



SEZ Status
Special Economic Zone with government incentives



Strategic Location
Terminus of Beira Corridor trade route



Green Energy
Solar-powered sustainable development



PPP Ready
Public-Private Partnership opportunities

Sunway City presents a unique opportunity to invest in Zimbabwe's most comprehensive Special Economic Zone development. Located strategically along the Harare-Mutare Highway, our integrated development offers diversified investment opportunities across industrial, commercial, residential, and infrastructure sectors spanning over 400 hectares.

Investment Portfolio



Factory Shells
\$32.70M
12 customizable warehousing units with solar rooftops



Shopping Mall
\$28.98M
18-hectare modern retail complex



Residential Complex
\$25.70M
228 modern apartments (2 & 3 bedroom units)



Hi-Tech Park
\$92.00M
117-hectare IT & knowledge hub



Office Park
\$85.17M
40-hectare premium office space



Inland Port
\$135.00M
25.6-hectare logistics hub



Hotel
\$23.31M
3-5 star hotel with 176-200 rooms

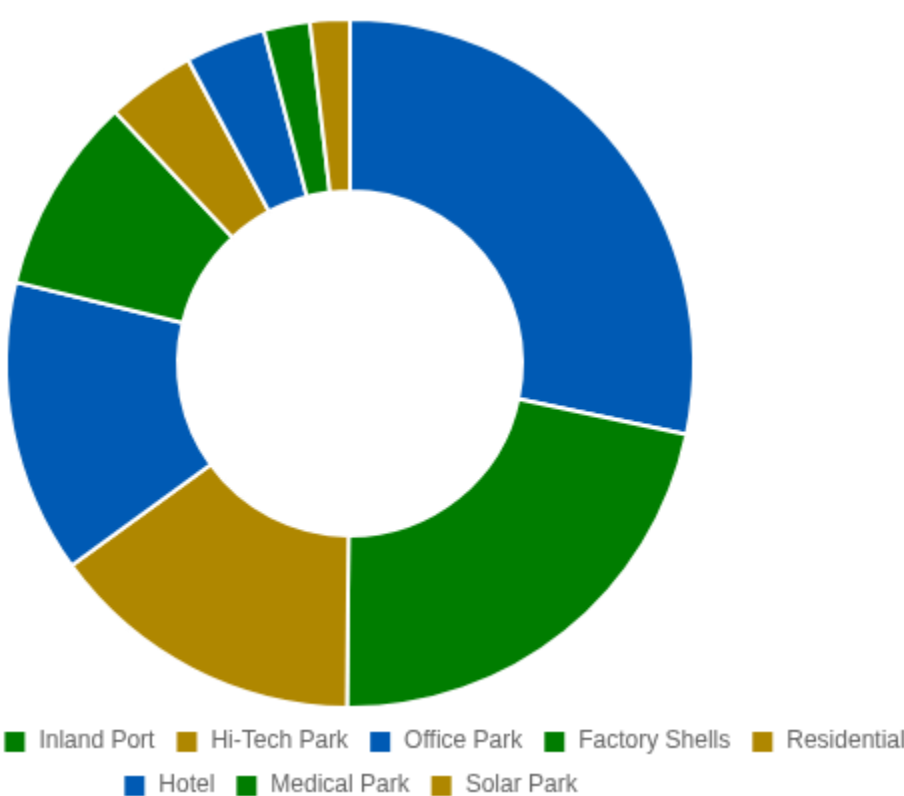


Medical Park
\$13.40M
60-bed specialized private hospital



Solar Park
\$11.54M
100-hectare renewable energy facility

Investment Distribution by Sector



Shopping Mall	28.3%
Inland Port	21.8%
Hi-Tech Park	14.9%
Office Park	13.8%
Other Projects	21.2%

Key Financial Metrics



Return on Investment (ROI)
Industrial Projects: 15-22%
Commercial Projects: 18-25%
Infrastructure: 12-18%
Portfolio Average: 16-20%



Internal Rate of Return (IRR)
Shopping Mall: 22-28%
Hi-Tech Park: 20-26%
Industrial: 18-24%
Portfolio Average: 20-25%



Payback Period
Fast Track Projects: 3-5 years
Standard Projects: 5-7 years
Infrastructure: 7-10 years
Portfolio Average: 5-7 years

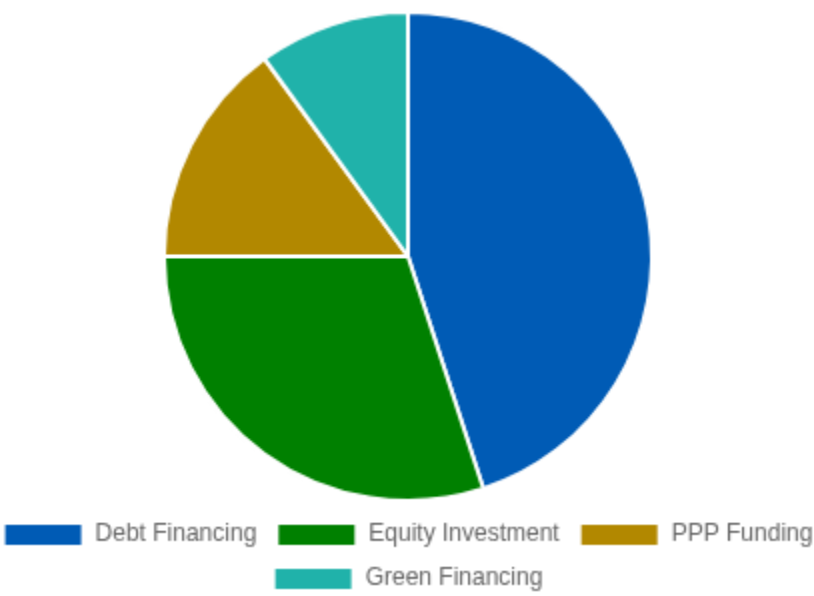
Additional Financial Highlights

1.8x Debt Service Coverage Ratio	25% Minimum Equity Requirement	\$150M+ Annual Revenue Potential	5,000+ Direct Jobs Created
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Funding Structure

Funding Sources

-  **Debt Financing**
Local & international lenders
-  **Equity Investment**
Project sponsors & partners
-  **Public-Private Partnerships**
Government collaboration
-  **Green & Grant Financing**
Sustainable energy projects

Funding Distribution

Special Economic Zone Benefits



Tax Incentives

- Corporate tax holidays
- Reduced import duties
- VAT exemptions
- Withholding tax relief



Trade Facilitation

- Streamlined customs procedures
- One-stop service center
- 24/7 operations
- Expedited licensing



Market Access

- COMESA preferential access
- SADC trade benefits
- Export processing zones
- Regional distribution hub



Infrastructure

- Modern utilities
- High-speed connectivity
- Transportation links
- Security services



Labor Flexibility

- Flexible employment terms
- Skills development programs
- Competitive wage structures
- Training facilities



Investment Protection

- Bilateral investment treaties
- Legal guarantees
- Dispute resolution
- Repatriation rights

Ready to Invest in Zimbabwe's Future?

Join us in building Africa's premier integrated industrial development



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Due Diligence
Access detailed project documentation

For investment inquiries and detailed financial models:

SUNWAY CITY (PVT) LTD
Integrated Industrial Parks
Harare-Mutare Highway, Zimbabwe

