



Investment opportunity #1: Construction & financing of the Dakar International Hospital

- ▶ **Description:** To build a modern and futuristic real estate complex in the business centre of Dakar, which will house the new headquarters of the Chamber of Commerce, as well as the latest generation of economic, tourist and commercial infrastructures
 - ▶ The components of the project are :
 - ▶ Component 1; A 27-storey main tower for a business centre which will house the CCIAD headquarters and all its services, office space, commercial and service areas including shopping malls, banks, insurance companies etc.
 - ▶ Component 2: an underground car park with 1000 vehicle spaces with surrounding roads subject to technical constraints.
 - ▶ Component 3: a 22-storey tower for the high-end hotel
 - ▶ Component 4: A space between the towers for the modern and specialised clinic. A specialisation in transplants and organ transfers, unique in Africa, is planned subject to prior studies.
- ▶ **Investment:** 126 M USD, Promoter's contribution estimated at 18 M USD i.e. 14% of the total project cost (TF value plus cost of studies)
- ▶ **Type of project:** PPP - **Gross margin:** between 15% and 20%.
- ▶ **Location:** The project is located in front of the international maritime station of the Autonomous Port of Dakar with an area of 5746 m² granted to CCIAD by decree number 2014-1464 of 12 November 2014, the said plot is a TF N° 11295/DK approved on 23 August 2021.



Sector overview

- ▶ **Description:** The real estate sector has grown by more than 5% over the last 10 years with
 - ▶ An increase in construction in urban centres and an increase in demand to the point where it finally exceeds supply.
 - ▶ A shift from a residential villa market to a residential and office building market.
 - ▶ An increase in innovative real estate projects (Ministerial Spheres, United Nations Houses, Conference Centres, etc.)
 - ▶ A tax incentive scheme to attract large companies, donors and regional offices to Senegal
- ▶ **Institutional support:** Chamber of Commerce, Industry and Agriculture of Dakar

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