemi -II ESIA was disclosed on Infoshop on January 10 2014.

Resettlement Action Plan/Framework/Policy Process

Date of receipt by the Bank	Date of submission for disclosure
06-Feb-2014	07-Feb-2014

"In country" Disclosure



Ethiopia
12-Apr-2018

Comments

Resettlement Action Plan for Bole Lemi-II was disclosed in February 2014. RAP for Kilinto cleared by the Bank on July 11 2014.

If the project triggers the Pest Management and/or Physical Cultural Resources policies, the respective issues are to be addressed and disclosed as part of the Environmental Assessment/Audit/or EMP.

If in-country disclosure of any of the above documents is not expected, please explain why:

C. Compliance Monitoring Indicators at the Corporate Level (to be filled in when the ISDS is finalized by the project decision meeting) (N.B. The sections below appear only if corresponding safeguard policy is triggered)

OP/BP/GP 4.01 - Environment Assessment

Does the project require a stand-alone EA (including EMP) report?

Yes

If yes, then did the Regional Environment Unit or Practice Manager (PM) review and approve the EA report?

Yes

Are the cost and the accountabilities for the EMP incorporated in the credit/loan?

Yes

OP/BP 4.12 - Involuntary Resettlement

Has a resettlement plan/abbreviated plan/policy framework/process framework (as appropriate) been prepared?

Yes

If yes, then did the Regional unit responsible for safeguards or Practice Manager review the plan?

Yes

Is physical displacement/relocation expected?

Yes

Provide estimated number of people to be affected 2,528

Is economic displacement expected? (loss of assets or access to assets that leads to loss of income sources or other means of livelihoods)

Yes

Provide estimated number of people to be affected 2,528

The World Bank Policy on Disclosure of Information

Have relevant safeguard policies documents been sent to the World Bank for disclosure?



Yes

Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?

Yes

All Safeguard Policies

Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?

Yes

Have costs related to safeguard policy measures been included in the project cost?

Yes

Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?

Yes

Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?

Yes

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Borrower/Client/Recipient

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Implementing Agencies

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APPROVAL

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