

SUNWAY CITY SHOPPING MALL

Premier Mixed-Use Investment Opportunity

Harare, Zimbabwe • Special Economic Zone

\$28.98M

TOTAL PROJECT VALUE

14%

IRR

8 Years

PAYBACK PERIOD

**Exceptional Feasibility Score: 8.02/10 |
Retail Yields: 9.5%**

18-hectare mixed-use development with prime highway location
(11km from CBD) serving 40,000+ resident catchment area

Revenue Streams (% of GFA)

Shopping Mall	21.5%
Medical Facility	19.2%
Recreation Zone	17.4%
Warehousing	12.8%
Office Park	11.6%
Hotel & Conference	10.5%

SEZ Tax Benefits

- ✓ 5-year corporate tax exemption
- ✓ 15% tax rate thereafter
- ✓ 100% customs duty rebate
- ✓ Withholding tax exemptions
- ✓ Expatriate staff flat 15% tax

Market Opportunity

2.25%

Annual Urban Growth

50%+

MiddleClassby 2030

1.46%

Retail Sector CAGR

US\$17-25

Premium Rental Rates/m²

Investment Opportunity

www.sunwaycity.co.zw

Sunway City (Private) Limited

For detailed financial projections and investment inquiries, contact our development team.