



SOCIEDADE DE
DESENVOLVIMENTO
URBANO DA **Beira**

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This document contains information related to the portfolio projects and the business areas of SDUBeira S.A.

The document was designed to give an overview to all stakeholders (present and future) of the project.

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MESSAGE FROM THE CHAIRMAN

Sociedade de Desenvolvimento Urbano da Beira (SDUBeira S.A.) reflects an innovative approach, not only for Beira city, but also for Mozambique. It seeks to combine ordered urban development (residential, industrial and logistical) with the concept of resilient cities.

With the creation of SDUBeira, an autonomous and private company, the intention is to foster a dynamism closer to the stakeholders (private and public), with the aim of achieving the socio-economic development objectives of Beira, in a favorable and accelerated way.

Thus, we invite all interested parties, be they investors, financiers, companies providing goods and services, among others, to join us in this search and foster greater business opportunities, while creating a social and economic impact, significant for Beira, Mozambique and the region.

Emmy Bosten
Chair Of The Board



PROMOTING URBAN DEVELOPMENT IN BEIRA

SDUBeira is a public limited company, owned by the Municipal Council of Beira. For its establishment and development of its projects, SDUBeira has the support of the Netherlands, through the Dutch Business Agency (RVO).

Its main objective is to promote the urban development of Beira, intervening in the exploitation of land, development of housing (i.e. affordable housing), and commercial and industrial real estate. Other areas such as improving infrastructure for better urban mobility in the city and its surroundings can also be considered. SDUBeira SA was formally constituted at the end of 2018 and is now fully established.

In order to pursue its objectives, the company may enter into commercial and business agreements with any public or private entity, both at national and international level, and may create branches or participate in the composition of other companies in related areas.

support:



Government of
the Netherlands



Netherlands
Enterprise Agency

SOCIAL RESPONSABILITY

The projects under SDUBeira were designed to mitigate some urban social problems that Beira faces (e.g. housing, employment, sanitation, and road accessibility), seeking to find a balance between the requirements for improving the quality of life from the economic point of view, social well-being and environmental protection.

In its business and developments, SDUBeira values strict compliance with all environmental and social requirements.

MISSION

To implement an efficient approach to Urban Development with regard to residential, industrial and logistical areas, which is based on principles of corporate sustainability, market value, resilience and housing accessibility.

VISION

To become a national reference in the design and implementation of well-structured and developed urban land, serving the needs and interests of our stakeholders, to the best of our abilities.

VALUE

Integrity * Safety * Excellence
Continuous improvement * Innovation *
Sustainability

REASONS TO INVEST IN BEIRA CITY

The city of Beira is strategically located in the center of Mozambique, an African country with the highest rates of economic growth in the last two and a half decades, surpassing regional and global growth averages.

With considerable confirmed reserves of gas and coal, which have attracted significant investments from all over the world, the country is also known as “Terra de Boa Gente”, which translates to The land of good people, and for its paradisiacal beaches on the extensive coast of nearly 3,000 km in the Indian Ocean.



PORT CITY BY EXCELLENCE

The city of Beira is strategically located in the center of Mozambique, which allows it to have a good connection with other provinces of the country and to have a logistical corridor that positions itself as “THE SHORTEST, FASTEST AND SAFEST ROUTE TO THE HINTERLAND” and offer a better operating cost to its main users, with emphasis on connections to the “Hinterland” (Zimbabwe, Malawi, Zambia and DRC) and for having good maritime connections with Asia, the Middle East and India.

PORTS	Harare ZIMBABWE	Bulamayo ZIMBABWE	Lusaka ZAMBIA	Kitwe ZAMBIA	Lubumbashi DRC	Blantyre MALAWI	Lilongue MALAWI
BEIRA	559	726	1,054	1,370	1,600	812	950
Durbam	1,711	1,454	2,380	2,707	2,611	2,323	2,678
Dar Es Salam	2,634	3,028	1,985	1,951	2,290	2,031	1,667

PERSPECTIVES FOR THE IMPLEMENTATION OF DISTRIBUTION CENTERS

The proximity of access to minerals (coal, limestone), the Cahora Bassa hydroelectric plant (<https://www.hcb.co.mz/>) and eventually to natural gas in Búzi, opens up good prospects for Thermoelectric power plants, the iron and steel industry, cement, petrochemical and other associated companies.

RESILIENCE AND RESISTANCE

The city of Beira is resilient and firm, capable of withstanding adversity. In 2019 after being hit by Cyclone Idai having more than 90% of the city destroyed it managed to rebuild in just over 1 (one) year.

PORTFOLIO PROJECTS

The Company currently has two main portfolio projects open to partnerships or direct investment, namely: Parque Residencial & Comercial de Maraza and Parque Industrial & Logístico da Munhava, with a total of 1500 hectares to be invested in industrial and residential solutions. Both in areas very well located for this purpose. The Residential Park, close to the airport and the expansion area of Estoril, and the Industrial Park, close to the port and with infrastructure and privileged access to the Southern African market (350 million inhabitants) by sea, road and rail.



RESIDENTIAL & COMMERCIAL PARK

With 400 hectares of land available to meet the needs of affordable housing in Beira, but also open to market response solutions, integrating various types of services in a single urban area with different public facilities such as: Schools, Medical Posts, Police Station, Fire Station and the like. In order to make better use of the initial investment in land (e.g. landfills, access, drainage, sanitation, water, energy, etc.), SDUBeira promotes the construction of buildings from 3 to 4 floors, and hopes to make the project sustainable using the “best practices” approach with strong international partners (incl. subsidies / contributions).



RESIDENTIAL BUILDINGS

Development of family housing in buildings of 1 to 4 floors, residences in privileged areas



COMERCIAL CENTERS

Commercial buildings with availability of banking services, hospitality, commerce, catering



URBAN PARKS

Recreation areas with gardens, playgrounds, gyms, etc. for the community in general.

learn more at: www.sdubeira.co.mz/en/project/residential-comercial-park/



INDUSTRIAL & LOGISTIC PARK

The Munhava Industrial and Logistics Park will serve as a logistical support and industrial production center in the Beira Corridor, aiming to become "A LOGISTIC HUB WITH SPECIAL STATUS FOR LOADS IN THE COUNTRIES OF HINTERLAND AND OPTIMIZING PORT OPERATIONS"

This park, in addition to offering a strategic location (next to the port, road, railroad, international airports) offers favorable conditions for the implementation of production and logistics units in a dedicated area, with infrastructure and privileged access to the Southern African market (350 million inhabitants).

Specially designed for the installation of industrial and logistics services such as: Factories, Warehouses, Processing Industries, Manufacturing Industry, Transport and Logistics, and the like, that can benefit from the city's strategic location, in terms of shorter distances and consequently reducing the time for logistic operations, but also as a reference industrial area in the future of the southern African region.

One of the main catalyzing infrastructures of this project is the new road access to the Port of Beira, a 15km road that should connect the EN6 in the area of Inhamítua to the port of Beira, crossing the Industrial Park. This new road should make of Beira a more "logistics friendly" city, as well as alleviating and improving the safety and quality of life of Beira residents, adding value to the Beira Corridor and its community.

TARGETING THE FOLLOWING SECTORS

- >> Manufacturing;
- >> Fish and wood processing industry;
- >> Support Infrastructures;
- >> Civil Construction;
- >> Mining Industry;
- >> Textile and footwear industry;
- >> Incubation and on-job training centers;
- ... Sectors to respond to market needs

learn more at: www.sdubeira.co.mz/en/project/industrial-logistic-park/



INVESTMENT OPPORTUNITIES IN SDUBEIRA

We invite you to explore the different business and partnership opportunities that we offer, especially in terms of developing solutions that will guarantee the development and viability of the aforementioned parks, or other related businesses.

For the Residential & Commercial park there are real estate development opportunities that can offer housing solutions, shopping centers, office buildings and hotels.

As for the Industrial & Logistics park, there are opportunities at the level of construction and exploration of the new access road (i.e. under a PPP regime), landfills and warehouses, Security, supply of electricity and water and quality communications within the future park, dedicated areas for the implementation of production and logistics units.

The projects are being implemented in a phased manner to better adapt them to the cash flow, needs, and requirements of each investor.

We also provide project management services, and in this context, we are implementing a support program from the Dutch Government for the rehabilitation of municipal infrastructure damaged by Cyclone IDAI.

If you have any interest or doubt, or still need additional information about the business opportunities we offer, we invite you to contact us directly.

Paulo Aliang
Chief Executive Officer (CEO)

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