



New Tashkent International Airport - Uzbekistan

Resettlement Action Plan

Vision Invest

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SLR Project No.: 777.02406.00001

7 July 2026

Revision: 07

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Keywords	Tashkent Airport
Status	
Report No.	
SLR Company	SLR Sustainable Environmental Consultancy L.L.C S.O.C
Client Reference	

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
01	3 March 2026	Camilla Angelotti	Clement Repussard	
02	9 March 2026	Camilla Angelotti	Clement Repussard	
03	29 May 2026	Camilla Angelotti	Clement Repussard	
04	9 June 2026	Camilla Angelotti	Clement Repussard	
05	18 June 2026	Camilla Angelotti	Clement Repussard	
06	22 June 2026	Camilla Angelotti	Clement Repussard	
07	7 July 2026	Camilla Angelotti	Clement Repussard	

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Table of Contents

Basis of Report	ii
Acronyms and Abbreviations	ix
1.0 Introduction	1
1.1 Overview	1
1.2 Principles and Objectives	1
1.3 Scope of the RAP	2
2.0 Project Description	5
2.1 Overview	5
2.2 Assessment of Alternatives and Minimisation of Impacts.....	7
3.0 Legal Framework and Standards	7
3.1 National Regulations for Property, Land Acquisition and Compensation	7
3.1.1 The Constitution of the Republic of Uzbekistan (adopted in 1992, and as amended in 2023).....	8
3.1.2 The Housing Code of the Republic of Uzbekistan (adopted in 1998, and as amended in 2024)	8
3.1.3 The Land Code (1998 and as amended in 2025).....	8
3.1.4 Civil Code (1990, as amended in 2025).....	10
3.1.5 Law of the Republic of Uzbekistan No 781 “on land acquisition for public needs with compensation” (2022, as amended in 2024).....	10
3.1.6 Presidential Decree No. PF-6243 (2021, as amended in 2024).....	12
3.1.7 Law No 937 on Recognition of Rights to Illegally Occupied Land Plots and Buildings in Uzbekistan (2024)	13
3.1.8 Cabinet of Ministers Resolution No. 146 (2022)	13
3.2 Lenders’ Requirements	13
3.3 Gap Analysis	14
4.0 Census and Socio-economic Profile of Affected Persons	26
4.1 Estimated Number of Affected Households	26
4.2 Socio-economic Profile.....	29
4.2.1 Methodology.....	29
4.2.2 Administrative Organisation.....	33
4.2.3 Land Tenure.....	35
4.2.4 Livelihoods	48
5.0 Impact Analysis.....	61
5.1 Displacement	61
5.1.1 Physical Displacement	61
5.1.2 Economic Displacement.....	62
5.2 Loss of Assets.....	62

5.2.1 Loss of Land Plots	62
5.2.2 Loss of Trees	64
5.2.3 Loss of Crops	64
5.2.4 Loss of Structures	65
6.0 Eligibility and Entitlement.....	65
6.1 Eligibility	65
6.2 Cut-off date	66
6.3 Entitlements	67
6.3.1 Entitlement Matrix.....	67
6.3.2 Orphan Land	78
7.0 Compensation	78
7.1 Compensation Principles.....	78
7.2 Calculation of Compensation.....	78
7.2.1 Compensation for Loss of Private Land Plots & Residential Buildings	79
7.2.2 Compensation for Loss of Annual Crops on Agricultural Leases	81
7.2.3 Compensation for Subsistence Crops	82
7.2.4 Compensation for Loss of Non-Residential Structures.....	83
7.2.5 Compensation for Loss of Trees.....	83
7.3 Replacement of Agricultural Leases	84
7.4 Allowances	85
7.4.1 Transitional Support	85
7.4.2 Severance Allowance	86
7.4.3 Reimbursement of Transactional Expenses	86
7.5 Compensation Process	87
7.5.1 Disclosure of Compensation Rates to Affected Households	87
7.5.2 Endorsement of Compensation Packages.....	87
7.5.3 Opening of Bank Accounts	88
7.5.4 Payment of Compensation	88
7.5.5 Update of Compensation in Case of Payment Delay	88
7.5.6 Support for Female PAPs.....	88
8.0 Livelihood Restoration Measures	89
8.1 Overview of Current Livelihood Constraints.....	89
8.2 Livelihood Restoration Measures	90
8.2.1 [LRM 1] Financial Literacy and Compensation Management Training	91
8.2.2 [LRM 2] Transitional Food Supply Basket.....	91
8.2.3 [LRM 3] Transitional Livestock Feed Supply Basket	92
8.2.4 [LRM 4] Skill Diversification Training	92

8.2.5 [LRM 5] Agricultural Improvement Support	93
8.3 Additional Support Measures.....	93
8.3.1 Resettlement Assistance	93
8.3.2 Support for Worker Households	94
8.3.3 Support for Vulnerable Households	94
8.3.4 Support for Vulnerable Individuals	94
9.0 Institutional Arrangements and Responsibilities.....	95
9.1 TAA	95
9.2 Uzbekistan Airports	96
9.3 Khokhimiyat.....	96
9.4 State Asset Management Agency	97
10.0 RAP Implementation	97
10.1 Steps Required to Implement the RAP	97
10.2 Schedule for RAP Implementation.....	99
11.0 Stakeholder Engagement	101
11.1.1 Stakeholder Identification	101
11.2 Engagement and Consultation Conducted to Date	101
11.3 Consultation Programme for the RAP Implementation	104
11.4 Additional Provisions for Engagement of Vulnerable People	107
12.0 Grievance Redress Mechanism.....	108
12.1 Scope of Grievance Mechanism.....	108
12.2 Procedure.....	109
12.2.1 Submitting a Grievance	111
12.2.2 Investigating and Resolving Grievances.....	112
12.2.3 Process Flow and Timeline	112
12.2.4 Documentation and Review.....	113
12.2.5 Gender-based Violence and Harassment.....	113
13.0 Monitoring, Evaluation, and Reporting	113
13.1.1 Internal Monitoring.....	114
13.1.2 Independent Monitoring.....	115
13.2 Evaluation	115
13.2.1 Internal Completion Report.....	115
13.2.2 Independent Completion Audit	117
14.0 Budget and Funding.....	117
14.1 Funding	117
14.2 Budget.....	117

Tables in Text

Table 3-1: Gap Analysis between the Uzbek and Lender Standards.....	15
Table 4-1: Overview of Affected Households and Individuals, Disaggregated by Displacement Type and Place of Residence.....	26
Table 4-2: List of People Interviewed for the Qualitative Survey (2026)	30
Table 4-3: Education Level of Surveyed Individuals 15+, Disaggregated by Household Head Gender and Gender.....	40
Table 4-4: Banking System Access for Adults, Disaggregated by Gender.....	41
Table 4-5: Socio-economic Class, Disaggregated by Household Head Gender	44
Table 4-6: Vulnerable Households	47
Table 4-7: Agricultural Businesses and Associated Tenure System	51
Table 4-8: Subsistence Farming, Disaggregated by Household Head Gender and Displacement Type	57
Table 4-9: Types of Crops Farmed in Tomorkas, Disaggregated by Household Head Gender	57
Table 5-1: Crops Impacted in Tomorkas (on Residential Land).....	65
Table 5-2: Impacted Structures, Disaggregated by Type of Land.....	65
Table 6-1: Categories of People Affected by the Project Land Acquisition Process.....	66
Table 6-2: Entitlement Matrix	68
Table 8-1 Summary of Livelihood Restoration Measures	90
Table 9-1: TAA RAP Implementation Responsibilities	95
Table 10-1: Steps Required to Implement the RAP	97
Table 11-1: Stakeholder Identification and Mapping.....	101
Table 11-2: Relevant Stakeholder Meetings during the ESIA Process	102
Table 11-3: Stakeholder Engagement During the Implementation of the RAP	105
Table 11-4: Specific Engagement Measures to Support Vulnerable PAPs	107
Table 12-1: Grievance Mechanism Contact Details.....	111
Table 12-2: Grievance Process and Timeline.....	113
Table 13-1: Internal Monitoring KPIs	114
Table 13-2: RAP Compensation Payment Monitoring Template.....	115
Table 13-3: Internal Completion KPIs.....	116
Table 14-1 RAP Implementation Budget	118

Figures in Text

Figure 1-1: Overall Project Development Organisation Structure	1
Figure 1-2: Surface Area Covered by the Main Site	4
Figure 2-1: Layout of the Project's Main Site	6

Figure 4-1: Location of Affected Households' Residence, as per the 2026 Census	28
Figure 4-2: Photographic Evidence of Qualitative Surveys	31
Figure 4-3: Map of Qualitative Engagements Conducted by SLR in 2026	32
Figure 4-4: Administrative boundaries of the Project Site	34
Figure 4-5: Distribution of Affected Land Area by Land Use Type	37
Figure 4-6: Breakdown of Land Use in the Project Site	38
Figure 4-7: Age Pyramid of the Surveyed Households, Disaggregated by Gender.....	39
Figure 4-8: Percentage of Households by Number of Members, Disaggregated by Gender of Household Head	40
Figure 4-9: Ethnic Background of Surveyed Population, Disaggregated by Displacement Type	41
Figure 4-10: Occupational Status of Surveyed Individuals Aged 15 and Above, Disaggregated by Gender	42
Figure 4-11: Share of Households by Gender of Household Head	43
Figure 4-12: Monthly Revenue per Household Members, Disaggregated by Type of Project Impact and Gender of Household Head	44
Figure 4-13: Share of Affected Households Owning the Following Assets	45
Figure 4-14: Household Expenditures by Category, Disaggregated by Household Head Gender	45
Figure 4-15: Household Expenditures by Category, Disaggregated by Household Impact Category	46
Figure 4-16: Type of Jobs, Disaggregated by Gender	49
Figure 4-17: Type of Employment within Impacted Households	49
Figure 4-18: Average Monthly Revenue per Type of Job	50
Figure 4-19: Distribution of Affected Land Area by the Type of Farm	53
Figure 4-20: Fields and Canals	55
Figure 4-21: Crops by Size of Impacted Farmland Area Occupied (on Agricultural Land) ...	56
Figure 4-22: Farming as a Share of Total Household Income	57
Figure 4-23: Share of Irrigation Systems for Tomorkas	58
Figure 4-24: Average Livestock per Household Owning Livestock	59
Figure 4-25: Average of Permanent Employee per Type of Farm	60
Figure 4-26: Average of Seasonal Employees per Type of Farm	61
Figure 5-1: Unregistered Land for Physically Displaced Households.....	63
Figure 5-2: Proportion of Impacted Farmland, Disaggregated by Farm Type	64
Figure 10-1: RAP Implementation Schedule	100
Figure 12-1: Grievance Redress Mechanism	110

Appendices

Appendix A	Grievance Form
Appendix B	Grievance Database
Appendix C	Stakeholder Engagement

Acronyms and Abbreviations

Abbreviation	Meaning
Art.	Article
BCV	Basic Compensation Value
CC	Civil Code
CHMP	Cultural Heritage Management Plan
CLO	Community Liaison Officer
CSO	Civil Society Organisation
DFC	International Development Finance Corporation
E&S	Environmental and Social
EBRD	European Bank for Reconstruction and Development
EPC	Engineering, Procurement, and Construction
ESIA	Environmental and Social Impact Assessment
ESR	Environmental and Social Requirement
GoU	Government of Uzbekistan
GRM	Grievance Redress Mechanism
ha	hectare
HH	Household
ICAO	International Civil Aviation Organization
IFC	International Finance Corporation
ILO	International Labour Organization
JBIC	Japan Bank for International Cooperation
JSC	Joint-Stock Company
km	kilometre
KEXIM	Export-Import Bank of Korea
KPI	Key Performance Indicator
kV	kilovolt
LLA	Land Lease Agreement
LLC	Limited Liability Company
LRM	Livelihood Restoration Measure
LRP	Livelihood Restoration Plan
m	metre
M&E	Monitoring and Evaluation
MAP	Million Annual Passengers
MECCP	Ministry of Ecology, Environmental Protection and Climate Change
MoT	Ministry of Transport
No.	Number

Abbreviation	Meaning
NGO	Non-Governmental Organisation
PAP	Project Affected Person
PAH	Project Affected Household
PS	Performance Standard
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
SES	Sanitary and Epidemiological Surveillance
SPS	Safeguard Policy Statement
TAA	Tashkent Airport Alliance
Q	Quarter
US	United States
USD	United States Dollar
UZS	Uzbekistani Soum
UzSAMA	State Asset Management Agency of the Republic of Uzbekistan

1.0 Introduction

1.1 Overview

This document is the Resettlement Action Plan (RAP) for the proposed new Tashkent International Airport ('the Project'), to be developed jointly by Vision Invest and Sojitz Corporation (together "the Sponsors"), appointed by the Ministry of Transport (MoT) and Uzbekistan Airports (also referred to as "the Public Partner").

It defines the principles that shall be applied by the Project to avoid, minimise and manage physical and economic displacements resulting from project-induced land acquisition and land use restrictions.

A Concession for the landside infrastructure is provided to the Special Purpose Vehicle (SPV) Project Company, called the Tashkent Airport Alliance (TAA) for a duration of 35 years from the start of construction, while a concession for the airside infrastructure is to be held by the Public Partner for the life of the airport. Construction is scheduled to start in 2026, with a projected completion time of 48 months from Notice to Proceed. Commercial operations are anticipated to commence in the 2030.

An organisation chart showing the main parties Involved In the development of the Project is illustrated in Figure 1-1.



Figure 1-1: Overall Project Development Organisation Structure

Key lenders for the project are expected to be International Finance Corporation (IFC), the European Bank for Reconstruction and Development (EBRD), the US International Development Finance Corporation (US DFC), the Japan Bank for International Cooperation (JBIC), Nippon Export and Investment Insurance (NEXI), and the Export-Import Bank of Korea (KEXIM).

An RPF was produced by 5Capitals, now SLR Consulting, in 2023. The RPF provides the foundational principles for the development of this RAP, whose objective and scope are outlined in the sections below.

1.2 Principles and Objectives

This RAP is governed by the requirements of the Lenders (see section 3.2). In alignment with these standards, the RAP establishes the principles, processes, and responsibilities guiding the Project to:

- Avoid, or otherwise minimise and mitigate, project-induced resettlement.
- Provide timely compensation for land and assets at full replacement cost, including moving and disturbance allowances where relocation is required.
- Ensure compensation and assistance are provided to all project affected people, including those without formal legal rights and those with recognised customary or legal rights.
- Ensure a clear, transparent, and timely process for the disbursement of monetary compensation.
- Support project affected people in restoring, and where possible improving, livelihoods and living standards to pre displacement levels through targeted livelihood restoration measures.
- Provide project affected people with full and accurate information about the Project, the resettlement process, and available entitlements.
- Ensure meaningful consultation, disclosure, and participation of project affected people throughout project design, implementation, and monitoring.
- Establish and maintain an accessible, transparent grievance resolution mechanism and ensure project affected people understand its functioning.
- Implement specific measures to identify, support, and assist vulnerable people, with particular attention to women.

1.3 Scope of the RAP

At the time of writing this RAP, associated facilities, health and safety buffers and any other design elements which may require displacement (such as irrigation canal diversions, and relocations of roads, transmission lines and other utilities) had not been fully defined. Consequently, the present RAP covers only the layout of the main airport footprint (airside) and terminal (land side) (hereafter, 'Project Site').

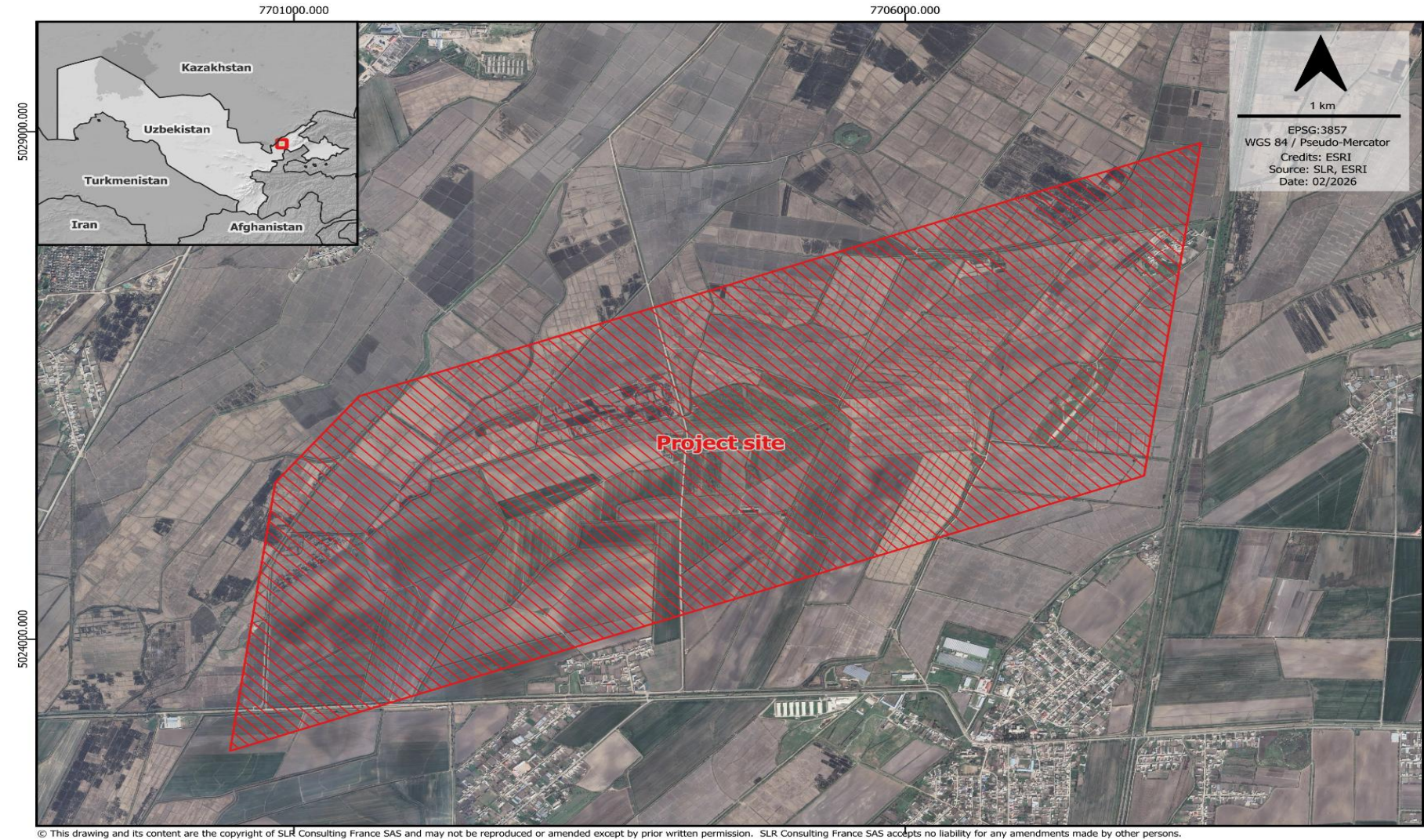
An addendum to this RAP will be prepared to include any additional requirement for temporary or permanent land take once the location and design of the associated facilities and any other design modifications are finalised and any requirements for public safety zones have been confirmed in collaboration with the Sanitary and Epidemiology Agency and the Agency of Civil Aviation of the Republic of Uzbekistan. Any such addendum will be prepared in accordance with the same principles, eligibility criteria, and entitlement framework set out in this RAP.

The land requirements for the Project Site amount to a total of 1,300 ha. Figure 1-2 presents the site boundary on a map.

It must be noted that this RAP excludes the resettlement of cemeteries. The number of affected cemeteries has not yet been defined, as studies were still under progress at the time of writing this RAP. The displacement of cemeteries will be conducted according to national procedures and documented in alignment with lenders' standards within the Project's Environmental and Social Impact Assessment (ESIA). A specific Cultural Heritage Management Plan (CHMP) may also be developed for the Project, subject to the findings of the ESIA.

Finally, 12.4% of the land within the Project Site is state-owned (see section 4.2.3.2). The Project's Sponsor and Public Partner have confirmed that this land will not require any compensation and will simply be transferred to Agency for State Asset Management, who will transfer the parts required for the airside infrastructure to Uzbekistan Airports JSC for free lease, and the parts required for the landside infrastructure to TAA for a duration of 35

years. Since the valuation has confirmed that no party other than public authorities are using any of the state land within the Project Site, this land has been excluded from the RAP.



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Figure 1-2: Surface Area Covered by the Main Site

2.0 Project Description

2.1 Overview

The Project Site is situated approximately 35 km south of Tashkent City in the Middle- and Lower Chirchik Districts, a predominantly flat rural area within the Tashkent Province. It measures 6 km in length and 2.2 km in width, covering an area of approximately 13 km² (1,300 ha) adjacent to the village of Yangitosh to the south.

The site will include a passenger terminal building with a surface area of 208,364 m² and an air traffic control tower, reaching a height of 77 m, as well as airside infrastructure two 4,000 m runways along with associated taxiways, aprons, and lighting systems. The landside infrastructure is divided into passenger and support areas, featuring separate access roads for the terminal, presidential, and general aviation terminals, in addition to cargo and maintenance facilities.

Additionally, the following associated facilities are expected to be required:

- Access Roads.
- A 110 kV power connection to a dedicated power intake facility which will be located near the western boundary of the Project site.
- Fuel supply line between the Rail Receipt Pump Bay to the eastern Project boundary, about 140 m long.
- Diverted irrigation canals and collectors.

As outlined in section 1.3, the associated facilities are also scoped out of the RAP as they have not been clearly defined yet. They will be covered in a separate RAP addendum.

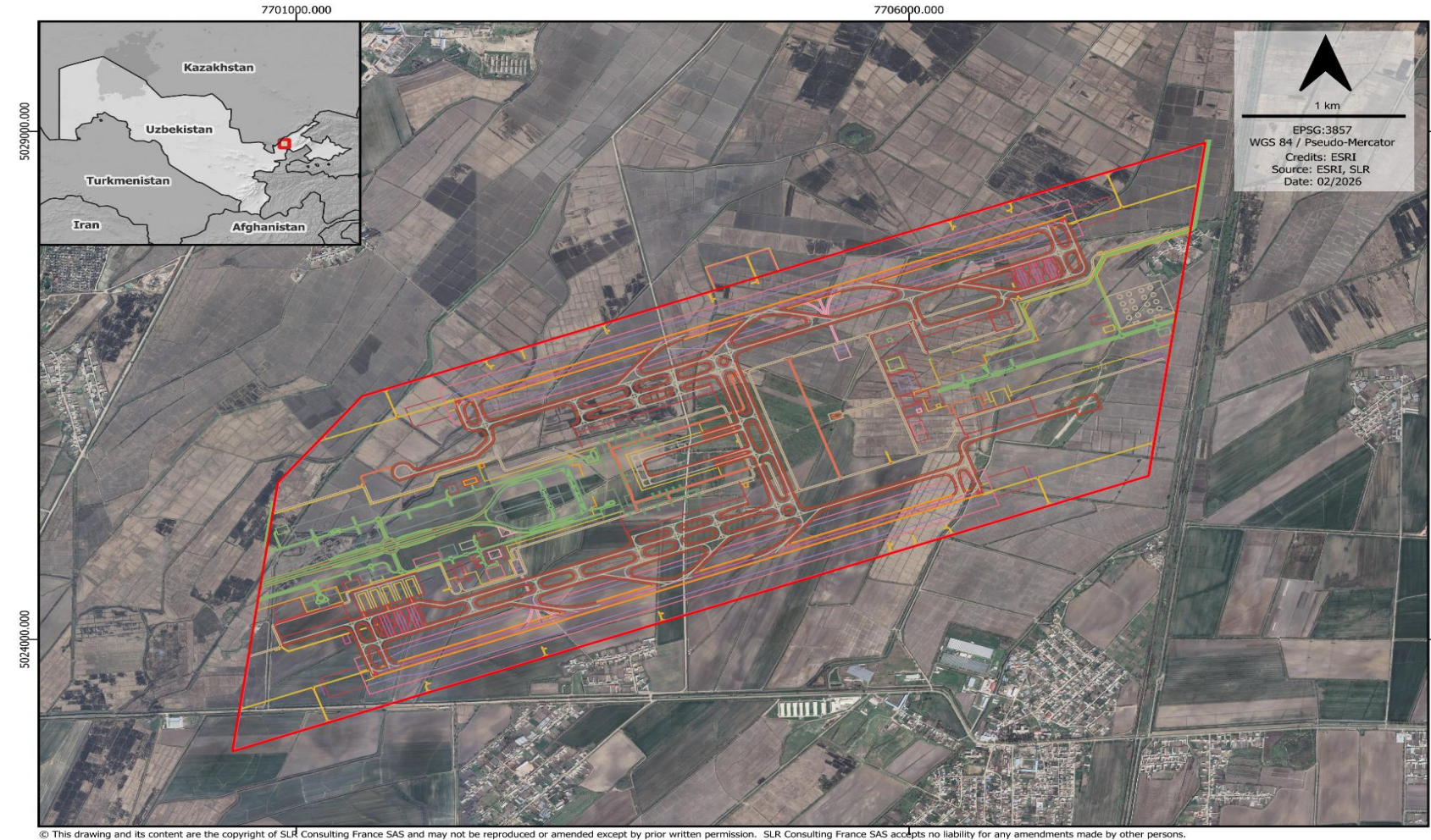


Figure 2-1: Layout of the Project's Main Site

2.2 Assessment of Alternatives and Minimisation of Impacts

A site selection study undertaken in 2024 assessed four technically viable locations for the Project. The assessment considered resettlement impacts alongside technical, environmental, and operational constraints.

Of the four options assessed, one (Site 3) was rejected due to the presence of a pipeline which would impact critical airport infrastructure.

For the remaining three sites, residential and cemetery land use areas were mapped to estimate potential displacement impacts. Land use was assessed as follows:

- Site 1: 90 ha of residential land and 0.9 ha of graves (one cemetery).
- Site 2: 29 ha of residential land.
- Site 4: 6 ha of residential land and 5.2 ha of graves (five cemeteries).

Using a multi-criteria evaluation method which took these elements into account alongside environmental and operational constraint, Site 4 was selected as the best option.

While the study did not include estimates of the exact number of households that would have been affected at each site, the selected site had the smallest share of residential land, resulting in a smaller number of displaced households.

Once Site 4 was selected, design was modified to avoid impacting one cemetery out of the identified five. This cemetery was actively used by the residents of Bakavul, and located on the boundary of the site.¹

Residual impacts on physical and economic displacement remain unavoidable and have been documented in this RAP. However, it must be noted that the number of affected cemeteries has not yet been defined, as studies were still under progress at the time of writing this RAP. Consequently, it is excluded from this RAP. The displacement of cemeteries will be conducted according to national procedures and documented in alignment with lenders' standards within the ESIA.

3.0 Legal Framework and Standards

3.1 National Regulations for Property, Land Acquisition and Compensation

The following sections outline national regulations pertaining to land tenure, expropriation, and compensation, providing the legal framework within which land acquisition and resettlement are undertaken in Uzbekistan. These provisions establish the basis for the protection of property and housing rights, as well as entitlements to compensation for affected assets and livelihoods, and therefore inform the RAP throughout.

As outlined in Section 10.1, this RAP serves as the single, comprehensive instrument governing land acquisition and resettlement for the Project. Where gaps exist between national legislation and lenders' requirements, additional measures and top-up provisions are applied as described in this document to ensure alignment with international standards. Table 3-1 in Section 3.3 presents a gap analysis comparing national legislation with lenders' requirements and identifies where supplementary measures are incorporated into the RAP.

¹ Please note that as clearly stated in this RAP, the residents of Bakavul will be physically displaced. However, their cemetery will remain intact and avoided by the Project design.

3.1.1 The Constitution of the Republic of Uzbekistan (adopted in 1992, and as amended in 2023)

The Constitution of Uzbekistan establishes the universal right to property ownership in Article 41. Article 47 states that everyone shall have the right to housing, adding “In the cases and in the manner prescribed by law, the owner, deprived of his or her home, shall be provided with preliminary and equivalent compensation for the cost of housing and the losses incurred by him or her”.

3.1.2 The Housing Code of the Republic of Uzbekistan (adopted in 1998, and as amended in 2024)

The Housing Code of the Republic of Uzbekistan regulates relations of citizens, legal entities, public bodies and local governments on the emergence, implementation, change and termination of property rights, the right of possession and use of premises, the registration of housing, the maintenance and repair of housing stock, the monitoring of observance of housing rights of citizens, and the proper use of housing stock.

- Article 27 states that if residential houses, including apartments, owned by citizens are demolished due to the withdrawal of land plots for state or public needs, the owners must be provided with the choice of alternative housing of equal value as property. The alternative housing must have all amenities and a living space not less than the social norm. Additionally, compensation for the market value of trees and plants must be paid. Alternatively, the market value of the demolished house (or apartment), other buildings, structures, and trees, as well as the market value of the right to the land plot, must be paid in full.
- Article 28 of the Code identifies conditions for “land for land” compensation for acquisition of residential lands for state and public needs. The article says that in case of demolition of residential houses in connection with land acquisition for state or public needs the affected citizens, members of their families and also the citizens which permanently live in these houses shall be provided land for individual housing construction based on the existing standards. The affected persons should be provided temporary housing for the period of new house construction on new land up to three years including full compensation of demolished premises, facilities, constructions and plantings as well as other related expenditures.
- Article 29 says that the legal entities who own residential houses, other constructions, facilities, and plantings located on land to be acquired shall be compensated with equal value property and paid other losses incurred due to acquisition of land parcel due to state and public needs.
- Article 30 states that residential houses and other facilities located on acquired land can be moved to a new location. The procedure of movement of houses, constructions and facilities shall be determined by the Cabinet of Ministers of Uzbekistan.

3.1.3 The Land Code (1998 and as amended in 2025)

The Land Code provides the fundamental framework for the classification and administration of land in the Republic of Uzbekistan. It establishes the principles and requirements for the allocation, utilisation, and protection of land. The Code also defines legal forms of individual and collective land tenure, as well as various land categories subject to reservation and conditional reallocation.

Provisions on Land Ownership

- Article 16 provides that all land in the Republic of Uzbekistan is a national treasure which must be managed on a sustainable basis as it underpins the life, economy, and welfare of the population.
- Article 28 provides that payment is required for the acquisition of land plots and for the use of land. Legal entities and individuals that acquire land plots shall pay a fee in accordance with this Code based on the results of electronic online auctions or in the amount determined by an appraisal organisation and shall also compensate for losses of agricultural and forestry production. Legal entities and individuals that possess, use, or own land plots shall pay for the use of land. Payment for land use is collected in the form of an annual land tax, the amount of which is determined depending on the quality of the land plot, its location, and the level of water supply.
- Article 33 specifies the two documents, which serve to demonstrate legal tenure of land parcels, namely (i) state certificate on the right to possess a land plot, (ii) land-use agreements.
- Articles 59 specifies land use categories for land resources in urban and rural jurisdictions, namely (i) land for urban building, (ii) land for common use, (iii) agricultural land use, (iv) forestry land use, (v) industrial, transport, communication and military land use, (vi) restricted land use (for wildlife, hazardous, cultural and recreational land), (vii) water supply land, and (viii) reserve lands.

Provisions for Expropriation of Land

- Article 37 states the withdrawal of land plots, or parts thereof, belonging to individuals and legal entities on the basis of inheritable lifetime ownership, permanent ownership, permanent use, fixed-term (temporary) use, or lease, for public needs with compensation, shall be carried out in accordance with the procedure established by law. The article further states that the purchase of a land plot that is the private property of individuals or legal entities for public needs shall be carried out in accordance with the procedure established by law. The purchase of a land plot owned by foreign individuals or legal entities, together with a trade or service facility, or a residential premises and another building or part of a building, for public needs, shall be carried out by the decision of the Councils of People's Deputies of the regions and the city of Tashkent, or by the decision of the Cabinet of Ministers of the Republic of Uzbekistan, with the provision of guarantees stipulated in Article 41 of this Code.
- Article 41 mandates compensation or whole refunds for loss of or damage to land assets and lost profits, due to infringement of land rights held by landowners, land-users, and land leasers.

Provisions for Compensation

- Article 86 provides that landowners, users, lessees, and proprietors must be fully compensated for any losses they incur, including lost profits, in cases of land expropriation, purchase, or temporary occupation. Compensation is also required when their rights are restricted due to the establishment of protected zones such as water protection areas, coastal strips, sanitary zones, and others, or when land quality deteriorates due to construction or harmful activities affecting agricultural productivity. Compensation for expropriation for public needs is covered by centralised compensation funds or responsible entities, following procedures established by law.

- Article 91 states that land occupied without permission shall be returned without refund of the expenses incurred during the time of illegal possession and use. Additionally, the cost of demolishing any buildings will be borne by the persons who occupied the land.

3.1.4 Civil Code (1990, as amended in 2025)

The Civil Code (i) defines the legal status of participants in civil relations, (ii) sets out the basis and procedures for implementing the right to property, and (iii) regulates contractual obligations. It further establishes general rules for the withdrawal/seizure of property, determination of the value of property, and the right to compensation, as well as conditions for deprivation of rights.

The code establishes that any person whose rights have been violated may demand full compensation for the losses caused. Losses are understood to mean the expenses that the person whose rights have been violated, have produced or will have to produce in order to restore the violated right, the loss or damage to his/her property (real damage), as well as the income/revenue that the person would have received under normal conditions of civil activity if his/her rights had not been violated (lost profit).

- According to Article 14, if the person has violated the law, revenue received as a result of this will be lost, the person whose rights were violated, has the right to demand compensation along with other losses, lost profits in the amount less than such profits.
- Article 83 defines immovable property as plots of land, subsoil, buildings, constructions, perennial plantings, and other property firmly connected with the land i.e. objects whose displacement without disproportionate damage to their purpose is impossible.
- Article 84 provides that the right of ownership and other real property rights, creation, transfer, restriction, and termination of these rights are subject to state registration. This means that without registration the right to real estate property does not enter into force and cannot be compensated.

3.1.5 Law of the Republic of Uzbekistan No 781 “on land acquisition for public needs with compensation” (2022, as amended in 2024)

The Law provides for the expropriation of privately held land for public needs. It specifies conditions and procedures for lawful land withdrawal and reallocation and sets out compensation entitlements for legally registered land rights holders.

Article 2 states that if an international agreement made by the Republic of Uzbekistan establishes rules other than those stipulated by Law No. 781, the rules of the international agreement shall apply.

Provisions on Withdrawal of Land

- Article 4 specifies ‘public need’ developments that warrant land withdrawal and reallocation. One amongst these is construction (reconstruction) of roads and railways of republican and local significance, airports, airfields, air navigation facilities and aviation technical centres, railway transport facilities, bridges, subways, tunnels, engineering facilities and lines of the energy and communications system, space activities facilities, main pipelines, engineering, communication networks, irrigation, and melioration systems.
- Article 12 demands that Compensation Commissions ensure regular monitoring of the timely provision of compensation in full and provide assistance in resolving pre-

trial disputes with advisory decisions for disputes related to the provision of compensation.

- Article 13 requires the initiator of a project warranting land expropriation to identify the most suitable land parcel (with the least pre-existing priority assets), where technically feasible alternatives are available, and present substantiating documents to the resident Regional Khokimiyat.
- Article 14 provides that “The initiative for the implementation of the project and the withdrawal of land plots in this regard, and relevant substantiating materials, shall be considered by the Cabinet of Ministers of the Republic of Uzbekistan. Based on the results of consideration by the Cabinet of Ministers of the Republic of Uzbekistan, a resolution shall be adopted on the implementation of the relevant project.
- Article 14 further states “Where it becomes necessary to withdraw land plots in connection with the adoption by the Cabinet of Ministers of the Republic of Uzbekistan based on a resolution on the implementation of the project for public need, all obligations assigned by this Law shall be performed by the Khokimiyat of the relevant region”.

Provisions on Valuation of Compensation for Land Withdrawal

- Article 23 specifies compensation entitlements for legal landholders subjected to land expropriation. These include compensation (at market value) for immovable property on affected land plots, compensation for plots under lifetime/ inheritable ownership, compensation for perennial plantations, and conditional compensation for certain transitional expenses leading up to the restoration of affected property and livelihoods. Additionally, a one-time payment of 5% of the market value of immovable property located on a land plot shall be paid as compensation for the inconvenience caused to the right holder in connection with the withdrawal of the land plot.
- Articles 24 and 25 include several provisions to legalise both monetary and in-kind compensation for land, loss of income, immovable asset and any other impact occurred due to the land acquisition.
- Article 25 describes procedure and possible ways of compensation for physical displacement (resettling people in multi stored apartments and private houses).
- Article 25 further provides that “The amount of monetary funds specified as compensation in agreements, from the date of conclusion of which one month has expired at the time of the conclusion of an agreement with all right holders within three months, shall be paid subject to indexation in proportion to inflation officially announced by the State Committee of the Republic of Uzbekistan on statistics in the relevant months”.
- Article 26 then states that “In case of non-vacating the objects of immovable property located on the withdrawn land plot within six months after the provision of compensation in full, the initiator shall have the right to apply to the court with a claim for forced eviction”.

Provisions on Valuation of Affected Property

- Article 29 states “Assessment of objects of immovable property subject to demolition, including perennial plantings, as well as rights to a withdrawn land plot, shall be carried out before the start of the procedures for withdrawing the land plot or until the impact of the notice of withdrawal of the land plot on the value of the object of immovable property, as well as the rights to the withdrawn land plot.

- It adds “Assessment of the rights to the withdrawn land plot shall be carried out solely on the basis of documents confirming the state registration of rights to the land plot”.
- Article 34 states “The Compensation Commissions shall preliminarily consider disputes related to the provision of compensation to the right holder in the pre-trial procedure”, adding “A party that does not agree with the decision of the Compensation Commission may apply to the court in accordance with the procedure established by legislative acts”.

The compensation process will follow the process outlined below:

- **Application:** When land is expropriated for public needs, the relevant district or Khokimiyat prepares and submits an application based on the appeals of physical or juridical entities or own initiatives to the executive body (working organ) of the Regional Compensation Fund. This application includes all required supporting documents confirming the land seizure and damage incurred by individuals or legal entities.
- **Digital Register:** Upon receiving the application and court order or notarised agreement confirming the need for compensation, the working organ of the fund enters the case into the State Register of Compensation for Property Damage maintained in a centralised software system under the Ministry of Economy and Finance.
- **Review by Supervisory Board:** The case, along with all submitted documents, is reviewed by the Supervisory Board of Compensation Fund. The board evaluates the justification and legal compliance of the compensation claim. Based on this review, the board either approves or rejects the allocation of funds. If approved the Board issue decision on funding.
- **Payment:** The Regional Compensation Fund transfers the approved amount to the bank account of the affected party (individual or legal entity), provided that sufficient funds are available in the fund.
- **Monitoring:** Supervisory boards along with regional administration monitor the purpose use of funds in accordance with the established procedure, keep records of the use of funds, and prepare reports in the prescribed manner.

3.1.6 Presidential Decree No. PF-6243 (2021, as amended in 2024)

According to Presidential Decree No. PF-6243, all types of land, including agricultural, commercial as well as residential are meant to be allocated through an open electronic tender to winning bidder granting lease or ownership rights.

The “E-AUCTION” is the platform that uses a software for online auctions, allowing participation via the internet and ensuring no interference during processing and the selection process of the winner. Initially, from 1st September 2017, it was used for property sales related to court documents. Due to its success, the platform was expanded to other sectors by government decisions.

The platform enables citizens to participate in fair and transparent auctions for a range of assets, including state properties, real estate, vehicles, land plots, mineral extraction rights, cleaning services, advertising installation rights, and more.

The aim is to ensure legality, transparency, and fairness in auctions, prevent price manipulation, and protect the integrity and confidentiality of information. The organisation of these auctions is managed by JSC “Organization of electronic online auctions” for individuals and legal entities. All land acquisition for private leasehold is managed through State Asset Management Agency via an online auction process. Locally these auctions are managed by regional/district departments of cadastral agencies.

The process of obtaining a Land Lease Agreement (LLA) on the system is as follows:

- UzSAMA posts notification on e-auction website indicating tender with details on the size, location, leasehold or freehold allocation, rent and/or initial prices of the plots.
- Candidates select and submit application suitable lot with type of land needed published at e-auction. Application must be submitted before the deadline indicted for selected lot/tender.
- Submitted applications are reviewed separately before auction take place. Selected candidates for auction process make pre-payment established for bidding tender.
- Winning bidder is selected at auction process with a participation of selected candidates.
- Once auction is completed, winning bidder is awarded with certificate which will be a basis for issuing and signing LLA with relevant local municipalities (depending on location of land plot).
- Pre-payment done for tender is returned to all unsuccessful candidates.

These auctions are open to public bidders nationwide and are highly competitive, with land awarded based on the best price and performance on income-related criteria (e.g. agricultural performance and liabilities history). There is no fixed auction schedule, and land parcels of various sizes are auctioned as they become available, making it difficult to predict the availability and location of land. To participate, bidders must pay a bidding fee equivalent to 15% of the starting price, and depending on the leasehold type, the full cost of the land may need to be settled upfront.

3.1.7 Law No 937 on Recognition of Rights to Illegally Occupied Land Plots and Buildings in Uzbekistan (2024)

This law provides a legal pathway for recognising rights to illegally seized land and the buildings on them, under strict conditions, mainly if the seizure happened before 1st May 1 2018, there are no disputes or tax debts, and the land was not previously allocated or auctioned. Lease rather than ownership is recognised for the land itself, but ownership rights apply to the buildings.

3.1.8 Cabinet of Ministers Resolution No. 146 (2022)

Resolution No. 146 establishes the procedures for the valuation of immovable property, land use rights, and associated assets in the context of land acquisition and compensation. It defines the methods for determining the market value of affected assets, including buildings, structures, land rights, and perennial crops (such as fruit trees), and sets out requirements for the timing and conduct of valuations. The Resolution also provides guidance on documenting valuation results and integrating them into the compensation process.

3.2 Lenders' Requirements

The Project is seeking financing from the IFC, EBRD, US DFC, JBIC and KEXIM.

The IFC and EBRD have specific standards governing land acquisition, restrictions on land use, and involuntary resettlement. KEXIM, JBIC and US DFC do not maintain dedicated standalone standards for land related impacts but instead rely on internationally recognised frameworks, particularly the IFC Performance Standards.

Given this alignment, this RAP aligns with IFC Performance Standard 5 (PS5) and EBRD Environmental and Social Requirement 5 (ESR5). IFC PS5 sets out obligations for avoiding or minimising displacement, providing compensation at full replacement cost, restoring livelihoods, preventing forced eviction, and engaging meaningfully with affected communities

in cases of both permanent and temporary physical or economic displacement. EBRD ESR5 reflects these same principles and places particular emphasis on transparent disclosure, meaningful engagement with affected persons and the protection of vulnerable groups.

A gap analysis between IFC and EBRD requirements and national legislation is provided in section 4.3.

3.3 Gap Analysis

Table 3-1 outlines the differences between national laws and the Lenders' requirements and presents the measures included in this RAP to address those gaps.

Table 3-1: Gap Analysis between the Uzbek and Lender Standards

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
Resettlement planning	There is no requirement under national legislation to designate resettlement personnel, assign institutional responsibilities, or establish dedicated RAP implementation teams. The preparation of a RAP is not required. Budget provisions are partially addressed through compensation funds and payment mechanisms as established under Law No. 781 and Resolution No. 1047, but there is no requirement for a comprehensive resettlement budget covering all resettlement-related activities (e.g. assistance, monitoring,	Designate specific personnel, including resettlement expert(s) and management representative(s), with a clear allocation of responsibility and authority. Develop a resettlement and land acquisition plan or framework is obligatory. The RAP will contain: (i) potential impacts; (ii) legal gap analysis, (iii) entitlement matrix, (iv) mitigation measures, (v) legal and institutional arrangements for implementing resettlement measures, (vi) resources and budget, (vii) channels and procedures for transfer of funds, (viii) timeline, (ix) monitoring and reporting requirements, and (ix) how the change process will be managed to address future changes. Prepare a budget proportionate to the planning, mitigation, monitoring, evaluation and reporting activities, including: (i) stakeholder engagement, impact assessment, cash and in-kind compensation, livelihood restoration and livelihood improvement, relocation and resettlement, and other assistance and corrective actions; (ii) staffing and related operational costs; (iii) training and capacity-building measures; and (iv) progress monitoring, including internal and external evaluation and reporting of all resettlement-related activities.	This RAP has been developed in alignment with IFC and EBRD requirements. It includes a specific budget in section 14.2.

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	livelihood restoration).		
Displacement avoidance and minimisation	Law No. 781, Art. 4 says that land acquisition must be justified for public needs, and Art. 13 requires identifying the most suitable land parcel after the decision to implement a project is made. However, there is no requirement to assess alternatives or minimise displacement through social or environmental analysis.	Avoid involuntary resettlement or, when unavoidable, minimise involuntary resettlement by exploring technically and economically viable alternatives. Design options must be documented and justified through E&S assessments. In the case of a forced eviction, it must be conducted in a manner consistent with basic principles of due process. Notify the lenders before any eviction takes place, which will include evidence of due process and compliance with national law and the provisions of ESR5/PS5.	The Project has conducted an alternatives assessment and selected the least impactful option (see section エラー! 参照元が見つかりません。).
Eligibility	National law recognises and compensates only those with formal, registered legal rights (Civil Code, Article 84; Law No. 781). While there is limited recognition of certain unregistered or	Three categories of affected persons are considered: - persons who have formal legal rights to the land or assets - persons who do not have formal legal rights, but who have a claim to land or assets that is recognised or recognisable under national law - persons who have no recognisable legal right or claim to the land or assets These groups are all entitled to compensation for assets and assistance for resettlement and livelihood restoration.	The following measures are adopted in this RAP to ensure alignment with lender requirements: In accordance with national legislation, the RAP limits compensation for land exclusively to registered land, meaning that the 17 PAPs whose land is partly unregistered are only compensated for the registered portion. However, an exception is made for one PAP whose entire landholding is unregistered. To ensure that living standards are maintained and that the PAP will be able

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	informal land use in specific cases, these do not provide entitlements equivalent to lender requirements, particularly for informal occupants and users without legal title.		to rebuild or acquire a new house, this PAP will be compensated for a minimum viable residential plot (0.04 ha) in line with the Uzbek Land Code. - Although national legislation does not provide for compensation of structures built without formal registration, the project has extended compensation to all owners of unregistered buildings, in order to align with lender safeguard expectations. - Under national practice, leaseholders who have not declared agricultural income in one of the previous three years are generally not eligible for compensation for lost income. However, to meet lender requirements, the project has compensated these households based on their declared crop type, or field observations of crop residues, where crops were not visible during inventory due to seasonal conditions.
Census, asset inventory and socio-economic surveys	The national framework relies on registry-based identification of affected persons rather than field-based enumeration. While the law requires valuation of immovable property prior to	Carry out a census to identify persons affected (including seasonal, informal and temporary persons who may not be present at the time) and determine who will be eligible for compensation/assistance. Carry out an inventory of affected assets and a detailed measurement survey, including land and physical assets attached to the land, sources of livelihood and sources of income, and other natural resource-based activities. Assess the full range of rights held by PAPs and identify and support the resolution of any conflicting claims and disputes over affected lands, assets and livelihood resources. All	The Project has undertaken a census, asset inventory and socio-economic survey of all affected persons and households (see section 4.0).

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	land acquisition (Law No. 781, Article 29), this applies only to registered assets and rights. There is no requirement for a comprehensive census, asset inventory including informal assets, or socio-economic baseline surveys.	management of data will comply with data privacy and consent requirements. Carry out socioeconomic surveys to describe the baseline circumstances by combining quantitative and qualitative methods, and must be designed to facilitate further social and economic monitoring.	
Cut-off date	National legislation does not define a formal cut-off date for determining compensation eligibility.	Establish a cut-off date for eligibility and inform affected persons of the cut-off date. Information on the cut-off date will be well documented and disseminated at regular intervals in written and non-written form (including posted warnings that persons settling after the cut-off date may be subject to removal). The client will declare a separate new cut-off date for any additional unanticipated or omitted resettlement risks and impacts not included or inaccurately assessed in a resettlement plan.	A cut-off date (26/01/2026) was established for the RAP. This date was publicly disclosed and communicated to communities and local authorities (see section 6.2).
Valuation and full replacement cost	The national framework provides for market-based valuation of affected assets in accordance with applicable valuation legislation, including the Law	Valuation will be at full replacement cost and will be performed by qualified valuers, with a well-documented valuation methodology. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive. Compensation will be transparent and applied consistently to all. Where livelihoods are land-based, or where land is collectively owned, must offer land-based compensation, unless proven unfeasible or unacceptable to affected persons. Resettlement	To ensure replacement cost, in addition to the eligibility extension provisions already mentioned above, the following measures have been adopted in this RAP: • A choice between monetary compensation and in-kind support will be offered to all PAPs losing a land plot and housing. • A 5% disturbance allowance is expected by national law for all immovable assets (trees, structures and housing) on land.

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	on Valuation Activity, Cabinet of Ministers Resolution No. 146, and national valuation standards. Compensation includes market value for structures, land use rights, perennial crops, and certain transitional costs, as well as a one-time payment of 5% of the asset value for inconvenience for all immovable assets located on expropriated land (Law No. 781, Article 23). Compensation amounts are subject to inflation indexation if delayed (Law No. 781, Article 25), and agreements must be formalised through notarised contracts. Law No.	sites/properties will offer adequate housing, living conditions and access to services at least equivalent to those before. Additionally, will offer to purchase entire land in cases of possible orphan land. Where the loss of community facilities, utilities or public amenities is involved, these must be replaced to ensure a better or similar level of service, based on consultation, to identify and agree upon suitable alternatives.	This has been extended to the compensation for all assets, including land itself as well lost income and structures located on lease land. • A moving allowance and resettlement assistance is provided to all physically displaced PAPs, in addition to compensation. • All PAPs losing land or an agricultural lease will be supported in the identification, obtention and payment of new land titles and leases, including the payment of all associated fees and taxes. • All agricultural leases will be replaced at cost by the Project, including the cost of the lease itself as well as any fees and taxes associated with the participation in the e-auction process and the transaction. • Compensation for the loss of agricultural land is provided for one year of lost income according to national legislation. To ensure replacement value, as finding an equivalent lease and reestablishing economic activities may take longer, the Project will extend the compensation to 4 years of lost income, assuming that it may take 2 years for the PAP to identify a suitable equivalent lease and 2 years to re-establish their economic activities on the farm. • An additional allowance and other support measures are defined for

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	781 (Articles 24 and 25) also provides for both monetary and in-kind compensation, including resettlement options. However, national valuation approaches do not explicitly require compensation at full replacement cost and may apply depreciation or insufficiently account for income loss (e.g. for perennial crops for which income losses are not counted).		vulnerable households to ensure that they are not disadvantaged. • Transitional support for the loss of employment for all workers employed by the affected farms will be provided. • Depreciation was removed from all valuations of property. All valuations of houses according to the national process (market value) were compared with an additional evaluation of the replacement cost and whichever value was higher was selected. Thanks to these measures, compensation is provided at full replacement cost. Valuation methods and entitlements are detailed in sections 6.0 and 7.0.
Payment of compensation	National legislation requires that compensation be agreed and fully paid prior to land acquisition. This is established under Presidential Decree No. 5490,	Compensation will be provided before displacement or imposition of access restrictions on land or assets. Inform physically displaced people of the timing of the physical move with reasonable notice and after consultation, taking into consideration potential impacts on agricultural and schooling calendars, among other factors. The client will take possession of land and related assets only after compensation and, where applicable, physically displaced persons have	Four months of notice to vacate the property will be provided. Payment of compensation will be prior to the impact (see section 7.2).

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	Law No. 781, and Resolution No. 1047, which also provides for the use of compensation funds to administer payments. However, there is no explicit requirement to ensure compensation is paid prior to restriction of access to land or resources.	been resettled with relevant assistance and entitlements provided.	
Resettlement assistance	National legislation does not provide for structured resettlement assistance, support to vulnerable groups, or dedicated moving assistance. However, Law No. 781 (Articles 23–25) provides for transitional costs, which may include relocation expenses, temporary housing	Provide resettlement assistance suited to the needs of each group of affected persons, with particular attention to the needs of vulnerable people. All physically displaced persons will be provided with financial and logistical transition, moving and relocation assistance.	Resettlement assistance and a moving allowance will be provided as outlined in sections 7.4.1 and 8.3.1).

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	or rent, business interruption costs, and other temporary losses incurred during displacement.		
Livelihood restoration	There is no requirement in national legislation for livelihood restoration beyond compensation for direct losses and lost profits. There are no provisions requiring restoration or improvement of livelihoods following displacement.	In addition to compensation for lost assets, economically displaced persons whose livelihoods or income levels are adversely affected will also be provided with opportunities to improve, or at least restore, their means of income-earning capacity, production levels, and standards of living.	Livelihood restoration measures are outlined in section 8.0.
Vulnerable people	Uzbek land legislation contains no provisions for vulnerable people in the context of land acquisition and resettlement.	Identify, assess and address risks to and impacts on vulnerable people during planning and implementation - by analysing vulnerability factors during socioeconomic surveys, by conducting specific consultations with vulnerable people, and by planning assistance measures tailored to their different needs (and providing for their implementation and funding as part of the budget).	Vulnerability criteria are defined and vulnerable households are identified in section 4.2.3.10. Affected individuals and households categorised as vulnerable will receive additional support as outlined in section Specific requirements for the meaningful engagement of vulnerable individuals are presented in section 11.4.
Gender	Uzbek land legislation contains	Measures will be put in place to ensure meaningful participation of all genders in any consultations about	Specific support and inclusion measures for female PAPs are outlined in section 7.4.6.

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	no provisions for women, or any gender differentiations.	resettlement. Projects will seek to understand the differential impacts of land acquisition, restrictions on land use and involuntary resettlement on men and women. Compensation entitlement and delivery will take into account gender issues. Assistance with regard to livelihood improvements or restoration will be made equally available to men and women and adapted to their respective needs.	
Public consultation and disclosure	Law No. 781 requires that land acquisition and compensation decisions be discussed with affected parties and local authorities. However, there are no detailed provisions aligning with international standards on stakeholder engagement, including requirements for ongoing consultation, participation in decision-making, or disclosure of project information.	Meaningful consultation of affected persons and communities, including host communities, will be organised throughout the process of resettlement planning, implementation and monitoring. Ensure that all groups are informed and made aware of their entitlements, rights, opportunities and benefits. Support consultation and engagement efforts with simple, practical, accurate and culturally appropriate documentation meant for broad dissemination to those affected.	Specific requirements for the meaningful and continuous engagement of PAPs are outlined in section 11.3.

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
Grievance management	Law No. 781 (Article 12) requires Compensation Commissions to assist in the pre-trial resolution of compensation-related disputes and provide advisory decisions. However, there is no requirement for a project-level, accessible, and independent grievance redress mechanism.	Establish an effective GRM prior to the census, in order to address in a timely manner concerns about involuntary resettlement. The GRM will be socially appropriate and readily accessible to all. It will also include a recourse mechanism to resolve disputes in an impartial manner. It should not impede access to the national judicial system. The outcomes of the GRM will be reflected in monitoring reports.	A transparent and accessible GRM is outlined in section 12.0.
Monitoring and evaluation	Resolution No. 1047 and Law No. 781 (Article 12) require monitoring of compensation payments and administration of compensation funds. However, this monitoring is limited to financial and procedural aspects. There is no requirement to monitor resettlement outcomes, assess	Establish procedures to monitor and evaluate the implementation of the RAP and to take corrective action if necessary. Monitoring will involve the participation of key stakeholders, and will consider their concerns and feedback. The extent of monitoring activities will be proportionate to the project risks and impacts. For projects with substantial displacement impacts, competent resettlement professionals will monitor the RAP implementation, design corrective actions, provide advice on compliance, and produce periodic internal monitoring reports which will include progress made against the KPIs specified in the RAP, to be submitted to the EBRD as part of the required periodic environmental and social monitoring reports. The RAP will incorporate arrangements to monitor the effectiveness of LRMs during and following implementation. The mitigation of economic displacement will be considered	Internal and external monitoring and evaluation processes are defined in section 12.2.5.

Topics	Uzbek National Legislation	IFC and EBRD Requirements	Measures to Bridge the Gap
	livelihood restoration, or conduct completion audits.	complete when the completion audit concludes that affected persons or communities have received all of the assistance for which they are eligible and have been provided with adequate opportunity to restore their livelihoods.	

4.0 Census and Socio-economic Profile of Affected Persons

4.1 Estimated Number of Affected Households²

A census, asset inventory and socio-economic study of affected households were performed by NBT/Oqtavia from 08/01/2026 to 20/01/2026.

A total of 58 households (339 individuals) were recorded during the census. Six additional households declined to participate in the census. Rounding up the average household size of 5.8 members (as per the socioeconomic survey), these non-participating households are estimated to account for approximately 35 additional individuals.

Consequently, the Project is expected to affect a total of 64 households, including an estimated 374 people. As outlined in more detail in section 5.0, 21 of these households are physically displaced, while 44 are economically displaced (one of which is also affected by physical displacement).

As shown in Table 4-1, 96% of Project-affected households (PAHs) reside in the Urtachirchik district and the remaining 4% in the Kuyichirchik District. This percentage includes only the 58 households who accepted to participate to the census.

Figure 4-1 shows the PAHs' residential locations on the maps. As shown in this map, 100% of physically affected households are located in Bakavul village, in Khalgabad makhalla within the Project Site, while all workers and farm owners reside to the south and north of the Site. Please note that only 14 farm owners are depicted in this map out of 20 affected. This is because six of the farm owners refused to participate in the census and have consequently not been counted.

Table 4-1: Overview of Affected Households and Individuals, Disaggregated by Displacement Type and Place of Residence

District	Makhalla	Village	Physically displaced		Economically displaced		Total displaced	
			Number of PAH	Number of PAP	Number of PAH	Number of PAP	Number of PAH	Number of PAP
Urtachirchik	Khlgabad	Bakavul	21	114	1	6	22	120
	Yangiyul	N/A	0	0	34	209	34	209
	Total	N/A	21	114	35	215	56	329
Kuyichirchik	Sergeli	N/A	0	0	1	7	1	7
	Surum	N/A	0	0	1	3	1	3
	Total	N/A	0	0	2	10	2	10
TOTAL			21	114	44^a	270^b	64	374
^a Six economically displaced households refused to participate in the census.								

² This report defines a household as a person or a group of related or unrelated persons who live together in the same dwelling unit(s), who acknowledge one adult male or female as the head of the household, who share the same housekeeping arrangements and who are considered a single unit (Statistical Office of the United Nations 1993).

District	Makhalla	Village	Physically displaced		Economically displaced		Total displaced	
			Number of PAH	Number of PAP	Number of PAH	Number of PAP	Number of PAH	Number of PAP
^b Includes the estimates of the number of household members in the six households who did not participate in the census.								

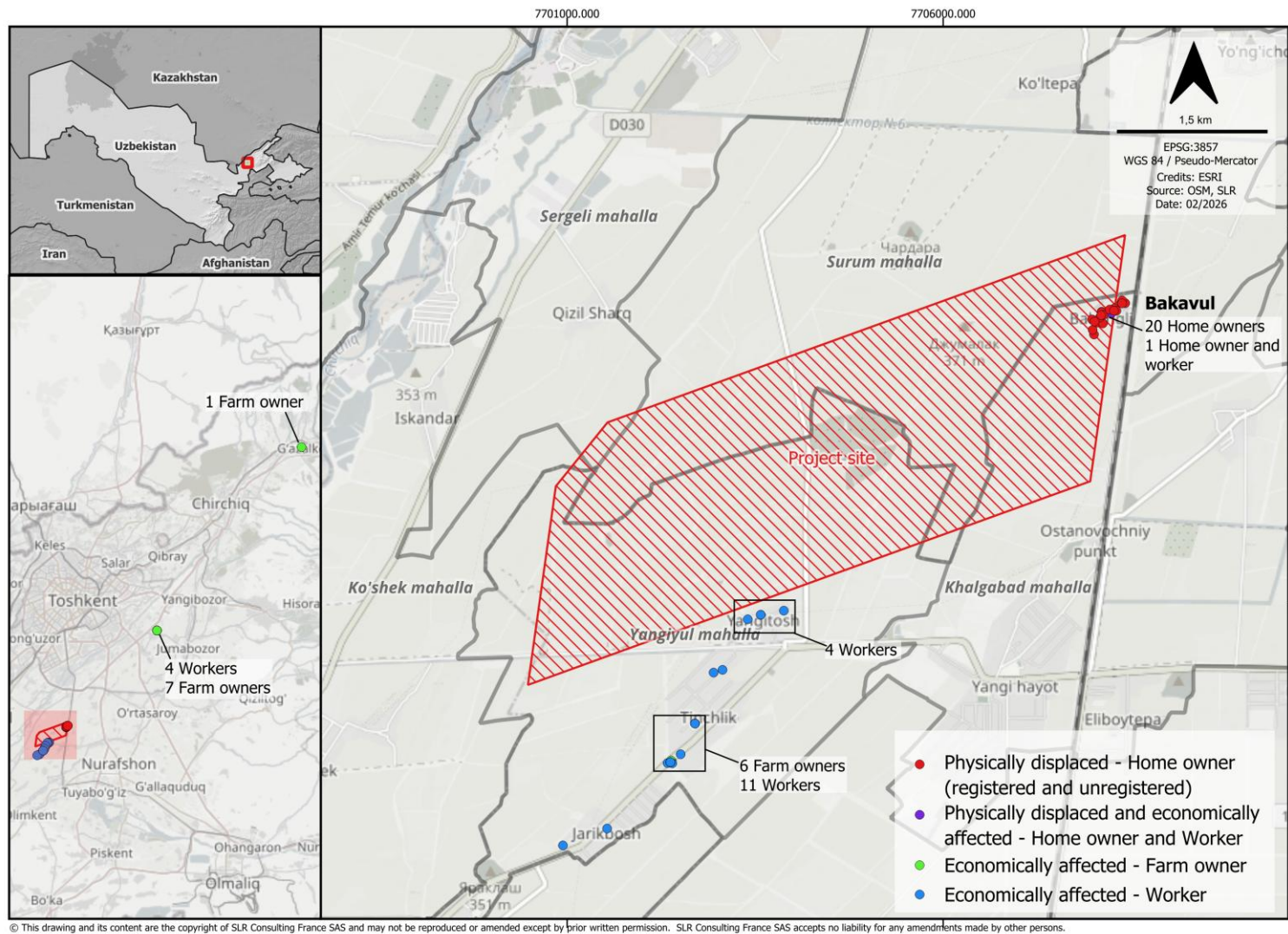


Figure 4-1: Location of Affected Households' Residence, as per the 2026 Census

4.2 Socio-economic Profile

This section describes the socio-economic profile of households affected by economic and physical displacement, based on the qualitative and quantitative surveys conducted in 2026.

4.2.1 Methodology

The description of the socio-economic profile of the affected households is informed by data collected in January 2026 through qualitative and quantitative social surveys aimed at investigating and documenting the socio-economic characteristics of households that will be physically and economically displaced by land acquisition for the Project.

4.2.1.1 Qualitative Survey

A qualitative survey was undertaken by SLR social experts from 26/01/2026 to 28/01/2026 with the aim of gathering socio-economic qualitative data from communities physically or economically impacted by land acquisition.

The subjects investigated by the social experts pertained to:

- The livelihoods of groups owning, residing in or depending on the land within the Project Site.
- Agricultural systems used within the Project Site, including land management practices, crop types, techniques, labour dynamics, and the availability and use of water resources.
- The socio-political organisation of local communities, including decision-making structures and social hierarchies.
- Formal and informal patterns of land tenure, land usage and land acquisition process.
- Gender dynamics, including an assessment of the additional impacts that land acquisition may have on female household members as well as women-headed households.
- Identification of vulnerable groups according to local understandings and perceptions of vulnerability.

Socio-economic qualitative data was collected through several activities which consisted of on-site observations, focus groups, formal interviews, institutional interviews and informal discussions with (i) physically displaced households, (ii) economically displaced farmers and workers (iii) local authorities and (iv) inhabitants of villages within the Project's immediate vicinity.

A total of 58 people, of which 48.3% were women, was engaged during the surveys. Table 4-2 documents the number of people interviewed by interview type, and Figure 4-2 some photographic evidence of conducted interviews. エラー! 参照元が見つかりません。 Figure 4-3 shows the geographic distribution of the localities where interviews were convened.

Table 4-2: List of People Interviewed for the Qualitative Survey (2026)³

Interview type	Date	Location	Total interviewees	Female interviewees
Institutional meeting with Regional Department of Social Affairs	26/01/26	Toytepa	1	1
Institutional meeting with Regional Department of Water	26/01/26	Toytepa	7	-
Institutional meeting with Regional Department of Cadastral Affairs	26/01/26	Toytepa	1	-
Institutional meeting with Regional Department of Agriculture	26/01/26	Toytepa	2	-
Focus group	27/01/26	Khalgabad (Bakavul)	8	4
Female focus group	27/01/26	Khalgabad (Bakavul)	4	4
Institutional meeting with Local Department of Agriculture	27/01/26	Qorusav	3	-
Individual semi-structured interview with impacted farmer	27/01/26	Qorusav	1	-
Individual semi-structured interview with impacted dekhkan farmer	27/01/26	Qorusav	1	-
Focus group	27/01/26	Yangiyol	8	4
Female focus group	27/01/26	Yangiyol	4	4
Focus group	28/01/26	Surum	8	4
Female focus group	28/01/26	Surum	4	4
Informal discussion about agricultural prices	28/01/26	Surum	1	1
Informal discussion about agricultural prices	28/01/26	Tashkent city	1	1
Institutional meeting with Regional Farmer council	28/01/26	Qorusav	4	1
TOTAL (Number)			58	28
TOTAL (%)			100%	48.3%

³ All interviews marked as focus groups consisted of gender- and age-mixed meetings with residents of the makhallas, including both physically and economically affected stakeholders.



Figure 4-2: Photographic Evidence of Qualitative Surveys

Notes:

Top Left: Focus Group at Khalgabad Makhalla

Top Right: Focus Group at Surum Makhalla

Bottom Left: Institutional Meeting with Regional Farmer Council

Bottom Right: Female-only Focus Group at Yangiyol Makhalla

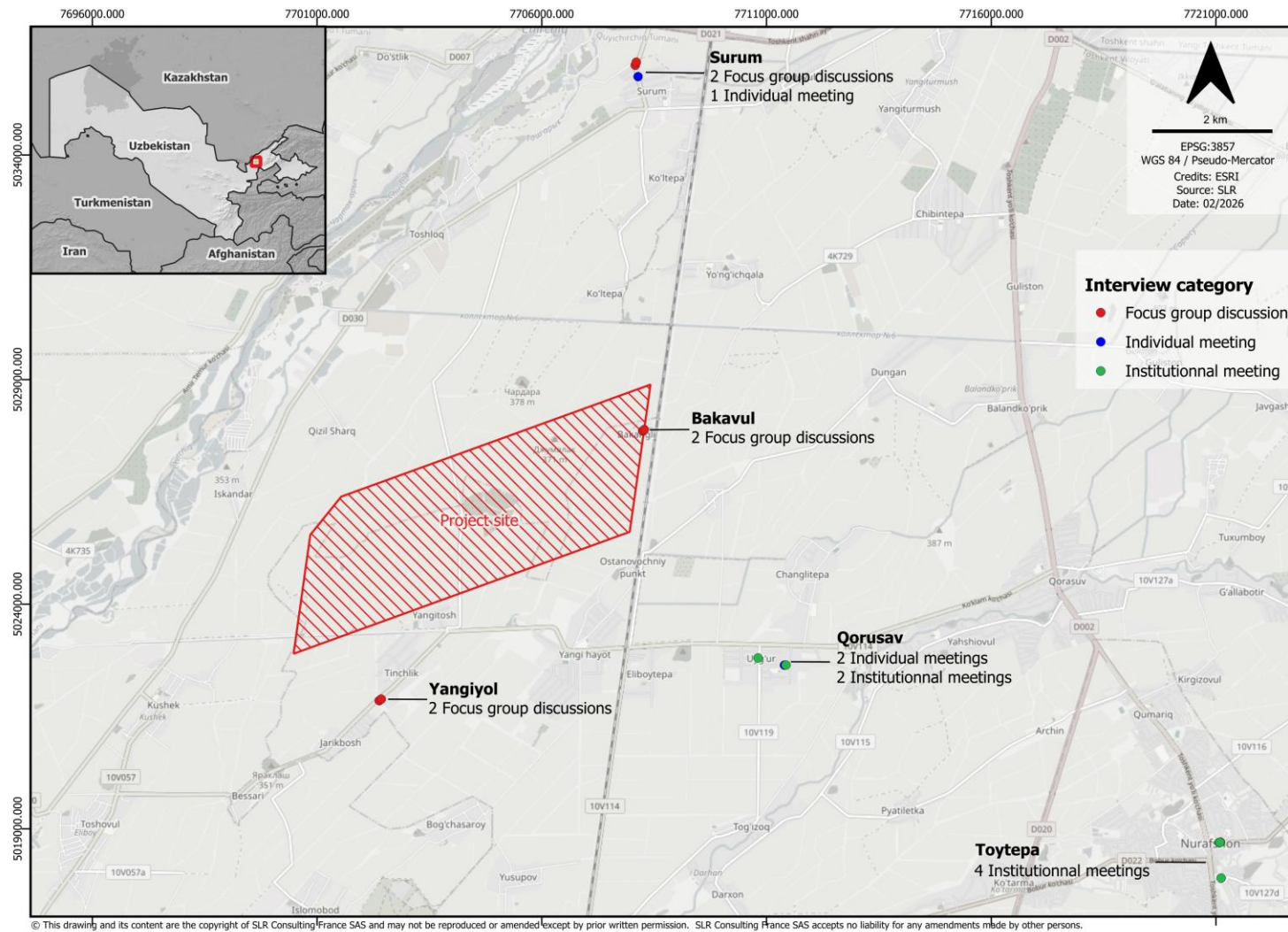


Figure 4-3: Map of Qualitative Engagements Conducted by SLR in 2026

4.2.1.2 Quantitative Survey

A census of all impacted individuals, a household-level socio-economic survey, and a farm survey were conducted from 08/01/2026 to 20/01/2026.

These studies had the following scope and objectives:

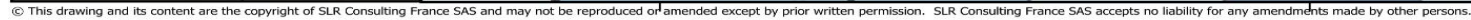
- The census was designed to gather the demographic details of the households affected by the loss of land, residence and employment. It gathered information on the demographic profile of the surveyed population, including education, age and gender. The census included 100% of physically affected households but only 86% of economically displaced households (38 out of 44), as six farm-owning households refused to participate.
- The socioeconomic survey was designed to gather details on the households' livelihood strategies and land tenure patterns. The socioeconomic survey included 79% of PAHs because nine of them refused to participate.
- The farm survey was designed to gather details on the operations of the 21 farms which are affected by the loss of agricultural land. The farm survey covered 85.7% (18 out of 21) of the farms affected by the Project.

4.2.2 Administrative Organisation

The Project Site to be acquired is located in the Tashkent Region and spans two districts: Urtachirchik District and Kuyichirchik District. These districts function as mid-level administrative authorities, combining elected district councils with appointed executive officials whose leadership is approved at the regional level. District administrations are responsible for coordinating essential public services, including education, healthcare, public infrastructure management, taxation, law enforcement, and broader development planning and budgeting across the territories under their jurisdiction.

Within these districts, the Project Site encompasses four makhallas. In the Urtachirchik District, the affected makhallas are Khalgabad (Bakavul village) and Yangiyul. In the Kuyichirchik District, the site encompasses Surum and Sergeli makhallas. These makhallas represent the smallest community-level administrative units and are led by elected makhalla representatives. Their responsibilities include managing household-level social welfare support, assisting vulnerable families, facilitating community safety initiatives, resolving local issues, and overseeing small-scale development activities that respond to the needs of their residents.

Figure 4-4 presents the administrative boundaries of the Project Site.



 PART OF  SLR

4.2.3 Land Tenure

4.2.3.1 Land Tenure Framework in the Project Site

Land Tenure Types

Land in Uzbekistan remains under state ownership, and access to it is primarily provided through long-term leases and use rights that vary depending on the type and scale of land use. Agricultural land is generally allocated through lease agreements with the State, typically ranging from 30 to 50 years (and up to 49 years), are non-inheritable, and may involve partial state control over crop production, particularly for strategic crops. These leases are commonly accessed through formal agreements or via the national E-auction system, which has increasingly been used in recent years to allocate land (see section below on allocation of use rights). It must be noted that more rarely people can obtain farm leases of unlimited duration, which is the case for one affected farmer.

Large-scale agricultural production is predominantly managed by clusters or cooperatives, which are vertically integrated entities overseeing cultivation, processing, and marketing, often operating over areas exceeding 1,000 hectares. Medium-scale farming is undertaken by limited liability company (LLC) farms, which are privately operated businesses using a combination of household and hired labour, typically cultivating between 50 and 100 hectares under similar lease arrangements.

Smaller-scale agricultural production is carried out by dekhan farms, which are family-based operations generally cultivating around 1 hectare of land. Dekhan land is typically held under inheritable lifelong possession rights, providing greater tenure security and autonomy. Unlike larger farms and clusters, dekhan farms are not subject to state-imposed production quotas and have full discretion over crop selection and marketing.

For non-agricultural purposes, including residential use and housing plots for subsistence agriculture (tomorkas), land is generally allocated under lifetime inheritable possession or permanent use rights. These rights allow households to occupy, use, and transfer land within families, although ultimate ownership remains with the State unless formal privatization procedures are completed. In certain cases, particularly in urban or peri-urban areas, land use rights may be converted into private ownership in accordance with statutory processes.

Over the past two decades, Uzbekistan has undergone several agricultural land reforms, alternating between consolidation of landholdings to improve efficiency and subdivision to support rural livelihoods, resulting in a mixed system where different tenure models coexist. Within the project area, this diversity is reflected in the presence of cluster-managed land, LLC farms operating under state leases, and a smaller proportion of dekhan farms (see section 4.2.4.2 for a detailed overview of agricultural land use within the Project site).

Allocation of Use Rights

All allocations of land use rights for agricultural purposes - or for residential or commercial purposes if plots are less than 0.96 ha - legally take place only through the E-Auksion platform, which functions as the state's exclusive digital mechanism for land and asset transactions. The platform is operated by the Joint Stock Company "Organization of Electronic Online Auctions" and overseen by the Agency of State Assets Management (UzsAMA).

Land plots are uploaded to the E-Auksion platform by authorised state bodies, including local administrations and cadastral authorities. Listings typically remain online for short periods, usually one to two weeks, and their timing and geographic distribution depend entirely on when land parcels are released by the respective authorities. As a result, land availability cannot be reliably predicted, and the number of plots visible at any given time represents

only a small fraction of the regional land base. For instance, at the time of the survey, regional cadastral authorities reported that approximately 1,000 ha of agricultural land were listed on the E-Auksion platform in the Tashkent Region, compared to an estimated 380,000 ha of agricultural land in the region, representing roughly 0.25% of the total.

Participation in the E-Auksion system requires bidders to register directly through the official E-Auksion electronic platform. Both individuals and legal entities must create a registered account in order to participate in auctions. An electronic digital signature is required to submit applications and place bids. Participants can access detailed information about each listed plot, including the starting price, the required guarantee deposit, the scheduled auction date and time, and the deadline for application submission. For agricultural land plots, additional technical and agronomic information may be provided in the lot description. This includes the plot size, soil type, fertility indicators, recommended crops and lease duration. Where available, such information allows prospective bidders to assess the suitability of the land for agricultural production.

To participate in an auction, bidders must deposit a guarantee, typically set between 5 and 15% of the lot's starting price. Auctions proceed automatically on the platform and only begin if at least two bidders are registered at the scheduled start time. Once started, bids remain open for one hour and the auction closes earlier if no new bid is placed for more than 10 minutes. During the designated auction period, registered participants place bids electronically through the platform, with the minimum increment generally set at 5% of the auction object's starting price. The system automatically records bids in real time, and the highest valid bid at the close of the auction is recognised as the winning offer. The winner is required to pay the full amount within a fixed deadline established in the auction terms, generally ten days after the close of the auction. No deferred payment options are available, and failure to pay the full amount within the prescribed period results in forfeiture of the bidder's deposit.

The financial obligations of the buyer are limited strictly to the final auction price. No additional fees are charged to the purchaser, as the platform's operational costs are covered by a one percent service fee paid by the state. Once payment is completed, the system automatically issues an electronic protocol containing a digital auction protocol confirming the results, which serves as the legally recognised document for the registration and transfer of land use rights. Deposits are refunded automatically to unsuccessful bidders.

All interviewed PAPs reported being familiar with E-Auksion and confirmed that land is regularly made available in their regions. It was reported by PAPs that participation in land auctions remains limited, primarily because land prices are perceived as unaffordable. However, it is noted that all farm owners in the Project Site legally own a lease for the land they operate on.

4.2.3.2 Land Use Within the Project Site

According to cadastral data, 87% of the land within the Project Site is classified as agricultural land, 12.4% as state land⁴ and 0.6% as residential land (see Figure 4-5). The division between these three types of land within the Site is mapped in Figure 4-5 エラー! 参照元が見つかりません。 .

Land belonging to the state reserve is excluded from the RAP. While SLR was informed that this land is used for agricultural purposes and managed by local authorities for educational purposes, in collaboration with agricultural training establishment, the valuation process has confirmed that it is not used by any stakeholder other than public authorities. Consequently,

⁴ Please note that the portion of state land within the Project Site will not be compensated.

and as confirmed by the Sponsor and Public Partner, no compensation is required for it to be transferred to the Project entity and state land is excluded from this RAP (see Section 1.3).

More detail on agricultural and residential land use within the Project area is provided in the following sections.

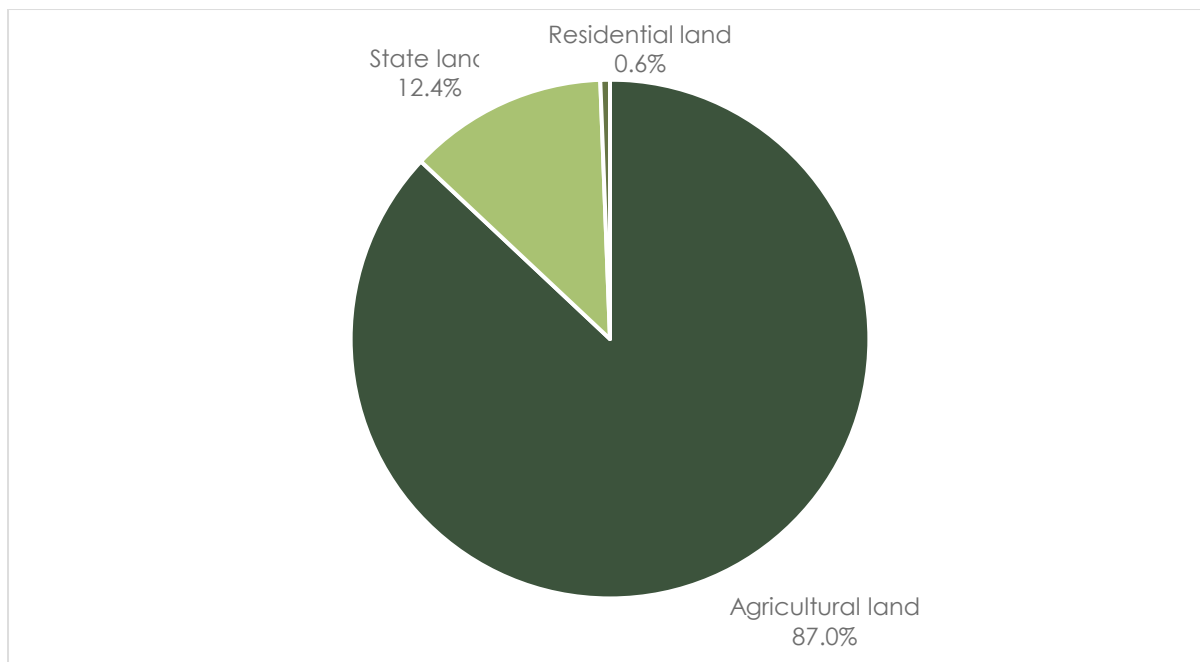


Figure 4-5: Distribution of Affected Land Area by Land Use Type

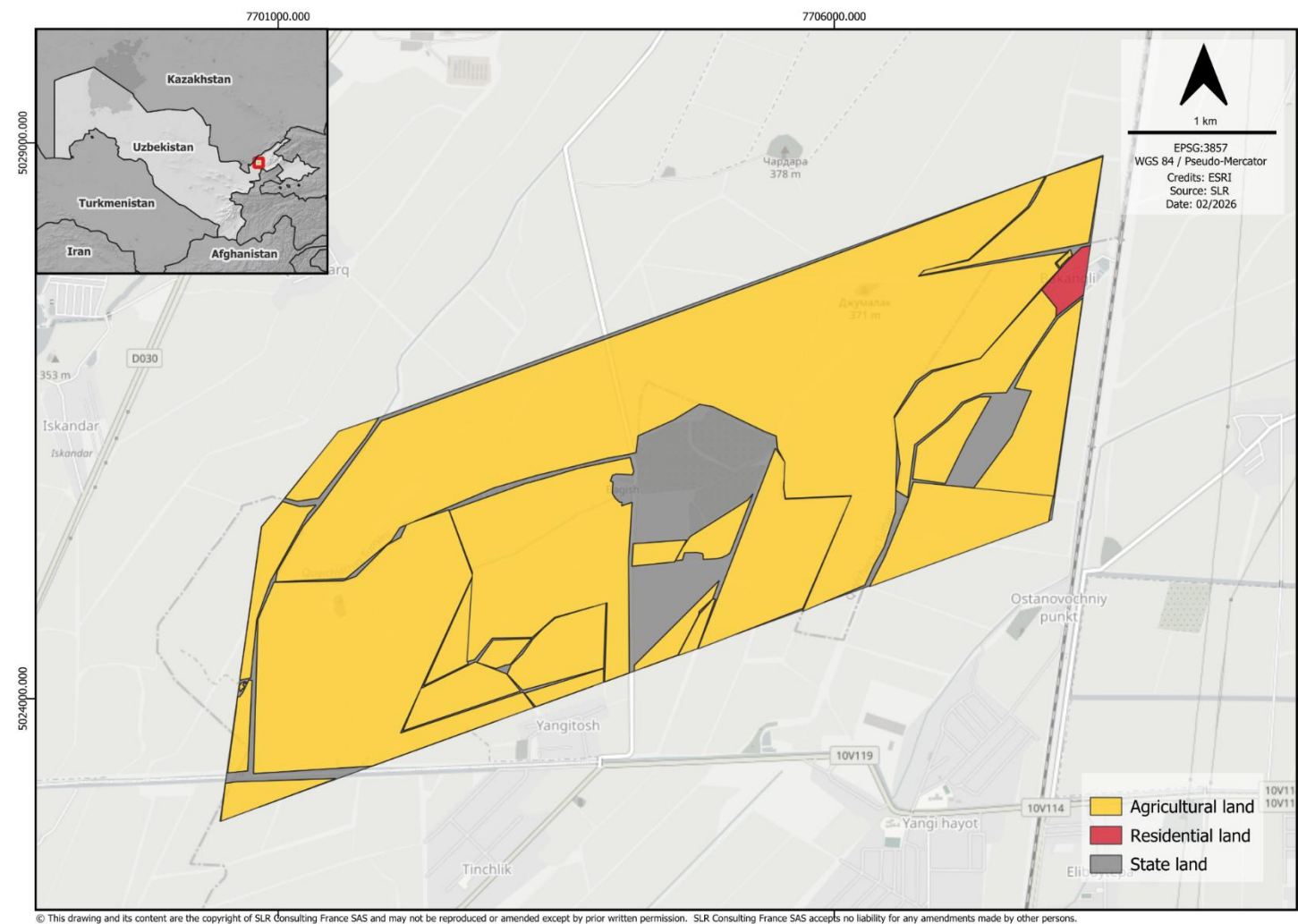


Figure 4-6: Breakdown of Land Use in the Project Site

Demographic Profile

4.2.3.3 Age

Figure 4-7 shows the age distribution of household members, disaggregated by gender. There is no significant difference between male and female representation among age groups, though there appear to be more men aged 40 and above. Based on Uzbekistan's legal working age of 15, the resulting dependency ratio for the study area is 56%, slightly below the 59% national average in 2024 (World Bank 2024). The affected population has an ageing workforce profile, with 53% of economically active individuals aged 40 or older.

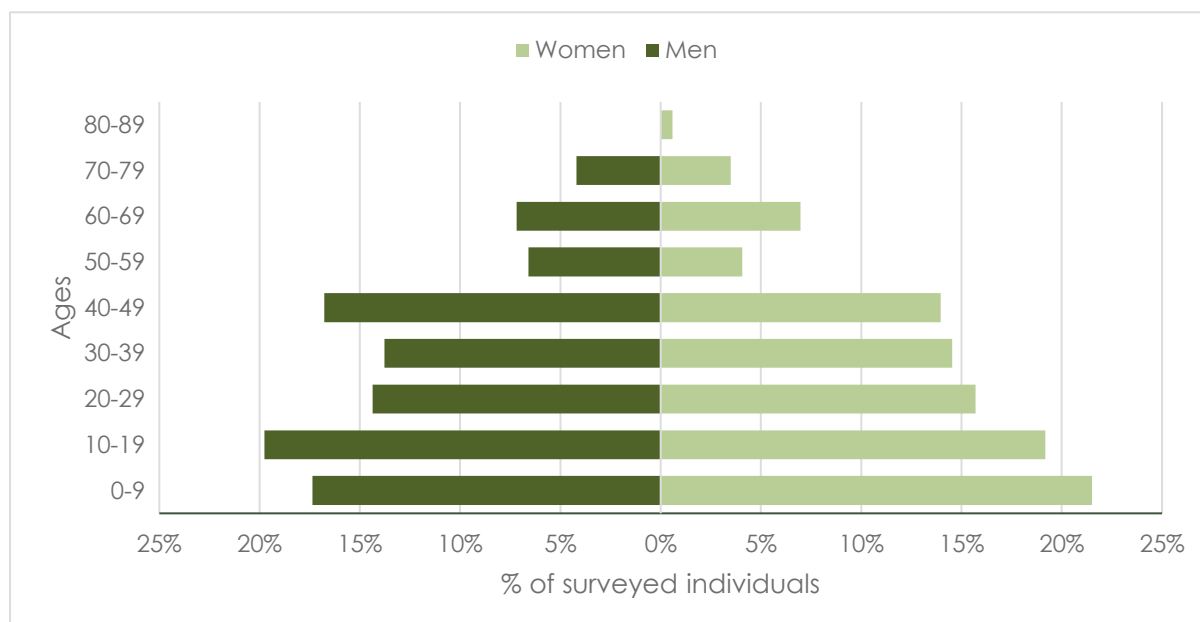


Figure 4-7: Age Pyramid of the Surveyed Households, Disaggregated by Gender

4.2.3.4 Household Size

As shown in Figure 4-8, the majority of households has more than 5 members, with the average number of members per household being 5.84. Household sizes range from 2 to 11 members, with a general decline in frequency as the number of members increases beyond eight.

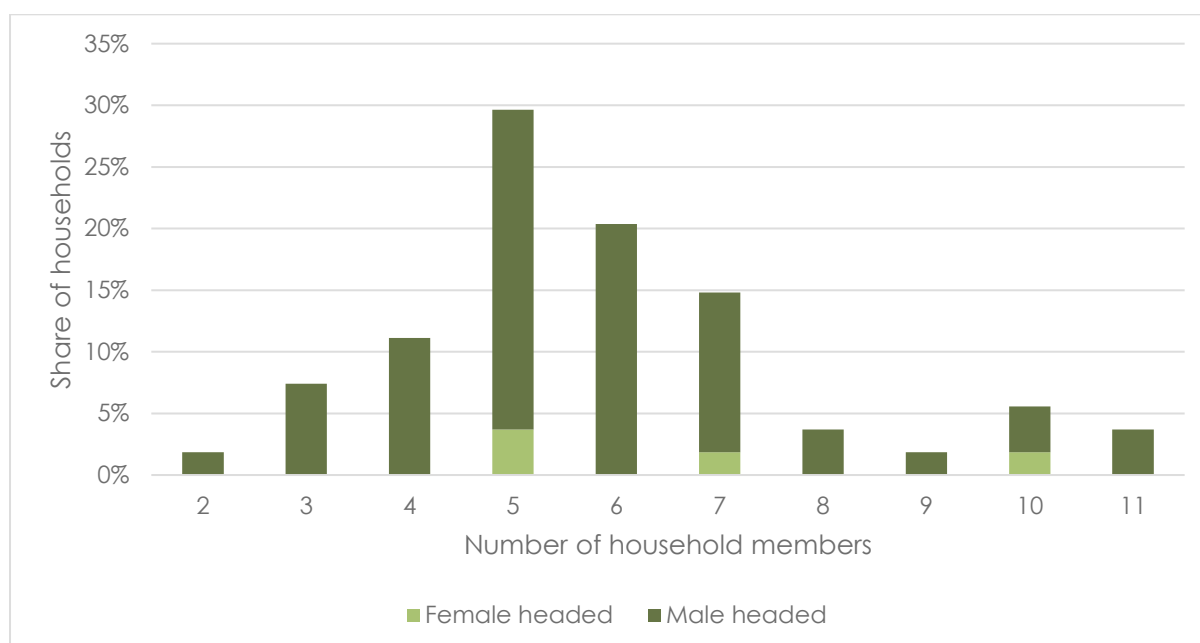


Figure 4-8: Percentage of Households by Number of Members, Disaggregated by Gender of Household Head

4.2.3.5 Education

All adult household members surveyed have completed at least secondary education. As outlined in Table 4-3, 47.7% of individuals aged 15 and above have completed general secondary education, 28.5% have completed specialised secondary education, and 23.8% have completed university education. Differences between male- and female-headed households are limited. However, women are slightly more likely to attend specialised secondary schools and slightly less likely to pursue university education.

During qualitative engagements, households highlighted poor road conditions as a key factor limiting access to schools. It was reported that during rainfall or snowfall, roads can get blocked, causing school absenteeism. In fact, children in Bakavul village, the physically displaced village, generally have to walk 4.5 km to get to school.

Table 4-3: Education Level of Surveyed Individuals 15+, Disaggregated by Household Head Gender and Gender

Type of education	% Total People	% per GENDER of household head		% per gender of member	
		Male	Female	Male	Female
General Secondary	47.7%	46.9%	53.8%	45.8%	49.6%
Specialised Secondary	28.5%	29.1%	23.1%	27.5%	29.4%
University	23.8%	23.9%	23.1%	26.7%	21.0%
Total	100%	100%	100%	100%	100%

4.2.3.6 Nationality, Ethnicity and Language

Uzbekistan officially recognises more than 130 ethnic groups, with Uzbeks accounting for the majority (around 85%) of the population, followed by Russians, Kazakhs, Tajiks, Koreans and others (Permanent Mission of Uzbekistan to the United Nations 2020). The government promotes inter-ethnic harmony, maintains strong measures against hate crimes, and allows

ethnicity, as self-declared and rooted in Soviet administrative legacy, to be registered on identity documents for statistical, cultural and affirmative-action purposes (United Nations Human Rights 2019). The national framework also supports the preservation of minority cultures: 138 Cultural and Ethnic Centres representing 28 ethnic communities operate freely, and education is provided in seven languages, enabling families to choose their preferred language of instruction (United Nations Human Rights 2019).

All surveyed PAPs in the Project site identify as Uzbek and speak Uzbek even though they do not share the same ethnic background.

As Figure 4-9 shows, 85% of physically displaced PAPs belong to the Kazakh ethnic group, while nearly 80% of economically displaced population identifies as Uzbek. This difference reflects the demographic profile of Khalkobod makhalla, where most people are Kazakh. This pattern of ethnic difference between two close makhallas aligns with broader regional dynamics, in which proximity to the Kazakhstan border (about 20 km from the village) and population movements during the Soviet era have contributed to a diverse ethnic landscape.

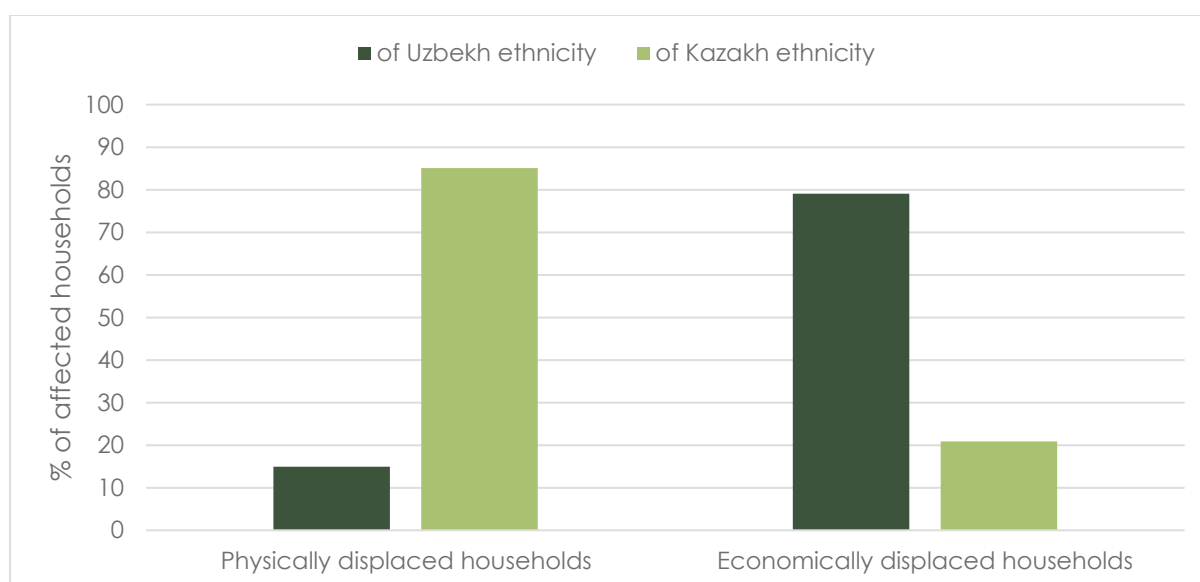


Figure 4-9: Ethnic Background of Surveyed Population, Disaggregated by Displacement Type

4.2.3.7 Access to Banking System

All surveyed households have at least one member owning a bank account. As Table 4-4 shows, 60% of surveyed adults have access to a bank account, which matches national figures (World Bank 2026). However, bank accounts are more commonly held by adult males than by adult females.

Table 4-4: Banking System Access for Adults, Disaggregated by Gender

	Male	Female	Total
Has Personal Bank Account	70%	50%	60%
No Personal Bank Account	30%	50%	40%
Total	100%	100%	100%

4.2.3.8 Gender

Uzbekistan is a Muslim-majority society, where religious practices are generally moderate (Schmitz 2023). Within this context, men are traditionally regarded as heads of households and primary income earners.

In this context, women's ownership of assets and economic activities, while limited, is observed. Although not frequent, women can own property and businesses. Among the 21 farm owners surveyed, four are women. In addition, two women reported owning their house and associated structures, over 21 impacted houses.

Figure 4-10 shows a clear gender-based division of roles. Among individuals aged 15 and above, 70% of men are engaged in income-generating activities, compared to only 19% of women. In contrast, 39% of women report being primarily engaged in household duties, including childcare (around half of surveyed households have children under the age of five).

Qualitative interviews highlight additional constraints on women's employment. Several participants reported concerns about crimes targeting women, which limit women's ability to travel long distances or remain outside the home for extended periods. These security concerns further reduce women's employment opportunities.

Gender disparities are also evident in the structure of employment (see Figure 4-17). Women are more likely to be employed in less physically demanding and less competitive jobs. Forty-five percent of economically active women work in the public sector, compared to only 11% of men. In contrast, only 23% of economically active women are engaged in agricultural wage work, compared to 44% of men. エラー! 参照元が見つかりません。 also indicates women consistently report lower salaries than men across all occupational categories when performing the same type of job. This is reflected nationally, with the 2025 ILO report "The Gender Pay Gap in Uzbekistan: Recent Trends and Policy Implications" revealing that women in wage employment earn on average 25-35% less than men (ILO 2025).

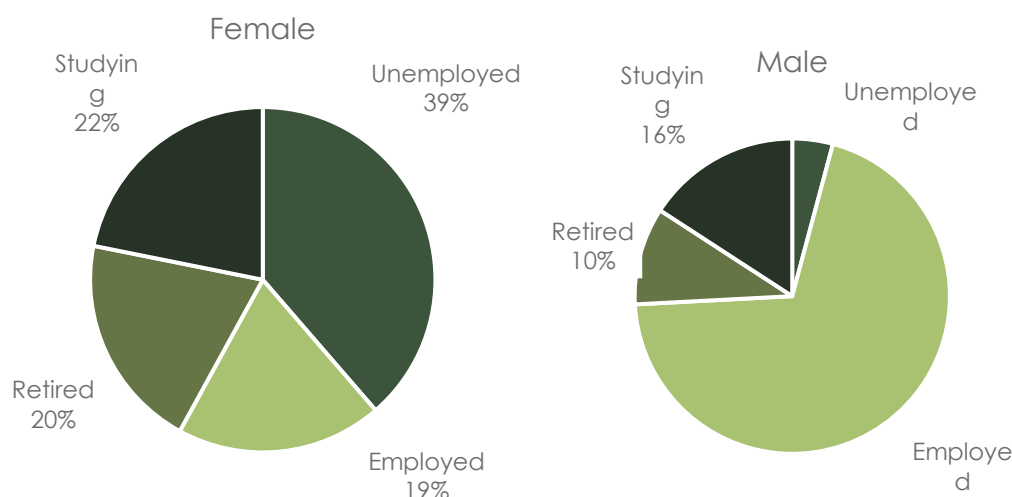


Figure 4-10: Occupational Status of Surveyed Individuals Aged 15 and Above, Disaggregated by Gender

While traditional gender roles remain prevalent, female-headed households do not appear to be systematically more vulnerable in the surveyed area. Only 6.9% of surveyed households are headed by a woman (see Figure 4-11). However, survey results indicate that female-headed households report consistently higher income levels across the surveyed population and across all categories of affected households (see Figure 4-12). This is primarily explained by a higher number of working adults per household, mainly women.

In addition, female-headed households show higher levels of asset ownership (see Figure 4-13), *tomorka*⁵ land (see Table 4-8), and higher monthly expenditures compared to male-headed households (see Figure 4-14).

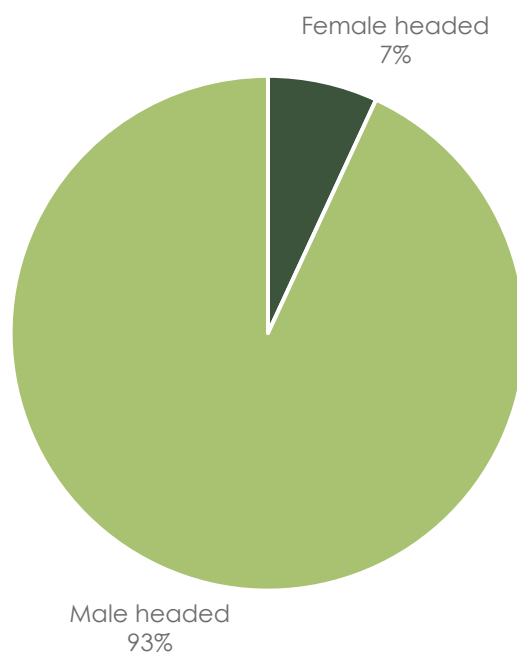
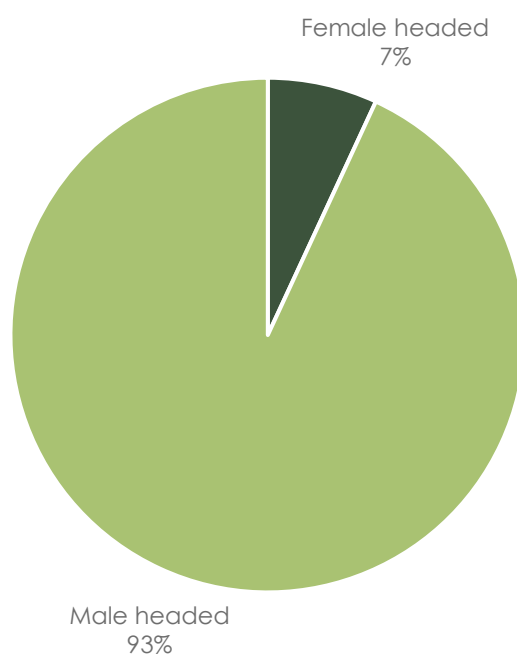


Figure 4-11: Share of Households by Gender of Household Head



⁵ Tomorkas are kitchen gardens associated with houses.

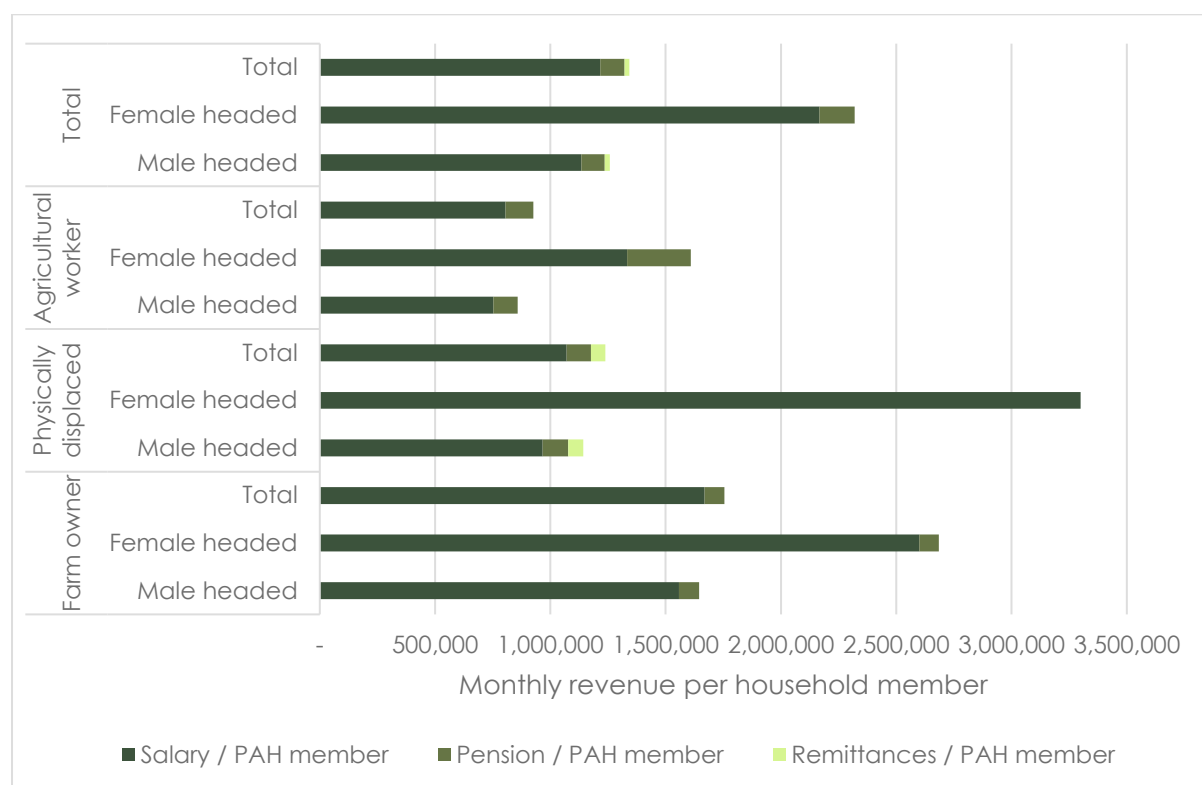


Figure 4-12: Monthly Revenue per Household Members, Disaggregated by Type of Project Impact and Gender of Household Head

4.2.3.9 Standards of Living

According to Table 4-5, surveyed households described their socio-economic class as predominantly lower middle class, with only three responding as working class and three as upper middle class. No differences are noted between male-headed and female-headed households.

Table 4-5: Socio-economic Class, Disaggregated by Household Head Gender

Socio-economic class	Female-headed		Male-headed		Total	
	Number	%	Number	%	Number	%
Working class	0	0%	3	6%	3	5%
Lower middle class	4	100%	48	89%	52	90%
Upper middle class	0	0%	3	6%	3	5%
Total	4	100%	54	100%	58	100%

Figure 4-13 presents the ownership of selected in-house facilities and assets, disaggregated by household headship. Overall, most households have basic amenities such as latrine toilets and washing machines, with ownership levels consistently high across male- and female-headed households. Physically displaced households more frequently own motorcycles rather than cars, due to poor road conditions, while laptops are more common among farm-owning households.

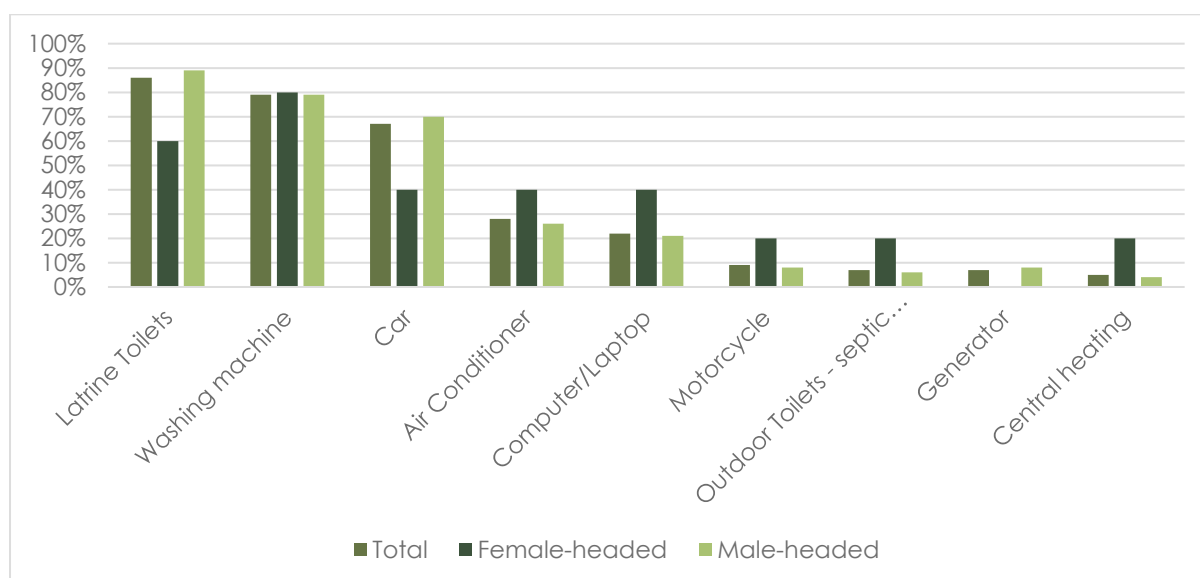
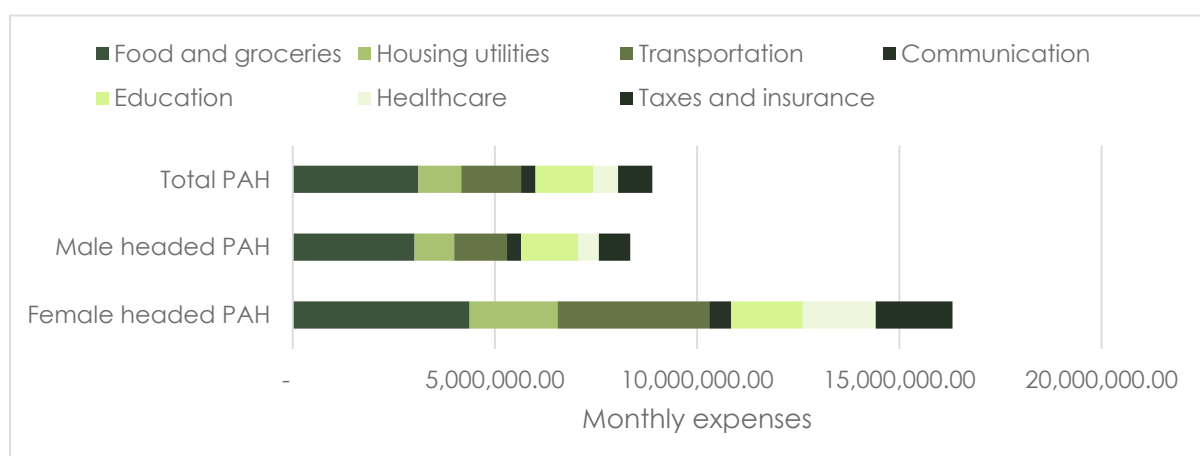


Figure 4-13: Share of Affected Households Owning the Following Assets

Figure 4-14 shows expenditures in total and by gender of the household head, while Figure 4-15 shows expenditures by impacted PAH category. Average monthly expenditures across the surveyed population are below 8.9 million soums per PAH (approximately USD 720). The main expenditure category is food and groceries, accounting for 35% of total spending, followed by transportation (17%), education (16%), and housing (12%). Cross-referencing expenditure data with household income (see section 4.2.4.1) shows that households save very little, if anything, each month.

Agricultural business owner PAHs report substantially higher expenditures, spending 38% more than physically displaced PAHs and 86% more than agricultural worker PAHs (Figure 4-15). Despite these differences in absolute expenditure levels, the distribution across expenditure categories remains broadly similar, with only minor variations in education and healthcare spending.

Figure 4-14: Household Expenditures by Category, Disaggregated by Household Head Gender



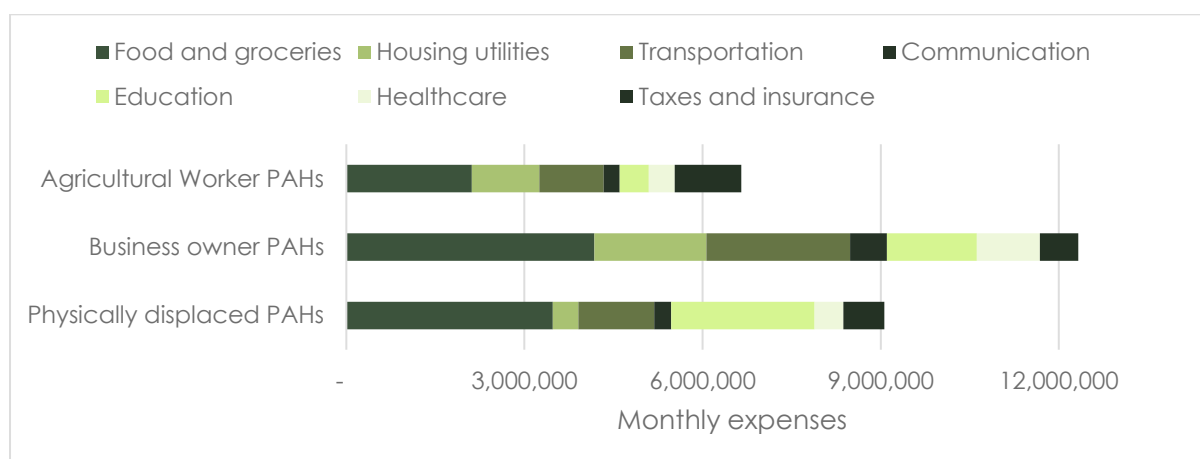


Figure 4-15: Household Expenditures by Category, Disaggregated by Household Impact Category

4.2.3.10 Vulnerability

The IFC's PS1 defines vulnerable groups as "individuals and groups that may be directly and differentially or disproportionately affected by the project because of their disadvantaged or vulnerable status."

In line with this definition, the RAP adopts a two-tier approach to vulnerability, distinguishing between:

- Household-level vulnerability, which determines eligibility for targeted resettlement and livelihood restoration support for the household unit.
- Individual-level vulnerability, which informs tailored engagement, consultation, and resettlement assistance for individuals who may need additional support.

This distinction reflects the need to both allocate entitlements effectively at the household level and address specific needs of individuals within households during RAP implementation.

Household-Level Vulnerability

Household-level vulnerability has been assessed based on socio-economic data collected during the census and survey, with a focus on factors that materially affect a household's ability to cope with displacement impacts.

Based on information collected during focus group discussions and household surveys, low income and disability affecting the ability to work were identified as the primary factors that influence households' capacity to cope with displacement impacts in the Project area.

Since 2025, Uzbekistan has defined its national poverty line as 669,000 soums (USD 54.5) per person per month. Based on the average household size of 5.8 persons (see Section 4.2.4.2), this corresponds to approximately 3,880,200 soum per month at household level. Considering both the national poverty line and the local economic context, households earning less than 3,000,000 soum per month are considered low-income and therefore vulnerable.

Disability affecting earning capacity was also considered. All three households where an individual reported being unable to work due to disability or illness were found to fall within the low-income category.

To avoid double counting, vulnerability has therefore been structured into the following categories:

- Low-income households: households earning less than 3,000,000 soum per month;
- Disability-headed households: households headed by a person unable to work due to disability.

Using these criteria, 22.4% of Project Affected Households (PAHs) are classified as vulnerable (Table 4-6). Twelve households (20.7%) are low-income, and one household (1.7%) is classified as disability-headed.

Vulnerable Households are entitled to targeted household-level resettlement and livelihood restoration support, as presented in Section 7.8.2.

Table 4-6: Vulnerable Households

Vulnerable households	Vulnerability criteria	Number	percentage
Not vulnerable		45	77.6%
Vulnerable		13	22.4%
	Low income	12	20.7%
	Disabled-headed	1	1.7%
Total		58	100%

Individual-Level Vulnerability

In addition to household-level vulnerability classification, the RAP recognises that vulnerability can also exist at the individual level within households, including for persons with disabilities, physical or mental impairments, elderly people, and others requiring specific support. While such households may not be classified as vulnerable overall, certain individuals may still face disproportionate challenges during displacement.

To address this, the RAP provides for targeted, case-by-case support measures during both engagement and resettlement implementation. As outlined in Section 10.4, tailored engagement approaches are applied to ensure that individuals with specific needs are able to access information, participate meaningfully in consultations, and express their preferences. These include adapted communication methods, one-on-one consultations, accessible meeting arrangements, and the involvement of trusted representatives where required.

In addition, as detailed in Section 7.8.3, individuals with disabilities or other impairments will receive practical and logistical support during the resettlement process, as needed. This may include assistance with transport, moving arrangements, access to replacement housing, and any other support required by the individual.

Social Welfare Programmes

Several social welfare schemes are available to the affected populations via the social protection framework implemented by the Khokimiyats in alignment with the National 'From Poverty to Prosperity' framework launched by the Ministry of Employment and Poverty Reduction. From February 1st, a Single Social Register classifying all households as 'state-supported', 'poor' or 'at risk of poverty' will be implemented at national level. Individual poverty exit plans will now be developed through the new national scoring system.⁶

⁶ It must be noted that this classification was not yet available when the surveys were conducted in early 2026. Consequently, the classification of PAHs according to these categories has not been mapped.

The following forms of support are available:

- Regular, state-funded monthly benefits to eligible households in the Social Register.
- The Women's Notebook, a programme which facilitates employment, vocational training, grants, and health services for vulnerable women.
- The Youth Notebook, a programme which provides training, entrepreneurship grants, and access to sporting and educational opportunities (including targeted support for youth with disabilities).
- The Sakhovat va Kumak Fund, which delivers material support for families in severe hardship of up to 150 Basic Compensation Value (BCV), and up to 25% of Notebook fund revenues can be channelled into cultural, educational, sporting, and tourism initiatives that advance community development.
- Employment and entrepreneurship measures implemented through khokimiyats and Khalk Bank, including preferential microloans and start-up financing for self-employment.
- Targeted higher education support for women under Resolution No. 585, Khokimiyats, which covers tuition for 100 women annually (with up to 50 potentially tuition-free in the first year depending on institutional capacity), arrange educational loans for subsequent years, provide third-party guarantees, and support employment upon graduation.

4.2.4 Livelihoods

4.2.4.1 Overview of Employment and Income Levels

The main source of household income for the surveyed population is salaries. Pensions and remittances from family members account for less than 10% of total household income (see Figure 4-12).

According to the census, 30% of surveyed individuals are economically active. Each economically active individual supports, on average, two other family members. Nearly 70% of working-age men (15 years and above) are employed, compared to only 19% of women, as shown in Figure 4-10.

Figure 4-17 shows the types of jobs held by economically active surveyed individuals. Most households rely on agriculture, with 39% engaged in agricultural wage work and 19% as farmers. The remaining individuals work in non-agricultural forms of employment.

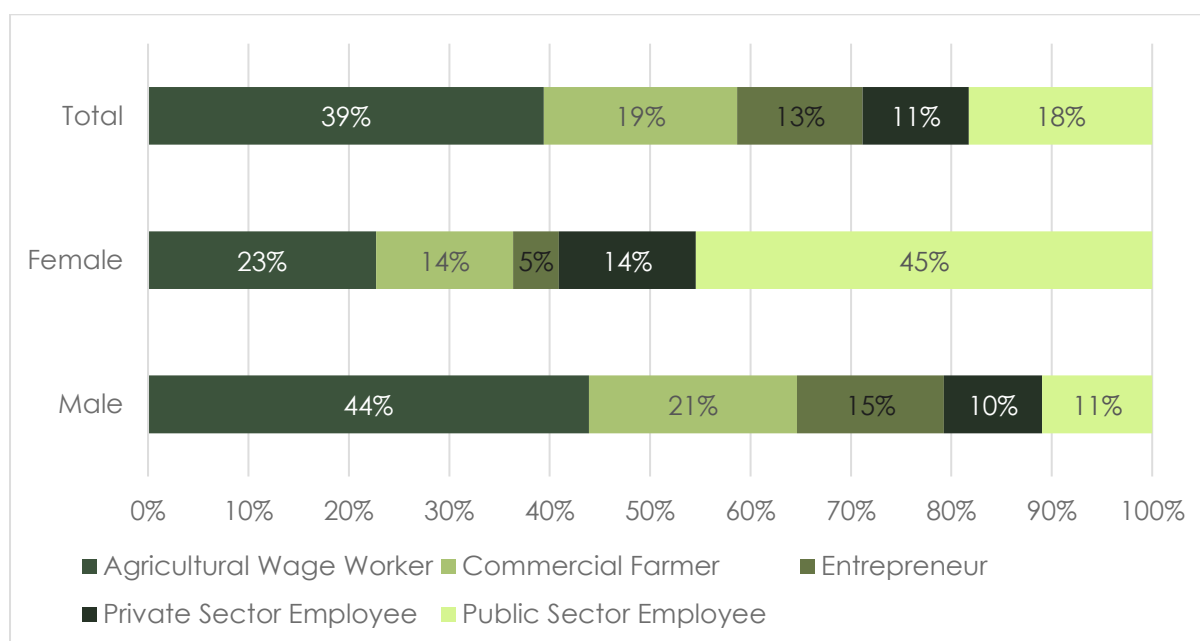


Figure 4-16: Type of Jobs, Disaggregated by Gender

As shown in Figure 4-17, members of farming households tend to be farmers, while members of households affected by job loss are more often agricultural wage workers. Physically displaced households are mainly agricultural wage workers, about 43%, with the remainder being entrepreneurs or private sector employees.

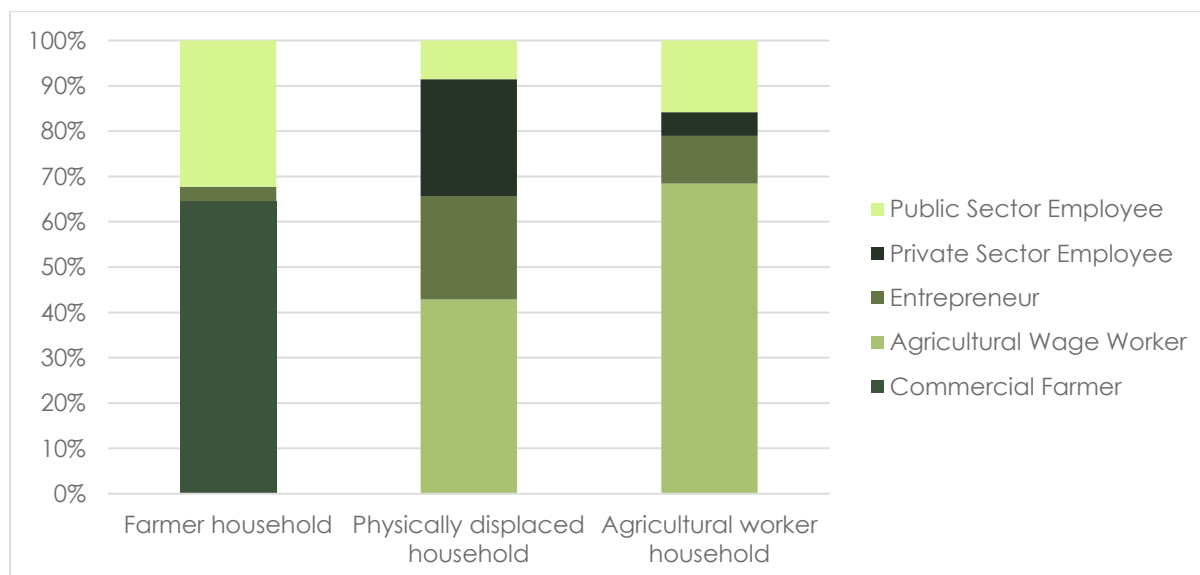


Figure 4-17: Type of Employment within Impacted Households

Figure 4-18 shows that commercial farmers and public-sector employees are the highest-paid occupational groups, earning nearly twice as much as agricultural wage workers. Significant income disparities exist within the commercial farming group, with large-scale farmers reporting substantially higher earnings than small-scale farmers, whose income levels are closer to those of agricultural wage workers.

On average, the monthly earnings of economically active PAPs is UZS 3.8 million, equivalent to USD 315. That is 34% lower than the UZS 5.8 million average monthly earnings in the Tashkent Region in 2025, approximately USD 470 (National Statistics

Institute 2025). The gap is likely explained by the high share of agricultural workers in the sampled population, whose wages are structurally lower than those in non-agricultural workers. Agricultural worker households earn the least, at 926,000 UZS per household member per month, followed by physically displaced households with about UZS 1.25 million. Commercial farming households earn the most, around UZS 1.75 million per member, nearly twice the income of agricultural worker households.

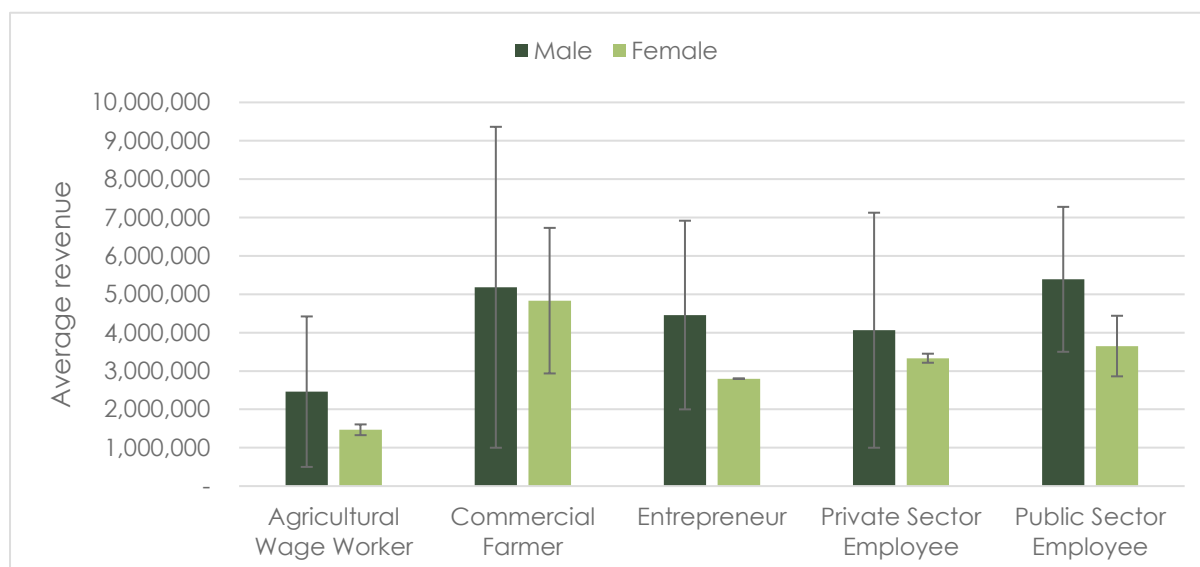


Figure 4-18: Average Monthly Revenue per Type of Job⁷

The following sections present in more detail the two main types of livelihoods: agricultural and non-agricultural employment.

4.2.4.2 Agriculture

The following sections describe the key three livelihoods practiced within the Site: commercial farming, subsistence farming and agricultural labour.

Commercial Farming

As outlined in section 4.2.3.2, 87% of the land within the Project Site is registered as agricultural.

Over the past 20 years, Uzbekistan has undergone multiple agricultural land reforms (more than five), alternating between farm consolidation to improve efficiency and farm subdivision to enhance rural household incomes. Land leases for farming are provided managed via the E-Auktion system or entering an agreement with the State. All farmers and clusters were allocated land through agreements with the State, except for the three dekhkan farms who acquired their land through the e-auction process in 2024.

Three types of farmland were identified within this land, varying mainly in operational scale and tenure arrangements (Table 4-7). However, it must be noted that in practice some cases can differ from standard conditions. For example, one of the farmers affected by the Project has an unlimited term farming lease.

⁷ Error bar indicates standard deviation. Standard deviation measures how spread-out values are around the average. A low standard deviation means incomes are close to the average, while a high standard deviation means they vary widely. In this figure, it helps show income differences within each job type.

Within the Site, 67.5% is managed by cluster, 31.7% by LLC farm and 0.8% dekhan, as shown in エラー! 参照元が見つかりません。 . The division between these three types of land is mapped in Figure 4-19.

Table 4-7: Agricultural Businesses and Associated Tenure System

Type	Description	Average area (ha)	Area affected by the project	Tenure system	Number within project area
Cluster / Cooperative	Large-scale commercial entity integrating agricultural production with processing and marketing activities.	1,000+ ha	2,530 ha	30-50year leases; non inheritable; partial state control over crop production.	2
LLC Farm	Registered business owned by natural person(s), with household and hired labour supporting operations.	50-100 ha	70 ha	30-50year leases; non inheritable; partial state control over crop production.	16
Dekhan	Registered entrepreneurial small farm based on family labour for personal/commercial production.	~1 ha	3 ha	Inheritable; no state control over crop production.	3

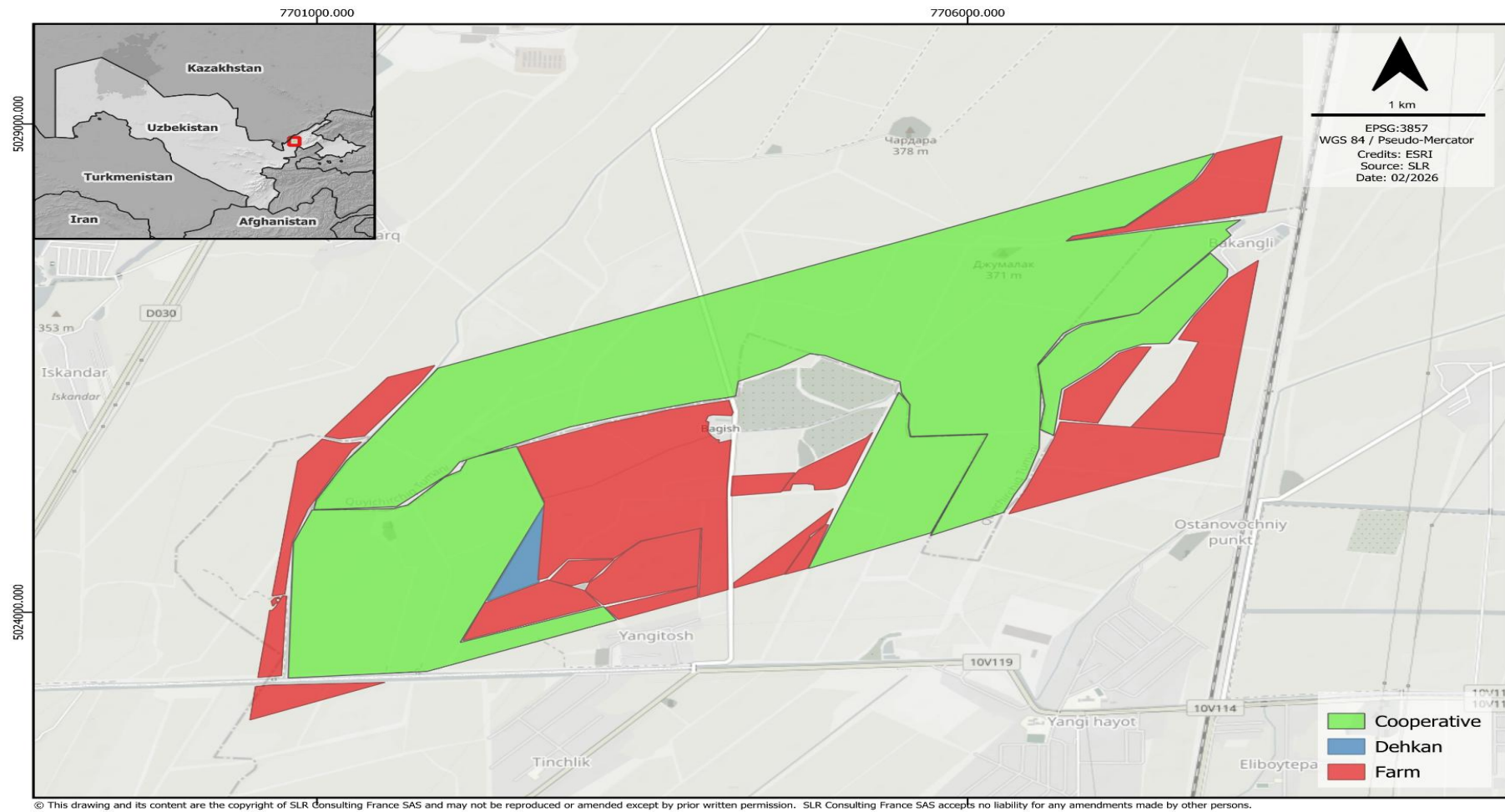


Figure 4-19: Distribution of Affected Land Area by the Type of Farm

Agriculture across the three farming types is already intensive, with adequate application of fertilizers and pest management inputs. Farmers operate on one of the most fertile in Uzbekistan, fully irrigated land - often cultivating two growing seasons per year, with a second crop following wheat harvest in June. All types of agricultural businesses benefit from proximity to the Chirchik River (approximately 1 km from the Project area), extensive canal networks, and, in the case of one cluster and a large farm, sprinkler systems (see Figure 4-20). Farmers are also well supported by regional and local agricultural agencies, and the State-managed Farmer Council, an association dedicated to safeguarding the interests of farmers and dekhans.



Figure 4-20: Fields and Canals

Notes from photos taken in January 2026:

Top: Rice Field

Bottom: Irrigation Channel

The State assigns specific land parcels for wheat and cotton production, for which farmers are required to achieve a certain yield; these crops are then sold to state-controlled entities. Other crops are not subject to such state oversight. Within the Project area, rice is currently the dominant crop, covering approximately 590 ha (see Figure 4-21). Wheat and cotton together occupy around 450 ha, cultivated on the same assigned land through annual rotation. The remaining land is used for horticulture, vegetables, and livestock feed crops, notably maize.

Rice is sown in April and harvested in October, winter wheat is sown in November for a June harvest, and cotton is cultivated from March to November.

Dekhan farmers exclusively cultivated corn, while clusters cultivated a mix of rice (one cluster) and wheat and cotton (the second cluster). LLC farms were more varied, including cabbage, corn, cotton, garden vegetables, green beans, peas, rice, watermelon and wheat. As Figure 4-21 shows, rice is the most cultivated crop, in terms of both number of farms and amount of land on which it is grown.

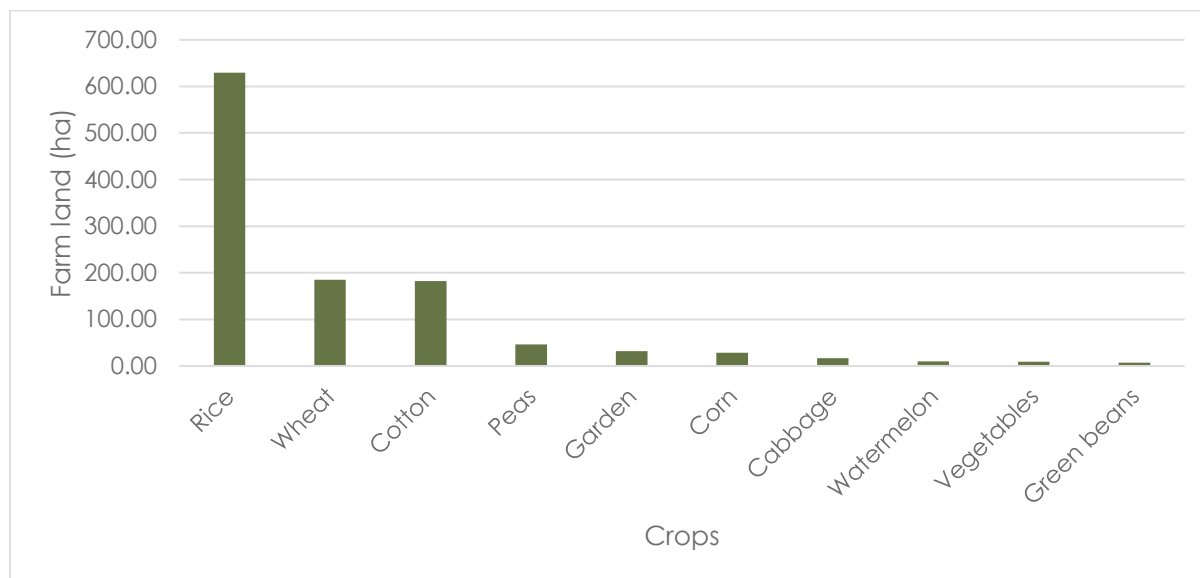


Figure 4-21: Crops by Size of Impacted Farmland Area Occupied⁸ (on Agricultural Land)

According to Figure 4-22, 13 farmer households gained over 75% of their total household income from their business activities. This was true for dekhan and LLCs, while the two cluster farms reported that the profits from their farming activities represented less than half of their total household income.

⁸ This graph assumes that 100% of impacted farm land was covered in the affected crops. It also assumes that, where farms cultivated multiple crops, crops were equally distributed across the farm.

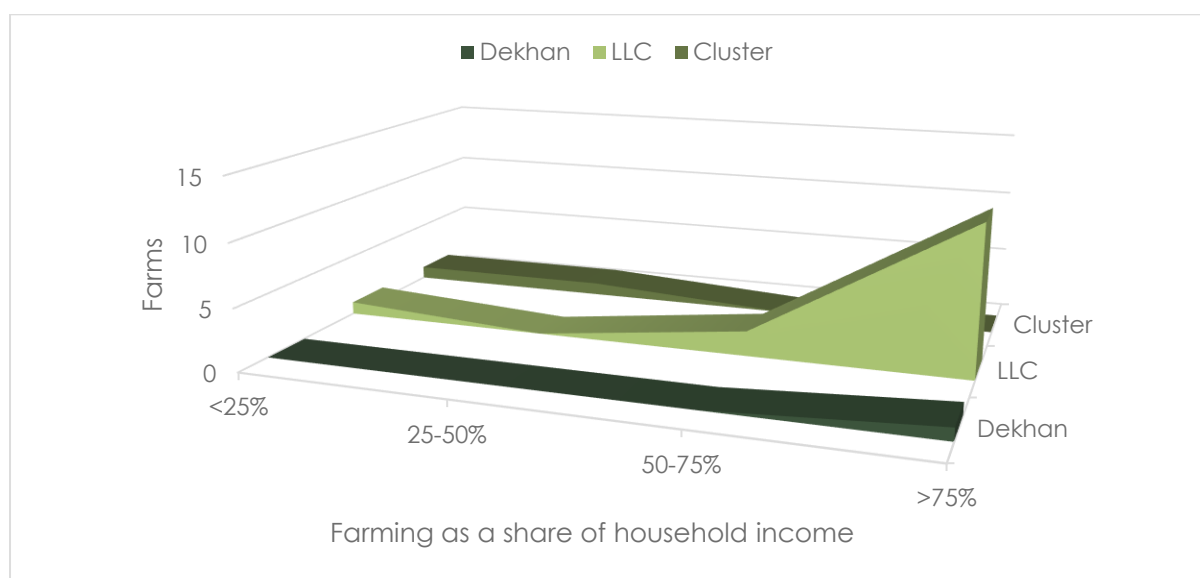


Figure 4-22: Farming as a Share of Total Household Income

Subsistence Farming

Subsistence farming is widespread and mainly oriented towards self-consumption. Tomorkas (kitchen gardens) are cultivated by 91% of households, including all physically displaced households, with an average size of just under 1 hectare (Table 4-8). Physically displaced households cultivate larger plots on average (1.4 ha), roughly twice the size of plots cultivated by other affected households. Female-headed households also cultivate slightly larger areas.

The most commonly cultivated crops within tomorkas include fruits, vegetables (i.e. carrots, onions, potatoes and tomatoes), and fodder crops (primarily maize), as shown in Table 4-9. The growing season starts in March and ends in November.

Table 4-8: Subsistence Farming, Disaggregated by Household Head Gender and Displacement Type

	Physically displaced		Economically displaced	
	Male-headed	Female-headed	Male-headed	Female-headed
Number of households	20	1	29	3
Average land / household (ha)	1.4	1.7	0.7	1

Table 4-9: Types of Crops Farmed in Tomorkas, Disaggregated by Household Head Gender

Type of crop	Female-headed		Male-headed		Total	
	Number of HHs cultivating	Average size of parcel (ha)	Number of HHs cultivating	Average size of parcel (ha)	Number of HHs cultivating	Average size of parcel (ha)
Fruits	4	0.25	40	0.24	44	0.24
Vegetables	4	0.23	32	0.34	36	0.33
Potatoes	2	0.55	19	0.37	21	0.39

Type of crop	Female-headed		Male-headed		Total	
	Number of HHs cultivating	Average size of parcel (ha)	Number of HHs cultivating	Average size of parcel (ha)	Number of HHs cultivating	Average size of parcel (ha)
Fodder crops	2	0.7	24	1.4	26	1.47
Grapes	1	0.3	19	0.13	20	0.14
Rice	0	0	3	1.0	3	1.0
Sunflower	0	0	1	0.1	1	0.1

Figure 4-23 shows that 89% percent of all tomorkas within the surveyed households are irrigated, with 100% of tomorkas belonging to physically displaced households having access to irrigation. There is no significant difference between male- and female-headed households on this matter. Physically displaced households benefit from nearby canals or rivers for irrigation of their houses and tomorkas, whereas this advantage is not observed for other PAHs. Soils in the project area and the region were not reported to be affected by salinisation. As noted previously, the soils of the tomorkas within the Project area are reported to be among the most fertile in the country.

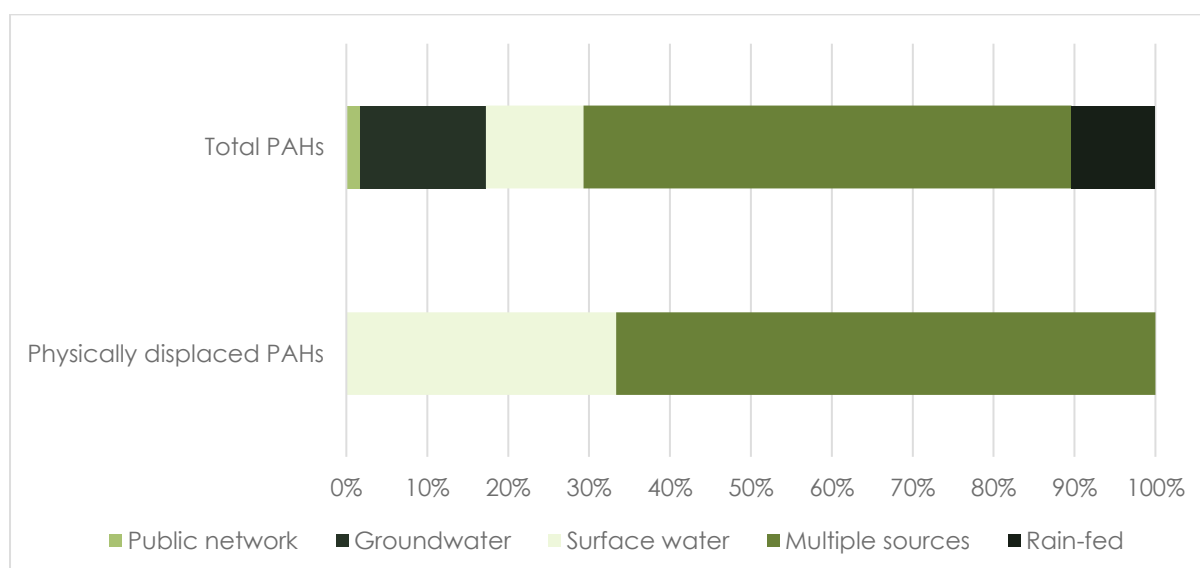


Figure 4-23: Share of Irrigation Systems for Tomorkas

Figure 4-24 shows the average number of livestock per PAH, by type of impact and gender of the household head. Physically displaced households, which are predominantly rural, raise significantly more livestock of all types than farmer owners and agricultural workers (75% of all physically displaced people own livestock, while this number falls to 56% for agricultural workers and 33% for business owners). For instance, they keep about 3 times more cows and donkeys, 5 times more sheep, and 18 times more horses than agricultural workers, who show the second-highest livestock numbers per PAH. Agricultural worker PAHs tend to keep more livestock than agricultural owner PAHs, who rely more on the market for animal products.

Poultry ownership follows a similar pattern to that of other livestock. For instance, surveyed households own an average of 7.3 poultry, while physically displaced households own an average of 10.3. One female-headed household, which operates an agricultural business and will lose 100% of its business land, owns approximately 100 poultry for household use,

fed with byproducts from her LLC farm. One female-headed household, which operates an agricultural business and will lose 100% of its business land, owns approximately 100 poultry for household use, fed with byproducts from her LLC farm.

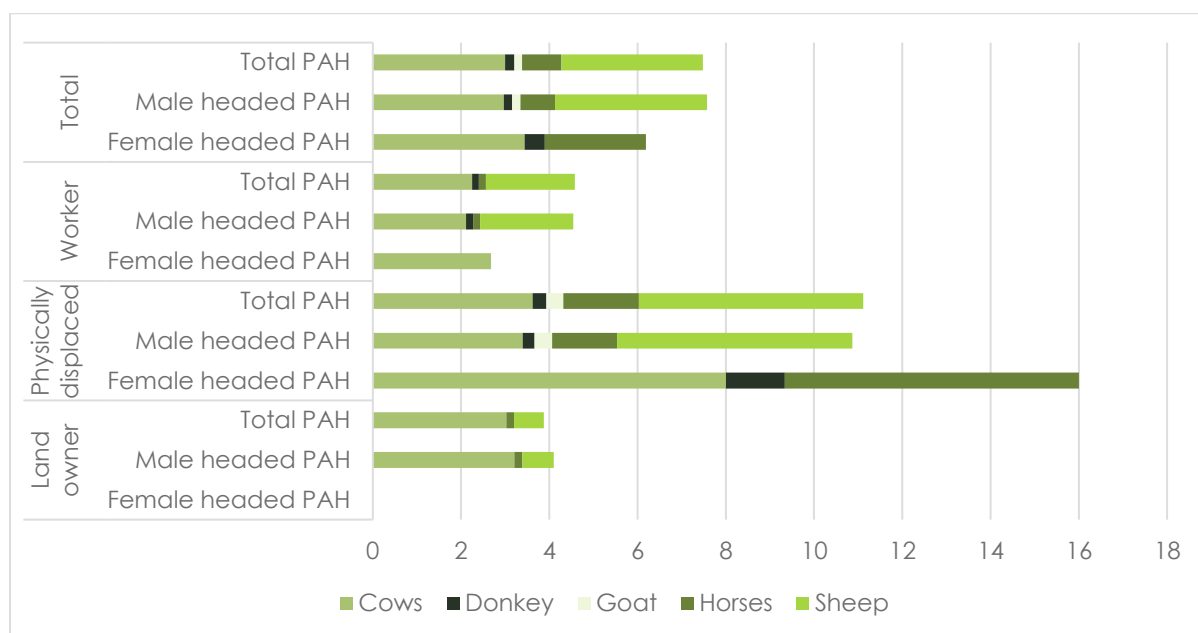


Figure 4-24: Average Livestock per Household Owning Livestock

The sale of crop harvests or livestock is uncommon, as households primarily aim for self-sufficiency. However, sales occur in the event of an exceptionally good harvest, when livestock numbers exceed a certain threshold, or when cash is needed. On average, about 10% of livestock, including poultry, is sold each year. Among surveyed households, physically displaced households accounted for approximately 90% of reported livestock sales over the past year, reflecting the predominantly rural nature of these transactions.

Agricultural Labour

Within the Project Site, 23 permanent workers were identified and included in the census. Agricultural labour is widely practiced in the area, particularly during the cotton harvest. It has also been reported that agricultural workers participate in the cultivation of secondary crops, mainly vegetables, which are more labour-intensive than the main harvest cycles.

Permanent workers are hired for ongoing farm operations, including roles such as drivers, tractor operators, general farm workers, and water management staff. 98% of permanent workers are employed within LLC farms, with 32% of them currently working directly within the Project area. Figure 4-25 shows the average of permanent employees per farm type: almost 6 per LLC farm and 1 for cluster

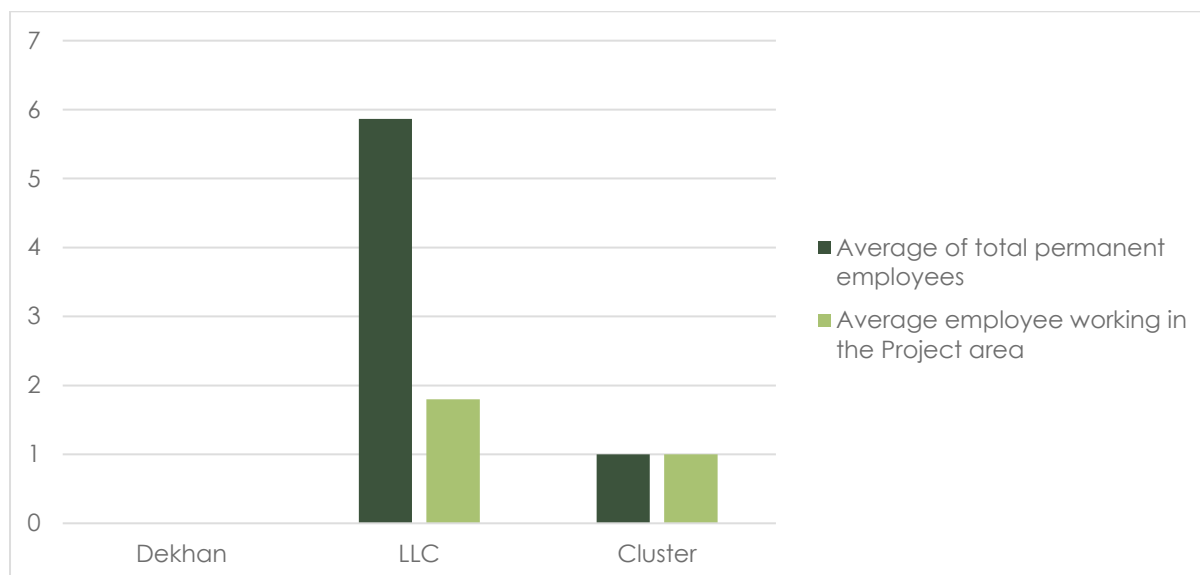
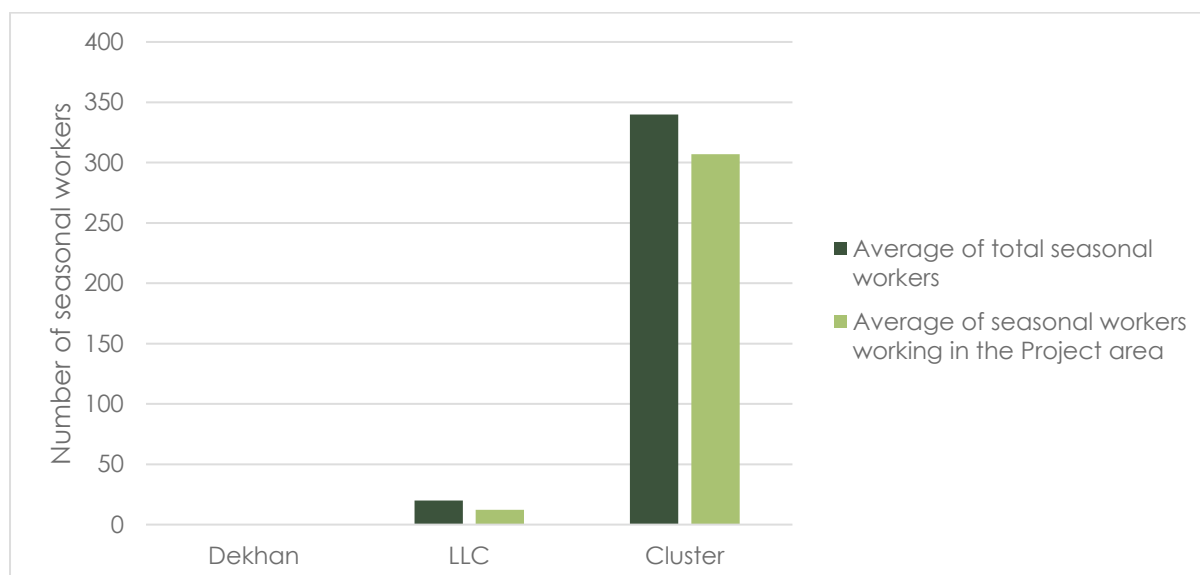


Figure 4-25: Average of Permanent Employee per Type of Farm

Seasonal workers are engaged for several weeks or months, depending on harvest cycles. The seasonal workers of the clusters do not remain year-round and, according to interviews, change every year. They come from the Surkhandarya region, near the Afghanistan border, over 350 km from the Project area. As shown in Figure 4-26, it was reported that clusters have on average 340 seasonal workers each year, while LLC farms have 20.⁹



⁹ It must be noted that these workers will not be compensated for the loss of employment. In fact, they will not be affected since they are not employed regularly, but only casually for specific tasks or for short periods. Many of such workers will still be able to find seasonal employment on other land plots of the same farms. If any additional permanent workers beyond the ones recorded in the census are identified during the RAP implementation, these will be compensated according to the provisions made in this RAP.

Figure 4-26: Average of Seasonal Employees per Type of Farm

4.2.4.3 Non-Agricultural Employment

The Project area is predominantly rural. However, 47% of reported jobs held by impacted households are in non-agricultural sectors, mainly in public employment for 18% of economically active surveyed individuals, self-employment for 13%, private employment for 11% (see Figure 4-16). These jobs are primarily in the tertiary sector (e.g. public employment supporting local and regional authorities in agency offices), services (such as working shops), and, to a lesser extent, in industrial occupations.

The areas surrounding the Project site have experienced rapid transformation in recent years, particularly as Tashkent city has grown by 24% over the past 30 years (World Bank 2023). Now, Tashkent city latest extensions are only 5 km away from Project area.

Moreover, average wages in Tashkent are approximately three times higher than in the Project area. Although still limited, this wage gap has contributed to an increase in daily commuting, as residents seek better employment opportunities and higher incomes (National Statistics Institute 2025).

5.0 Impact Analysis

A census of affected people and an inventory of affected assets were undertaken in January 2026. According to these studies, a total of 64 households¹⁰ (374 people¹¹) are affected by the Project.

This includes the following:

- 21 households (114 people) affected by physical displacement.
- 20 households (88 people plus an additional assumed 35 for the households that have not participated in the census, for a total of 123) affected by loss of agricultural lands and crops.
- 24 households (147 people) affected by the loss of employment of one of their household members.¹²

Section 5.1 describes the number of PAPs affected by category of displacement while section 5.2 describes the number and type of assets lost by both physically and economically displaced households.

5.1 Displacement

5.1.1 Physical Displacement

Physically displaced people are defined as people who will lose the residential structure and associated residential land where they are residing on a permanent basis. Table 4-1 shows the number of physically displaced PAPs per makhalla. As shown in Section 5.2.1, 18 out of

¹⁰ One household is counted in both the physically displaced and economically displaced categories, as they are affected as a homeowner and a worker household.

¹¹ A total of 58 households (334 individuals) were recorded during the census. During the valuation process, an additional 6 households affected by economic displacement were identified but declined to participate in the census. Using the average household size of 5.8 members, these 6 non-participating households are estimated to account for approximately 35 additional individuals. Therefore, the Project is expected to affect a total of 64 households, representing an estimated 369 people.

¹² At the time of the survey, it could not be confirmed whether these workers would lose their job or be re-employed on different non-affected land. However, the risk of disruption caused by the Project to agricultural workers means they will still receive a severance allowance for loss of employment.

these 21 PAPs occupy additional portions of land that fall outside their registered cadastral titles, meaning they do not have a legal right to use those areas. These unregistered portions of residential land are not eligible for land compensation. However, PAPs occupying these areas will still be compensated for any structures, crops, and trees on the affected land (see Section 6.3.1).

As per the 2026 census, there are 21 households affected by physical displacement (114 household members, of which 47% are women). One PAH is female headed, representing less than 5% of all physically displaced households. One of the physically displaced households is also economically displaced as it includes an agricultural worker.

The lands, structures, trees and crops lost by physically affected PAHs are presented in more detail in 5.2

5.1.2 Economic Displacement

Economically displaced households are those affected by restriction of, or loss of access to, land and assets, potentially resulting in a loss of income sources or other means of livelihood.

There are 44 households and 270 household members affected by economic displacement (in the census, 235 household members, of which 52% are women). These include:

- 20 households (123 people) affected by the loss of farms – one household being female-headed (10 household members). Out of these 20 households, only 1 is also losing a land plot on which a non-residential building is located.
- 24 households (147 people) affected by the loss of employment – six being women, and two households being female-headed headed (12 household members).¹³ One of these households is also physically displaced.

Three of these households are female-headed and 52.4% of household members are women.

According to the Farm Survey, 15 of the 18 surveyed farms reported that they thought the loss incurred by the RAP would significantly impact their livelihoods.

Table 4-1 shows the number of economically displaced PAPs per makhalla.

5.2 Loss of Assets

5.2.1 Loss of Land Plots

All of the 21 physically displaced households are losing land. An additional 1 PAP who is an economically displaced owner of an agricultural lease also owns a land plot adjacent to the agricultural lease. However, this land plot is not used for residential purposes but to house a non-residential building.

A total of 2.30 ha of residential land is being acquired by the Project. Land plots are quite small, with the majority of households (11) owning more than 0.15 ha, followed by 9 who own between 0.06 and 0.15 ha.

Eighteen of the 21 PAPs losing residential land occupy additional portions of land that fall outside their registered cadastral titles – including one PAP who does not own any cadastral

¹³ It must be noted that it is not possible at this stage to assess whether workers will lose their employment. Consequently, all workers employed on the affected fields have been included in the census and shall be compensated.

title for the entirety of their land - meaning they do not have a legal right to use those areas (see Figure 5-1).

These unregistered portions of residential land are not eligible for land compensation under national legislation, except in the case of one PAP whose entire landholding is unregistered, for whom a minimum viable plot is provided to enable legal reconstruction. All PAPs occupying such land will nevertheless be compensated for affected structures, crops, and trees. Further details are provided in Section 7.2.1.

It must be noted that a 100% of residential plots occupied by physically displaced households will be fully acquired. This approach was adopted because the remaining portions of these plots, including areas located beyond the Project Site, would not be viable for continued residential use once the project footprint is in place. Partial acquisition would leave households with plots that are too small, fragmented, or unsuitable for rebuilding, and would therefore not meet the objective of restoring their living standards. Full acquisition ensures that displaced households are able to re-establish themselves safely and adequately elsewhere.

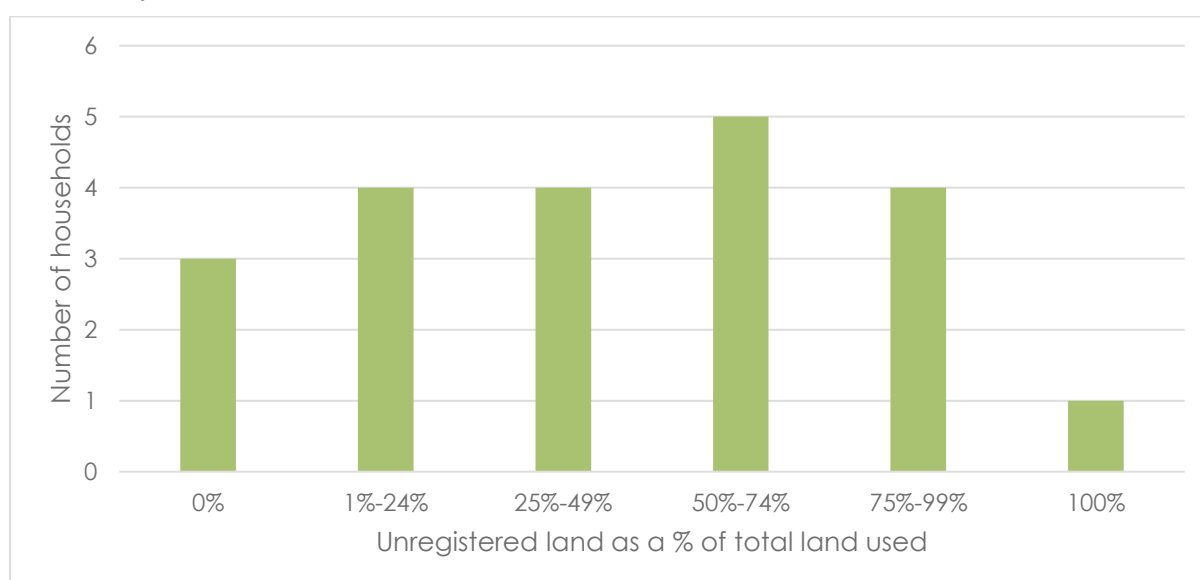


Figure 5-1: Unregistered Land for Physically Displaced Households¹⁴

Additionally, 20 of the affected households are also losing farmland. Figure 5-2 shows the proportion of affected farmland in relation to the PAP's entire land holding. Six farms will lose 100% of their land holding, three of which are LLC farms and three are dekhan farms, and one of these is the only female-owned farm that participated in the census. Dekhan farms are found to be losing all of their land. Most affected farms are only losing under 25% of their land holding, including the only two cluster farms. The two cluster farms are losing approximately 800 ha in total out of a total landholding of 5,000 ha.

For agricultural land, only the portions directly affected by the project will be compensated and acquired. This approach ensures that land acquisition remains proportionate to the project's actual footprint and limits unnecessary loss of productive land. Any remaining areas that become orphaned or non-viable as a result of partial acquisition will be assessed on a case-by-case basis. Whether such orphan land should also be compensated and acquired will be determined through discussions with each PAP.

¹⁴ The size of unregistered land was calculated by comparing the size of the land registered in the cadastre with the size of the full land plot as per aerial imagery. It must be noted that during the Asset Inventory, unregistered portions of the affected land plots were not taken into account.

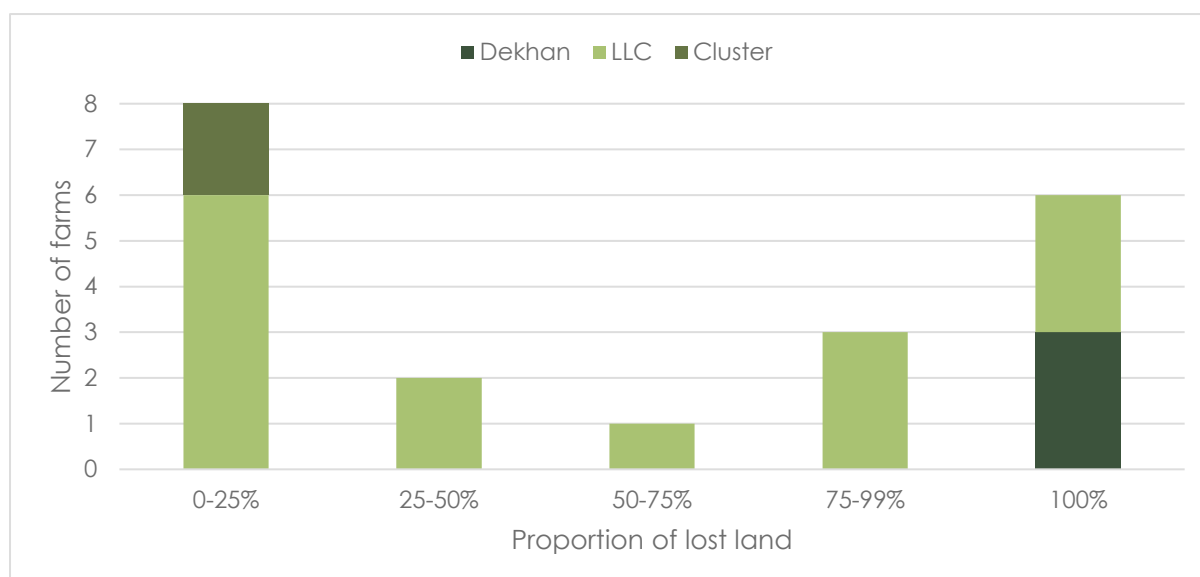


Figure 5-2: Proportion of Impacted Farmland, Disaggregated by Farm Type¹⁵

5.2.2 Loss of Trees

In total, 4,354 trees are affected by the Project. The majority are located on agricultural land (3,694), with the remaining 660 being located on residential land.

Twenty households are losing trees on their residential land, of which the majority (60.3%) are fruit trees (cherry, apricot, apple, pomegranate, quince and grapes being the most common) with a remaining 39.7% ornamental trees. All of the fruit trees on tomorkas were very young and not productive yet at the valuation stage.

Four agricultural lease owners are losing a total of 3,694 trees on their farms, including walnuts, apricots, apple, quince and grapes. The majority of these trees (54.2%) are owned by an orchard farm, followed by a walnut farm (24%).

It must be noted that only these two farms own trees that have reached the productivity level and are income-bearing. A total of 2,725 trees within these two farms are income bearing. These are walnuts (888), grapes (1,672) and applies (165). The only productive income-bearing trees in these two farms are walnut, apple and grape trees. It must be noted that these two farms are exclusively dependent on income from these trees as they do not own any annual crops.

5.2.3 Loss of Crops

All of the physically displaced PAPs (21 households) cultivated crops in their gardens (tomorkas). According to Table 5-1, the most common crop grown on residential land is potatoes (grown by 11 households and covering 0.56 ha of land). Next, was corn, grown by 10 households and covering 0.55 ha of land, and then peas, grown by 9 households on 0.43 ha.

¹⁵ This graph represents 20 of the 21 affected farms. One LLC farm is not counted in this graph, as they refused to take part in the Farm Survey.

Table 5-1: Crops Impacted in Tomorkas (on Residential Land)

Crop	Hectares	Number of households
Corn	0.55	10
Alfalfa	0.29	5
Potatoes	0.56	11
Rice	0.15	2
Garlic	0.09	1
Peas	0.43	9

No crops were identified on farms during the valuation process, due to the season as the valuation was conducted in January. However, compensation was provided for the loss of income associated with the crops farmed on the plot. See Figure 4-21 for a breakdown of crops disaggregated by size of affected farmland.

5.2.4 Loss of Structures

Twenty-seven households are losing structures in this RAP. Most of these households are losing structures on residential land (21), while the remaining 6 are losing structures on their farmland.

There are 1,274 structures impacted by this Project. As demonstrated in Table 5-2, the majority were located on farmland (1,028), while 246 were located on residential land.

Table 5-2: Impacted Structures, Disaggregated by Type of Land

Structures	Residential Land	Agricultural land	Total Quantity
Area	12	0	12
Buildings	70	1,015	1,085
Canopies	52	5	57
Drip systems	0	2	2
Fencing	42	2	44
Houses	32	0	32
Sheds/Stables	38	4	42
Total	246	1,028	1,274

6.0 Eligibility and Entitlement

6.1 Eligibility

The Lenders' policies define three categories of people eligible to compensation and/or livelihood restoration measures:

- People with formal legal rights to land lost in its entirety or in part.
- People who lost the land they occupy or use in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognised or recognisable under national laws.

- People who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognised or recognisable claims to such land.

These three categories of people are considered either of the following:

- Physically displaced if they lose their home, defined as place of permanent residence.
- Economically displaced if they lose assets or access to assets, leading to loss of income sources or other means of livelihood as a result of Project-related land acquisition and/or restrictions on land use.

It is important to note that one individual can stand in several distinct categories. For example, one person can lose crops, a home and be a member of a vulnerable household. The categories of affected people eligible to RAP entitlements are presented in Table 6-1.

Table 6-1: Categories of People Affected by the Project Land Acquisition Process

CATEGORY OF PAPs	Description
Owners of residential land	Owners of a residential land acquired via purchase on the market or inheritance
Occupiers of unregistered land without a legal ownership right	Occupiers of residential land without any cadastral title
Owners of an agricultural land lease	Owners of a land lease obtained via the e-auction process. All affected agricultural land lease owners are also business owners, as their farming operations are legally registered as businesses
Owners of non-residential structures	Owner of a non-residential structure such as stable, fences and irrigation structures
Owners of residential structures	Owners of a residential structure acquired via purchase or inheritance
Workers	Workers employed by the affected owners of agricultural land leases, who may lose their employment ¹⁶
Vulnerable households	Households within one of the categories outlined in section 4.2.3.10

6.2 Cut-off date

A cut-off date for determining eligibility for compensation or other assistance is intended to help prevent encroachment by opportunistic settlers. Individuals taking up residence in, or use of, the project area after the cut-off date are not eligible for compensation or resettlement assistance.

The Project's cut-off date was 26/01/2026, which coincided with the last day of the census and asset inventory. This date was communicated to all of the makhallas and PAHs on 24th and 25th of December. A brochure presenting the cut-off date, which can be found in Annex C, was shared with PAPs and authorities on this occasion.

The cut-off date shall be valid for a 2-year period. If compensations are not paid within this period, the census, asset inventory, socio-economic baseline and valuation will be updated.

¹⁶ It must be noted that it is not possible at this stage to assess whether workers will lose their employment. Consequently, all workers employed on the affected fields have been included in the census and shall be compensated.

6.3 Entitlements

6.3.1 Entitlement Matrix

Table 6-2 below presents the Entitlement Matrix. The following paragraphs expand on specific assistance measures.

Table 6-2: Entitlement Matrix

Ref#	Impact	Category of Eligible PAP	Entitlements
Loss of Land			
A.1	Loss of land	Owners of land with cadastral title	<u>Compensation</u> Option 1: Monetary compensation for loss of land plot at full replacement cost (as outlined in section 7.2.1). Option 2: Provision of a replacement land of equivalent value as the lost land, including formal registration of ownership in the name of the PAP (see section 7.2.3). It must be noted that 100% of residential land will be acquired, including portions that fall beyond the Project Site (see Section 5.2.1). <u>Transitional Support</u> Disruption allowance of 5% of the total compensation for loss of residential land. This provision is not included in national requirements. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0. <u>Resettlement Assistance</u>¹⁷ Eligibility for the assistance measures for the loss of residential buildings located on the land, as outlined in row B.1. <u>Additional Support</u> Support for cadastral registration and the obtention of land titles, including the payment of associated fees and taxes. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage.

¹⁷ Resettlement assistance will be provided to physically displaced PAPs losing land as well as their house. Please note that one PAP owns land but does not reside on it. This is a PAP with an agricultural lease who also owns an adjacent piece of land including an immovable non-residential structure. This PAP will not receive a moving allowance, as this is tied to the loss of housing and not the loss of land per se. All other PAPs who own land reside in it too.

Ref#	Impact	Category of Eligible PAP	Entitlements
			Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs (see section). Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.5.6.
		Occupiers of unregistered land without a legal ownership right	<u>Compensation</u> Occupiers of residential land with a title who are also using other portions of land without a title will be exclusively compensated for the loss of registered land (see row above). However, an exception is made for one PAP whose entire landholding is unregistered. To ensure that living standards are maintained and that the PAP will be able to rebuild or acquire a new house, this PAP will be compensated for a minimum viable residential plot (0.04 ha) in line with the Uzbek Land Code. All users of unregistered residential land will still be compensated for structures (including residential buildings), crops and trees on the land and receive all associated additional support (see rows C, E and F). <u>Additional Support</u> Support for cadastral registration and the obtention of land titles, including the payment of associated fees and taxes.
Loss of Annual Crops and Trees on Agricultural Land Leases¹⁸			
B.1	Permanent loss of agricultural lease	Agricultural lease owners	<u>Compensation</u>

¹⁸ Please note that PAPs won't be compensated for the loss of agricultural land, as the compensation provided will cover the loss of income rather than the land itself, which is not privately owned in Uzbekistan but leased from the State. However, the PAPs will be supported in securing the replacement lease and the costs of obtaining it will be covered by the Project (TAA).

Ref#	Impact	Category of Eligible PAP	Entitlements
			Replacement of the lease with one of equivalent or improved size, duration and commercial viability, at no cost to the PAP. This will include full coverage of the lease value as well as all associated transaction costs, including participation in the e-auction process, administrative fees, taxes, and any related charges. <i>It must be noted that the Project will ensure that all PAPs wishing to re-establish their activities are provided, at no cost, with a replacement lease of equivalent or improved size, duration, and commercial viability, including full coverage of all transactional costs, and will take full responsibility for identifying and securing suitable opportunities on their behalf. Where this is not achievable after the four years of income loss compensation have passed, despite sustained efforts, the Project will continue to provide support, escalate with relevant authorities as needed, and, where justified, extend livelihood restoration measures and / or compensation to ensure that PAPs are not left worse off and their income-generating capacity is effectively restored. For further detail, see Section 7.3.</i> Monetary compensation for the loss of crops and trees on the land lease will be provided as outlined in rows B.2 and B.3. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0 <u>Additional Support</u> Payment of all of the taxes and fees associated with the acquisition of the new lease, including the cost of the lease plus the 1% fee required to access the e-auction process. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs. Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.4.6.
B.2	Permanent loss of income from commercial	Farmers with crops on an agricultural land lease	<u>Compensation</u>

Ref#	Impact	Category of Eligible PAP	Entitlements
	crops on agricultural leases		Monetary compensation for four years¹⁹ of lost income associated with the production of annual crops on an agricultural land lease (as outlined in section 7.2.2). Loss of income associated with the loss of fruit trees on an agricultural land is calculated as outlined in row B.2. <i>It must be noted that only the portions of the land leases within the Project Site will be compensated for loss of crops unless the remaining land is considered unviable for continued economic operation by the PAP (see Section 6.3.1).</i> <u>Transitional Support</u> Disruption allowance of 5% of the total compensation for loss of income. This provision is not included in national requirements. It will also cover moving expenses associated with transfer of moveable assets, reconnection to supplies and salvaged materials (see line C.3).²⁰ <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0 <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs. Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.4.6.

¹⁹ Compensation for the loss of agricultural land is provided for one year according to national legislation (Law of the Republic of Uzbekistan No. ZRU-781 of 29 June 2022 “On procedures for the withdrawal of land plots for public needs with compensation”). However, to ensure compensation at replacement value, the Project will (i) extend the compensation to 4 years of lost income, assuming that it may take 2 years for the PAP to identify a suitable equivalent lease and 2 years to re-establish their economic activities on the farm, and (ii) assist PAPs in obtaining and paying for a new lease of equivalent conditions and duration as soon as possible after compensation. The full justification of this compensation measure and its alignment with replacement cost objectives is presented in Section 7.2.2.

²⁰ Please note that given the extension of compensation to 4 years, an additional transitional allowance will not be required as all transitional costs will be covered by the 4 years of lost profits included in the compensation.

Ref#	Impact	Category of Eligible PAP	Entitlements
B.3	Permanent loss of income from commercial trees on agricultural leases ²¹	Owners of commercial trees	<u>Compensation</u> Monetary compensation at replacement cost for the loss of commercial trees plus compensation for lost income until the tree has reached full productivity²² (as outlined in section エラー! 参照元が見つかりません。). As per the national legislation, compensation for loss of trees already includes a disturbance allowance of 5% of the compensation amount for the lost tree when located on an owned land plot. <u>Transitional Support</u> A 5% disturbance allowance has been added for the lost trees when located on an agricultural land lease. This provision is not included in national requirements. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs. Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.4.6.
Loss of Built Assets			

²¹ Throughout this report, commercial trees are defined as productive fruit trees which generate an income on an agricultural lease / farm.

²² It must be noted that only a total of 2,725 trees affected by the Project are income bearing. These are walnuts (888), grapes (1,672) and apples (165). The range of productivity and income generation for these perennial crops in the Project area varies significantly. Based on agronomic evidence, walnuts will require 6 years to reach full productivity, followed by 3 years for grapes and 4 years for apples. Since the farms owning these trees are making an income exclusively from trees (no annual crops), an additional 2 years of income loss has been added to the compensation to account for the time required to obtain another lease according to a conservative assumption and in alignment with the provisions for loss of income from annual crops.

Ref#	Impact	Category of Eligible PAP	Entitlements
C.1	Loss of residential structures	Owners of residential structures ²³	<u>Compensation</u> Option 1: Monetary compensation for loss of residential structures at full replacement cost (as outlined in section 7.2.1). As per the national legislation, this compensation already includes a disturbance allowance of 5% of the compensation amount for the lost asset. Option 2: Provision of an alternative house of equal or improved size and value as the lost property, including an equal sized garden for subsistence agriculture and formal registration of ownership in the name of the PAP. <u>Transitional Support</u> Option 1: Three-month accommodation allowance equal per household, to be calculated for each household based on the size of the household and the average rental costs on the market. Option 2: Provision of equivalent temporary accommodation of up to three months, with a potential extension of an additional three months upon verification that the household was not able to acquire a new house. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0 <u>Resettlement Assistance and Additional Support</u> Eligibility for the assistance measures outlined in section 7.2.3 including: For households selecting in-kind support, TAA will be responsible for the identification of replacement land and houses for the affected households and will fully cover the costs of the move. For households who wish to be compensated in cash, TAA will provide support as required during displacement, such as vehicle transportation for the moving process, or logistical support arranging for transport. Within the four months of expropriation notice provided, PAPs will be allowed to harvest all mature crops and salvage all materials before vacating the land. Support with cadastral registration for the new land and the obtention of land titles, including the payment of all associated fees and taxes. <u>Provisions for Vulnerable PAPs</u>

²³ This includes both legally registered and unregistered property.

Ref#	Impact	Category of Eligible PAP	Entitlements
			An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage (see section 7.4). Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs. Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.5.6
C.2	Loss of immovable non-residential structures	Owners of non-residential immovable structures (including sheds, wells, fences, irrigation systems etc.) ²⁴	<u>Compensation</u> Monetary compensation for loss of structures at full replacement cost (as outlined in section 7.1.4.). As per the national legislation, this compensation already includes a disturbance allowance of 5% of the compensation amount for the lost asset when located on residential land. <u>Transitional Support</u> A 5% disturbance allowance has been added for the lost assets when located on an agricultural land lease. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0. <u>Additional Support</u> Provide PAPs with support for cadastral registration of the new structures, including the payment of associated fees and taxes. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support.

²⁴ This includes both legally registered and unregistered property.

Ref#	Impact	Category of Eligible PAP	Entitlements
			Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs (see section. Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.5.6.
C.3	Loss of movable non-residential structures	Owners of non-residential movable structures	Any moving costs incurred to transfer movable structures (e.g. machinery and tools) from lost agricultural land is covered by the 5% disturbance allowance provided for the loss of an agricultural lease and for the loss of land and housing (see lines A.1, A.2, B.1). Within the four months of expropriation notice provided, PAPs will be allowed to harvest all mature crops before vacating the land.
D. Loss of Non-Commercial Trees²⁵			
D.1	Non-commercial trees	Owners of non-commercial trees	<u>Compensation</u> Monetary compensation at replacement cost for the loss of non-commercial fruit trees (as outlined in section 7.2.5.1). As per the national legislation, compensation for loss of trees already includes a disturbance allowance of 5% of the compensation amount for the lost tree when located on an owned land plot. <u>Transitional Support</u> A 5% disturbance allowance has been added for the lost trees when located on an agricultural land lease. <u>Livelihood Restoration</u> Eligibility to livelihood restoration measures as defined in section 8.0. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support.

²⁵ Throughout this report, non-commercial trees are defined as non-income producing trees, including (i) ornamental trees on both agricultural leases and land plots and (iii) unproductive (immature or seedlings) fruit trees on farms and land plots.

Ref#	Impact	Category of Eligible PAP	Entitlements
E. Loss of Subsistence Crops			
E.2	Loss of subsistence crops	Owners of subsistence crops in tomorkas	<u>Compensation</u> Monetary compensation based on the value of expected production for the loss of crops (as outlined in section 7.2.3). <u>Transitional Support</u> Allowance amounting to 5% of the compensation for the loss of subsistence crops. This provision is not included in national requirements. <i>Livelihood restoration, additional support and specific provisions for vulnerable people will be provided as part of the package for loss of residential land (see line A.1).</i>
F. Loss of Employment			
F.1	Loss of employment	Workers losing their employment on Project-affected lands	<u>Transitional support</u> Severance allowance equal to the monthly minimum wage in Uzbekistan, or the PAP's declared current salary (whichever is higher), for a transitional period of six months. Priority consideration recruitment will be given to anyone within the household, subject to meeting the health and skill requirements necessary for the jobs available. <u>Livelihood Restoration</u> Eligibility to livelihood restoration support as defined in section 8.0. <u>Additional Support</u> Provision of a notice four months in advance of the termination or suspension of their contract/work. <u>Provisions for Vulnerable PAPs</u> An additional allowance shall be provided to all vulnerable households. This allowance will be a one-off sum equal to three months of the Uzbek minimum wage. Vulnerable households will be supported to enrol in suitable welfare programme, should they wish to receive this support. Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skill requirements necessary for the available jobs (see section.

Ref#	Impact	Category of Eligible PAP	Entitlements
			Specific provisions to assist female PAPs in accessing compensation are outlined in section 7.5.6.

6.3.2 Orphan Land

All physically displaced land plots will be entirely acquired and have been fully included in the asset inventory.

However, only the affected part of agricultural lands (within the Project site) has been inventoried. The Project will discuss with each PAP affected by the loss of agricultural land whether their remaining non-affected portions have become 'orphan land'. Orphan land refers to unacquired portions of land that have become unusable or undevelopable, temporarily or permanently, because of the Project.

If the remaining non-acquired portion of a land plot becomes inaccessible, unusable, or economically unviable following the partial acquisition, the owner may request that the entire plot be acquired. In such cases, the Project will acquire the full land plot at the same compensation rate applied to the originally affected portion.

A residual (non-affected) portion will be considered unusable or economically unviable if its size, shape, or topography prevents it from being cultivated or physically accessed, or if the activities previously carried out on the land cannot reasonably continue after the acquisition.

7.0 Compensation

7.1 Compensation Principles

In case of physical displacement, the Lenders' standards recommend, where appropriate, to offer a choice between replacement in-kind housing with security of tenure, or cash compensation at replacement cost. Where livelihoods are land-based, in-kind compensation should be offered, with replacement land that has productive potential. However, as the compensation provided covers the loss of income and not the land itself, which is not bought or owned in Uzbekistan but leased from the State, in-kind compensation was not possible for the loss of agricultural land.

As such, a choice between cash and in-kind compensation will be offered to all physically displaced households. All households only affected economically will be provided with cash compensation for their lost assets.

7.2 Calculation of Compensation

In compliance with the Lenders' requirements, every affected household will be eligible for cash compensation of assets at full replacement cost, which is defined as the amount of money sufficient to replace all lost assets at current market value, plus transaction costs associated with asset replacement, without taking into account depreciation of any lost assets.

Compensation amounts were determined based on an inventory and valuation process conducted in January 2026 by a valuator licensed by the State Committee of the Republic of Uzbekistan for Competition Development and Consumer Protection.

The following section outlines the methodology used to determine the amount of compensation at full replacement cost for affected assets.

7.2.1 Compensation for Loss of Private Land Plots & Residential Buildings

All land plots affected by land acquisition will be acquired and compensated in their entirety, as it is assumed that any residual land after acquisition would become unviable given the residential use of the land.²⁶

Under national legislation, compensation for land is limited to legally registered land rights. Users of residential land without a cadastral title are therefore not eligible for compensation for land, as they do not hold a legally recognised right of use.

As outlined in Section 5.2.1, among the 21 PAPs affected by the loss of residential land:

- 17 PAPs occupy land extending beyond their registered cadastral boundaries.
- 1 PAP occupies land that is entirely unregistered.

For PAPs occupying land beyond their registered boundaries will be exclusively compensated for the loss of registered land, in line with national legislation.

However, the following additional measures are implemented to ensure replacement cost:

- In the case of the PAP whose entire landholding is unregistered, the Project provides compensation for a minimum viable residential plot (0.04 ha) in accordance with the Uzbek Land Code. This measure ensures that the PAP can legally acquire land and rebuild a dwelling, thereby meeting replacement cost requirements.
- All PAPs will be compensated at full replacement cost for all affected structures, crops and trees located on the entirety of their land plot, regardless of land tenure status.

It must be noted that one PAP (an agricultural lease owner) holds a right to a plot but does not own a residential structure on it. All other PAPs who own land plots are also residing on the land and will therefore be physically displaced (see Section 5.1.1).

7.2.1.1 Compensation in Cash

In accordance with the Order of the Director of the State Assets Management Agency of the Republic of Uzbekistan dated 28 December 2023, Registration No. 3487, approving the Unified National Valuation Standards and Methodology of the Republic of Uzbekistan, as amended in 2025, compensation for Project-affected residential land was determined at prevailing market value. The valuation relied on current listings and recent comparable transactions within the Project-affected districts, with systematic technical adjustments to reflect differences in location, size, accessibility, permitted land use, and other relevant characteristics, as well as the pre-Project condition of each affected plot.

Accordance with national valuation practices, two valuation approaches were applied to establish the value of the land and residential property located on the land, in line with national legislation and lender requirements:

Market Comparison

In accordance with national valuation practices, the market comparison approach was applied as the primary method to determine the value of land and residential property based on observable market transactions. This approach involves comparing the appraised asset with at least three similar properties that have been recently sold in the same or comparable areas, ensuring that these comparables have characteristics closely aligned with the asset being assessed.

²⁶ Only one PAP does not reside on their land plot. The land plot of this PAP is entirely located within the Project footprint and will therefore be compensated fully because of this.

Valuation is carried out using appropriate units of comparison, depending on the asset type, such as price per square meter (for buildings or residential land), price per hectare (for land plots), or other relevant parameters reflecting location, size, and commercial potential. Adjustments are then made to account for differences in key characteristics, including location, land size, building area, construction quality, and overall condition.

Through this process, the market comparison approach identifies the price that a willing buyer would reasonably pay under current market conditions, ensuring that compensation reflects prevailing market values in line with national legislation.

Replacement Cost Approach

The Replacement Cost Approach was applied to determine the value of the property by estimating the current cost required to reconstruct all existing structures located on the site. This method ensures that the valuation reflects the full replacement value of all physically present assets, including auxiliary, informal, and unregistered (unauthorised) structures that may not be captured in market-based transactions.

The valuation under this approach incorporates several key components:

- Type and value of the land on which the affected asset is situated, taking into account location, legal status, and prevailing land market conditions.
- Restoration or replacement cost of the impacted asset, reflecting the current cost of rebuilding or reinstating the structure to its original or equivalent condition using modern materials and construction standards.
- Potential income (entrepreneurial profit) that the owner could reasonably generate from the use of the asset, considering its functional purpose and economic utility.
- Depreciation coefficient, which accounts for the physical condition, age, wear and tear, and usage of the asset up to the time of valuation.

The overall calculation is expressed by the following formula:

$$C_H = C_z + C_r + EP - I$$

Where:

C_H = Property value

C_z = Value of the land plot

C_r = Cost of restoration or replacement of the object

EP = Entrepreneur's income

I = Accumulated depreciation

In order to comply with the requirement for full replacement cost compensation, accumulated depreciation (I) was excluded from the calculation when determining compensation for affected assets. This ensures that affected owners are compensated at full replacement value without deductions for prior use or condition.

Once both approaches were applied, for each PAP, whichever value between the ones calculated via the two methods was higher was chosen for compensation. To ensure compliance with lender requirements for compensation at full replacement cost, no depreciation was applied.

In accordance with national legislation, a 5% disturbance allowance is included in compensation for all immovable property, including house, structures and trees. To comply with lenders' standards, a 5% disturbance allowance has been added for the value of land itself. Furthermore, to ensure compliance with Lenders' replacement cost requirements, TAA will cover all taxes and transaction fees required for affected persons to acquire and register replacement land and property.

For households who wish to be compensated in cash, TAA will provide support as required during displacement, such as vehicle transportation for the moving process, or logistical support arranging for transport. Since households have expressed a strong preference to remain within Khalkabod (see Section 11.2), the Project will support PAPs wishing to relocating within this area, if they wish to be supported. This non-monetary support is described in more detailed in Section 8.3.2.

7.2.1.2 Compensation In-kind

To meet Lenders' requirements, an option for in-kind compensation will be provided to PAPs losing their residential land and property. During the negotiation of compensation packages, PAPs will be strongly encouraged to select this option in alternative to cash compensation.

These households will be provided with an option to replace monetary compensation with a replacement land and replacement house. The replacement property shall be of the same value and size of the lost property and include an equal-sized garden for subsistence agriculture and be in a location chosen by the PAP.

For households selecting this option, TAA will be responsible for identifying suitable replacement land and housing for affected households and will fully cover the costs of relocation. This assistance will be provided upon signing of the compensation agreements. As outlined in Section 11.2, households have expressed a strong preference to remain within Khalkabod; therefore, the Project will make every reasonable effort to support relocation within this area. This non-monetary support is described in more detailed in Section 8.3.2.

A moving allowance for the in-kind provision of a replacement residence are also provided as part of transitional support (see section 7.4.1) and support with the obtention of all titles and registration of property – including the payment of all costs incurred – will be provided as outlined in section 7.4.3.

7.2.2 Compensation for Loss of Annual Crops on Agricultural Leases

Compensation for the loss of annual crops on agricultural leases was determined in accordance with the applicable national framework, including Cabinet of Ministers Decree No. 911, Law RK 781 of 2022 as amended, the Unified National Valuation Standards registered under No. 3487 on 28 December 2023, and Cabinet of Ministers Resolution No. 146 dated 25 May 2011.

Under national legislation, compensation for the loss of agricultural land used for annual crops is typically limited to one year of lost income. However, to ensure compensation at full replacement cost in line with Lenders' requirements, the Project provides four years of income compensation.

This approach has been adopted based on site-specific observations and consultations conducted during the socio-economic survey and field visits. In particular:

- PAPs indicated that access to agricultural land is highly constrained. It is assumed that identifying and securing a new lease may require a few months to over a year depending on the type and duration of the lease, due to the centralised allocation system, administrative procedures, and limited land availability. PAPs explained that it's generally possible to acquire a lease within a two-year period, so this is assumed to be the maximum reasonable duration of the period PAPs would have to stay without a lease.
- Additional time is required to restore irrigation conditions, soil productivity, and farming operations for commercial farms, which typically requires a further two years to reach pre-displacement productivity levels according to the agronomist who conducted the site visit.

On this basis, a four-year compensation period was determined to reasonably reflect the time required for PAPs to re-establish sustainable livelihoods without incurring uncompensated losses, thereby meeting replacement cost requirements. Within this period, logistical support will be provided by the Project to all PAPs to identify, secure and pay for a new lease of equivalent conditions and duration as the lost one. Should PAPs not wish to acquire a new lease and use the compensation amount instead for other forms of investment on their other leases, the Project will formally document this decision.²⁷

The compensation was calculated according to the following process:

- Where income was recorded in tax documentation, compensation for one year of lost income was calculated based on the average income declared over the previous three years, in line with national requirements. This amount was then multiplied by four to reflect the four-year compensation period described above.
- Where tax records showed no income or reported losses, PAPs would have not been eligible for compensation according to national legislation. However, the following provisions were made to calculate compensation according to lenders' standards:
 - When crops were visible, a market-based assessment for the crop(s) was undertaken to calculate average yearly income, taking into account cultivated area per crop, average yields, local market prices, and standard operating costs for one year. This was then multiplied by four.
 - When crops were not visible due to seasonal conditions, a market analysis was conducted as described above based on either the crop types declared by the PAP or physical traces of crop residue visible on the land.

Furthermore, a 5% allowance of the total compensation for income associated with agricultural land was included in the compensation. Additionally, TAA will cover all costs, taxes and transaction fees required for affected persons to acquire a new agricultural lease (see section 7.4.3).

When residual non-affected parts of a land plot become unusable following acquisition, the totality of the affected land plot will be acquired if the owner so wishes, at the same compensation rate as the rest of the affected part of the land plot (see Section 6.3.2).

7.2.3 Compensation for Subsistence Crops

Compensation for subsistence crops on residential land (tomorka plots) was assessed using a standardized methodology aligned with national valuation practice. Valuation was based on field surveys and site inspections, during which the type of crops, cultivated area, stage of growth, and overall crop condition were documented. Estimated production was derived from average yields for similar crops in the local area, based on available statistical data and agronomic benchmarks, and adjusted where necessary to reflect site-specific conditions. Market prices were established using prevailing local market data for the expected harvest period, ensuring that values reflect realistic sale conditions.

The final compensation amount was calculated by multiplying the cultivated area by the expected yield per unit area and the applicable market price for the crop. Where crops had not yet reached maturity, adjustments were made to exclude costs that would not be incurred (such as harvesting, packaging, and transportation).

²⁷ Please note that several PAPs have mentioned on site that they may not be interested in acquiring an equivalent lease. In fact, 18 out of 21 PAPs losing a lease are medium to large scale farms with additional land beyond the Project's footprint. These PAPs may prefer to invest the compensation amount in their existing operations.

To ensure compliance with Lenders' replacement cost requirements, an allowance equivalent to 5% of the total compensation amount was included as disturbance allowance.

7.2.4 Compensation for Loss of Non-Residential Structures

The compensation for loss of non-residential structures on both agricultural and residential land was calculated based on (i) the market cost of the building materials required for reconstruction of equivalent structures, (ii) the transport costs required for transfer of materials and (iii) the labour costs required for reconstruction.

The compensation for non-residential structure already includes a 5% disturbance allowance when the property is located on a privately owned land plot, according to national legislation. To meet lenders' requirements, an additional 5% disturbance allowance was added where the structures were located on an agricultural land lease.

7.2.5 Compensation for Loss of Trees

7.2.5.1 Non-commercial trees

Compensation for the loss of non-commercial trees was calculated using the replacement cost approach. During the valuation, the diameter of each tree was measured in accordance with the applicable national valuation methodology. The replacement cost was then determined using standardized valuation tables, which include construction and planting costs, associated expenses, contractor overheads, profit, design costs, and contingencies. Official adjustment coefficients and the State Statistics Committee's Price Increase Index were subsequently applied to update values to the valuation date.

In line with national legislation, the valuation also includes a fixed allowance for entrepreneurial profit. To meet lender requirements for replacement cost, an additional top-up was applied to cover maintenance costs until replacement trees reach the same stage of growth. As the affected non-commercial fruit trees are young and non-productive, a maintenance allowance equivalent to four years of upkeep was added, based on an annual cost estimate of USD 2.3 per tree.²⁸ This covers items such as irrigation, fertilisation, plant protection products, replacement planting, and small equipment.

A disturbance allowance of 5% is already included under national legislation for trees located on privately owned land. To ensure alignment with lender replacement cost requirements, an additional 5% allowance was applied for trees located on agricultural leasehold land.

7.2.5.2 Commercial trees

For commercial trees²⁹, which generate an ongoing income stream, compensation includes an additional component for the loss of income.

This is calculated using an income-based approach to estimate the annual net income generated by tree crops by subtracting total production and operating costs from the potential gross income.

The potential gross income (PGI) is calculated using the formula $PGI = N \times Y \times P$, where PGI represents the potential gross income, N is the number of trees, Y is the average annual yield per tree (kg/tree), and P is the average market price (UZS/kg). Total production costs (TC) include agrotechnical costs (AC), income tax (IT), insurance costs (IC), unforeseen expenses (UE), and overhead costs (OH), calculated as follows:

²⁸ Chambre de l'Agriculture (2023) Coutts de Plantation, [couttsdeplantation.pdf](#), accessed on 07.07.2026.

²⁹ Throughout this report, commercial trees are defined as productive fruit trees which generate an income on an agricultural lease / farm.

$AC = PGI \times 41\%$, $IT = PGI \times 4\%$, $IC = PGI \times 1\%$, $UE = AC \times 15\%$, and $OH = AC \times 5\%$.

Total costs are then derived as $TC = AC + IT + IC + UE + OH$.

The annual net income, or lost profit (LP), is calculated as $LP = PGI - TC$.

This result represents the net income generated by the trees over one year under full productive conditions and provides the baseline for estimating compensation over the period required to restore equivalent income levels.

This value was then multiplied by the number of years required for each type of tree to reach their respective maturation and productivity timelines, as follows:³⁰

- For walnuts trees: 6 years to reach full productivity.
- For apple trees: 4 years to reach full productivity
- For grape trees: 3 years to reach full productivity.

Since the two farms owning these trees are making an income exclusively from trees (see section 5.2.2), an additional 2 years of income loss has been added to the compensation to account for the time required to obtain another lease according to a conservative assumption and in alignment with the provisions for loss of income from annual crops (see section 7.2.2).

A disturbance of 5% for all trees lost on a privately owned land plot is already included in the national legislation. To ensure compliance with Lenders' replacement cost requirements, an additional allowance of 5% was provided for all trees located on agricultural leases.

7.3 Replacement of Agricultural Leases

As outlined in Sections 7.2.1 and 7.2.5, compensation for the loss of income from agricultural leases is calculated on a replacement cost basis, ensuring that PAPs are covered for the full transitional period. This includes an assumed period of 2 years required to obtain an equivalent lease through the e-auction system, followed by an additional two 2 years to re-establish commercial cropping activities, and, where relevant, further time allowances for perennial crops to reach productive maturity.

Upon the payment of this compensation, PAPs will be supported in identifying their desired path forward to restore their livelihoods.

Where a PAP opts not to pursue a replacement lease, this choice will be documented and the PAP will continue to be assisted via the livelihood restoration programme (see section 8.0). No further compensation or assistance beyond the LRP will be provided in this case.

For PAPs who wish to continue commercial activities on a new lease, TAA will support in identifying a replacement lease of equivalent or improved size, duration, and productive potential. Once a lease is identified and the PAP is happy with its terms and location, TAA will advise and support PAPs to participate competitively in the e-auction process³¹ and will cover the full cost of the lease value as well as any related transaction costs (see Section 7.4.3). During this process, TAA will deploy all reasonable resources and demonstrable

³⁰ The number of years required to reach full maturity was established by an agronomist based on observations conducted on site and desk-based research. In particular, scientific papers from technical institutions such as INRAE ([Ephytia INRAE](#)), Iowa State University ([IOWA STATE](#)), *Science and Innovation International Scientific Journal* in 2023, <https://scientists.uz/uploads/202302/D-14.pdf>, and Pennsylvania State University ([PennState Extension](#)) are used as sources.

³¹ The PAP will be the sole legal participant in the electronic auction, in accordance with the legislation of the Republic of Uzbekistan governing eligibility and allocation of land use rights. TAA will not act as an independent bidder or co-applicant but will be present in a supporting capacity, assisting the PAP with the preparation and submission of the application, advising on bidding strategy during the auction, and covering the full cost of the lease (including the winning bid amount and all associated transaction costs) on behalf of the PAP.

efforts to help in securing the most appropriate replacement lease, including proactive engagement with relevant authorities where this may facilitate the process.

The process will be subject to close and continuous monitoring to ensure that all PAPs wishing to obtain a replacement lease are able to secure one within a maximum of 2 years from the date of compensation payment.³² Progress shall be reviewed on a quarterly basis with all relevant participants and authorities. If, despite sustained and documented efforts, the Project is unable to secure an adequate lease for a PAP who wishes to obtain one within this 2-year window, an escalation process will be initiated with local land authorities to identify solutions. In the unlikely event that this escalation does not result in the obtention of an adequate replacement lease, upon a case-by-case assessment TAA may extend livelihood restoration support and/or compensation until a suitable lease is secured, in line with the overarching principle that PAPs are not left worse off and that full restoration of income-generating capacity is achieved. In these circumstances, additional livelihood restoration or compensation shall be provided for a maximum of 3 years in addition to the first 2 years of compensation which were established to cover the time required to identify the lease.³³

7.4 Allowances

7.4.1 Transitional Support

Transitional support provides short term assistance to PAPs to help them manage the immediate impacts of displacement or loss of income. It is designed to cover reasonable costs arising from the transition - such as moving movable assets, transport expenses, reconnection to utilities, and any other necessary relocation related costs. Transitional support also helps PAPs while they search for new property, land, or income generating assets, ensuring they remain stable during the transition period.

The following transitional support measures will be provided in addition to the compensation payments outlined in Section 7.0:

- Households affected by the loss of residential land and associated residential building, structures trees and crops will be provided with:
 - A disruption allowance of 5% of total compensation (including land, house, crops, trees and structures).³⁴
 - An accommodation allowance or temporary accommodation for up to three months, with a possible further three-month extension should they prove that they have been unable to acquire a new house. The value of this allowance will be

³² In cases where a PAP rejects a proposed replacement land plot, TAA will undertake a documented assessment of the reasons for rejection. If the plot is confirmed to be comparable in terms of area, lease conditions, production potential, and accessibility/location relative to the PAP's needs, TAA will support with the PAP securing the lease unless the PAP formally and explicitly states a documented decision not to replace their lease. Where the proposed plot is not deemed fully comparable, TAA will continue to identify alternative options. TAA will not propose more than 3 land plots to the same PAP that have been demonstrated as comparable. All steps, assessments, and decisions will be fully documented to ensure transparency and compliance.

³³ Any additional livelihood restoration assistance and/or supplemental compensation will be determined on a case-by-case basis, taking into account the specific circumstances of the PAP. If monetary, such support will not exceed the equivalent of the compensation initially provided for one year of lost income. If non monetary, appropriate livelihood restoration measures may include targeted, small-scale interventions (e.g. skills training or agronomic support) consistent with the Project's livelihood restoration programme. In all cases, the provision of additional compensation or support will be subject to a maximum duration of 5 years.

³⁴ As explained in Section 7.2.1.1, the 5% disruption allowance for the loss of immovable property is already included in the calculation of compensation for residential land as per national legislation. To comply with lenders standards for all assets, a 5% top-up disturbance allowance has been added for the land itself.

calculated for each household based on the average rental cost in the region for a family of equal size to the one being displaced. This allowance can be replaced with the provision of a rental house or flat instead.³⁵

- Households affected by the loss of income from agricultural leases and loss of trees and structures on the lease will be provided with:
 - A disruption allowance of 5% of total compensation (including income, loss of trees and structures). This allowance is not included in national requirements.³⁶
- Vulnerable households affected by the loss of residential or agricultural land, and all associated structures trees and crops will be provided with:
 - A one-off subsistence allowance equivalent to three months' minimum wage in Uzbekistan.³⁷

All transitional support will be provided concurrently with compensation payments. For physically displaced households opting for in-kind assistance to secure temporary accommodation, support will be delivered by TAA upon signing of the compensation agreements.

7.4.2 Severance Allowance

A severance allowance will cover the loss of employment as a result of this RAP. A total of 24 workers were identified on the agricultural lands affected by the Project. Some of the farm owners interviewed as part of the Farm Survey reported that they may be able to relocate some of these workers to other land plots they own. However, this information could not be confirmed and verified at this stage.

Consequently, this RAP considers all identified workers eligible for a severance allowance of six months equal to the minimum wage in Uzbekistan or the PAP's declared and verified monthly income, whichever one is higher.³⁸

7.4.3 Reimbursement of Transactional Expenses

All households affected by the loss of residential land, loss of agricultural land and loss of residential property will be provided with support for the acquisition of new leases (for agricultural land), obtention of land titles and cadastral registration of all new properties and assets, as required depending on each PAP's need for assistance.

All fees and taxes required to acquire and register any new lease or property purchased will be covered entirely by TAA to ensure that all PAPs are compensated at full replacement cost.

³⁵ The three-month accommodation allowance reflects the typical period required for households to secure and transition into replacement housing following displacement. A further three-month extension is available where needed, upon proof of the fact that an appropriate accommodation has not been identified.

³⁶ A separate transitional allowance has not been applied for the loss of income from agricultural land leases. The four-year income compensation provided (see Section 7.2.2) is designed to fully cover both income losses and transitional impacts, including the time required to identify and secure a replacement lease, restore agricultural production, and reach pre-displacement income levels. As such, transitional costs - such as temporary income gaps, re-establishment expenses, and disruption during the transition period - are already embedded within the extended compensation period.

³⁷ The three-month subsistence allowance for vulnerable households is provided in addition to disturbance and transitional allowances to reflect their lower economic resilience and reduced capacity to absorb and recover from displacement impacts.

³⁸ The six-month severance allowance reflects a reasonable period for affected workers to secure alternative employment, taking into account local labour market conditions.

Additionally, TAA will cover all taxes imposed by the Government on PAPs' compensation amounts.

7.5 Compensation Process

As presented in section 10.1, PAPs will have to sign a written expropriation notice four months before the handover of all affected land and property. In the period between this notice and the payment of compensation, TAA will compensate all PAPs before any land clearing works commence.

As outlined in section 14.1, the Khokhimiyat will be responsible for the payment of compensations. The following sections describe the process of compensation payment, from disclosure to payment of packages.

7.5.1 Disclosure of Compensation Rates to Affected Households

The first step of the compensation process will be the disclosure of the entitlement packages and the compensation rates to affected households.

Once the RAP is approved by the lenders, TAA will organise public meetings at Makhalla and Khokhimiyat level to disclose compensation rates and all other entitlements (including livelihood restoration measures) to PAPs. Specific engagements will be organised with female PAPs as well as other vulnerable households to ensure that their inputs and concerns are recorded.

7.5.2 Endorsement of Compensation Packages

After entitlements have been disclosed, the Project will contact each affected household to present them with their individual Compensation Package. A Compensation Form will be given to each affected household, including the inventory of affected assets and the measurements of each affected land plot, along with the unit rates and the total compensation amount and all livelihood restoration measures the household is entitled to. Should households prefer in-kind compensation options instead of cash compensation, this preference shall be expressed at this stage. TAA will be required to explicitly ask the PAP to make this decision.

If the PAPs disagree with the valuation, individual negotiation will be undertaken to (i) explain the methodology used in detail, (ii) understand the point of view of the affected people and the reasons behind the disagreement, and (iii) if necessary, review the valuation in the light of the elements provided by the PAP. It must be noted that should a PAP questions the compensation amount and/or valuation methodology, TAA shall review the concerns raised. Where, following such review, there are reasonable grounds³⁹ to warrant further assessment of the valuation, TAA shall arrange for an independent alternative valuation by a reputable specialized organization or qualified expert. The cost of such valuation shall be borne by the Project Company.

³⁹ Reasonable grounds may include documented evidence that the valuation contains material errors, omissions, or inconsistencies that could affect the compensation amount. Examples include, but are not limited to: errors in asset inventory or measurement (e.g., omitted or miscounted assets); incorrect application of valuation methods; mathematical or calculation errors; inappropriate deductions such as depreciation where replacement cost principles require otherwise; use of inaccurate asset characteristics or ownership information; reliance on non-comparable, outdated, or insufficient market evidence; failure to apply the approved compensation methodology set out in the RAP; or other substantiated discrepancies identified through review of the valuation report, asset inventory, market study, or RAP documentation.

A maximum of two weeks of negotiation will be allowed before a final compensation package is agreed. If the PAP still disagrees with the compensation amounts, they can resort to the Grievance Redress Mechanism (GRM).

The Form will be signed by the PAPs and the Khokhimiyats under the supervision of TAA. One copy of the signed form will be given to the affected household, and another will be kept by the Project. Compensation agreements will be issued in the names of both spouses, and a signature will be required by both.

7.5.3 Opening of Bank Accounts

At least one month before payment, a payment date will be announced to all PAPs.

As soon as the date is announced, bank accounts will be opened for PAPs who do not have any. Where bank accounts are already in place, TAA will provide support to the PAPs to turn them into shared accounts to ensure that both spouses have access to compensation.

7.5.4 Payment of Compensation

In compliance with the Lenders' requirements, all compensation will be paid and received by the affected persons prior to the Project taking possession of the land. Clearing will only commence once PAPs have received and acknowledged a payment receipt.

The payment of compensation will be undertaken as follows:

- The Project will inform PAPs at least one month in advance of the payment date.
- The payment will be issued by the Khokhimiyat to the registered bank accounts of the PAPs. All financial records pertaining to compensation payments (i.e. payment slips) will be archived for monitoring purposes.
- Once the payment has been made, all PAPs (including female spouses) will be required to sign a payment receipt. All other adult members of the households will have to be present for the signature of this receipt.

Once the payment receipts are signed and all affected lands and properties are vacated as per the expropriation notice, land demarcation and clearing activities will begin.

7.5.5 Update of Compensation in Case of Payment Delay

The Lenders require that compensation amounts are updated when the period of time between calculation of compensation rates and payment of compensation is extensive.

To comply with Lenders Requirements, the Project will apply an annual interest rate to the compensation rates, if compensation rates are not paid within one year after the valuation exercise (January 2027). The interest rate will be the average percent of annual interest offered by commercial banks on fixed deposits.

7.5.6 Support for Female PAPs

As outlined in section 4.2.3.8, women have reduced access to, and decision-making power over, the household's finances in the Project Area.

The following entitlements and support measures have been defined to ensure that female PAPs (including both female household heads and female members of male-headed households) have equal access to compensation:

- When women are not the direct beneficiaries of compensation (asset or landowners), female spouses will be considered co-beneficiaries of compensation. Support will be provided for PAPs to open shared bank accounts where this is not already in place. Compensation will be paid exclusively in these shared accounts.

- When women are not the direct beneficiaries of compensation (asset or landowners), female spouses will be required to sign compensation packages and compensation payment receipts.
- Female PAPs will be engaged separately during disclosure, to ensure that their feedback is taken into account.
- All adult household members of all affected households, including daughters and sons, will join the disclosure of compensation packages.
- All beneficiaries of compensation will be encouraged to join the financial literacy training provided with their spouse.

8.0 Livelihood Restoration Measures

The Lenders' policies on Involuntary Resettlement require that the Projects assist displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

The information used to establish the Livelihood Restoration Programme is based on the socioeconomic research summarised in section 4.0.

The livelihood restoration approach is based on the following principles:

- All households will be eligible to at least one of the livelihood restoration measures.
- In order to reflect the multifaceted nature of livelihood strategies, a combination of approaches and activities will be available to adequately support the transition and changes experienced by affected people.
- Options to both strengthen agricultural skills and diversify livelihoods have been provided to suit different PAPs' needs and preferences.
- The eligibility to livelihood restoration measures will be at a household level. This means that livelihood entitlements will not be limited to the heads of households but will be extended to all household members.

8.1 Overview of Current Livelihood Constraints

Section 4.2.4 described in detail the livelihoods of the households which will be physically and economically displaced. This section aims to delve deeper into the factors limiting the productivity and effectiveness of the livelihood strategies currently followed by the affected communities. It is based on the constraints flagged by local communities during interviews conducted in 2026. The aim of this analysis is to support the definition of appropriate and effective measures to ensure that the project contributes as much as possible to improving current levels of productivity and income.

The affected households rely on subsistence agriculture or small-scale local trade and seasonal labour as primary sources of livelihoods. Consequently, most of the affected households' livelihoods are land-based, with some households relying on small kitchen gardens and animal husbandry as secondary sources of income or to supplement food sources. Some individuals work at factories and plants in Tashkent City and adjacent industrial zones, which is facilitated by its proximity to the capital.

The affected households fall into three broad livelihood types:

- Households who live within the project area and depend on their tomorka gardens, small livestock and occasional low paid jobs in Tashkent or on fields around the Project Site.

- Households who live outside the Project Site but rely on agricultural labour within it, generally through seasonal and unstable work.
- Households who own farmland in the Project Site and depend almost entirely on agricultural production, including several small-scale family farms.

Across these groups, consultations held in 2026 highlight a series of constraints that limit income stability, reduce productivity and restrict the ability of households to strengthen or diversify their livelihoods.

Residents living within the project area face limited mobility due to poor road conditions, which restrict access to markets, services and employment. During the rainy season and winter months, the road often becomes impassable, making it difficult to sell produce or transport goods without relying on intermediaries and paying elevated costs.

Households that depend on agricultural labour report that available work is seasonal, low paid and highly unreliable. These conditions drive many young people to seek opportunities elsewhere, contributing to youth out migration and further reducing the local labour pool.

Farm owners are constrained by limited access to affordable land, limited diversification and low value addition in current agricultural activities. This is largely due to legal restrictions on land use for wheat and cotton, limited knowledge of alternative production systems, processing techniques, and potential markets, as well as weak integration into higher-value market segments, which together limit income growth despite exceptionally strong production conditions.

All household groups face limited opportunities for skills development or vocational training. This restricts the ability of residents to enter new sectors or improve their earning potential and contributes to high rates of youth unemployment. Women's economic opportunities are further constrained by substantial unpaid care responsibilities.

8.2 Livelihood Restoration Measures

The livelihood restoration programme includes five measures. Each category of PAP identified in Section 6.1 is eligible to at least two livelihood restoration measures. Vulnerable households are eligible to all of the measures.

Table 8-1 below summarises the objective and eligibility criteria for each of the five measures.

Each measure is described in detail in the following sections.

Table 8-1 Summary of Livelihood Restoration Measures

LRM	Objective	Eligibility	Access
LMR 1 – Financial Literacy & Compensation Management Training	Support effective use of compensation and long-term livelihood planning	All households	Up to 2 members per household
LMR 2 – Transitional Food Supply Basket	Maintain food security during transition period	All physically displaced households	Provided at household level
LMR 3 – Transitional Livestock Feed Supply Basket	Prevent loss of livestock due to temporary loss of fodder	All physically displaced households owning livestock	Provided at household level

LRM	Objective	Eligibility	Access
LMR 4 – Skill Diversification Training	Support access to alternative or additional income opportunities	All households	Up to 2 members per household
LMR 5 – Agricultural Improvement Support	Improve productivity and resilience of new land plots	All households loosing residential or agricultural land	Provided at household level

8.2.1 [LRM 1] Financial Literacy and Compensation Management Training

To support households in managing compensation payments and in making informed use of the other entitlements offered by the Project, a local partner, whether NGO or CSO, will be appointed to deliver a short programme of training sessions. These sessions will focus on sustainable livelihood growth, including practical guidance on how to manage compensation payments, how to make use of in-kind livelihood support, and how to plan for long-term income improvement.

Each household will be invited to nominate two participants. Where the compensated household head is male, the Project will strongly encourage the participation of his spouse. As detailed in section 11.4, special transport assistance will be provided to PAPs with disabilities or mobility issues or PAPs located far from the workshop venue.

The Sustainable Livelihood Improvement Training will be delivered in two stages:

- The first part will be conducted in separate groups for men and women to ensure that both groups can express their perspectives and concerns freely. This session will introduce approaches for managing compensation in ways that support long term stability and will outline how livelihood restoration entitlements can be used to strengthen or diversify household income.
- The second part of the training will bring all participants together. During this stage, each pair of household representatives will receive tailored support to develop a sustainable livelihood improvement plan. This plan will outline how the household intends to use compensation, in kind support and existing skills or resources to build a more resilient and productive livelihood in the years following resettlement.

8.2.2 [LRM 2] Transitional Food Supply Basket

Information gathered during the census and socioeconomic survey reveals that affected households typically rely on their tomorka plots for a substantial portion of their annual food needs, including potatoes, vegetables and fruit (see section 4.2.4.6).

It is assumed that physically displaced households will not have access to cultivable land for roughly one year after displacement. In fact, their initial focus after displacement is expected to be securing housing rather than reestablishing kitchen gardens, and because the growing season begins in March, they will be unable to plant summer crops even after moving into their new homes.

To mitigate the temporary loss of self-produced food, the Project will provide a transitional food basket to all physically displaced households for a period of one year. The food basket is designed to qualitatively match the main categories of food that families would normally grow for their own consumption each year. The basket will therefore include staple crops and garden produce representative of an average tomorka (potatoes, vegetables, and fruits),

ensuring that households maintain adequate food security while they re-establish themselves in their new homes and until they are able to resume cultivation.

8.2.3 [LRM 3] Transitional Livestock Feed Supply Basket

To address the temporary loss of fodder resulting from land acquisition, the Project will provide a one-year livestock feed basket to all households that own livestock (as private household assets, not as part of their commercial activities) and lose land, whether the land taken is agricultural or residential. This includes the 16 physically displaced households and the 7 farmers losing agricultural land. Livestock play an essential role in these communities, serving both as a source of food and as a form of household savings, as animals can be sold during periods of financial difficulty. Without access to fodder, households may be forced into distress led sales, resulting in permanent loss of productive assets.

To prevent such losses, the Project will supply livestock feed equivalent to the average annual fodder requirements associated with a typical household's livestock holdings. The feed quantities will be the same for all eligible households and have been calculated based on the average number and type of animals typically owned in the Project area, as well as their standard annual feed needs. This measure ensures that all affected livestock owning households are supported through the transition period until they regain access to land for fodder production.

8.2.4 [LRM 4] Skill Diversification Training

Labour market assessments in the Project area (see section 4.2.3) indicate a growing demand for workers with technical and service-related skills, particularly in retail and manufacturing. In this context, the Project aims to strengthen PAPs' access to new income opportunities by supporting skill diversification and enabling a shift - where desired - from agriculture to alternative or complementary livelihoods.

To achieve this, the Project will offer 12 skill building workshops over a three-month period, with up to two members from each affected household eligible to participate. These partners will equip participants with practical skills relevant for non-agricultural employment, business start-ups, or supplementary income generating activities.

PAPs will be able to choose between two training courses. The exact two training courses will be selected in collaboration with the Regional Agencies that are already responsible for delivering vocational training programmes in the Tashkent region. They may include any of the following:

- Entrepreneurship & business.
- Retail and customer service skills.
- Carpentry, plastering or any other industrial or construction trade basics.
- Craft making and e-commerce skills.

In collaboration with regional authorities, TGA will identify two qualified technical partners to deliver these workshops.

To ensure effective and equitable participation, the Project will cover the full cost of the workshops, including training fees, transportation, and childcare for up to two participants per household. These measures are essential to eliminate financial and caregiving barriers that could otherwise prevent PAPs from attending.

All households are eligible for this support. Female spouses of household heads will be strongly encouraged to participate, unless she opts not to do so.

In addition to the workshops mentioned above, any PAP employed by the Project will receive targeted on-the-job training to enhance their performance and strengthen newly acquired

skills. This training will also support the development of additional competencies, helping them build knowledge that is transferable to future employment opportunities.

8.2.5 [LRM 5] Agricultural Improvement Support

The Project will provide targeted support to all households who have lost residential or agricultural lease land, with the aim of improving farming and gardening practices on their newly acquired plots. This support will be delivered by a Project-appointed agronomist for up to one year, in close collaboration with regional and local agricultural agencies and farmers' councils, as needed.

Each eligible household will receive individualised, one on one assistance. As soon as a PAP acquires new land (whether agricultural farmland or a tomorka plot), the agronomist will conduct an initial assessment of the plot. Based on this assessment, the agronomist will design a tailored annual support plan for the household. The support provided may include:

- Diversification of production, such as introducing higher value-added or short cycle crops.
- Development of small-scale processing and valorisation activities for agricultural products and by-products.
- Strengthening the integration of crop and livestock production to enhance farm efficiency and resilience.
- Facilitating access to existing urban markets, particularly in Tashkent City.

During the initial assessment phase, the agronomist will undertake farm-by-farm evaluations to identify feasible diversification options and connect farmers with relevant advisory services and programmes, in collaboration with local and regional farming structures.

For physically displaced households, the agronomist will provide tailored guidance on maximising the productivity of food and fruit crops in their newly acquired tomorka gardens. An evaluation of soil fertility and characteristics will be conducted once households have resettled. If the soil quality of the new tomorkas is lower than what PAPs previously had, the agronomist will recommend context appropriate and technically feasible measures for soil management, fertility preservation, and soil improvement.

8.3 Additional Support Measures

8.3.1 Resettlement Assistance

The Project will provide resettlement assistance to support PAPs in relocating to a location of their choice. The type of support will depend on the compensation option selected by the PAP, as follows:

- For households opting for in-kind compensation (see Section 7.2.1.2), TAA will identify suitable replacement land and housing, ensuring that options meet the needs and preferences of the PAPs.
- For households choosing cash compensation (see Section 7.2.1.1), the TAA will, should PAPs wish to be assisted in their relocation, provide logistical support during the resettlement process, including assistance in identifying suitable properties and facilitating relocation arrangements. Please note that such assistance will be determined on a case-by-case basis with each PAP, based on the PAP's needs as well as the resources available

As outlined in Section 11.2, a significant proportion of PAPs have expressed a preference to remain within Khalkabod makhalla (namely in Khalkabod village). In response, the Project will make all reasonable efforts to facilitate relocation within this area. This will include

conducting an assessment of the local housing market and the availability of land and housing in Khalkabod to support PAPs in identifying suitable options. Should constraints be identified that limit the feasibility of relocation within Khalkabod, the Project will engage with PAPs through consultations to identify and agree on alternative locations that align with their preferences.

In addition to the measures described above, the Project will facilitate access to psychosocial support services for PAPs who may experience stress or anxiety associated with displacement and livelihood changes. This will include providing information on locally available counselling and social support services, as well as referrals to relevant public or community-based providers where appropriate. While the need for such support is not expected to be significant - given that physically displaced households will be resettled in close proximity to their current locations, thereby maintaining social networks and access to familiar services - this measure ensures that PAPs have access to appropriate assistance should they wish to seek support in coping with the transition.

8.3.2 Support for Worker Households

All members of the workers' families will be eligible to priority consideration for recruitment by the Project, provided that they meet the health and skills requirements for available positions.

8.3.3 Support for Vulnerable Households

As outlined in section 4.2.4.8, 13 households were identified as vulnerable.

National law does not provide any requirements for the support or assistance of vulnerable groups in relation to livelihood restoration because of land acquisition impacts. However, the Project will be required to provide support to vulnerable groups to meet Lenders' requirements.

The following support will be provided to vulnerable households, as outlined in the Entitlement Matrix:

- Facilitation of enrolment in suitable state welfare programmes. The specific programmes to which the household will be eligible will be identified in a one-on-one engagement with vulnerable PAPs, conducted by TAA's CLO in collaboration with the Makhallas.
- Priority consideration recruitment will be given to the members of vulnerable households, subject to meeting the health and skills requirements necessary for the available jobs.

8.3.4 Support for Vulnerable Individuals

As identified in Section 4.2.3.10, individual vulnerabilities may affect an individual's ability to:

- Access and understand Project-related information.
- Participate in consultations and decision-making processes.
- Physically relocate.
- Re-establish livelihoods or adapt to new living conditions.

To address these challenges, the Project will provide targeted, individualised support measures to each person identified as experiencing mental and physical impairments that could result in any of the aforementioned activities.

The measures may include, but are not limited to:

- Assistance with transportation and logistics during relocation.

- Support for packing, moving, and settling into replacement housing.
- Provision of additional one-on-one consultations.
- Facilitation of engagement with local authorities.

These measures will be implemented in coordination with the engagement provisions outlined in Section 11.4, ensuring that individuals with specific needs are able to participate meaningfully in, and equally benefit from, the RAP implementation process.

9.0 Institutional Arrangements and Responsibilities

The operational responsibilities for the preparation and implementation of the RAP are outlined in the following paragraphs.

As outlined in Section 14.0, TAA and the Public Partner are currently in the process of defining the most appropriate process for disbursing compensation to PAPs and for funding the expenses associated with the various relocation-related activities. Although the arrangements have not been finalised, the proposed approach is expected to differ from the regulatory process described in Section エラー! 参照元が見つかりません。 . Under the regulatory framework, compensation funds are first paid into a Compensation Fund at the ministerial level, and a Regional Compensation Fund under the respective Khokimiyat is responsible for transferring approved compensation amounts directly to the bank accounts of affected individuals.

In contrast, for this RAP the proposed approach is that TAA will deposit the required compensation amounts into an escrow account. Once these funds have been deposited, the Tashkent Khokimiyat will request the Private Partner to instruct the Bank to release the corresponding portions of the Compensation Amount to the Khokimiyat. These funds will then be used exclusively for making immediate payments to affected parties.

9.1 TAA

TAA has overall responsibility of the RAP's implementation and monitoring in compliance with the lenders' standards as defined in this document.

TAA will have the following overarching responsibilities:

- Implementation and monitoring of the RAP.
- Implementation of resettlement assistance (in-kind compensation).
- Funding of compensations and allowances described in Section 7.0.
- Funding and provision of resettlement support and livelihood restoration activities.
- Stakeholder engagement and grievance management.

Table 9-1 below summarises their responsibilities for the implementation of the RAP per team member.

It is noted that the members listed in the table are not yet in place and will need to be recruited by TAA. Their recruitment has been included in the steps required to implement the RAP and accounted for in the schedule (see section 10.1).

Table 9-1: TAA RAP Implementation Responsibilities

MEMBER	Responsibilities
E&S Coordinator	Responsible for the overall E&S performance of the Project, including the implementation of the RAP Review of the RAP and submission to the Lenders

MEMBER	Responsibilities
	Disclosure of the RAP on Company's website
E&S Advisor	Assisting the E&S Manager Responsible for overseeing CLO and preparing monitoring reports
Chief Liaison Officer (CLO)	Reporting to the E&S Coordinator Responsible for the day-to-day implementation of the RAP, including: Public disclosure of the RAP to PAPs and local authorities. One-on-one meetings with PAPs to disclose compensation packages Provision of payment receipts to PAPs Regular engagement throughout the implementation of the RAP Ongoing grievance management Provision of assistance to identify replacement lands and property and temporary accommodation (transitional support) Development of monthly monitoring reports
Female CLO of Focal Point (if CLO is not female)	Receiving, tracking and responding to grievances related to gender-based violence and harassment.
Technical Partners for Livelihood Restoration	NGO or other third parties recruited for the implementation of specialised Livelihood Restoration Activities.

9.2 Uzbekistan Airports

In accordance with the Decree of the President of the Republic of Uzbekistan No. PP-353 dated November 25, 2025 and as State Partner in the Project, JSC will be in charge of assisting in the implementation of the RAP.

As Public Partner, Uzbekistan Airports will have the ultimate responsibility over the implementation of the RAP. They will assume the following responsibilities:

- Coordinating engagement with governmental authorities as required.
- Reviewing monitoring reports.

9.3 Khokhimiyat

The Khokhimiyat will be responsible for managing the expropriation process.

As such, they will:

- Application for expropriation to the executive body of the Regional Compensation Fund.
- Provide expropriation notices to PAPs, four months before the required vacation date.
- Sign compensation agreements with PAPs.
- Requesting the banks release the funds to execute compensation payments from the escrow account created by TAA (see section 14.1).
- Execute compensation payments to PAPs.
- Withdrawing the lands and transferring them to the Agency for State Asset Management.

9.4 State Asset Management Agency

The State Asset Management Agency will be responsible for transferring the land required for the airside infrastructure to Uzbekistan Airports for free lease, and the land required for the landside infrastructure to TAA for a duration of 35 years.

10.0 RAP Implementation

Section 10.1 outlines the steps which will have to be taken to implement the RAP.

The schedule for these actions is presented in section 10.2.

10.1 Steps Required to Implement the RAP

The steps and activities needed to implement this RAP, including the acquisition of land, consultation with affected people, implementation of compensation payments and provision of all additional entitlements defined in this document and monitoring are listed below in Figure 10-1.

Table 10-1: Steps Required to Implement the RAP

#	Implementation activities	Responsibility
RAP Approval		
1.1	Submission of the RAP to lenders for approval	TAA
Establishment of RAP Team and Implementation Arrangements		
2.1	Identification and recruitment of technical partners for livelihood restoration	TAA
Engagement with Affected Households and Compensation Payment		
3.1	Provision of expropriation notice to PAPs (four months before handover)	Khokimiyat
3.2	Public disclosure of the RAP to PAPs and local authorities	TAA
3.3	Disclosure of the RAP on Lenders' website	Lenders
3.4	Disclosure of the RAP on Company's website	TAA
3.5	One-on-one meetings with PAPs to disclose compensation packages	TAA and Khokimiyat
3.6	Disbursement of compensation funds into an escrow account	TAA
3.7	Announcement of compensation payment date (one month before payment)	Khokimiyat
3.8	Opening of bank accounts (shared for married couples) when not already in place	TAA
3.9	Negotiation and finalisation of compensation packages	TAA and Khokimiyat

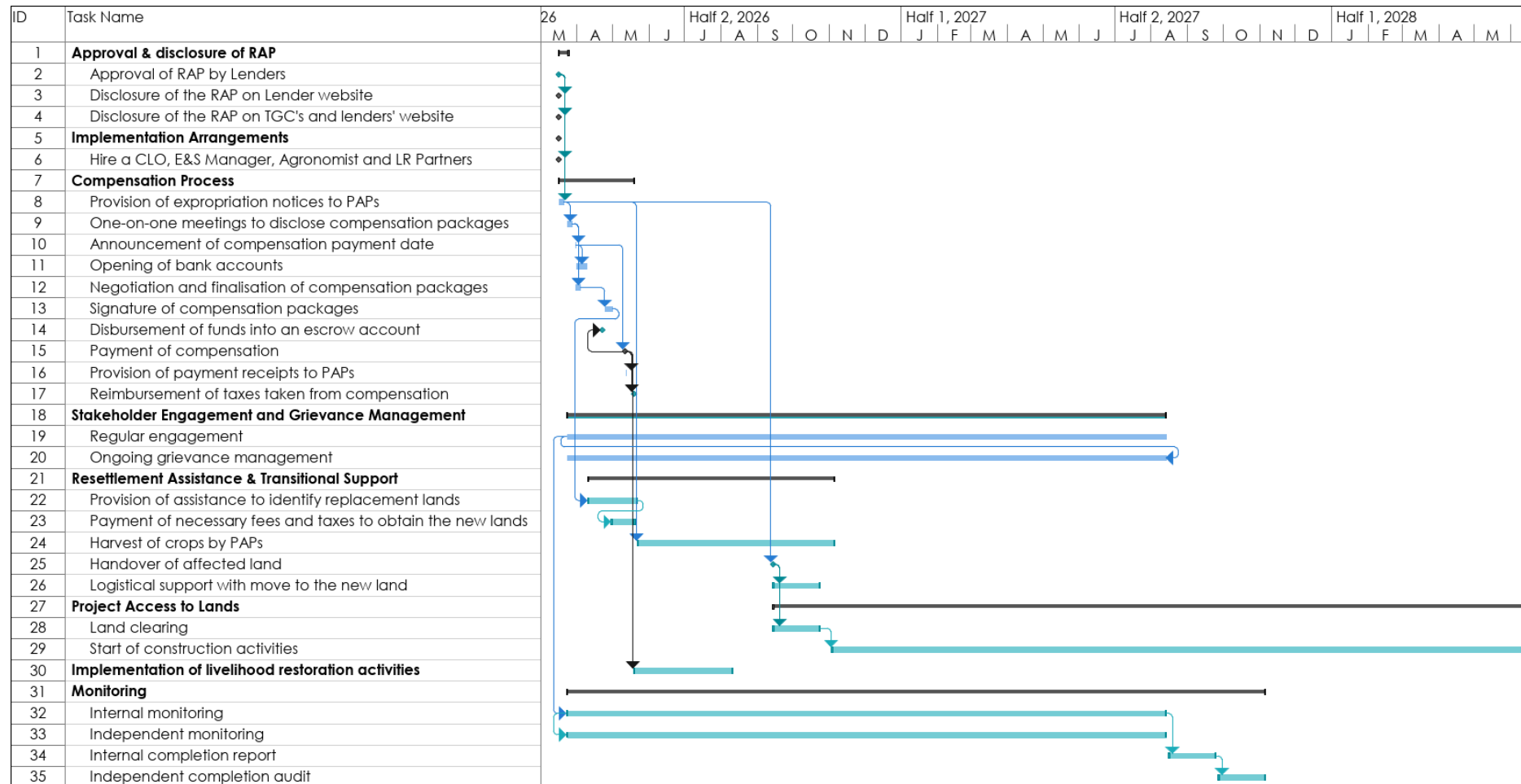
#	Implementation activities	Responsibility
3.10	Signature of compensation packages	Khokimiyat
3.11	Implementation of livelihood restoration measure 1 (financial training)	TAA
3.12	Payment of compensation	Khokimiyat
3.13	Provision of payment receipts to PAPs	Khokimiyat
Stakeholder Engagement and Grievance Management		
4.1	Regular engagement throughout the implementation of the RAP	TAA
4.2	Ongoing grievance management	TAA
Resettlement Assistance		
5.1	Assistance with the identification of temporary and permanent replacement land and housing	TAA
5.2	Payment of necessary fees and taxes to obtain the new lands	TAA
5.3	Harvest of crops and salvaging of trees and materials from the affected lands	PAPs
5.4	Handover	Khokimiyat and TAA
5.5	Documentation of vacation of lands	Khokimiyat and TAA
Project Access to Lands <i>The procedure for the acquisition of land for the Project is set in the Decree of the President of the Republic of Uzbekistan No. PP-353 dated 25th November 2025 and the Land Code of the Republic of Uzbekistan.</i>		
6.1	Ensuring that lands have been vacated by the agreed date.	Khokimiyat
6.2	Land plots are withdrawn for public needs and transferred to Agency for State Asset Management with the right of permanent use.	Khokimiyat
6.3	State Asset Management Agency transfers the land required for the airside infrastructure to Uzbekistan Airports JSC for free lease, and the land required for the landside infrastructure to TAA for a duration of 35 years.	State Asset Management Agency
6.4	Land clearing	EPCs
6.5	Start of construction activities	EPCs
Livelihood Restoration		
7.1	Implementation of livelihood restoration measures 2, 3, 4 and 5	TAA's technical partner

#	Implementation activities	Responsibility
Monitoring		
8.1	Internal monitoring	TAA
8.2	Independent monitoring	Consultant
8.3	Internal completion report	TAA
8.4	Independent completion audit	Consultant

10.2 Schedule for RAP Implementation

Figure 10-1 shows the schedule for the implementation of the RAP.

Figure 10-1: RAP Implementation Schedule



11.0 Stakeholder Engagement

Stakeholders are defined as (i) individuals, groups, or local communities that may be affected by a project, positively or negatively, and directly or indirectly, and (ii) parties who may be able to influence the Project because of their legal mandate, knowledge, and/or social or political influence.

Section 11.3 presents the stakeholder engagement activities related solely to the RAP.

11.1.1 Stakeholder Identification

Table 11-1 provides an overview of the Project stakeholders affected and/or with an interest in the land acquisition and resettlement activities.

Table 11-1: Stakeholder Identification and Mapping

STAKEHOLDER	CONCERN / ROLE
Stakeholders Affected by Land Acquisition	
Physically displaced households	Impacted by the loss of housing and residential land
Economically displaced households	Impacted by the loss of livelihood means
Vulnerable households (see section 4.2.4.10)	May encounter issues when (i) finding alternative or additional land resources, (ii) negotiating fair compensation for the loss of land and destruction of crops, (iii) restoring their means of livelihood after economic displacement and (iv) building and settling into a new house after physical displacement.
External Stakeholders	
Uzbekistan Airports JSC	Responsible for assisting with the implementation of the RAP. Will be contacted as required for coordination support and will review monitoring reports.
Ministry of Transport	Responsible for the overall implementation of the RAP. Will oversee monitoring reports.
Tashkent Region Khokhimiyat	Responsible for the management of the expropriation process, the Khokhimiyat will provide expropriation notices to PAPs, withdraw lands and transfer them to the Agency for State Asset Management.
Local media	Can be used by the Project for the dissemination of information regarding land acquisition and the resettlement process.

11.2 Engagement and Consultation Conducted to Date

The following section describes the engagement activities undertaken to date as part of the Project's land acquisition process.

A range of stakeholders were consulted during November and December 2025 through to January 2026. Table 11-2 provides a summary of the relevant stakeholder meetings that pertained to the resettlement process.

Evidence of conducted stakeholder engagement is provided in Appendix C.

Table 11-2: Relevant Stakeholder Meetings during the ESIA Process

Date	Stakeholder / Group	Topics of discussion
22 November 2025	Urtachirchik District Khokimiyat Kuyichirchik District Khokimiyat Cultural Heritage Agency	Coordinate stakeholder engagement planning and working group organisation Coordinate identification and protection of cultural heritage sites
28 November 2025	Chirchiq-Ohangaron Irrigation Systems Basin Administration Tashkent Regional Main Department of Tourism and Cultural Heritage	Coordinate stakeholder engagement planning
04 December 2025	Tashkent Regional Department of the Cadastre Agency Tashkent Regional Department of the State Cadastre Chamber of the Cadastre Agency Tashkent Regional Main Department of Architecture and Construction Tashkent Regional Department of the Committee for Religious Affairs Tashkent Regional Representation of the Spiritual Administration of Muslims of Uzbekistan Tashkent Regional Council of Farmers, Dekhan Farms, and Household Landowners (tomorkas)	Cadastral data and digitisation of land records. Facilitation of information requests through Khokimiyat channels. Land acquisition procedures, compensation processes and coordination with affected communities. Importance of transparent communication with population and compliance with national legislation and international standards.
05 December 2025	Tashkent Regional Department of Agriculture Hududgaz Tashkent Gas Supply Branch Head of Tashkent Regional Health Department Ministry of Water Resources Ministry of Health Sanitary and Epidemiological Welfare and Public Health Service of The Republic of Uzbekistan	Coordinate stakeholder engagement planning Identification and management of impacts
09 December 2025	Tashkent Regional Road Construction Department Center for State Sanitary and Epidemiological Surveillance of Tashkent Region (SES) Ministry of Ecology, Environmental Protection and Climate Change (MECCP) Ministry of Transportation State Committee for Roads	Identification and management of impacts
10 December 2025	Local Orthodox Church caretaker Retired Priest and Cemetery worker Chairman of the Halkobod makhalla	Orthodox cemeteries located within the project footprint

Date	Stakeholder / Group	Topics of discussion
	Tashkent Region Khokhimiyat	Verify cemetery information and coordinate community engagement
24-25 December 2025	Project affected households in all four makhallas	Planned surveys, compensation process, cut-off date and grievance mechanism A brochure (Annex C) presenting the cut-off date and resettlement process was shared with PAPs and authorities during the meeting.
	Priests, Imams and Next of Kin of the deceased	Religious considerations related to cemetery relocation and community sensitivities
	Tashkent Regional Department of the Makhalla Association of Uzbekistan	Organisation of public consultations and dissemination of project information to local communities Stakeholder engagement activities throughout project lifecycle.
28 – 31 January 2026	Project affected households in all four makhallas	Dissemination of project information to local communities
30 April 2026	Project affected households in Khalkobod, Surum and Yangiyul makhallas	As part of the ESDD process, representatives of lenders and lenders' advisor held meetings with the PAHs to discuss the resettlement-related matters, concerns, and to confirm that the required studies, censuses, valuations had been conducted.

As indicated in sections 4.2.1.1 and 4.2.1.2, both quantitative and qualitative socioeconomic surveys were undertaken in January 2026. The list of stakeholders engaged and consulted with during these surveys is summarised in Table 4-1 and Table 4-2.

The main comments or concerns raised by stakeholders were:

- Households in Khalkobod expressed strong emotional and ancestral attachment to their place, reinforced by the nearby cemetery. They are worried about losing these ties and want collective relocation if resettlement occurs.⁴⁰
- Community interest in employment opportunities, infrastructure improvements, and local business participation during construction and operation phases.
- Employment eligibility, procurement opportunities, infrastructure development, environmental impacts, and project timeline.
- Cemetery relocation, compensation eligibility, cadastral status and potential infrastructure changes.

⁴⁰ While households expressed a preference for collective relocation, consultations with local authorities indicated that this option is not feasible due to limited availability of sufficiently large land plots to accommodate all affected households together while maintaining equivalent housing and garden standards. In later engagements in May 2025, communities confirmed they are happy to individually relocate to nearby communities with improved infrastructure instead of looking for a collective replacement land.

- Community expressed general support while emphasising importance of respectful cemetery relocation and transparent engagement.
- Community expressed a preference for relocation within Khalkobod.
- Future infrastructure projects and potential for indirect impacts.
- Significant infrastructure gaps, including:
 - Unpaved, eroded, and impassable roads, especially in winter, limiting mobility and access to education.
 - Lack of gas supply in Khalkobod.
 - In some villages, water quality is poor (high salinity) and not potable.
 - Children face difficulty reaching schools due to distance and poor road conditions.

11.3 Consultation Programme for the RAP Implementation

Table 11-3 lists the stakeholder engagement activities to be performed during the implementation of the RAP.

TAA's CLO will be responsible for conducting all engagement with PAPs, alongside governmental authorities where required.

Table 11-3: Stakeholder Engagement During the Implementation of the RAP

ACTION	StAKEHOLDER	SCHEDULE	METHOD	RESPONSIBLE
Provision of expropriation notice to PAPs	Affected households	Four months before handover	Individual meeting and letter	TAA + Khokhimiyat
Public disclosure of the RAP	Affected households and authorities	As soon as the RAP is approved by lenders	Public meetings at Makhalla and District level	TAA
One-on-one meetings with PAPs to disclose compensation packages	Affected households	As soon as the RAP has been disclosed	Individual meeting	TAA
Announcement of compensation payment date	Affected households	One month before compensation payment	Individual meeting	TAA
Opening of bank accounts (shared for married couples) when not already in place	Affected households	As soon as the compensation payment date is announced	Individual meeting	TAA
Negotiation and finalisation of compensation packages	Affected households	Within two weeks from the disclosure of compensation packages	Individual meeting	TAA
Signature of compensation packages	Affected households	As soon as compensation packages have been finalised	Individual meeting	TAA
Identification of replacement land and housing	Affected households who requested this support	As soon as compensation packages have been signed	Individual meeting	TAA
Announcement of compensation payment date to PAPs	Affected households	As soon as compensation packages have been signed	Public meetings at Makhalla and District level	TAA

ACTION	StAKEHOLDER	SCHEDULE	METHOD	RESPONSIBLE
Financial literacy training	Affected households who wish to receive the training	Before the payment of compensation	Workshop in Tashkent	TAA
One-on-one engagement with vulnerable PAPs to define suitable welfare schemes for enrolment	Vulnerable affected households	After payment of compensation	Individual meetings	TAA and concerned Makhallas
Routine engagement during RAP implementation	Affected households	Continuous one-on-one engagement with PAPs until the RAP has been implemented and quarterly public meetings for progress updates	Individual meetings and public meetings	TAA

11.4 Additional Provisions for Engagement of Vulnerable People

Some people may require additional support to ensure they can receive, understand, and respond to Project-related information appropriately. Table 11-4 lists all groups that may need dedicated communication channels to receive information on land acquisition and resettlement, along with the measures to be implemented to ensure fair and appropriate engagement with each group.

Table 11-4: Specific Engagement Measures to Support Vulnerable PAPs

Vulnerable PAP	Potential Issues Encountered	Support Measure
PAPs with visual impairment	Unable to read information on land acquisition.	One-on-one discussion with RAP Officer and out loud reading of useful written information.
PAPs with hearing impairment	Unable to (i) independently conduct public meetings or focus groups on the land acquisition and resettlement, and (ii) understand information provided during these consultations.	Ensure that a non-disabled person who can communicate non-verbally accompanies the disabled person at all times during any interaction with project-related parties. If literate, provide written information on all crucial information.
PAPs with speaking impairment	Unable to express themselves during any interaction with project-related stakeholders.	If literate, provide a piece of paper during public meetings so the person can write down questions and comments to be addressed at regular intervals throughout the discussion. If illiterate, ensure that a representative chosen by the individual from within the family or, if this is not possible, from an NGO, accompanies the PAP and protects his/her interests at all times.
PAPs with mental disability	Unable to understand Project-related information or to express himself / herself about fears or wishes related to the Project.	Ensure that a representative chosen by the individual from within the family or, if this is not possible, from an independent organisation, is accompanying the PAP and protecting his / her interests at all times
PAP with physical impairment (difficult or impossible to walk)	Unable to join public consultations and grievance redress meetings.	Provide transportation with a Project vehicle to all meetings where the presence of the PAP is required. Ensure venues are wheelchair accessible and provide access to a wheelchair where needed.
Female PAPs	Female PAPs may be unable to join meetings due to their housekeeping responsibilities, including childcare.	Project to contact in advance to ensure that they are aware of the meeting and can plan accordingly.

Vulnerable PAP	Potential Issues Encountered	Support Measure
	Pregnant women should not walk long distances to reach any public or individual meetings with Project stakeholders. Female spouses of PAPs may not have access to the appropriate information through their husbands.	Allow children to be present at meetings to encourage women to join. Project to provide vehicle transportation to all pregnant PAPs that may wish to attend meetings. Project to provide a female-led and female only focus group with all female PAPs, to explain the compensation and resettlement process. Project to provide a training session for all female PAPs to empower women.

12.0 Grievance Redress Mechanism

All PAPs were informed about their rights to use the Project's GRM at the beginning of the RAP surveys and a brochure (Annex C) was shared including an explanation of the GRM. Additionally, the contact information of the GRM contact persons were displayed in community offices in coordination with makhalla leaders.

The scope of the GRM, including the procedure for submitting, recording, investigating and closing grievances, is described in more detail below.

12.1 Scope of Grievance Mechanism

The following section outlines the GRM established for the Project. The GRM provides a formal and accessible process for individuals, households, and communities to raise concerns related to Project activities, particularly those associated with land acquisition, asset valuation, compensation, construction activities, and engagement with Project representatives.

Based on the types of issues typically arising during land acquisition and resettlement processes, the Project anticipates that grievances may include, but are not limited to, the following:

- Land, eligibility, and compensation-related issues
 - Disagreement over land ownership or usage rights.
 - Concerns or disputes regarding eligibility for compensation or support.
 - Issues relating to property boundaries, plot measurements, or discrepancies in land demarcation.
 - Complaints related to compensation rates, methodologies, or valuation outcomes.
 - Disagreement on the timing, method, or process of compensation delivery.
 - Delays or challenges associated with land title availability or verification.
 - Damage to land, assets, crops, or livelihoods during project activities such as surveys, access, or demarcation.

- Asset inventory and valuation concerns
 - Assets or land plots not recorded, incorrectly recorded, or omitted during the valuation process.
 - New structures, improvements, or land transactions not reflected after initial valuation.
 - Disputes regarding the valuation of crops, structures, trees, or other assets.
 - Misidentification of owners, occupants, or users during asset inventory or verification.
 - Perception that measured land area is smaller or incorrectly classified.
- Project-related feedback and operational concerns
 - Requests for clarifications or additional information about Project procedures.
 - Concerns about conduct, communication, or actions of Project staff or consultants.
 - Any perceived or actual negative impact associated with Project activities.

In addressing these issues, the GRM is designed to meet the following objectives:

- Provide a clear, transparent, and fair process for addressing all concerns arising from Project activities.
- Ensure that all grievances are documented, tracked, and resolved in a timely manner.
- Promote trust and accountability between the Project and affected persons by ensuring that concerns are managed respectfully, confidentially, and efficiently.
- Enable affected communities to provide continuous feedback to improve project implementation and mitigate risks early.

The grievance redress procedure seeks to provide amicable resolution aimed at avoiding judicial redress by engaging in conversation with the complainant through (i) an initial review and resolution by the RAP Consultant and Vision Invest, (ii) escalation to the Resettlement Committee for complex or sensitive grievances requiring broader consultation or mediation, and (iii) optional final escalation using further mediation support if required. May the aggrieved individual be dissatisfied with the outcome of the amicably provided solutions, he/she will be able to resort to Justice at any stage in the process.

12.2 Procedure

TAA's CLO will be responsible for the implementation of the GRM. He or she will be provided with training on the GRM. See Figure 13 1 for the flow of steps comprised by this GRM.

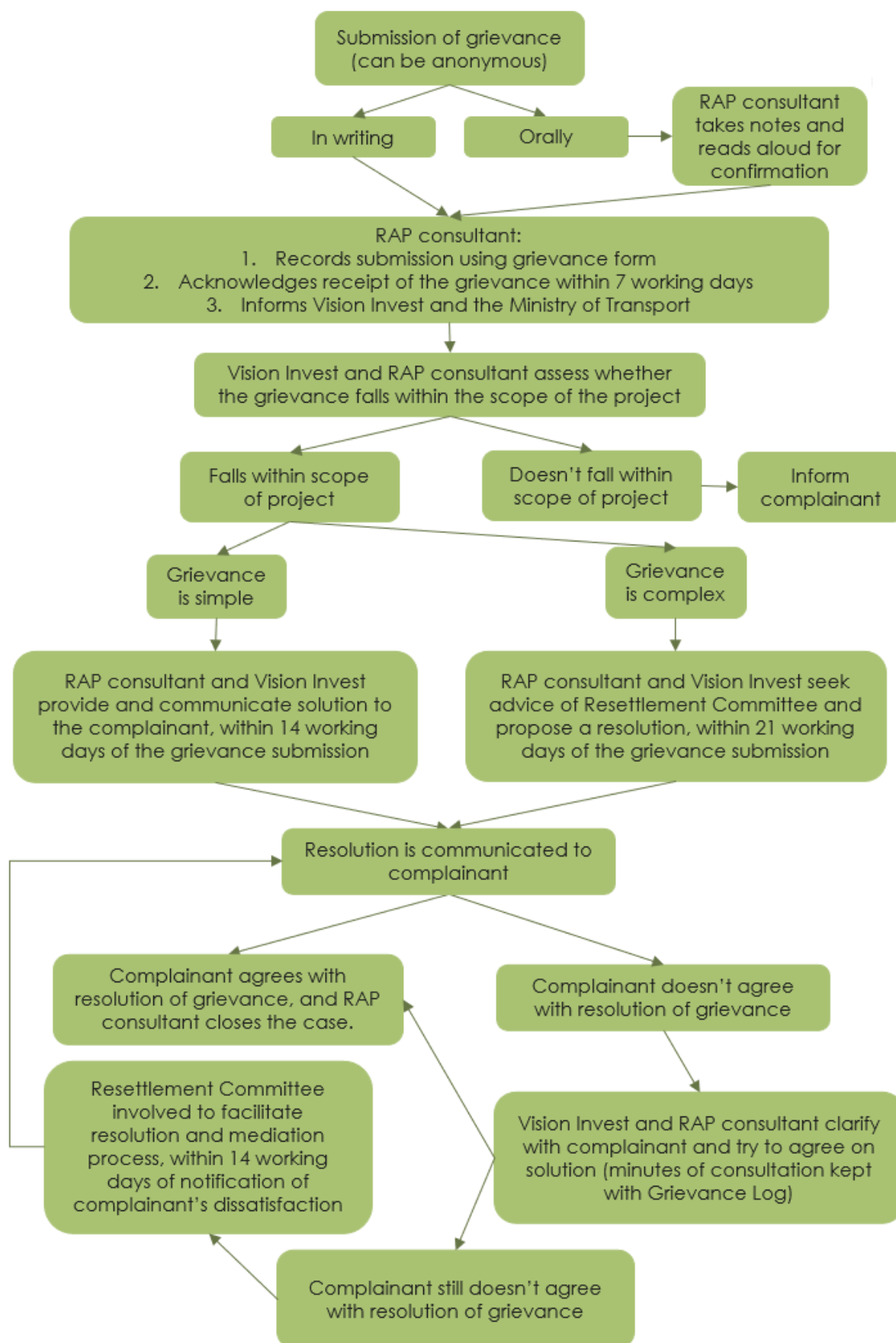


Figure 12-1: Grievance Redress Mechanism

12.2.1 Submitting a Grievance

Grievances can be submitted orally or in writing to the GRM contact personnel provided in Table 13.1. For illiterate complainants or those that prefer to submit their grievances verbally, they will have the possibility to meet with the RAP consultant who will take notes on the details of the complainant and read them out loud to the complainant to confirm that the key elements of the complaint have been captured.

If an anonymous grievance (e.g. letter or email without details about the complainant) or the grievant requests to remain anonymous is submitted, the grievance will also be accepted and processed by the RAP consultant in coordination with Vision Invest.

Table 12-1: Grievance Mechanism Contact Details

Company	Contact Details
Vision Invest	Name: Muhammad Bobir Rasulev Tel: + +998 990 900 777 Email: rasulev@visioninvest.com
Sojitz Corporation	Name: Akbarjon Akramov Tel: +998 93 500 55 54 Email: akramov.akbarjon@sojitz.com
Uzbekistan Airports	Name: Jasur Sharipov Tel.: +998901890307
RAP Consultant	Name: Mrs Nodira Sadullaeva Tel: +99871-209-79-97 Email: nodira.sadullaeva@nbt.uz

12.2.1.1 Recording Grievances

Upon receiving grievances submitted by any means mentioned above, the RAP consultant will record the submission based on the grievance form provided in Appendix A. The form will capture the following elements:

- The complainant's name (including whether they wish to remain anonymous) along with their contact details, specifying how they prefer to be reached.
- Process tracking fields (date, preferred language of communication, who received the grievance, etc.).
- Details of the submission (grievance, request for information, provision of feedback, etc.).
- Acknowledgement of the submission.
- Response provided.

The RAP consultant will acknowledge the receipt of the submitted grievances within seven working days of the grievance being submitted.

Note: The confidentiality of all grievants will be maintained throughout the grievance process. Grievants who wish to remain anonymous or whose grievances involve sensitive issues will have their identity protected and no identifiable information will be disclosed to third parties without their consent.

If confidentiality will impede the resolution of the grievance, the RAP consultant and the responsible person under Vision Invest will consult with the grievant and explain the possible limitations, and seek agreement on how to proceed. If no agreement can be reached, a decision will be made on how to move forward, including either putting the grievance on hold until a feasible solution can be found or terminating the review process. This will be communicated to the grievant in writing.

All grievance records, including the details of investigations and proposed resolutions, will be stored electronically with access restricted to the RAP consultant and the relevant personnel under Vision Invest.

12.2.2 Investigating and Resolving Grievances

Upon receipt and recording of the grievance, the RAP consultant will inform the person(s) under Vision Invest (and the MoT) responsible for handling grievances. This person will, in coordination with the RAP consultant, assess whether the grievance falls within the scope of the project as described in section 13.1 above and commence the investigation.

If the grievances are assessed to be simple such as asking for more information about the Project, and related procedures etc, the RAP consultant and Vision Invest will provide the solution and communicate this to the grievant within 14 working days.

In cases of sensitive grievances, such as those involving multiple interests in the affected communities, land or asset disputes or where a more complex investigation is required, Vision Invest and the RAP consultant will seek the advice of the Resettlement Committee (see chapter 9 on their roles and responsibilities) and then propose a resolution which is agreed by the parties in discussion. Such cases will be resolved within 21 working days of the grievance(s) being submitted.

If the solution proposed is not accepted by the grievant(s), Vision Invest and the RAP consultant will consult the grievant(s) to obtain further detailed clarification on the issues raised and try to agree upon a mutual solution. Minutes of consultation session will be kept together with a Grievance Log (refer to Appendix B for the Log). If a mutual solution cannot be obtained through consultation, the Resettlement Committee will be involved to facilitate the resolution and mediation process. This process will be undertaken within 14 working days of notification of dissatisfaction by the grievant(s).

Note: The Project GRM does not replace any other available grievance mechanism including legal ones.

12.2.3 Process Flow and Timeline

The process flow and timeline below will be followed as part of the GRM. Where complex grievances, or other factors are extending the investigation time, the Grievant will be informed of this delay and advised of an updated expected timeline for response.

Table 12-2: Grievance Process and Timeline

Stage	Timeline
Grievance Received/Submitted	-
Grievance logged and acknowledged	Within seven working days of grievance being submitted
Grievance investigated	Within 14 working days of grievance being submitted*
Proposed resolution conveyed to grievant (simple grievances)	Within 14 working days of grievance being submitted
Proposed resolution conveyed to grievant (complex grievances)	Within 21 working days of the grievance being submitted
If Applicable Following Dissatisfaction of Resolution by Grievant	
Actions to re-assess grievance/propose new solution/inform Grievant of final decision	Within 14 working days of notification of dissatisfaction by Grievant
In the event that a grievance cannot be resolved between the two parties a mediator will be involved i.e. the Resettlement Committee	Within 14 working days of notification of dissatisfaction by the Grievant.

12.2.4 Documentation and Review

The RAP consultant, in coordination with Vision Invest, will be responsible for tracking all grievances in the Grievance Log and maintaining the associated documentation. This role will be carried out by the RAP consultant until the GRM is formally handed over to the RAP Implementation team. Additionally, the effectiveness of the GRM will be monitored by the RAP consultant and Vision Invest to ensure its compliance with the principles set herein. The RAP consultant and Vision Invest will review the following:

- The number of grievances submitted and their resolution status.
- Identification of any systematic issues or trends that may need to be addressed.
- The average time taken to provide responses.
- The number of grievances that have gone through the Resettlement Committee.

12.2.5 Gender-based Violence and Harassment

A female CLO or designated focal point internally will be available to receive and handle gender-sensitive or confidential grievances, including those related to Gender-Based Violence or Harassment (GBVH) and Sexual Exploitation and Abuse (SEA).

Complaints can be submitted anonymously and will be tracked on a separate register and investigated by the focal point. All investigations will be documented and archived. Where required and with the consent of the survivor, cases will be referred to appropriate local service providers for further health, psychosocial, or legal support. Disciplinary action will be taken according to TAA's Code of Conduct should the perpetrator be one of the Project's staff.

13.0 Monitoring, Evaluation, and Reporting

This section describes the mechanisms required for the project monitoring and evaluating the implementation of the RAP.

13.1.1 Internal Monitoring

TAA's Social Manager will conduct monthly monitoring of the implementation of the RAP and submit quarterly reports to the Lenders.

Monthly and quarterly reports will be produced until all compensations have been paid, all households have been resettled into a new land / house, all grievances have been closed and all livelihood restoration activities have been completed.

The reports will include:

- A review of progress against the KPIs defined in Table 13-1.
- A summary of all activities, implementation challenges faced and corrective actions implemented, including verification of compliance of all resettlement activities carried out by the Khokimiyat, with the requirements of this RAP, and identification and implementation of any necessary corrective measures.
- An overview of planned activities for the following month/quarter.

Additionally, TAA's Social Manager will prepare Compensation Payment Reports immediately following the delivery of compensation and entitlements to PAPs and submitted to lenders. Two separate reports will be produced for physically displaced and economically displaced PAPs. These reports will follow the template outlined in Table 13-2.

Table 13-1: Internal Monitoring KPIs

Topic	KPI	Expectation
Compensation Payment	Percentage of households who vacated their lands	N/A – rolling progress
	Percentage of compensation agreements signed	N/A – rolling progress
	Total number and monetary value of compensation payments made	N/A – rolling progress
	Percentage of affected households who have successfully acquired a new land and moved into a new house	N/A – rolling progress
Livelihood Restoration	Number and type of livelihood restoration activities implemented, and number of affected people participating	N/A – rolling progress
Resettlement Assistance	Number and type of resettlement assistance activities delivered, and number of affected people benefitting	N/A – rolling progress
Grievances	Number of grievances received by gender of complainant, including a summary of key issues	>3 per month
	Percentage of grievances closed within 30 days.	100%
Stakeholder Engagement	Number and type of engagements with PAPs conducted	N/A – rolling progress

Topic	KPI	Expectation
Corrective Actions	Percentage of corrective actions outlined in previous report implemented in this month / quarter	100%

Table 13-2: RAP Compensation Payment Monitoring Template

PAP No.	RAP Entitlement	Paid compensation amount	Livelihood support received	Remaining amount / pending entitlement	% Entitlement delivery status

13.1.2 Independent Monitoring

The Project will hire a suitably qualified and independent consultant to monitor the implementation of the RAP. The monitoring consultant will undertake a field visit every six months and review all relevant data to produce an independent monitoring report.

Independent monitoring reports will be produced until all compensations have been paid, all households have been resettled into a new land/house, all grievances have been closed and all livelihood restoration activities have been completed.

The purpose of external monitoring is to confirm the findings of internal monitoring procedures and to ensure that the Project is compliant with the processes and standards set out in this RAP. External monitoring activities will include:

- Reviewing and verifying internal monitoring reports.
- Reviewing the census, asset inventory and socio-economic survey of PAHs.
- Reviewing the effectiveness and compliance of compensation procedures.
- Reviewing the effectiveness and compliance of the grievance mechanism.
- Performing consultations with PAPs, community leaders and local authorities.
- Verifying whether the livelihoods of physically and economically displaced households have been improved or at least restored to pre-Project levels.

Should any gaps in the implementation process or noncompliance with Lenders' policies be identified, the External Monitoring Consultant will propose time-bound corrective actions.

13.2 Evaluation

13.2.1 Internal Completion Report

Three years after the completion of compensation payments, the Project will undertake an internal evaluation to assess whether the objectives of the RAP have been achieved. A Completion Report will be prepared to document the process, including evidence of delivery, identification of any gaps, and corresponding corrective actions. The report will be submitted to Lenders for review and no objection.

As part of the internal RAP evaluation, a sample of PAPs will be asked to participate in a socio-economic survey and a satisfaction survey, alongside a sample of non-affected households, to allow for meaningful comparison. The sample will include 100% of affected households. The Completion Report will include the following elements:

- Summary of all activities undertaken to implement the RAP.
- Performance against the Internal completion KPIs (see Table 13-3).
- Number of people physically and economically affected by the Project and entitlement category as per the Entitlement Matrix defined in this RAP.
- Satisfaction of PAPs regarding the Resettlement and Livelihood Restoration processes, as per survey.
- Income levels and standards of living of PAPs, in comparison with the baseline conditions documented in this RAP and non-affected control population, as per survey.
- Means of livelihoods and income sources of PAPs, in comparison with the baseline conditions documented in this RAP and non-affected control population, as per survey.

The internal completion report will measure completion outcomes based on the following indicators to verify whether affected households have restored or improved their including gender-disaggregated analysis.

Table 13-3: Internal Completion KPIs

Topic	KPI	Expectation
Compensation Payment	Percentage of households who received their compensation before vacating their land	100%
	Percentage of compensation agreements signed	100%
	Percentage of compensation payments made Plus full monetary value	100%
	Percentage of affected households who have successfully acquired a new land and moved into a new house	100%
Livelihood Restoration	Percentage of livelihood restoration activities implemented Plus summary of activities and number of affected people participating	100%
	Percentage of households with income restored to pre-Project levels or improved, disaggregated by gender of household head and vulnerability status	100%
	Percentage of households reporting improved economic resilience, , disaggregated by gender of	100%

Topic	KPI	Expectation
	household head and vulnerability status	
Resettlement Assistance	Percentage of PAPs provided with resettlement assistance Plus list of activities conducted and number of affected people benefitting	100%
Grievances	Number of grievances received by gender of complainant, including a summary of key issues	N/A
	Percentage of grievances closed within 30 days.	100%
Stakeholder Engagement	Number and type of engagements with PAPs conducted	N/A

13.2.2 Independent Completion Audit

Following the internal Completion Audit, an independent consultant will conduct an Independent Completion Audit to ensure that the Project has met the standards and objectives outlined in this RAP throughout its implementation.

The Independent Completion Audit will provide transparency and accountability to Lenders, Regulators, and Communities by summarising remaining gaps, outstanding risks, and any corrective actions required to achieve full compliance with Lenders' standards. It will serve as the formal mechanism.

14.0 Budget and Funding

It must be noted that TAA and the Public Partner are currently in the process of defining the most appropriate process for disbursing compensation to PAPs and for funding the expenses associated with the various relocation-related activities. These discussions are focused on ensuring that all financial flows are structured in full compliance with applicable currency regulations and the permitted forms of transaction under local banking rules. This includes confirming the correct bank accounts to be utilised, ability to do currency conversions, and any documentary or regulatory requirements that must be met to complete the relocation in seamless manner.

The following sections outline the proposed approach which is currently being considered.

14.1 Funding

The implementation of the RAP will be fully funded by TAA.

TAA will deposit the funds required into an escrow account and the Khokhimiyat will make the payment to PAPs.

14.2 Budget

The budget for the implementation of the RAP is estimated to be **USD 10,939,760.29**.

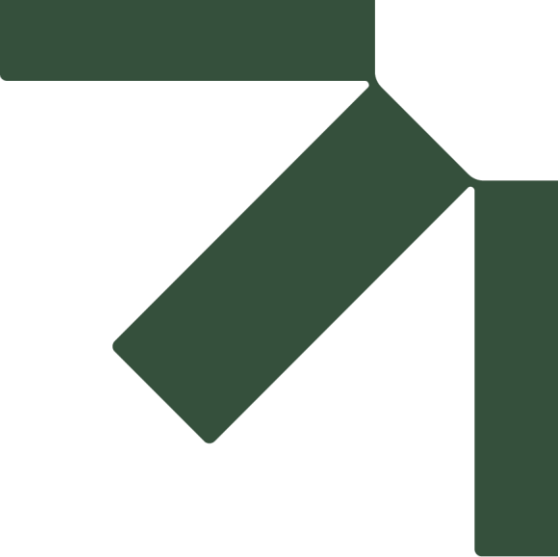
A summary of the estimated budget is provided in Table 14-1 below.

Table 14-1 RAP Implementation Budget

Item	Total estimated cost (usd)	TOTAL ESTIMAED COST (UZS)
Compensations		
Compensations – including 5% disturbance allowances for all lost assets	\$ 7,885,605.19	UZS 96,165,917,000.00
Transitional Allowances ⁴¹	\$ 96,875.29	UZS 1,181,406,000.00
Payment of taxes and fees for replacement of assets	\$ 233,245.56	UZS 2,844,458,000.00
LRP and Monitoring		
Livelihood Restoration Programme	\$ 500,740.87	UZS 6,106,595,922.50
External monitoring and evaluation	\$ 400,000.00	UZS 4,878,048,780.00
Subtotal	\$ 9,116,466.91	UZS 111,176,425,702.50
Contingency (20%) ⁴²	\$ 1,823,293.38	UZS 22,235,285,140.50
TOTAL	\$ 10,939,760.29	UZS 133,411,710,843.00

⁴¹ The budget line for Transitional Allowances includes the following allowances: allowance for vulnerable households, transitional allowance for loss of income associated with agricultural land, transitional allowance for loss of residential structures and severance allowance for loss of employment.

⁴² A standard 20% contingency is set aside to make provisions for any unexpected cost or higher than expected cost which were underestimated during the budget preparation due to changed market conditions (e.g. estimation of rental costs or costs associated with lease and land title obtention).



Appendix A Grievance Form

New Tashkent International Airport - Uzbekistan

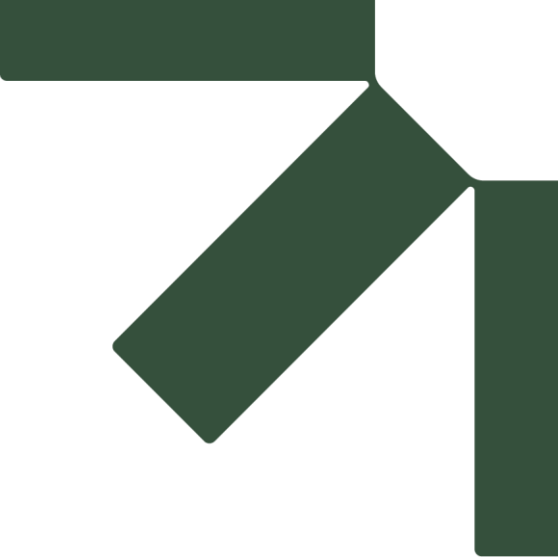
Resettlement Action Plan

Vision Invest

SLR Project No.: 777.02406.00001

7 July 2026

GRIEVANCE FORM	
Name	First Name:
	Last Name:
	☐ I wish to raise my grievance anonymously (<i>You can remain anonymous if you prefer but we will not be able to contact you with a response to your concern</i>)
Contact information	☐ By Post:
	☐ By telephone:
	☐ By email:
How the grievance was received and by whom	☐ By Post:
	☐ By telephone:
	☐ By email:
	Name of receiver:
Purpose of contact	☐ Make a complaint
	☐ Give feedback
	☐ Request for information
	☐ Other (specify):
Preferred Language of Communication	☐ Uzbek
	☐ other language suitable for local communities, e.g., Kazakh
	☐ Russian
	☐ English
Date of submission	
Description of submission/grievance	
Acknowledgement of the submission	
Response provided	
Signature:	
Date:	



Appendix B Grievance Database

New Tashkent International Airport - Uzbekistan

Resettlement Action Plan

Vision Invest

SLR Project No.: 777.02406.00001

7 July 2026

ID	Date	Name or Grievant	Request type	Request nature	Text of application	Acknowledgement on receipt	Provided response	Date of response	Requested follow up	Grievance status	Follow up (if requested)	Has grievance been repeated (Y/N)	Satisfaction by applicant (Yes/No)

Appendix C Stakeholder Engagement

New Tashkent International Airport - Uzbekistan

Resettlement Action Plan

Vision Invest

SLR Project No.: 777.02406.00001

7 July 2026

Community Brochure - RAP



Tashkent New Gateway Hub International Airport Project Information Brochure

Project Overview

The Republic of Uzbekistan is in the process of developing the 'Tashkent New Gateway Hub International Airport' to replace the existing Tashkent International Airport. The airport is aimed at transforming the region into a major transit and trade hub while supporting the nation's growing tourism and business sectors.

Who will develop the proposed project?

The proposed Tashkent New Gateway Hub International Airport ('the Project') will be developed jointly by Vision Invest and Sojitz Corporation appointed by the Ministry of Transport (MoT) and Uzbekistan Airports (UA) of the Republic of Uzbekistan.

Where will the project be located?

The proposed Project site is located approximately 23 kilometres south of Tashkent city and about 20km from the existing Tashkent International Airport, in a predominantly flat rural area within the territory of the Tashkent Province, Urta-Chirchik and Kuyi-Chirchik districts (See Annex A)

What are the land requirements of the project?

The land allocated to the development of the project will cover 1,300ha and is adjacent to the community of Imeni Kirova to the south, with several small villages nearby. The site consists of agricultural land used to grow crops such as wheat, cotton and trees with irrigation channels and collectors and a community to the south. Additionally, there are four inactive cemeteries (See Annex A).

What will be the expected impacts?

The development of the project will result in both physical and economic displacement. Physical displacement will primarily affect the small community to the north of the project boundary (see Annex A), requiring individuals and families to relocate outside the designated area of impact. This will include the impact on residential homes, and other assets.

The project will also cause economic displacement which will affect individuals rely on the land, businesses, natural resources (and any other livelihoods in the area). This will include the loss of all or part of their economic activities.

What are the project obligations in mitigating the expected impacts?

The project will be financed by international financing institutions which require adherence to stringent standards in relation to the land acquisition process. As part of these requirements, the project will undertake meaningful consultations with all stakeholders and project affected persons (formal and informal). The consultations will include provision of project information, collection of data and as an



opportunity for the affected persons to provide feedback. Furthermore, the project team will collect data through surveys and inventory of assets, crops, trees etc to be able to assess the impacts. Importantly, the lenders requires that compensation at full replacement cost must be paid before any impact can occur.

The surveys to be undertaken will include:

- **Announcement of the cut-off date:** This will be the date at the end of the census and inventory process. After this date any new structures, trees, crops and other immovable assets will no longer be counted or measured for compensation purposes. The cut-off date will be publicly announced 2 weeks before the start of the census and the inventory.
- **Census & Socio-economic Surveys:** The census will be used to identify all the affected people. Additionally, the socio-economic survey will establish a social and economic profile of the affected people that will be used to determine the livelihood restoration activities, identify vulnerable groups, and provide information for a gender analysis. The census will commence on 5th to 26th January 2026.
- **Land and asset inventory:** The purpose of this will be to define what will be impacted by the project (land, assets, access to resources, crops, trees) due to the project. This will be the basis for valuation and calculation of compensation packages. The inventory will commence from 5th to 26th January 2026.

Grievance Redress Mechanism

The project has established a grievance redress mechanism where all stakeholders can submit their complaints, concerns or request for additional information regarding the project. The contact details are provided in the table below.

COMPANY	CONTACT DETAILS
Uzbekistan Airports	Mr. Djasur Sharipov Tel: +998901890307
Vision Invest	Name: Muhammad Bobir Tel: + +998 990 900 777 Email: rasulev@visioninvest.com
Sojitz Corporation	Name: Akbarjon Akramov Tel: +998 93 500 55 54 Email: akramov.akbarjon@sojitz.com
Nazar Business & Technology (NBT) National ESIA and RAP Consultant	Name: Mrs Nodira Sadullaeva Tel: +99871-209-79-97 Email: nodira.sadullaeva@nbt.uz
Grievance Redress Committee	To be decided and will include some representatives from the local community

The grievance mechanism will include a transparent process that is culturally appropriate and readily accessible at no cost and without the risk of retaliation.



Annex A: Project location



Project location – national context



Project location- local context

RAP Disclosure Brochure



Tashkent New Gateway Hub International Airport Project

Resettlement Action Plan (RAP) Information Brochure

June 2026

INTRODUCTION

The Republic of Uzbekistan is in the process of developing the 'Tashkent New Gateway Hub International Airport' to replace the existing Tashkent International Airport. The airport is aimed to strengthen Uzbekistan's position as a regional transport, trade, and tourism hub.

The proposed airport site is located approximately 23 kilometres south of Tashkent City, within the Urta-Chirchik and Kuyi-Chirchik districts of Tashkent Province (see Annex A).

The project will be developed jointly by Vision Invest and Sojitz Corporation appointed by the Ministry of Transport (MoT) and Uzbekistan Airports (UA) of the Republic of Uzbekistan.

A public office will be established in the community for the purpose of liaising with the project affected persons and for viewing project documentation.

PROJECT LAND REQUIREMENTS

The development of the airport requires approximately 1,300 hectares of land. This land is mainly used for agriculture and includes a residential community in Bakavul.

Tashkent New Gateway Hub International Airport
RAP Information Brochure

As a result of these land requirements, the affected persons in Bakavul village will need to resettle, and there will be permanent loss of access to the agricultural land within the project boundaries, affecting agricultural leaseholders and land users.

To ensure that affected people are not left worse off as a result of the Project, a Resettlement Action Plan (RAP) has been prepared. The RAP has been developed in accordance with the laws of the Republic of Uzbekistan and the requirements of the International Finance Institutions planning to finance the Project.

RESETTLEMENT ACTION PLAN (RAP)

A RAP has been prepared to assess and manage the impacts of physical and economic displacement resulting from the Project. The RAP is based on consultations, socio-economic surveys and an inventory of affected assets conducted in January 2026. The inventory was undertaken by a certified valuator in the presence of the affected persons.

Cut-off date

A cut-off date of 26 January 2026 was established and publicly announced to determine eligibility for compensation under the RAP. Only assets and improvements identified before this date are eligible for compensation under the RAP.

Impacts from the Project

Based on the RAP, the project will result in both physical and economic displacement as summarised below. There will be no construction activities prior to compensation payments being made to affected PAPs.

Physical displacement



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Physical displacement will affect 21 households and 114 household members. These households from Bakavul village will need to relocate from their homes to communities outside of the project boundaries.

Economic displacement

Economic displacement will lead to the restriction or loss of access to land and assets, potentially resulting in a loss of income sources or other means of livelihood. Based on the RAP:

- 20 households with 123 members will be affected by the loss of agricultural land.
- 24 households with 147 members will be affected by loss of employment in the affected farms.

Entitlements

All the project affected persons (PAPs) will be eligible for compensation and assistance based on the type of impact experienced. The key entitlements under the RAP include:

- **Loss of land:** Monetary compensation at full replacement cost, Kor provision of replacement land of equal value, including formal registration in the name of the affected person.
- **Permanent loss of access to leased agricultural land¹:** full replacement of the lease with one of equivalent or greater size, duration and commercial viability, at no cost to the PAP. This includes the lease value as well as all associated transaction costs, including participation in the e-auction

¹ If, despite documented effort, replacement leased land is not obtained within first two years, there will be additional livelihood restoration and monetary support for a further up to three years (on an annual rolling basis) to cover the time required to identify an equivalent lease.

process, administrative fees, taxes, and any related charges. In addition, two years of annual lost income, as the PAP may assumingly need up to two years to identify a suitable equivalent lease.

- **Permanent loss of commercial crops:** Monetary compensation for two years of lost income associated with the production of annual crops on an agricultural land lease.
- **Loss of residential structures:** Monetary compensation at full replacement cost, or provision of a replacement house of equal or greater size and value, including equivalent tomorka and formal registration.
- **Loss of immovable non-residential structures:** Monetary compensation at full replacement cost.
- **Loss of employment:** A one-time allowance equivalent to the affected worker's salary or the Uzbekistan minimum wage (whichever is higher) for six months.
- **Vulnerable households²:** One off subsistence allowance equivalent to three months of the Uzbekistan minimum wage.
- **Loss of commercial (income generating) fruit trees:** Monetary compensation for lost income, calculated based on the annual income of a mature fruit tree and the number of years required for a replacement tree to become fully productive.
- **Loss of non-commercial trees (ornamental and young/non-fruit-bearing yet):** Compensation at full replacement cost, including the cost of replacing and re-establishing trees of similar type and size.

² Vulnerable households are individuals and groups that may be directly and differentially or disproportionately affected by the project because of their disadvantaged or vulnerable status.



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Note 1: Full replacement cost: This is defined as the amount of money sufficient to replace all lost assets at current market value, plus transaction costs associated with asset replacement, without considering depreciation of any lost assets.

Transitional Support

Transitional support will be provided to affected persons to help manage relocation and loss of income during the resettlement process. This will include the following:

Transitional support for physically displaced persons

- A disruption allowance equal to 5% of the total compensation.
- Temporary accommodation with support up to three months, with a possible extension of up to three additional months if needed.

Transitional support for economically displaced persons

- A disruption allowance equal to 5% of the total compensation.

Taxes, fees, & registration costs

The project will cover:

- Costs associated with leasing of replacement land and its registration.
- Moving expenses associated with transfer of moveable assets and salvageable materials (where feasible).
- Reconnection to utility supplies.
- Cadastral and administrative fees for replacement land and/or housing.
- Any applicable taxes on compensation payments.

Livelihood Restoration

The lenders financing the Project require that the livelihoods of affected persons are restored to pre-displacement levels or improved. In line with this requirement, the table below provides the livelihood restoration measures that will be implemented by the project.

Livelihood measure	Objective	Eligibility	Access
Financial Literacy & Compensation Management Training	Support effective use of compensation and long-term livelihood planning	All households	Up to 2 members per household
Transitional Food Supply Basket	Maintain food security during transition period	All physically displaced households	Provided at household level
Transitional Livestock Feed Supply Basket	Prevent loss of livestock due to temporary loss of fodder	All physically displaced households owning livestock	Provided at household level
Skill Diversification Training	Support access to alternative or additional income opportunities	All households	Up to 2 members per household
Agricultural Improvement Support	Improve productivity and resilience of new land plots	All households losing residential or agricultural land	Provided at household level



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GRIEVANCE REDRESS MECHANISM

The project has established a grievance redress mechanism where all stakeholders can submit their complaints, concerns or request for additional information regarding the project, including the land acquisition and compensation process.

It is noted that submitting a grievance will not affect any persons' eligibility for compensation or assistance as provided under the RAP. Confidentiality of complainants will be respected during the grievance review process. The contact details are provided in the table below.

Company	Contact Details
Vision Invest	Name: Bakhrom Abdukadirov Tel: +99890 374 11 12 Email: B.Abdukadirov@visioninvest.com
Sojitz Corporation	Name: Akbarjon Akramov Tel: +998 93 500 55 54 Email: akramov.akbarjon@sojitz.com
Uzbekistan Airports	Name: Jasur Sharipov Tel.: +998901890307
RAP Consultant	Name: Mrs Nodira Sadullaeva Tel: +99871-209-79-97 Email: nodira.sadullaeva@nbt.uz

The grievance mechanism will include a transparent process that is culturally appropriate and readily accessible at no cost and without the risk of retaliation

NEXT STEPS & PROJECT SCHEDULE

The table below provides the indicative timeline for the disclosure of RAP information and subsequent disclosure of PAP compensation packages and payment to PAPs

Activity	Timeline
Coordination of the local Makhalla & preparation for disclosure activities	15 June 2026
Review & approval of the RAP disclosure by the lenders	22 June 2026
Notification of PAPs of disclosure meeting	22 and 23 June 2026
Disclosure of the RAP information to the PAPs	24 June 2026
Disclosure of individual compensation packages to the affected persons	TBA at the community meeting, on a rolling basis starting with Bakavul PAPs
Review of compensation packages and signing of compensation agreements	Following disclosure of packages
Payment of compensation following signing of compensation agreements	Within one week of signing
Implementation of livelihood restoration measures	Starting during the review of compensation packages and onwards

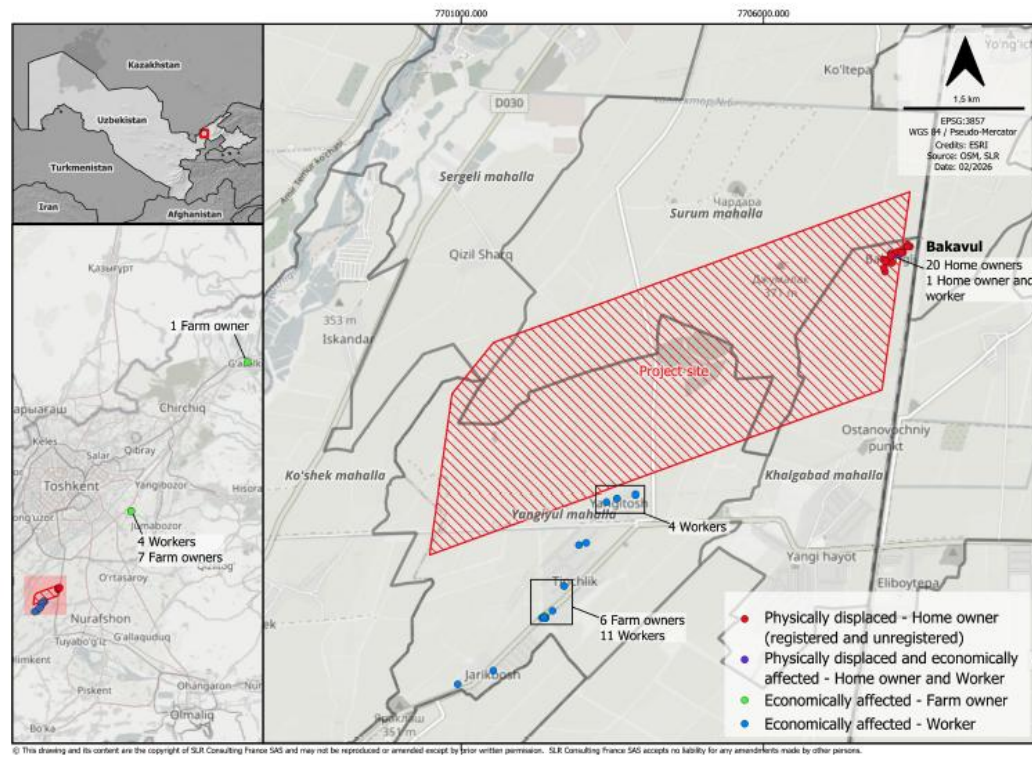
Note 2: All compensation payments will be made directly into bank accounts registered in the name of the Project Affected Person. Any affected person who does not currently have a bank account will be supported by the Project to open one before compensation is paid.



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Annex A: Project location





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