

## **STATUS OF INDUSTRIAL & BUSINESS PARKS AND AGRICULTURAL LANDS IN UGANDA – JULY 2021**

### **Executive Summary**

Vision 2040 seeks to achieve a ‘Transformed Ugandan society from a peasant to modern and prosperous country within 30 years. The overall strategic goal of the NDP III is ‘Increased Household Incomes and Improved Quality of Life.’

The Development of Industrial Parks therefore is directly in line with the Uganda Vision 2040 and the NDP III. it is one of the key priority projects aimed at increasing sustainable production, productivity and value addition in key growth opportunities by developing industrial parks strategically across the country around specific areas of production to act as supply chains for raw materials.

The current UIA Strategic Plan 2020/21-2024/25 founded on the 5-year strategic theme of ‘Accelerating Domestic and Foreign Direct Investment for Accelerated Industrialization’ which focuses on five strategic areas, namely; promote Uganda as the preferred FDI destination; promote domestic Investment and innovation; improve domestic and international competitiveness and doing business rankings through an efficient One Stop Centre; accelerate Uganda’s industrialization through serviced industrial parks, and enhance institutional capacity to deliver its mandate.

The key to the realization of these long-term goals is to put in place integrated infrastructure and services in one location with all the required utilities including land, electricity, industrial water, waste disposal and management facility, ICT infrastructure, roads and modern lighting systems, parking facilities, etc. For investors to set up manufacturing facilities to facilitate efficient and low-cost production of goods and services both for local consumption and for export.

## 1.0 REGIONAL DISTRIBUTION OF INDUSTRIAL & BUSINESS PARKS

No	Area	Status	Acreage (acres)	Potential Sectors targeted	Direct Jobs upon completion.	Budget for completion of the Park (UGX-Billion)
<b>CENTRAL REGION</b>						
1(a)	Kampala Industrial and Business Park, Namanve	Operational	2200 acres	Agro-processing, Mineral processing, Pharmaceutical, tourism, wood processing, logistics hub, Light and Heavy Manufacturing.	216,000	Euro 246 million financed by UKEF and under construction
1(b)	Luzira IBP	Operational	70 acres	Pharmaceuticals, agro processing, wood processing, Light Manufacturing,	12,000	1.32 Bn
1(c)	Bweyogerere IBP	Operational	50 acres	Pharmaceuticals, agro processing, warehousing and logistics, Light Manufacturing	11,000	7.57 Bn
2	Masaka	Land earmarked but title for the land not yet secured	800 acres	Fruit processing, fish processing, pork processing, tea processing and beef industry	116,000	82.67 Bn
3	Rakai	Land not yet secured	500 acres	Sugar, fish processing, fruit processing, honey, dairy products processing	45,000	54.7 Bn
4	Mubende	Land not yet secured	500 acres	Tea processing, fruit processing, honey, dairy products processing	45,000	54.7 Bn
5	Luwero	Land not yet secured	500 acres	Tomato processing, fruit processing, dairy coolers, fish farming and processing, poultry farming, dairy farming and processing	45,000	45.0 Bn
7	Nakasongola	Land not yet secured	500 acres	Textiles, military industries, fish farming and dairy industries	45,000	54.7 Bn
8	Mukono –	Land not	3,000	Agro-processing, Light and	183,0000	387.7 Bn

	Kyetume (Ind park along the SGR line)	yet secured	acres	Heavy Industries		
<b>WESTERN REGION</b>						
9(a)	Mbarara (SME Park)	Operational	12 acres	Agro-processing, SMEs development and light manufacturing	1200	14.07 Bn
9 (b)	Mbarara Main Industrial Park	Land not yet secured	500 acres	Dairy industry, beef industry, leather industry, banana processing, wood processing industries, fruit processing, and honey processing	45,000	45.3 Bn
10	Kasese	Land secured	216 acres	Fruit processing, cement production, cobalt, copper, dairy industry, tourism and fish processing.	35,000	29.52 Bn
11	Hoima	Land not yet secured	500 acres	Petroleum byproducts, tobacco factories, sugar processing, fish processing and rice hurling	45,000	57.2 Bn
12	Kabarole	Land being secured with OWC, NAADS, UIA, UIRI and Kabarole District	502 acres	Dairy processing, tea processing, fruit processing, wood processing industries, cocoa processing (Bundibugyo sector), vanilla processing and Grain-milling (Kamwenge)	45,000	54.7 Bn
13	Kabale	Land not yet secured	500 acres	Fish processing, dairy processing, flower processing, temperate fruit processing and pyrethrum	45,000	56.2 Bn
14	Bushenyi	Land not yet secured	500 acres	Dairy processing industries, tea processing (Kyamuhunga, Buhweju), wood processing industries,	45,000	57.7 Bn

				banana processing (Nyaruzinga), fish processing and beef processing industries		
15	Buliisa	Land not yet secured	500 acres	Petroleum byproducts, tobacco factories, sugar processing, fish processing, SME development workspaces	45,000	57.2 Bn
<b>EASTERN REGION</b>						
16	Jinja	Land secured	182 acres	Textiles, pharmaceuticals, steel processing, grain milling, vegetable oil industries and leather processing	22,000	33.31Bn
17	Soroti	Operational	219 acres	Fruit processing, dairy processing, leather processing, SME workspace development, export-oriented industries	22,500	23.33 Bn
18	Mbale (Now Tangshan Mbale Industrial Park)	Operational	619 acres	Grain milling especially wheat, fruit processing, dairy industry and coffee processing	216,000	Budget being development by Inter Government Committee (UNRA, UETCL, NWSC)
19	Moroto	Land secured	417 acres	Cement manufacturing, green marble polishing, aloe-vera and herbal medicine processing, gum-Arabica processing, dairy products, fruit processing and leather industry.	85,000	53.32 Bn
20	Tororo (SGR industrial park for heavy	Land not yet secured	6000 acres	Cement manufacturing, fertilizer manufacturing, steel manufacturing from the iron ore deposits in the area, gold	320,000	488 Bn

	processing industries)			processing, fish processing and fruit processing		
21	Iganga	Land not yet secured	500 acres	Fruit processing, dairy processing, fish processing and fish processing industries.	45,000	54.7 Bn
<b>NORTHERN REGION</b>						
22	Lira	Land not yet secured	500 acres	Textiles, cassava processing, oil seeds processing including Soya oil, fruit processing, fish processing	45,000	54.2 Bn
23	Gulu	Land not yet secured	500 acres	Fruit processing, rice hurling, oil seeds processing and sugar processing	45,000	54.2 Bn
24	Arua	Land not yet secured	500 acres	Honey, fruits, coffee processing, textiles and SME work space development	55,000	55.2 Bn
25	Yumbe	Land not yet secured	200 acres	Honey, fruits, coffee processing, textiles and SME development workspaces	31,500	29.52 Bn
26	Koboko	Land Secured	193 acres	Honey processing, Fruits processing, Logistics centre	31,000	29.52 Bn
<b>Sub Total 1</b>					<b>1,942,200 Jobs</b>	<b>1,991.93 billion</b>
<b>REGIONAL SCIENCE AND TECHNOLOGY PARKS</b>						
27	<b>Kamuli</b> – Eastern Region	Land not yet secured	500 acres	Research and Developments of various innovations.	45,000	20.32 Bn
28	<b>Pakwach</b> – Northern Region	Land not yet secured	500 acres	Research and Developments of various innovations.	45,000	18.19 Bn
29	<b>Kyankwanzi</b> – Central Region	Land not yet secured	500 acres	Research and Developments of various innovations.	45,000	18.82 Bn
30	<b>Rubirizi</b> – Western	Land not yet secured	500 acres	Research and Developments of various innovations.	45,000	20.49 Bn

	Region					
				<b>Subtotal 2</b>	<b>180,000 jobs</b>	<b>77.82 billion</b>

## 2.1 INDUSTRIAL PARK FEASIBILITY STUDIES

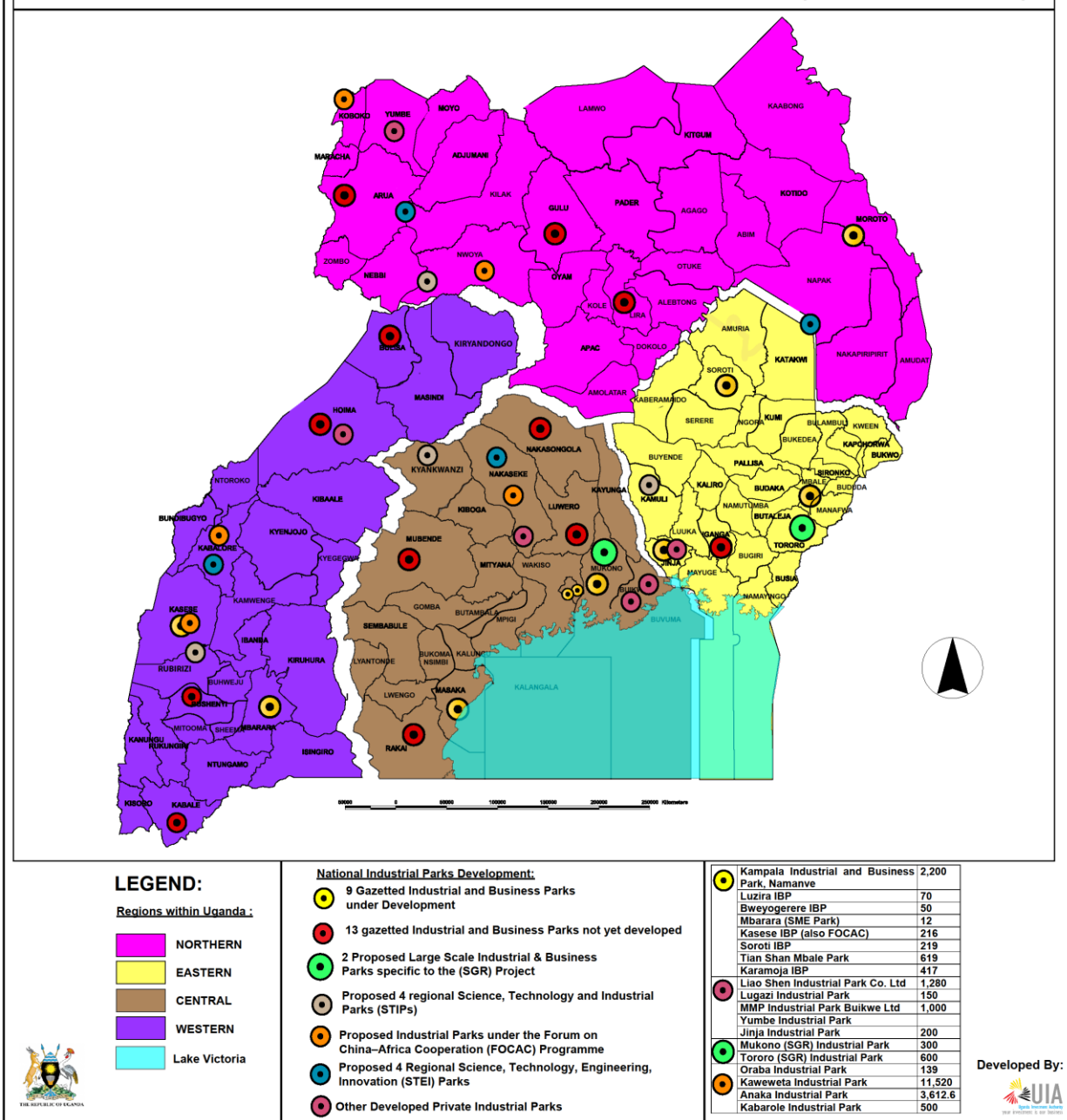
To be able to complete the industrial parks development phase, UIA needs to work with National Planning Authority (NPA) and other Government lead agencies to undertake feasibility studies for the 25 industrial parks under development. Only one industrial park (Namanve) has a complete feasibility study done. The approximate cost of one feasibility study is UGX 1.2 billion. Hence UIA will need a total of UGX 30 billion to finalize these feasibility studies which will then be utilized to source for external financing for infrastructure development in the industrial parks

**N.B.** To fully develop all the 26 Industrial and Business parks excluding KIBP, we need UGX 1,991.93 billion and the amount needed for KIBP is Euro 246 million which is already funded under UKEF. For the Four regional Science and Technology Parks, we need UGX 77.82 billion and feasibility studies for the parks is UGX 30 billion.

## 2.2 SUMMARY OF FUNDS NEEDED FOR DEVELOPMENT OF INDUSTRIAL AND BUSINESS PARKS IN UGANDA

NO	ACTIVITY	AMOUNT IN UGX
1.	Infrastructure devt for 26 industrial parks	1,991,930,000,000/-
2.	Regional Science and Technology Parks	77,820,000,000/-
3.	Feasibility Studies for Industrial Parks	30,000,000,000/-
	<b>TOTAL FUNDS NEEDED</b>	<b>2,099,750,000,000/-</b>
	<b>Total jobs to be created</b>	<b>2,122,200 jobs</b>

## NATIONAL INDUSTRIAL PARKS DEVELOPMENT STRATEGY (2020/21 - 2024/25)



In its strategic plan, the UIA is on a firm footing to play its leadership role in attracting and retaining investments in Uganda, which will ultimately contribute to the industrialization of the country, thus creating the needed jobs to eventually lift up the standard of living for all Ugandans.



## 2.2 OTHER PPP INDUSTRIAL PARKS BEING DEVELOPED.

No	Area	Acreage	Status
31	Liao Shen Industrial Park Company Ltd. – Kapeeka	2 sq miles	<p>Liao Shen Industrial Park Co. Ltd. was issued an investment license on 24<sup>th</sup> May 2017 with China as a Country of origin and planned to invest about USD 100 Million into development of an Industrial Park. The Park, named Liao Shen Industrial Park (LSIP), is located about 55 Km from Kampala, in Kapeeka Sub-country, Nakaseke District.</p> <p>According to the company, the industrial park of 2 square miles will be developed in phases. The first phase is planned to occupy about 1 square mile and establish 20 factories by the end of 2019. Progress has been registered and currently five factories are operational. These include: Good Will Ceramics (U) Ltd, Ho &amp; Mo Food Technology Ltd, Gaga Foods (U) Co. Ltd, Lurtex Textiles Ltd and Dragon and Phoenix Electronic Development Co. Ltd. Another eight companies are nearing completion.</p>
32	Lugazi Industrial Park	150 acres	<p>Lugazi Industrial Park (LIP) is located 2 kilometres from Lugazi Town strategically located along Uganda's main import and export route, that is, the Kampala-Jinja Highway. The proprietors of this park have now developed a Master Plan which shows the demarcation of plots that will be allocated to Investors.</p>
33	MMP Industrial Park Buikwe Ltd - Buikwe	956 acres	<p>Four factories are under construction as listed below:</p> <ol style="list-style-type: none"> <li>1) Modern Rubber and Cable Ltd – to manufacture tyres and cables.</li> <li>2) Modern Allied and Footwear Ltd- to make Footware, Wheel barrows &amp; metal drums</li> <li>3) Modern Heavy Engineering Ltd- to make pre-fabricated houses, H-Beams, Z-Purlin, Pipes, Heavy Machining work.</li> <li>4) Modern Agrichem Ltd- to produce Insecticides, Pesticides Herbicides and Fertilizers.</li> </ol>

### 3.0 CENTRAL REGION INDUSTRIAL AND BUSINESS PARKS

#### 3.1 THE KAMPALA INDUSTRIAL AND BUSINESS PARK (KIBP)

The Kampala Industrial and Business Park (KIBP) located 11 km East of Kampala in Namanve, is a **2,200 -acre** facility located partly in Wakiso and Mukono Districts. To date, all the land has been allocated to **328** prospective investors for development in various sub-sectors such as agro processing, mineral processing, ICT, logistics and freight, warehousing, general manufacturing as well as Tourism promotion activities.

##### 3.1.1 Current Level of Development

**Seventy-One (71)** industries are currently in operation within the Kampala Industrial and Business Park directly employing 30,000 Ugandans within the park; **151** projects have commenced construction creating an additional 17,500 indirect/ short term/ contract/ technical jobs during this period while **78** companies are still in the pre-start stages (surveying, processing deed plans and titles, environmental impact assessment certificates, architectural designs, geotechnical and hydrological studies). These too create employment to the various white collar professional job opportunities for Architects, physical planners, Environmental Consultants, Civil Engineers, Quantity Surveyors etc. The category under newly allocated (allocated land in 2021) are **28**.

**Table showing level of development**

No	Category	Number of Projects	Examples
a.	Operational	71	Mukwano Industries, MADA Hotels, Exquisite Solutions Ltd, Crown & Paper Packaging, Engo Holdings Ltd, Afford Agencies Ltd etc.
b.	Constructional Phase	151	Landy Industries Ltd, Wash and Wills, Kinkizi Dev'ts Ltd, etc.
c.	Pre-Start Studies	78	Premier Dairies, Globe Trotters Ltd etc.
d.	Newly allocated	28	Piston Medical Ltd, Nature stalk etc.

#### 3.2 LUZIRA INDUSTRIAL AND BUSINESS PARK

Luzira Industrial and Business Park is located in Nakawa Division in Kampala District. The Park is located 5 km East of Kampala and covers **70 acres** of land adjacent to the Luzira Women's Prison. The Park is fully allocated with a total number of 12 investors, 10 of whom are operational.

The entire park is serviced with 3.7Km of tarmac road network, power and water. The industrial park is still lacking a central sewerage treatment plant and street lighting.

### 3.3 BWEYOGERERE INDUSTRIAL ESTATE

Bweyogerere Industrial Estate is located in Wakiso District. The Park is located in Bweyogerere, Wakiso 10 km North East of Kampala and covers **50 acres** of land. The Park is also fully allocated consisting of 10 investors, 8 of whom are operational, 2 are under Construction stage. Roads and other utilities are in good shape and functional. The industrial park is still lacking a central sewerage treatment plant and street lighting.

#### Status of Infrastructure at Bweyogerere IBP

#	Infrastructure	Unit	Planned	Completed	Remarks
1.	Roads	km	1.925	1.925	Requires upgrading
2.	Water reticulation	km	3.2	2.8	Functional
3.	HV Power supply	km	2.1	2.1	Functional
4.	Waste Treatment plant	No.	1	0	Connected to urban sewer
5.	Solid Waste Plant	No.	1	0	Garbage collected by Municipal Council
6.	Solar street lights	km	2.5	0	Served by three lights installed privately
7.	ICT network	km	3.2	0	UNBS is connected to NITA-U and UTL services

### 4.0 EASTERN REGION INDUSTRIAL PARKS

#### 4.1 JINJA INDUSTRIAL AND BUSINESS PARK

Jinja Industrial and Business Park is **182 acres** located in Kagogwa Village, Mutai Parish, bordering Buwenge Sub County; 11 Kms from Jinja Town Centre along Jinja- Kamuli highway. This Industrial Park was established with the purpose of serving the Eastern Region. The Master Plan and EIA studies were completed. Boundary Opening and Installation of Boarder Markers completed.

There is an existing railway line (Jinja-Namasagali) which is close to the Industrial Park but it is not currently operational. The boundary of the Industrial Park is clearly marked with concrete border markers. On the issue of development of the infrastructure in the Industrial Park, UIA signed an MoU with Kiira Motors Corporation to develop the infrastructure in the entire Park. Kiira Motors Corporation has extended water and power to the park and they have begun on the construction of their factory facilities as shown in the photos below. Kiira Motors Corporation promised to set up operational facilities for the Police.

DFID through Trade Mark East Africa are in advanced stages of finalizing the feasibility study on the 20 acres of land allocated to UFZA and will also handle the costing of infrastructure development on the remaining 82 acres since Kiira Motors Corporation have already done their feasibility on the 100 acres.

Kiira Motors Corporation (KMC) is the key investor in Jinja Industrial and Business Park. Kiira motors started on the construction of infrastructure in the industrial park. Water (by National water & Sewerage Corporation) and power (by UMEME) have been extended in the industrial park. National enterprise corporation (NEC) are the contractors which Kiira Motors hired to work on the infrastructure. The vehicle assembly building sitting on 20,000sq meters and ware house are already under construction. One of the roads is being opened up by Free Consults LTD under the Kiira Motors arrangement.

## **4.2: TANGSHAN MBALE INDUSTRIAL AND BUSINESS PARK**

Tangshan Mbale Industrial Park is located in Mbale District covering **619 acres** of land. On 7<sup>th</sup> September, 2015, a field reconnaissance, mapping and preliminary infrastructure planning was done for the Industrial Park. Boundary opening and installation of border markers was completed.

The entire park was handed over to M/S Tangshan in 2018, to provide serviced plots to individual developers. Tangshan is to undertake landscaping and develop key infrastructure in the entire industrial park including, office premises, exhibition areas, access roads, drainage, power substation and distribution system, water supply system, sewerage drainage and treatment, water handling and treatment system.

On compensation, a total of 32 people are not yet compensated in the following categories(10 members is still in court, and 22 contested values attached to their properties). However there is currently no squatter on site and the industrial park is 100% in control of the developer.

### **Progress to-date at the park:**

As per the progress report the developer has so far invested approximately 15M dollars to cover the following costs:

- Investment promotion - 3m dollars.
- Purchase of heavy equipment and machinery (i.e., rollers, excavators and dump trucks) -3M dollars
- Industrial design of the park and public infrastructure works (i.e., roads, water channels, river expansion and drainage, ground leveling and construction of the main gate) -9M dollars.
- Access roads at murrum level 8.5km opened so far.
- Water channel 1.1km
- Power lines 3.2km
- Completed construction of project team temporary residential houses and ware houses for construction tools.

### **Intervention on Key infrastructure within the Park**

H.E. The President issued a Directive to the Rt. Hon Prime Minister to ensure that government facilitates the provision of the strategic infrastructure projects in Mbale IBP. In that regard, the Rt. Hon. Prime Minister, set up an inter-Ministerial Technical Team headed by Minister of State for Trade, Industry and Cooperatives to coordinate the line MDAs that are responsible for this

key infrastructure, e.g. UNRA, NWSC, UMEME, UETCL to have this infrastructure set up in the park. Three meetings which were attended by UIA officials have been held including a field visit to park that took place on 25/9/2020. After the field visit, the technical agencies requested the officials of Tangshan Mbale IBP, to provide some information that would guide the team to prepare Bidding documents for the design, build & finance contract for piped industrial water, waste treatment plants, roads and drainage channels. For, the Power Substation, UETCL officials said that they are in advanced stages of securing funds from Kfw bank for the construction of a power substation at the park, however, UMEME has already set up a temporary substation of 20MW which provides enough power needed currently for the operating investors in the park.

Tangshan has successfully brought on board 16 investors who will be operating within the park and more than 15 strategic cooperation agreements signed between Chinese enterprises and Tangshan Mbale Industrial Park. The Seven investors at different level of development are listed in the table below.

#### 4.3 SOROTI INDUSTRIAL AND BUSINESS PARK

Soroti IPB is 350 km North East of Kampala and is **219 acres** in size. The Park has access roads opened up, roads and power are also available. There is 2km of tarmac and 4.4km of murram roads opened and are all under maintenance.

Out of the 20 investors, Soroti Fruit Factory is the only factory operational so far, 4 others are under construction which includes Sanqua Engineering, Asalalamaal Ltd, the National Industrial hub under Office of the President and PELA Commodities Ltd.

##### Status:

- Master-plan & EIA completed
- Cadastral survey of the plots completed.
- Installation of Boarder Markers around the Park completed.
- Water and Power have been extended to the Park
- Construction of Lot1 roads (2.2 Km) to tarmac level i.e. (Temele Industrial Road, Pineapple Lane, and Palm Tree close) has been completed.
- 4.4km of Roads at Soroti Industrial and Business Park (Lot 2) to murram level opened up.
- On the 13/4/2019 His Excellency the President of the Republic of Uganda, President Yoweri Kaguta Museveni commissioned the TESO fruit factory producing fresh fruit juice in Soroti Industrial and Business Park. The fruit juice produced from the locally grown fruits is branded “TEJU” referring to Teso juice.

##### Challenges within Soroti IBP:

- Solid waste management plant is not available.
- Sewerage/Effluent treatment plant hindering Teso Fruit Factory from fully operating.

#### 4.4 KARAMOJA INDUSTRIAL AND BUSINESS PARK

The proposed Karamoja Industrial and Business Park is located in Moroto and Napak Districts. It is 12 kilometers' South of Moroto Municipality along Moroto–Soroti Highway. It is located in Kautokou and Nadunget Parishes of Ngoleriet and Nadunget Sub counties respectively.

The Park covers an area of **417 acres**, along the boundaries of Moroto and Napak Districts. Mineral beneficiation activities are being targeted for employment generation.

The exercise for the Installation of Border Markers was completed.

M/S Savimaxx Limited was contracted by Uganda Investment Authority (UIA) to carry out Consultancy Services for Master Plan and Environmental Impact Assessment Study for Karamoja Industrial and Business Park.

The Master Planning and EIA Process reached the final stage although not yet presented to the National Physical Planning Board for approval due to the land conflict in the Park.

##### Challenges in Karamoja Industrial and Business Park:

- Land Conflict  
Uganda Investment Authority acquired land for the Karamoja Industrial and Business Park while it was still under Moroto District and the acquisition process was done formally with the district until the title of the land was transferred to UIA. However, when Napak District was annexed from Moroto District, there arose a problem of the proposed land for the industrial park lying in two districts. The community of Kautakou in Napak District did not agree to the industrial park proposal and this brought the Master Planning and EIA process to a halt. The discontented people of Napak petitioned the Commission of Inquiry into land matters headed by Justice Catherine Bamughaire but up to now we have not yet got any report from that Commission. UIA provided all the information pertaining to the acquisition of this land to the Commission.
- The Minister of State for Investment and Privatisation promised to engage the leadership of Napak, where there is more resistance so that the Master Planning process could be concluded and commence on the physical development of the industrial park

#### 5.0: WESTERN INDUSTRIAL PARKS

##### 5.1 KASESE INDUSTRIAL AND BUSINESS PARK

Kasese Industrial and Business Park is approximately **216.96 acres (87.8 Ha)** located in Kasese District. It is located along Kasese - Mbarara Highway and Kilembe Road, Kasese Municipality. The Park borders with Kasese Cobalt Company Limited (KCCL) in the East; Nyakatozi Co-operative Union in the West; Queen Elizabeth National Park in the South and the Rwenzori Ranges in the North.

The entire park is serviced with 6.5km of murram road, power and water have been extended to the park.

##### New developments:

- Uganda Investment Authority with OWC through the Agri-Led project in the NAADS secretariat are working with the Kasese District administration to upgrade the infrastructure in this park. These include roads, water and power extension. Two of the UIA engineers are on the committees that were set up for the development of Industrial parks in the Rwenzori region i.e. Kabarole and Kasese industrial parks.

- Up to 90% of the roads have been opened with power line extension so far on Main Commercial Street and 2<sup>nd</sup> Street.
- There are 17 investors that have been allocated land however, the factories which have so far 5 companies have taken possession of their sites and the on-going activities include the following:

## 5.2 MBARARA SME PARK

Mbarara SME Park is a 12-acre facility built up to cater for small scale enterprises adjacent to Mbarara Municipality 280 km southwest of Kampala. The Park has access roads opened within, has water and power supply. There are 42 workspace units of 60m<sup>2</sup> and 120m<sup>2</sup> referred to as single and double workspaces respectively within the park (i.e., Single-25, Double-16, Tripple-1), 35 workspaces are so far occupied by 23 entities including UIA totaling to 83% of the occupancy rate, 2 are vacant and 5 are currently locked up by former Mbarara Gatsby Club members.

No	Enterprise Name	Nature of Enterprise	Unit Occupied	Status
1.	Bold energy ltd	Charcoal stoves prodn	2double	operational
2.	Agribusiness & real estates ltd	Dairy products/ cheese production	5 double	Operational
3.	Eco smart Uganda	Sanitary pads production	7double&8single	Operational
4.	Akaka general hardware	Hardware store	6 single & 39 double	Operational
5.	Aloe Vera paints limited	Paint manufacture	9 double	Operational
6.	Esperanza distributors ltd	Beverages	12 double & 13 single	Operational
7.	Wastewatch initiatives limited	Waste recycling	14 single	Operational
8.	Premier systems ltd	Hardware store	38 single	Operational
9.	Gide technical services limited	Beverages	15&16 single	Operational
10.	Crystal establishments ltd	Paint manufacture	17 double	Operational
11.	Steels & metals	Meatal fabrication	40 double	Operational
12.	Cranefoam mattresses ltd	Mattress manufacture	41 double	Operational
13.	Kawooya Muhammad	Waste recycling	18 single	Operational
14.	Thaddy investments ltd	Beverages	19/20 tripple & 21 double	Operational
15.	Jackson Lumu	Produce store	24 &25 single	Operational
16.	Mbarara agromill	Beverages /diary production	26 single	Operational
17.	Life label gin ltd	Beverages	27 single	Operational
18.	Million star health products ltd	Sanitary pads production	28 single	Operational
19.	Premium paints and chemicals ltd	Paint manufacturer	29 double	Operational



No	Enterprise Name	Nature of Enterprise	Unit Occupied	Status
20.	Kaste investments	Tissue manufacture	30 single, 31 double & 32 single	Operational
21.	Backyard farm supplies	Farm produce	33 double	Operational
22.	Whitesky256 ltd	Beverages/ wine production	34&35 single	Operational
23.	UIA	Office & store	4&3single	Operational

UIA has allocated 3 acres of land that has not yet been developed by UNBS to set up a regional office block and testing laboratories for the Western Region.

During the 63<sup>rd</sup> Board meeting held on 10<sup>th</sup> May 2021 under **MIN 05/63/BOD/05/2021**, the UIA Board of Directors resolved to sub-lease the Mbarara SME Park to Mbarara Gatsby Small Scale Enterprises Association (MGSSEA) under terms and conditions to be discussed after submission of the land application and a letter was drafted and forwarded to the Mbarara Gatsby Group.

## 6.0: STATUS OF AGRICULTURAL LANDS

Land	Developer
Kiryandongo (6 sq. Miles)	<ul style="list-style-type: none"> <li>Leased to M/S Agilis and partners for growing of Sun Flower, maize, Soya, beans on a rotational basis, plus other crops like Palm trees on a trial basis.</li> </ul>
Masindi –Kimengo Sub County (20 Sq. Miles),	<ul style="list-style-type: none"> <li>10 sq. miles to M/S Soul Agri Business Company Limited for grain processing- the company has taken possession of the site.</li> <li>0.5 sq miles leased to M/S CMG (U) LTD for a ranching project</li> <li>4.5 sq. Miles plus 140 acres to AFRO-KAI to put up crop production and animal fattening</li> <li>2 sq. Miles to M/s MENA FOODS to put up poultry establishment</li> <li>0.16 sq. miles is for MoLG</li> <li>0.5 sq. miles for Zamburi Holdings Co Ltd</li> <li>1.5 sq. miles for Kazire Health Products Ltd</li> <li>0.5 sq. miles Normah Agro-Farm Ltd</li> <li>There is still a problem of squatters on some portions of the land who have still made it difficult for the investors to fully utilize the land especially on the portion of M/S Mena Foods Ltd.</li> </ul>
Lukali-Goli, Buikwe District (84 acres)	<ul style="list-style-type: none"> <li>Leased to M/S Arrow Aqua Culture Africa Ltd engaged in fish farming and fish processing.</li> </ul>



Kaweri-Mubende (10 Sq. Miles),	<ul style="list-style-type: none"> <li>Leased to M/S Kaweri Coffee Ltd who grow and process coffee for export. .</li> </ul>
Kasangati (20 acres)	<ul style="list-style-type: none"> <li>Leased to M/S Tomil Poultry Ltd for poultry farming</li> </ul>
Kashari Land (59.6 Ha)	<ul style="list-style-type: none"> <li>Completed the installation of border markers around the land.</li> <li>47 acres have already been allocated to M/S BTS Clearing and Forwarding Ltd leaving a balance of 100 acres which is still available.</li> </ul>