S06 – CONSTRUCTION & INFRASTRUCTURE

Yaware Special Economic Zone (SEZ)

Sponsored by **Ministry of Trade and Industry**
Public project under a public-private partnership



ESTIMATED PROJECT COST	LOCATION	FINANCING SOUGHT	CAPACITY
EUR 56.41 million	**Yaware, 10 km southwest of Niamey**	**Public-private partnership: government (≈ 20%) and private partner** Public or private investor; international financing and guarantee institutions	**250 ha, with expansion potential**

EUR 56.41 million(feasibility study, June 2020). All monetary figures are in EUR. Converted estimates are indicative and rounded; source estimates may use different valuation bases.

Investment opportunity

The project involves developing, servicing, and managing a 250-hectare special economic zone in Yaware: an export-oriented industrial free zone and free-trade zone on the outskirts of Niamey. It is structured as a public-private partnership under a 35-year concession. The government contribution comprises land, site servicing (roads and utilities), and feasibility and environmental impact studies, representing 20% of total investment costs.

The undeveloped site has room for expansion and lies 10 km southwest of Niamey and 18 km from Diori Hamani International Airport. It has road access and is close to the high-voltage power line. The project was declared to be in the public interest by decree of July 26, 2019. The zone falls under the free-zone regime (Article 16 of Law No. 2014-09 of April 16, 2014, establishing the Investment Code): predominantly export-oriented businesses are exempt from customs regulations and controls on foreign trade and foreign exchange.

The zone offers a secure, serviced site, a one-stop shop, warehouses and industrial sheds, and dedicated solar power, with abundant raw materials and access to the Nigerian market and the African Continental Free Trade Area (AfCFTA). Eligible sectors include agro-industry (sesame, peanuts, millet, cowpeas, onions, tomatoes, and moringa), refrigerated slaughterhouses, hides and skins; processing of mineral and petroleum products; assembly (telecommunications equipment, motorcycles, vehicles, and agricultural machinery); packaging, storage, logistics, and business services (banking and insurance).

AT A GLANCE

PROJECT SPONSOR	Ministry of Trade and Industry
FINANCING STRUCTURE	Public or private investor; international financing and guarantee institutions
TARGET POPULATION	Domestic and foreign businesses
REFERENCE	Project sheet submitted by the sponsor

PROJECT STATUS

- **Public-interest declaration** : Decree of July 26, 2019
- **Feasibility study** : June 2020
- **Site-servicing cost estimate** : EUR 3.05 million, Ministry of Urban Planning and Housing
- **PPP partner** : Seeking an investor and a management company

Objectives

Stimulate economic growth and reduce poverty by developing an international industrial platform that attracts foreign direct investment, promotes exports, and creates jobs on a large scale.

- Provide the capital with a modern, world-class industrial and logistics platform
- Stimulate local processing and import substitution
- Promote exports, attract FDI, and support technology transfer
- Position Niamey as a strategic economic hub for the Alliance of Sahel States (AES)

Components

1. Land, engineering studies, roads and utilities, and financial contributions
2. Industrial, logistics, energy, commercial, and administrative infrastructure
3. Regulatory framework, promotion, and zone management

Expected outcomes

Jobs and businesses

- Approximately 1,225 direct jobs with 35 businesses established
- Nearly 15,000 beneficiary households
- Phased ramp-up: approximately 15 businesses in the first year, around 50 in the third year, and around 100 after 10 years

Economy

- Increased FDI, exports, and industrial value added
- Niamey becomes an AES economic hub

Strategic alignment

Aligned with the PRR: industrial growth, local processing, reduced imports, and increased tax revenue; modernization of the industrial base, reduced urban congestion, and productive use of public land.

Investment program (feasibility study, June 2020)

INVESTMENT ITEM	EUR
Handling equipment and vehicles	18,827,453.63
Total	**56,405,320.53**

INVESTMENT ITEM	EUR
Solar farm and electrical interconnection	15,244,901.72
Land acquisition	9,526,016.95
Buildings (administration, warehouses, sheds, and housing)	7,165,103.81
Fencing, site development, and water/electricity connections	4,192,347.97
Telecommunications, furniture, recreational facilities, and establishment costs	1,029,030.87
Working capital	420,465.58
Total	**56,405,320.53**

Business model

Revenue streams

- Long-term ground lease: EUR 0.53/m²
- Handling: EUR 38.11/t
- Storage: EUR 3.81/day
- Access card: EUR 22.87/year
- One-stop-shop procedures: EUR 762.25/transaction
- Management and maintenance: EUR 457.35/month

Profitability assumptions

- 35-year public-private partnership concession
- Approximately 15 businesses in the first year, around 50 in the third year, and around 100 after 10 years
- Indicative rates from the project sheet

Partnerships sought

Technical partners

Private partner or management company: energy, buildings, equipment, and zone operation.

Financial partners

Public or private investment partner; international financing and guarantee institutions.

Government role

Provision of land, site servicing, and studies (≈ 20% of total cost). The Ministry of Urban Planning and Housing estimates servicing costs for the 250 ha at EUR 3.05 million: roads, utilities, and site development, EUR 2.16 million; electricity, water, and fire hydrants, EUR 535,858.3; environmental and social measures (ESMP), EUR 214,190.87; site establishment and technical studies, EUR 141,015.34.

INVESTOR CONTACT

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INVESTOR INTRODUCTIONS

ANPIPS is the single point of contact: it connects investors with the project sponsor and arranges B2B meetings at F2IN 2026.