

BANKABLE PROJECTS

6th
EDITION

**Viable
Investment
Opportunities
in Uganda
2024 - 2025**



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 **UIA**
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your investment is our business

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Uganda Ministry of Works & Transport

Uganda Investment Authority

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WELCOME TO THE PEARL OF AFRICA

Uganda is a landlocked country in East Africa whose diverse landscape encompasses the snow-capped Rwenzori Mountains and the expansive Lake Victoria. Its abundant wildlife includes chimpanzees as well as a variety of bird species. Uganda's Bwindi impenetrable National Park is a renowned mountain gorilla sanctuary. Murchison Falls National Park in the northwest is known for its 43m-high waterfall and wildlife such as hippo, mountain Gorilla, Lion, Chimpanzee, African Elephant & Leopard (Big5)

Currency:

Ugandan shilling

Gross domestic product:

USD 49,4 billion (2022FY/2023FY) Ministry of Finance, Planning & Economic Development¹

GDP per capita:

1,097 USD (FY 2022/2023) Ministry of Finance, Planning and Economic Development²

GDP growth rate:

6.10% (2023) World Bank³

Internet users:

24,6% internet users (2023) World Bank⁴

¹Ministry of Finance, Planning & Economic Development. Global domestic product FY 2022/2023)

²Ministry of Finance, Planning & Economic Development. GDP growth rate (FY 2022/2023)

³World Bank. GDP growthrate (2023)

⁴World Bank. Internet users(2023)

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Investment in **REAL ESTATE**

Uganda's real estate sector is an emerging market and one of the safest fields of investment in Uganda. The sector has grown tremendously over the past decade with many residential homes, business premises and office blocks being set up, especially in the Kampala Central Business District.

The sector is characterised by big residential estates put up by individuals mainly for rental purposes, office blocks, large and medium shopping malls.

Key drivers for the sector are growth in population, the steady economic growth, remittances from Ugandans living abroad and the investment opportunities in the sector.

The 1995 Constitution grants land ownership rights solely to citizens of Uganda. Foreigners cannot own land freehold. They may, however, obtain leases for 49 or 99 years. Foreigners can either rent/lease from citizens or from the government.

An aerial photograph showing a large-scale residential and commercial development. The image features a winding red dirt road through a lush green landscape. To the left, there are several modern, multi-story buildings with light-colored facades. To the right, a large body of water (a lake or bay) is visible, with a small peninsula or island in the distance. The overall scene is bright and sunny, with clear skies and vibrant greenery.

PROJECT PROFILE

Pearl Marina Estates

Sector: Real Estate

Proposed Investment:	\$10Million-\$45Million
Financing Type:	Equity and Debt
Project Site/ Location:	Entebbe, Wakiso District

Investment Promoter:

Name:	Kara Komuhangi
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Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

Name:	Pearl Marina Estates Limited / James Mugerwa (MD)
Email:	info@pearlmarina.co.ug/ c.bakashaba@centum.co.ke
Telephone:	+256 773 275 718/ +256 78 012 732

Project Description:

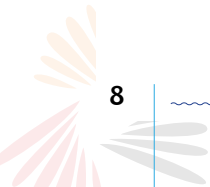
Pearl Marina Estates Limited is a large-scale mixed-use developer in Uganda and a subsidiary of Centum Investment Plc. Pearl Marina owns 389 acres of prime land on the Garuga peninsula, 10km East of Entebbe and 26km from Kampala. Pearl Marina is offering an equity stake in the project

The developer's flagship development, Pearl Marina, envisions a resort city with a residential offering of over 4,100 homes with commercial amenities such as hotels, retail centers, a marina, a hospital, a school and office space to support an expected community of over 12,000 residents.



Project Details:

Project Type	<input type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input checked="" type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started





PROJECT PROFILE

Kireka Slum Rejuvenation Project

Sector: Real Estate

Proposed Investment:	USD 158,400,000
Financing Type	Equity
Project Site/ Location:	Kira Municipality, Wakiso District

Investment Promoter:

Name:	Kara Komuhangi
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Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

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National Housing and Construction Company Limited is a semi quasi-Uganda government parastatal with a direct mandate to deliver housing on behalf of the Government of Uganda. It has a projected housing deficit of 200,000 units which is projected to increase with the extension of the metropolitan area to neighbouring towns of Wakiso and Mukono.

In order to address the housing shortage and take advantage of immediate opportunities, National Housing has earmarked two housing developments – the Kireka slum rejuvenation project and the Bukerere housing projects and seeks financial partners, to develop the projects.

Project Description:

National Housing and Construction Company Limited (NHCC) owns 292 acres of freehold land, located in Kireka in the Kira Municipality within Wakiso district. NHCC plans to develop approximately 12,000 housing Units in five phases. The first phase of the project will entail development of social housing of 1,2 and 3 persons. The preceding phases will entail the development of commercial residential low cost, mid income and high-end housing that include apartment blocks, town houses and villas alongside the supporting utilities of roads, power, sewerage treatment and Telecom services for the high-end segment, commercial retail and green parks. At the forefront of the concept is the adoption of sustainable approach to the design and implementation of the project.

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input type="checkbox"/> PPP	<input checked="" type="checkbox"/> Joint Venture	<input type="checkbox"/> Private <input type="checkbox"/> Public
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



Investment in **INFRASTRUCTURE DEVELOPMENT**

Industrialisation remains a key goal for the Government of Uganda in sustaining high rates of economic growth for job creation and shared prosperity. The country is focused on accelerating Uganda's industrialisation through serviced industrial business parks to promote investment for economic transformation and employment creation through value addition, technology and knowledge transfer.

The Government of Uganda through Uganda Investment Authority plans to establish and service a regional network of 25 industrial business parks spread across the country (as per Uganda's

Development Strategy) in partnership with private sector developers under Public-Private Partnerships (PPPs) arrangements.





PROJECT PROFILE

Industrial Park Development

Sector: Infrastructure

Proposed Investment:

USD 600 Million

Financing Type

Equity

Project Site/ Location:

Nebbi District, Madi-Okollo District, Yumbe District, Arua, Adjumani, Pader, Zombo, Packwach, Oyam, Lira, Dokolo, Buliisa, Bushenyi, Kabale, Kisoro, Nakasongola, Mubende, Lwero, Rakai, Iganga.

Investment Promoter:

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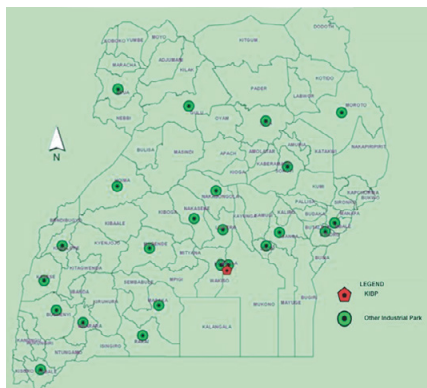
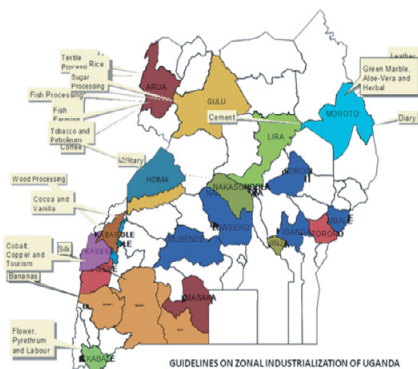
Project Description:

The Government aims at having 25 industrial parks around Uganda to facilitate industrial growth and output. The industrial Parks program has been put in place to foster Agro production and facilitate sustainable development in key areas of the economy.

The Government of Uganda has acquired land across the country to support investors interested in setting up industrial parks. Uganda Investment Authority is seeking partners interested in setting up the industrial parks.

Existing infrastructure to support investment, Market size, Tax incentive for industrial park development, Non - Tax incentives

- **Project Status:** Pre-feasibility



Growth Drivers

- Existing markets for agricultural products and income generation in Uganda, East Africa and Africa.
- Access to tax incentives and tax holidays up to 10 years.
- Land availability for expansion and production for the backward and forward chains.
- Abundant and available resources for production.
- Competitive cost of production in East Africa and Africa.
- Impeccable regional security and strong Government Support.
- Access to high Voltage Power and industrial Water
- Strong investment and promotion of Businesses by the Government of Uganda
- Massive industrial developer migration from emerging markets to frontier markets like Uganda
- Access to the East Africa, Africa and international Markets.

Existing Infrastructure To Support The Investment

- Tarmacked road to all the existing Parks sites.
- Surveying of land and serviced all weather murram roads
- Uganda's transmission network comprised 2,890 km of line length at voltages ranging from 66 kV to 220 KV
- Existing National Water in all Parks,
- Existing soft and hard infrastructure like (Internet)
- Existent Substations in all Industrial Park sites.



Market Size

1.1 Local Market

Market offtake of industrial park serviced land is at 30% annually and this increases at a 7% annually.

1.2 Current East African Block

Uganda stands to benefit from this regional growth in demand by exporting products to the region. Targeting up to 20% of the EAC market and 5% of the African Market.

Uganda's intra regional trade has grown from 7% to 40% and is expected to grow in the East Africa Region. The Africa Free Continental Trade Area and the existing Common Market protocols like SADAC, COMESA will increase Uganda's export basket annually.

Tax Incentives For Industrial Park Development

1. 10 years tax exemption for leasing or renting an industrial park
2. 10 Years tax exemption for investors operating in the industrial park
3. 10 years tax exemption on VAT for any developer of the industrial park ,specifically
 - a) feasibility studies
 - b) design to construction services;
 - c) Earthmoving equipment and machinery
 - d) construction materials)
4. 100% tax allowable on training costs
5. Plant & machinery imported free of duty

Non- Tax Incentives

1. Competitive electricity costs in the region averaging **USD 5 cents** per kWh.

Project Type	<input type="checkbox"/> Greenfield	<input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
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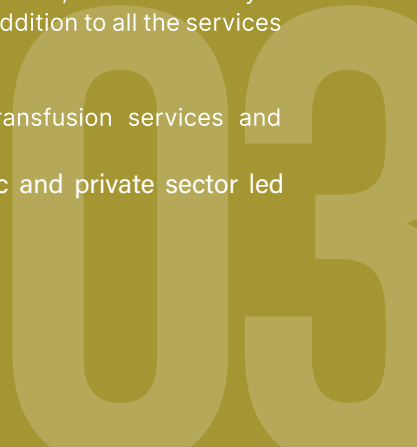
Investment in HEALTH

Uganda's healthcare system is divided into national and district-based levels. At the national level are the national referral hospitals, regional referral hospitals, and semi-autonomous institutions, including the Uganda Blood Transfusion Services, the National Medical Stores, the Uganda Public Health Laboratories and the Uganda National Health Research Organisation (UNHRO).

The district-based health system consists of Village Health Teams (VHTs) who are voluntary community health workers that deliver predominantly health education, preventive and simple curative services in communities and constitute level one health services. Health Centre twos (HCIIIs) offer outpatients services and are intended to serve 5,000 people. Health centre threes (HCIIIs) which serve 10,000 people and also provide in patient, simple diagnostic, and maternal health services and are managed by a clinical officer. Above HC III is the Health Centre IV, which is run by a medical doctor and provides surgical services in addition to all the services provided at HC III.

A HC IV is also intended to provide blood transfusion services and comprehensive emergency obstetric care.

Government of Uganda encourages both public and private sector led investment in the health sector





PROJECT PROFILE

East African Medical Vitals (EAMV)

Sector: Health

Proposed Investment:	\$18 Million
Financing Type	Equity and Debt
Project Site/ Location:	Kampala Uganda

Investment Promoter:

Name:	Simon Paul Ngabo
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Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

Name	Brian Kavuya
Email	brian.kavuya@eamedicalvitals.com
Telephone	+256 775 466 078
Company	East African Medical Vitals (EAMV)

Project Description:

EAMV, the first state of the art medical consumables manufacturer in the East African Market region, was operationalised in August 2021 and officially launched by the President H.E Yoweri Museveni on 11th December 2021. EAMV's principal activity is production of surgical and examination gloves for the Ugandan and the East African

Market. Subsequently, EAMV plans to add syringes, and condoms to its production portfolio.

Currently, EAMV has a production capacity of 95million pieces of gloves annually. EAMV's value proposition is production of high- quality medical gloves in shorter lead times, of three (3) to fives (5) days, compared to up to three (3) months of exported gloves.


Achievements to date;

EAMV has secured a ten-year off tariff agreement from the Government of Uganda. The government of Uganda glove purchase make-up approximately 30% of the market. The company has since onboarded technical consultants with over 30 years' experience in gloves production from Malaysia and trained ten Ugandan technical personnel for one year in Malaysia. EAMV's operationalisation and continued operation has the following impact;

- Creation of 300 direct jobs and over 5,000 indirect jobs.
- Saving USD 17.8 million on imports.
- Technology transfer to the Ugandan market.
- Accessibility of much needed medical gloves in Uganda. The plant can supply gloves within five days compared to the three months required for imported gloves.

Justification for expansion:

1. As the first of its kind glove manufacturer in Uganda and East Africa, EAMV needs to take advantage of the growing virgin market.
2. At current full capacity of 95 million pieces of gloves per annum, EAMV can only capture approximately 70% of Uganda's current total glove market (134 million pieces) for both surgical and examination gloves and only 12% of the regional estimated total glove market (810 million pieces) for both surgical and examination gloves.
3. EAMV's factory operations are currently suboptimal due to high fixed costs. The facility's available land, operational structure, and fixed costs can be leveraged to increase production to eight times the number of gloves being produced currently.
4. Enhance accessibility to surgical and examination gloves. These gloves are mainly imported from Asian manufacturers and have lead times of three to four months. With shocks to the global supply chain, supply of gloves to Uganda and the region has been greatly impacted.

- 
5. Uganda's health sector is still experiencing shocks of the COVID-19 pandemic. These shocks were caused by a combination of the stress of managing countless COVID-19 patients and the global supply chain shocks caused by the pandemic.

Creation of employment.

EAMV's expansion will create an additional 511 direct jobs and 1,115 indirect jobs

Project Details:

Project Type	<input type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Expansion
Investment Type	<input type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input checked="" type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



Investment in **INFORMATION AND COMMUNICATIONS TECHNOLOGY**

Uganda's Information Communications and Technology (ICT) reflects a sizeable growth in e-business transactions in the country. The increased use of ICTs is playing a big role in economic development. Efforts by government towards e-governance, e-education, the rural transformation policy, financing frameworks and distance learning (global and local) provide performance indicators.

The Ministry of Information and Communications Technology provides strategic and technical leadership, overall coordination, support and advocacy on all matters of policy, laws, regulations and strategy; sustainable, effective and efficient development; the harnessing and utilisation of ICT in all spheres of life to enable the country to achieve its development goals.

The stakeholders include but are not limited to: Ministry of Information and Communications Technology, Uganda Communications Commission (UCC), National Information Technology Authority-Uganda (NITA-U), Business Process Outsourcing (BPO) industry for Uganda to compete globally for outsourcing opportunities, 5 major mobile phone operators, over 10 Internet Service Providers, over 5 VSAT International Gateways,

268 radio stations, 55 licensed (35 operational) television stations and one major national postal service provider and 26 minor license holders comprising mainly of courier operators (domestic, regional and international operators).



PROJECT PROFILE

ICT/BPO Park

Sector: Information Communication Technology

Proposed Investment:	\$180 Million
Financing Type	Equity
Project Site/ Location:	Entebbe, Wakiso

Investment Promoter:

Name:	Kara Komuhangi
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Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

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Telephone:	Office: 0414 7801 006/ Mobile: +256 781 112 177

Project Description:

The Government of Uganda seeks a partner in the development of an Information Technology (IT) -Business Process Outsourcing (BPO) park. Seventeen acres of land are available for the development of an Information Technology (IT) -Business Process Outsourcing (BPO) park that will act as a catalyst for shifting the country from raw material-based exports to a knowledge-based economy.

Project Details:

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started

Investment in **MINING**

Uganda is endowed with various minerals. The sector presents an opportunity for Public – Private Partnerships to exploit the mineral resources as well as add value to them. Investment opportunities in minerals sub-sector include exploitation and value addition of the following: a) 300 million tons of iron ore in South Western Uganda, b) 3 billion of Rare Earth minerals that include aluminous clays, c) 300 million tons of bentonite to be used for production of drilling mud required in oil production, 30 million tons of glass sand for manufacturing of sheet glass to be used for building purposes, d) 3.4 billion tons of graphite e) 100-200 million tons of vermiculite in Eastern Uganda f) Other minerals such as wolfram, copper, zinc, cobalt, nickel and gold. The minerals sector is completely liberalized to enable private sector to invest profitably in the sector. A number of companies have developed viable investment projects and are looking for partnership to implement them.



PROJECT PROFILE

Muko Iron and Steel Project

Sector: Mining

Proposed Investment:	\$500 Million
Financing Type	Equity and Debt
Project Site/ Location:	Kabale District

Investment Promoter

Name:	Simon Paul Ngabo
Email:	sngabo@ugandainvest.go.ug
Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

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Email:	agnes.alaba@minerals.go.ug
Telephone:	+256 414 344 414

Project Description:

Kabale district is located in South Western Uganda.

Deposit Quality and Quantity:

Muko hosts hematite deposits of iron ore with 150 million tonnes. This haematite Iron Ore, show characteristics of high-quality iron ore (55-68% Fe). Surficial investigations display thin beds of mineralization ranging from 5 to +/-100m.

Demand Drivers

- A minimum of 800,000t/y of iron ore mining is required to satisfy the Ugandan Market, while 4 million t/year is required in the East African Region (Uganda, Kenya, Tanzania).
- Construction and infrastructure contribute 12% and 11% respectively to GDP with a growth rate of 8.1% and 7.1%. The two sectors are the biggest consumers of iron and steel. Heavy profiles and structural steel products are almost absent in Uganda due to unavailability of special steel products (High Alloy) that require dedicated production plants.
- Uganda has several steel players of varying production capacities and operating at different stages of the downstream Iron and Steel (I&S) value chain. The key players in Uganda are steel processors using semi-finished steel sourced from abroad.
- Existing opportunity to produce 0.5Mt/y of iron ingots/briquettes/sponge from its iron ore resource to feed into the existing steel industry.
- Uganda's iron ore targets the East African Community region. Uganda's intra trade is currently at 40% and expected to grow due to Africa Free Continental Trade Area and existing common markets.

Market Size

Local Market

Uganda's import bill for steel products currently valued at USD350 million.

Current East African Block

There is huge opportunity in the East African Region (Kenya and Tanzania) currently importing 4 million metric tons of steel per year, while Ugandan demand pushed 1 million tons per year. Uganda stands to benefit from this regional growth in demand by supplying its steel products to the region. The EAC region covering Burundi, the Democratic Republic of the Congo, Kenya, Rwanda, South Sudan, Tanzania, Somalia and Uganda, has seen a sharp increase in the demand for steel. Net imports of iron and steel by volume has grown by about 11.4% annually between 2010 and 2019.

Tax incentives for Iron Ore

- 100% Cost recovery on exploration, development and production.
- 100% deduction of Scientific research expenditure
- 100% tax allowable on training costs
- Indefinite cash relief of VAT- deemed VAT on supplies by the contractor.
- Indefinite VAT exemption on other inputs to mining.

- Machinery and spare parts for direct and exclusive use in mining, are exempted of all import duties under the fifth schedule of the East African Community Customs Management Act.

Cost Competitive

Competitive electricity costs in the region averaging USD 0.085 per KWH.

Project Details:

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input checked="" type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



PROJECT PROFILE

Stone quarrying, crushing, edge cutting, slicing & polishing

Sector: Mining

Proposed Investment:	30M USD
Financing Type	Equity
Project Site/ Location:	Kibaale Nabinbola Kyegegwa District

Investment Promoter:

Name:	Irene Ssagala.
Email:	issagala@ugandainvest.go.ug
Telephone:	0414301100
Company:	Uganda Investment Authority

Project Contact:

Name:	Jekofa Granites Uganda Ltd P.O Box. 31778, Kampala, Uganda
Email:	amontweheyo0@gmail.com
Telephone:	+256 775090070, +256 752402284

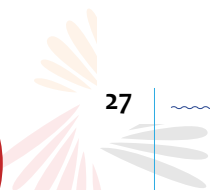
Project Description:

The rock surface area is 80 hectares, and its 100m above the ground. The distance from Mubende Town to the site is 35km. The UTM location coordinate of the area is 294868 mE and 005 4438mN.

115 miles from Kampala to the site. One hundred and fifteen miles.



Project Type	<input type="checkbox"/> Greenfield	<input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input checked="" type="checkbox"/> Private
Project Status	<input type="checkbox"/> Feasibility Completed	<input checked="" type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



Investment in **AGRO VALUE ADDITION**

Agriculture is Uganda's most import sector and largest source of export earnings, averaging 53% per annum and employing an estimated 73% of the population.

However, based on various dynamics, value addition is crucial to development of the agriculture sector hence driving economic development. It is hindered by lack of technical skills, lack of energy, standards and storage.

The Government of Uganda has put emphasis on developing transport infrastructure to move agriculture products to domestic and regional markets.

Value addition in agriculture production can take different forms and levels such as packaging, cooling, drying and extraction.

Uganda National Bureau of Standards has been empowered to solve quality and standard issues which impede access to profitable and standard markets like the European Union, Storage infrastructure is also being promoted for stable supply of agricultural produce that is highly perishable and requires appropriate storage facilities.





PROJECT PROFILE

An integrated starch and ethanol Plant

Sector: Agro- Value Addition

Proposed Investment:	\$12.5 Million
Financing Type	Equity and Debt
Project Site/ Location:	Pader District

Investment Promoter:

Name:	Kara Komuhangi
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Company:	Uganda Investment Authority

Project Contact:

Name:	Andrew Mugerwa
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Telephone:	+256 414 250 204
Company	Uganda Development Cooperation



Project Description:

Cassava is among the 12 commodities prioritized for establishment and strengthening of regional agricultural processing and marketing under the Agro-industrialization Programme of NDP III;

- Location:

The project will be located in Acholibur in Pader district in Northern Uganda.

- Proposed capacity

- a) 400 tons/day of fresh cassava to produce 100 tons/ day of starch

- b) 593 tons/day of fresh cassava or 210 tons/day of maize/sorghum grain to produce 80,000 L/day of ethanol.

- Main Raw Materials Required:

- a) Grain: Starch content: 60 % w/w (minimum) & up-to 68 % or more w/w Starch.

- b) Fresh Cassava with Starch content varying from 20 to 25% or more.

Project Details

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



PROJECT PROFILE

Cocoa Processing Factory

Sector: Agriculture Value Addition

Proposed Investment:	\$24.4 Million
Financing type	Equity and Debt
Project Site/ Location:	Bundibugyo, UGANDA

Investment Promoter:

Name:	Rita N. Mugula
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Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

Name:	Andrew Mugerwa
Email:	Andrew.mugerwa@udc.go.ug
Telephone:	+256 414 250 204
Company	Uganda Development Cooperation

Project Description:

The country is the leading cocoa producer in the East African region with annual production estimated to be over 44,450 tonnes. Bundibugyo district accounts for about 70% of the country's production capacity. The cocoa industry has demonstrated potential of significantly contributing to enhanced household incomes as well diversifying foreign exchange earnings. Cocoa is one of the ten strategic crops in Uganda. The proposed factory location is in Bundibugyo district close to the source of raw material. The factory will focus on primary and secondary processing in the first ten years to produce high quality fermented, dried and clean cocoa beans, cocoa liquor/mass, cocoa powder, and cocoa butter and ultimately chocolate. Feasibility study has been concluded; Investment requirement USD. 24,400,000

Recommended installed capacities for the factory is as follows: 15 tonnes of cocoa beans per hour for the primary processing Unit; 2 tons per hour for the cocoa mass production Unit; and 2 tonnes per hour for the cocoa butter and powder production Unit. At these capacities, annually the factory will process 36,000 tonnes of cocoa beans into 34,920 tonnes of dry, clean and graded cocoa beans; 2,183 tonnes of cocoa mass; and 2,183 tonnes of cocoa butter and powder. The factory will be able to process at least 80% of the cocoa produced in the country.

Project Details:

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
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PROJECT PROFILE

Spindle Cotton Spinning Mill

Sector: Agriculture Value Addition

Proposed Investment:	\$58 Million
Financing Type	Equity and Debt
Project Site/ Location:	Lira District

Investment Promoter:

Name:	Irene Ssagala
Email:	issagala@ugandainvest.go.ug
Telephone:	+256414301100
Company:	Uganda Investment Authority

Project Contact:

Name:	Andrew Mugerwa
Email:	Andrew.mugerwa@udc.go.ug
Telephone:	+256414250204
Company	Uganda Development Cooperation



Project Description:

Uganda's exports grew at a CAGR of 5% from US\$ 73.5 million in 2017 to US\$ 81.6 million in 2019. Fibre is the largest exported commodity over the years, maintaining an average share of 68% from 2017 to 2020. The share of fibre exports went to as high as 71% in 2019. Cotton Yarn's produced by the Ugandan spinning mill can substitute imports in the African continent. Countries like Egypt, Morocco, Tunisia, Nigeria, Tanzania, Ethiopia that import cotton yarns can serve as markets for the same. Setting up an integrated fabric mill in Uganda comes with its own sets of opportunities and challenges. The potential challenges can be mitigated with the combined efforts of industry stakeholders, investors and the Ugandan government. Forward integration to garment manufacturing is also an attractive opportunity that can be considered. Proposed products include knitted Dresses, tops and T-shirts. The targeted products and fabric have high regional and global demand.

Project Details

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



PROJECT PROFILE

Instant Soluble Coffee

Sector: Agro Value Addition

Proposed Investment:	\$58 Million
Financing type	Equity and Debt
Project Site/ Location:	Kampala

Investment Promoter:

Name:	Simon Paul Ngabo
Email:	sngabo@ugandainvest.go.ug
Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

Name:	David Katungi
Email:	david.katungi@ugandacoffee.go.ug
Telephone:	+256 772 447 475
Company	Uganda Coffee Development Authority

Project Description:

Uganda Coffee Development Authority seeks an investor to set up a soluble coffee plant. Uganda does not have a soluble coffee plant despite its stable political and investment environment. The country produces Robusta and Arabica coffee throughout the year. Prevailing export prices offer a sufficient margin to a soluble coffee plant to cover major costs. For instance, the average export price of Robusta screen 12(lower quality) is 1.87 per kilo compared to a retail price of \$15.00 per kilo soluble in UK.

Project Details:

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started



PROJECT PROFILE

Luwero Fruit Factory

Sector: Agro Value Addition

Proposed Investment:	\$10 Million
Financing Type	Equity
Project Site/ Location:	Luwero District

Investment Promoter:

Name:	Rita N. Mugula
Email:	rnabateregga@ugandainvest.go.ug
Telephone:	+256 414 301 100
Company:	Uganda Investment Authority

Project Contact:

Name:	Andrew Mugerwa
Email:	Andrew.mugerwa@udc.go.ug
Telephone:	+256 414 258 204

Project Description:

Uganda is the second largest producer of fresh fruits and vegetables producing about 5.3 million tonnes per year. Greater Luwero sub-region has total population of 4,049,708. In 2021, estimates indicated that the pineapple production in greater Luwero sub-region had reached 1,440,725 MT. Establishment of fruit processing factories is one of the key government interventions in the Third National Development Plan

(NDP III) & UDC strategic plan.

Three production lines will produce the following;

- a) Drying line with processing capacity of 1.5 MT per hour of fresh pineapples and/or mangoes. Feasibility study concluded.
- b) Canning line with proposed capacity of 5 MT of fresh pineapples per hour. (16 hours a day and 25 days a month when operating at full capacity).
- c) Ready to drink ginger flavoured pineapple drink -Munanansi juice: The line will use both fresh pineapples and waste from the drying and canning lines. The proposed capacity is 2MT of fresh pineapples per hour.

The proposed product specifications are;

- a) Dried fruits (dried mangoes and pineapples), canned pineapples and ready to drink ginger flavoured pineapple juice packaged in 250ml, 500ml and 1000ml PET bottles.
- b) Canned pineapples packed in aluminium cans of three different sizes namely;
 - 1) SA2 (494g gross weight), 2T (638g gross weight) and A10 (3321g gross weight).
- c) Dried fruits: The dried mangoes and pineapples will be packaged in High Density Polyethylene (HDP) vacuum bags with a gross weight of 10kg per bag.

Project Type	<input checked="" type="checkbox"/> Greenfield	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Expansion
Investment Type	<input checked="" type="checkbox"/> PPP	<input type="checkbox"/> Joint Venture	<input type="checkbox"/> Private
Project Status	<input checked="" type="checkbox"/> Feasibility Completed	<input type="checkbox"/> Pre-Feasibility	<input type="checkbox"/> Feasibility Started

07

INVESTMENT OPPORTUNITIES IN PUBLIC INFRASTRUCTURE PROJECTS.

- | | | |
|----|------------------|---|
| 01 | Proposed project | Hospital |
| | Description | Construction of 324 bed capacity specialized modern hospital at Gulu University |
| | Project Owner | Ministry of Health |
| | Name | Dr. Sarah Byakika |
| | Contact | +256 772 423358 / +256 703 423358 |
| | Email | |
| 02 | Proposed project | Bukasa Port -Additional Financing |
| | Description | Port construction |
| | Project Owner | Uganda Rail Corporation |
| | Name | Ochaki Abubakar Namara |
| | Contact | +256 704 762009 |
| | Email | a.ochaki@urc.go.ug / ochaki@gmail.com |
| 03 | Proposed project | Construction of Corner Ayer - Corner Aboke-Bobi Road (55km) |
| | Description | Road Construction |
| | Project Owner | Uganda National Roads Authority |
| | Name | Eng. Isaac Wani |
| | Contact | +256772444472 |
| | Email | isaac.wani@unra.go.ug |
| 04 | Proposed project | Development of Airports-Gulu & Arua |
| | Description | Road Construction |
| | Project Owner | Uganda National Roads Authority |
| | Name | Eng. Isaac Wani |
| | Contact | 256772444472 |
| | Email | isaac.wani@unra.go.ug |
| 05 | Proposed project | Kihihi-Butogota-Buhoma Road |
| | Description | Road Construction |
| | Project Owner | Uganda National Roads Authority |
| | Name | Eng. Isaac Wani |
| | Contact | +256772444472 |
| | Email | isaac.wani@unra.go.ug |

06	Proposed project	Kibuye-Busega Expressway Phases 1& 2
	Description	Road Construction
	Project Owner	Uganda National Roads Authority
	Name	Eng. Isaac Wani
	Contact	+256772444472
	Email	isaac.wani@unra.go.ug

07	Proposed project	Moroto -Kotido, Kotido -Kaabong and Karenga - Kapedo Road Project
	Description	Road Construction
	Project Owner	Uganda National Roads Authority
	Name	Eng. Isaac Wani
	Contact	+256772444472
	Email	isaac.wani@unra.go.ug

08	Proposed project	Soroti-Amuria-Abim Road
	Description	Road Construction
	Project Owner	Uganda National Roads Authority
	Name	Eng. Isaac Wani
	Contact	+256772444472
	Email	isaac.wani@unra.go.ug

09	Proposed project	Mpigi-Nakawuka-Kasubi Road
	Description	Road Construction
	Project Owner	Uganda National Roads Authority
	Name	Eng. Isaac Wani
	Contact	+256772444472
	Email	isaac.wani@unra.go.ug



www.ebiz.go.ug

Uganda Investment Authority (UIA) is the first point of contact for any potential investor.

THE EBIZ PLATFORM



The OSC, in partnership with the National Information Technology Authority (NITA-U), has also developed an online platform that enables entrepreneurs and investors to access business-related government services using an integrated single point of entry. The digitally enhanced award-winning eBiz platform has a standby support team, including a 24/7 call centre ready to offer user-friendly and faster services to the business community. This has reduced the number of bureaucratic procedures, time and cost of obtaining the relevant licenses and permits in Uganda.

ONE STOP CENTRE SERVICES FOR INVESTORS

The Government of the Republic of Uganda created a One Stop Centre (OSC) to make it easy for both local and foreign investors and entrepreneurs to easily register, start and operate a business in Uganda.

The following Services are offered at the OSC

- 1 Investment Advisory Services
- 2 Company Registration and Intellectual Property Advisory Services
- 3 Citizenship and Immigration Control Services
- 4 Tax Registration and Compliance Advisory Services
- 5 Environmental Impact Assessment Certificate
- 6 Application and Issuance of Trading License and Application for Building Permits
- 7 Banking and Online Payments
- 8 Distinctive Mark Application and Purchase of Standards from UNBS
- 9 Free Zone Advisory Services from the Uganda Free Zones Authority
- 10 Application and Issuance of Trading License and Application for Building Permits
- 11 Services of Utility Companies (UMEME and NWSC)
- 12 Land Title Verification Services by the Ministry of Lands
- 13 Housing and Urban Development
- 14 Tourism and Investment advisory services by Giants 100 and the Federation of Uganda Employers (FUE) for employer-employee relations.

The OSC currently hosts 16 government agencies and private sector players.



Uganda Investment Authority

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