

DEVELOPMENT TIMELINE

The project will be delivered in phases aligned with tenant demand.

Phase 1: Factory shells construction| Core infrastructure

Phase 2: Warehouse precinct| Additional industrial units
Phased delivery helps align supply with tenant occupancy schedules.

TENANT ENGAGEMENT PROCESS

1. Tenant expresses interest in the property.
2. Tenant accesses data room and visits the site.
3. Tenant negotiates lease terms.
4. Tenant signs the lease agreement.
5. Tenant fits out the space and opens for business.

JOIN SUNWAY CITY FACTORY SHELLS TODAY

Secure your space today and position your business at the heart of Sunway City's growing industrial hub

To Request Information

- Site plans & GLA schedules
- Leasing terms
- Site visit arrangements

CONTACT

Sunway City Business Development & Marketing Team

Email
info@sunwaycity.co.zw

Telephone: +263-24-2006473-8
Phone: +263 772 586 449
+263 715 469 341

Address
2098 Cedar Close
Sunway City, Harare



LEASING FRAMEWORK

Market Rent Benchmarks

- Small units (<500 m²) - US\$5-7 / m².
- Medium units (500-1,000 m²) - US\$3 / m².
- Average industrial benchmark - US\$4 / m².

Typical Lease Terms: Lease: **3-10 years**| Deposit: **3-6 months**| Shell & core delivered| Tenant completes fit-out| Common Area Maintenance service charges apply
Typical timing: Lease negotiation 4-8 weeks| Tenant fit-out 4-16 weeks



SUNWAY CITY FACTORY SHELLS



Project Promoter/Issuer



+263-24-2006473-8
info@sunwaycity.co.zw

Financial Advisors



PROJECT OVERVIEW

Modern modular factory shells and warehousing in Sunway City’s Special Economic Zone, located ~2.2 km from the Harare-Mutare Highway.

Project Snapshot: 18 ha industrial park| 83,700 m² factory shells| 6,542 m² warehouse space| Modular industrial units ~480-500 m². Built for manufacturing, logistics, agro-processing and industrial SMEs.



STRATEGIC LOCATION

Positioned along Zimbabwe’s Mutare logistics corridor.

Connectivity: 11 km from Harare CBD| 598 km to Port of Beira| Direct access to regional trade routes
Infrastructure: Internal truck circulation roads| Upgraded road-link to highway| Industrial utilities and services
SEZ advantages: Fiscal incentives| Streamlined approvals for qualifying tenants



MARKET OPPORTUNITY

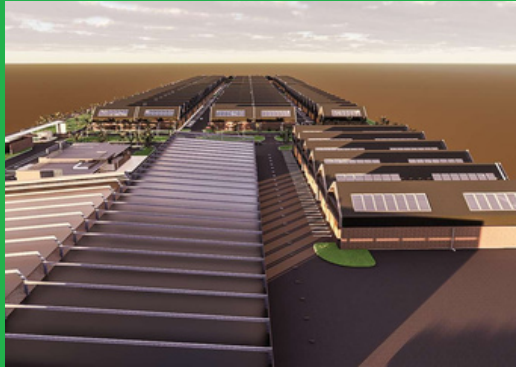
Target Industries: Logistics & distribution| Manufacturing & fabrication| Agro-processing| Mining supply| Renewable energy manufacturing
Drivers: Import substitution| SME industrialisation| Regional trade growth



INDUSTRIAL PARK LAYOUT

The development is organised around modular factory blocks and a central truck spine road.

Site Components: Factory shell blocks| Dedicated warehouse precinct| Rear loading yards| Front parking areas| Internal truck circulation roads



TENANT MIX & SPACE OPTIONS

- **5-10%:** Renewable Energy| Smallest tenant mix
- **10-15%:** Mining Supply
- **10-15%:** Agro-processing
- **25-35%:** Logistics & Distribution
- **30-40%:** Light Manufacturing| Largest tenant mix

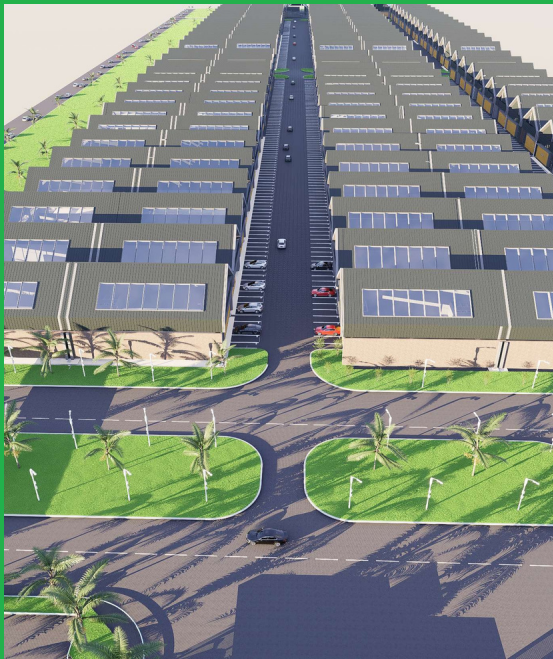
Space Options

Typology	Size
Small factory shells	~500 m ²
Medium shells	500–1,500 m ²
Large shells	1,500–4,000 m ²
Anchor facilities	4,000+ m ²



FACTORY SHELL FEATURES

Typical Unit: ~480-500 m² modular shell| Mezzanine-ready design| Two loading bays per unit| Heavy-duty industrial floor
Infrastructure: Industrial grid power| Borehole water backup| Sewage treatment plant| Solar-ready roof
Special Capability: Cold-chain ready warehouse precinct| Minimum 6.5 m eaves height storage



NB: Units can be combined to create larger industrial facilities.