



DEMOCRATIC REPUBLIC OF CONGO
PROVINCE OF SOUTH - UBANGI



PROJECT TO CREATE A SUGAR PRODUCTION UNIT

“UBANGI SUGAR FACTORY PLANT”

PROJECT FILES

Estimated Budget: 107,003,417 USD

MABENZE GBEY BENZ, Governor

Update on March 2022



PROJECT NAME: THE UBANGI SUGAR FACTORY

Contracting company	SOUTH UBANGI PROVINCE
GENERAL CHARACTERISTICS	
Location of Project	<p>The proposed location of the project is called Ligo-gbogoso, belonging to the village Bobasonga. Bobasonga Village is indeed the last village of Nguya sector located at 81 Km from the Provincial Government Hotel in the city of Gemena. It is connected to the city of Gemena by a dirt road, stabilized in yellow dirt in some places and unmaintained in others. It is thanks to PARRSA, which is a program of the National Ministry of Agriculture, that this road is maintained over a length of 67 km from Gemena. Beyond these 67 km maintained, the remaining part of the road is quite difficult to use, reduced to a path.</p>
Brief description	<p>The objective of this project is:</p> <p>To make the sugar cane sector an essential component, a prestige and an Olympic flame of the economic life of the South-Ubangi Province.</p> <p>Indeed, with the galloping demography of the population of South-Ubangi, this project is in line with the bio economy because it offers opportunities and solutions to meet the growing needs of this population whether they are energy, therapeutic or even food.</p> <p>This project is "bio economy" because it gathers a set of economic activities related to innovation, development, production and use of biological processes.</p> <p>This means that this project affects many industrial sectors including agriculture, industry, health, education, but also the political, economic and societal spheres.</p> <p>Therefore, the overall objective of the project is to contribute to the reduction of poverty in rural areas in the perspective of an inclusive and sustainable development of the sugarcane and ethanol industry in the South-Ubangi Province.</p> <p>Thus, the expected result is the introduction and enhancement of</p>



	<p>the productivity of the industrial sector of sugarcane and ethanol, integrating all the farmers of the South-Ubangi Province.</p> <ul style="list-style-type: none"> ➤ Reduce sugar imports into the province. ➤ To reduce the price per kilogram of sugar ➤ Promote and modernize sugar cane cultivation in South Ubangi province and to promote local monetary value ➤ Increasing the added value of electricity companies ➤ To create jobs ➤ Boosting the economy of the South Ubangi Province <p>Thus, the objective is to produce, in one year of cruising,:</p> <ul style="list-style-type: none"> • Campaign Feature: Continuous • Number of Planters planned: 2,664 Planters and weeders (daily workers) • Area to be sown in Hectares: 18,000 Ha; • Number of task for the 18,000 ha : 1,260,000 task • Total production estimated of the sugar cane (in Tons) : 1,080,000 T • Estimated Yield Kilo per hectare: 6,000 Kgs • Estimated Commercial Production (in Tons) : Min 90,000 T – Max 108,000 T • The number of Planters and weeders varies and the amount of tons produced varies from year to year.
Interest of the Project	<ul style="list-style-type: none"> ➤ Environmental interest through the management of agricultural waste from the project transformed into fuel to be used as a raw material for biomass electricity production to solve the glaring problem of electricity shortages. ➤ The demand for cane sugar is very high and its import is not sufficient to cover all the demand. Cane sugar being a staple product, essential for the survival of households in the South Ubangi province ➤ This project creates 1,572 new direct jobs, 2,664 daily workers and in turn, more than 700 indirect jobs through inter-company contracts with distributors of the product. ➤ Revitalize the economy of the sub-region ➤ Increase the supply of these products for various national and sub-regional users ➤ Positive effects on the public purse through income and profit taxes and various taxes and royalties ➤ Ensure better security of goods and people via public lighting.
Estimated cost	<ul style="list-style-type: none"> ▪ Farm Infrastructure of exploitation : 7, 266,041 USD ▪ Logistics support : 14, 827,330 USD ▪ Import Duty – Fiscal – Administrative fees and Freight : 3, 693,811 USD ▪ Farming operations : 26, 982,000 USD



- Associated infrastructures (Administrative office, Houses + School + hospital+water supply + electricity + roads) : 14,879 ,212 USD
 - Loads for essentials HR : 1, 458,000 USD
 - Sugar Plant construction and equipments : 37,897 ,023 USD
- TOTAL : 107, 003,417 USD**

ECONOMIC AND FINANCIAL STUDIES

Repayment period 25 years

Annual rate None

Characteristic feature None

INFORMATION SPECIFIC TO THE STRUCTURING OF THE PROJECT

Scope of activities of the financial partner
 ➤ Financing of the investment sought

Planned distribution of investments:

The project proposal is based on a holistic approach based on the development of the sugar sector in the South-Ubangi Province, through a Public Private Partnership in the B.O.T. model in order to develop a sustainable sugar sector.

This will allow the different actors of the sector to take advantage of the existing potentials through the creation of a Special Vehicle Purpose (SPV) in charge of the implementation of the 19,000 hectares sugarcane plantation, the exploitation and production, the marketing of sugar and ethanol, the production of electric energy and other derived products.

The project will be carried out with the participation and involvement of private partners interested in investing and the authorities of the South-Ubangi Province.

For this purpose, an economic model of sugar processing and viable by-products will be set up thanks to the financial contribution of private partners.

➤ South UBANGI PROVINCE: **The guarantees that will have to be submitted** : Indeed, as Governor of the Province of South-Ubangi, His Excellency Jean Claude MABENZE GBÉY BENZ confirms in full legal and corporate responsibility that the Province of South-Ubangi is ready, willing and very interested in concluding an agreement for the "**DESIGN - CONSTRUCTION - FINANCING - OPERATION - TRANSFER**" of an project of Ubangi Sugar Factory in the form of a BOT "Build - Operate - Transfer", as specified below on the basis of the following:

The legal terms and conditions are: Guarantee / Collateral: Mining concession for a period of 15 years.

Financial Partner : **107,003,417 USD**



Method of remuneration of the financial partner	<p>Type of partnership considered:</p> <ul style="list-style-type: none"> ➤ Public Private Partnership (PPP) with “Financing corporate ”and “financing project” approaches with creation of a Special purpose Vehicle (SPV). ➤ B.O.T: Return on Investment Model: 100 % Profit for the INVESTOR for a period of 15 years. After 25 years, the Ubangi Sugar Factory and all assets remain full property of the South Ubangi Province. ➤ Investor Responsibilities: Creating Job opportunities for the population. ➤ Type of Contract: BOT partnership Contract, “Build – Operate – Transfer” with full 100 % control of share and profit for a period of 15 years by the investor to recover the investment.
---	--

PROJECT STATUS

Status of the project	<ul style="list-style-type: none"> ✓ Availability of technical feasibility studies: Yes ✓ Business Plan Availability: YES ✓ Project not yet started due to lack of funding and investment
Available information	<ul style="list-style-type: none"> ✓ List of Project Partners : Yes ✓ Contract for the Good Execution of Programmes ✓ Security guarantee ✓ Project Business Plan ✓ Project Steering Committee ✓ Asset Valuation ✓ Technical Partners
Next step	<ul style="list-style-type: none"> ✓ Search for financing ✓ Signing of partnership agreements

GENERAL INFORMATION ON THE PROPONENT

Company name	UBANGI SUGAR FACTORY PLANT
Legal form	Decentralized Territorial Entity with management autonomy
Head Office	#4922 Mobutu street , commune of Labo , City of Gemena, South-Ubangi Province
Operating headquarters	Bobasonga Village , Nguya sector , Territory of Gemena
Number of Shareholders	One
Proponent	MABENZE GBEY BENZ, GOVERNOR OF SOUTH UBANGI
Project Coordinator	MUPEYA N'GHEMBANG CHOU – AIME, Governor’s Senior Advisor in charge of Projects, Technics and Strategy.

Budgetary proposal

No	Items	Quantity required	Amount (USD)
01	Purchase of Farm Infrastructure of exploitation (Layout Planning Process (LPP)),		
	1. Civil works and metal infrastructures of the factory.	1	2,096,014



	2. Construction of the runway and the cane reception area.	1	245,000
	3. Installation works of the equipments (Midelization of the plant (defibers, two rollers mills, diffuser, repression mill, thermal power plant, bagasse boilers, three-phase turbo alternator, Flash tank, rotary vacuum filter, centrifuges, and dryer-cooler).	1	2,419,738
	4. Cane Planting Program (Plantation plan and mapping, Land for agricultural use, obtaining varieties and varietal selection + plant material.	25,000 ha	457,223
	5. Construction of Management room + laboratory, Press room, administrative offices, mini-railway network inside the field, Construction of a mini – airport.	4	1,189,974
	6. Construction of the base camp.	1	588,081
	7. Installation of cranes and overhead cranes	4	270,011
	Estimated budget		7,266,041
02	Logistic Support / Identification of the location of the plant and plant equipment	Quantity required	Amount (USD)
	1. Purchase of tractors,	9	
	2. Purchase of semi-trailers	20	
	3. Purchase of maturators.		
	4. Purchase of utility vehicles.		
	5. Three rollers horizontal sugar will operated by electric motor, complete with gearbox and electric panel (skid mounted mills). 5 tons of cane / h	1	
	6. 304 Tank for storage milled juice.		
	7. Chockless pump to pump juice to vibrating screen.		
	8. S.S 60 mesh vibro screen to screen, 4,000 liters of juice per hour.		
	9. Decantation tank, mild steel with conical bottom and gate valves + overflow outlet pipe.		
	10. Dished end type container equipped with a self-supporting stirrer, to be put on a common furnace.		
	11. Dished end type container equipped with top, self-supporting stirrer to remove scums and impurities (to be put on a common furnace).		
	12. Dished end concentrator, to be put on a common furnace (must be steam jacketed).		
	13. Bagasse furnace equipped with an air heater and chimney, as shown in drawing.		
	14. Crystallizer equipment equipped with a stirrer.		
	15. Air cooled crystallizers.		
	16. Semi-automatic 25 KW centrifugal.		



	17. Mild steel waiting tank with stirrer.		
	18. Massecuite pump.		
	19. Mild steel dilution tank, with stirrer.		
	20. A running pump for feeding the fermenters.		
	21. Closed top fiberglass fermenters, equipped with a top manhole, two 60 mm. P.V.C roof inlets + related valves and one 80 mm. drain pipe + valve.		
	22. Fermented mash pump to feed the distillation kettle.		
	23. Potstill + rectification distillation equipment of 5,000 liters capacity per batch.		
	24. Alcohol storage tank of 10,000 liters capacity complete with vent valve and related accessories.		
	25. Barracks Press		
	26. Shredder BR-24		
	27. Emergency probe SCS2 - TAM -22		
	28. Tamarin probe		
	29. Emergency probe Tractor -20		
	30. Gol probe -7		
	31. Probe SCS3 Beaufonds		
	32. Slope of Sassy - table under - sampling - 10		
	33. Slope of Sassy - Table under- sampling - 12		
	34. Shredders		
	35. Loaders - cane loaders		
	36. crusher desk		
	37. Saccharimeter		
	38. Bagger		
	39. Tubular boiler of 2 Tons. Steam /hr		
	40. Turbo alternator with counter pressure 100 KWh		
	41. Sugar silo of 11 Tons		
	42. Static sieve		
	43. Flocculent tank of 100 liters		
	44. Crystallizers of 200 liters		
	45. Juice concentration tank of 5 m ³		
	46. Clarification tank by blooming of 5 m ³		
	47. Air heater, furnace		
	48. Preheating tank and juice mixer of 5 m ³		
	49. Air ventilator, furnace		
	50. Flocculent tank of 100 liters		
	51. Holding tank of 7 m ³		
	52. Vibrating screen		



	53. Pump of 2m ³ per hour		
	54. Juice reception tank of 1 m ³		
	55. Cane mill of 5 tons /h		
	56. Plateau scale of 5 tons		
	57. Sugar Plant construction and equipment (Installation of materials and equipment, construction and assembly, start-up according to the established plan).		
	Estimated budget		52,724,353
04	Import Duty – Fiscal – Administrative fees and Freight		3, 693,811
05	Farming operations : 26, 982,000 USD 1. Delimitation and Clearing ; 2. Demolition and cutting up ; 3. Tillage ; 4. Choice and Purchase of the cuttings ; 5. "Trouaison' and seedbed maintenance ; 6. Sow or to plant/ to Transplant/staking /After-culture ; 7. Talks (1st maintenance, 2nd maintenance, Rectification of the plants, staking /Cut) ; 8. Collect ; 9. Transport ; 10. " Epanouillage" ; 11. Shelling ; 12. Winnowing ; 13. Steeping ; 14. Bagging		26, 982,000
06	Associated infrastructures (Administrative office, Houses + School + hospital+water supply + electricity + roads)		14,879 ,212
07	Working capital requirements, cash flow requirements and working capital, Staff recruitment and Loads for essentials HR and Training		1, 458,000
	Total Estimated Budget		107,003,417

Jean-Claude MABENZE GBEY BENZ