

LVSafrica Project Portfolio and Investment Opportunities

1. Energy Sector Projects

- a. Project Name: Hybrid Solar Hydro Renewable Energy
 - i. Project Description: A renewable energy project comprising 65 MW of solar and hydro (55 MW solar and 10 MW hydro) in the Bono Region of Ghana. The project is in an advanced stage following the acquisition of land, completion of pre-feasibility studies and identification of potential off-takers.
 - ii. Investment Required: The project requires technical partners and or EPC+F contractors who will provide the required US\$90 million (80% debt) to complete it.
 - iii. Financial Returns: Average net income of US\$ 4.9 million in the first 10 years and US\$ 8.4 million thereafter. Full repayment of loan in year 10 and an IRR of 8% in year 12.
- b. Project Name: Thermal and Solar Energy
 - i. Project Description: A reputable energy generator in Ghana seeks to expand its energy generation capacity by developing five major projects involving both thermal (582 MW) and solar (110 MW) energy. The power that will be generated will have off-takers from private sector players. The thermal component is an expansion of existing energy generating plants in three locations while the solar is greenfield in two locations.
 - ii. Investment Required: The consolidated capital required to develop the various projects is estimated at US\$ 670 million (thermal US\$ 540 million and solar US\$ 130 million).
- c. Project Name: Regional Petroleum Hub
 - i. Project Description: A strategic investor(s) is required to develop a regional petroleum hub to be based in Ghana. This will house a complex web of onshore, offshore and ancillary assets not limited to refineries, petrochemical plants and storage tanks intended to change the face of the petrochemical industry in the West African sub-region.
 - ii. Investment Required: An initial amount of between US\$ 500 million – US\$ 1 billion will be required for the first phase of the project.

2. Real Estate Sector Projects

- a. Project Name: Luxury Residential Villas
 - i. Project Description: A luxury real estate development comprising 36 villas on a 13-acre land at a prime residential enclave in Accra. The land and all permits have been fully secured in the name of the project promoter. There are currently 30 strong expressions of interest with at least 5 of them sold out already.
 - ii. Investment Required: The Promoter requires up to US\$ 45 million to complete it.
 - iii. Financial Returns: IRR of 13.80% in Year 3.
- b. Project Name: Plus Hotel Apartment
 - i. Project Description: A boutique hotel type apartment with 28 diverse rooms which offers personalized experiences and intimate services in the vibrant tourist township and emerging “Modern Green Sustainable Smart City” of Akosombo.
 - ii. Investment Required: The project requires up to US\$ 1. 2 million
 - iii. Financial Returns: An average annual net income of US\$ 0.72 million for the first five years and US\$ 0.94 million thereafter. Full investment repayment within 6 years at an annual Rate of Return of 5%.
- c. Project Name: Apex Luxury Apartment
 - i. Project Description: This is an exciting new development for sale in Ghana’s Aburi mountains just about 45 minutes’ drive from Kotoka International Airport. It provides an exclusive collection of studios, 1 and 2 bedroom apartments and private balconies overlooking the breath-taking views of the tropical mountains.
 - ii. Investment Required: US\$ 4.9 million
 - iii. Financial Returns: IRR of 24% in Year 4

3. HealthCare Sector

- a. Project Name: First Class Private Hospital
 - i. Project Description: A top-notch private hospital in Ghana seeks investment to complete its expansion works. The hospital which is located at a prime area in Accra is currently profitable and has been operating for about 20 years. The main structure of the expansion project has been completed and the financing will mainly be used for minor civil works, electrical, mechanical and plumbing as well as the procurement of medical equipment.
 - ii. Investment Required: US\$ 15.8 million
 - iii. Financial Returns: When completed, the expanded hospital is projected to generate an average net income of US\$ 5 million for the first eight years.

4. Entertainment Sector

- a. Project Name: Film Industry Infrastructure
 - i. Project Description: Strategic investor(s) are required to develop the requisite infrastructure for the Film Industry in Ghana. The opportunities include a movie/film village, cinemas/theatres and related infrastructure and equipment.
 - ii. Investment Required: up to US\$ 500 million.

5. Manufacturing Sector

- a. Project Name: Top Beverages Producer
 - i. Project Description: A leading manufacturer of alcoholic and non-alcoholic beverages in Ghana seeks capital in the form of debt and or equity to finance its working capital. With more than two decades of operations in Ghana, its brands are widely known across Africa. It is also known for its advanced quality control and product development.
 - ii. Investment Required: US\$ 10 million
- b. Project Name: Uni Apparel Manufacturing
 - i. Project Description: The project is an expansion opportunity for export market by a leading garment manufacturing company with operating factories in Kumasi and Accra. The export opportunity is under the AGOA initiative which provides eligible sub-Saharan African countries with duty-free access to the U.S. market and opens a significant market access for apparel manufacturing companies in Africa. Through its local and international partners, the company has identified and secured intents from several key market off-takers in the export market. The main structure of the expanded factory has been completed in Kumasi with outstanding roofing and other civil works as well as equipment to start operations.
 - ii. Investment Required: It requires an amount of US\$3.2 million to complete the remaining work on the factory and to finance its working capital needs for the export market.
 - iii. Financial Returns: At a discount rate of 10%, the net present value of the investment in year five is US\$ 4.3 million with a payback period of 33 months and an internal rate of return of 45.8%.

6. Hospitality Sector

- a. Project Name: Three Star Hotel
 - i. Project Description: A Three Star Hotel located with the Airport enclave in Accra Ghana is available for sale. The hotel boasts of more than 150 rooms comprising standard, superior, deluxe rooms as well as Executive and Presidential Suites. It also has restaurants, bars, conference facilities, swimming pool and gym.
 - ii. Investment/Asking Price: Negotiable
- b. Project Name: Tri Hospitality Institute
 - i. Project Description: The project seeks to establish and operate a Tourism and Hospitality Institute in Ghana. It will be a first-class State of the Art tertiary training institute with a focus on the provision of comprehensive training for all service needs of five (5) Star rated and other hotels in Ghana and West Africa. The Promoter has completed the construction of a state-of-the-art Italian-equipped Commercial and Student Training Kitchen capable of producing 5,000 meals a day. The Promoter has started a pilot Vocational Training School in the completed Kitchen.
 - ii. Investment Required: The project requires about US\$ 3.2 million to complete it.
 - iii. Financial Returns: Average net income of US\$ 0.78 million in the first five years and an IRR of 11% in year 5.

7. Services Sector

- a. Project Name: Outdoor Advertising
 - i. Project Description: The project involves the sale of about 50% equity stake in a company whose principal activity is advertising, digital and commercial artists. The company has in the last three years been profitable and is projected to remain profitable in the coming years.
 - ii. Investment/Asking Price: US\$ 3 million
 - iii. Financial Returns: Net income of US\$ 0.6 million annually and ROE of 28% per annum
- b. Project Name: Bespoke Packing Solution
 - i. Project Description: The project seeks to build at least four sets of 500 parking units of a multi - storey automated parking solutions in the Central Business Districts (CBDs) of Accra. The project will seek to address the difficulties of using some road networks in some parts of the Central Business Districts because of uncontrolled and unauthorized parking on the roads by providing a more accessible and readily available parking solution to road users in the Business Districts.
 - ii. Investment Required: US\$ 12.5 million

8. Aviation Sector

- a. Project Name: Avenis Airlines
 - i. Project Description: The project seeks to establish a new airline to operate in the domestic market in Ghana and West Africa sub-regional market in the first two years and intends to enter into intercontinental market from the third year of operations. It intends to use dry leases as well as own aircrafts.
 - ii. Investment Required: up to US\$ 25 million
 - iii. Financial Returns: NPV of US\$ 3.9 million and IRR of 12% by year 5

9. Mining Sector

- a. Project Name: Global Mining Guinea
 - i. Project Description: An opportunity to invest in mining exploration on a concession in Guinea for gold and lithium. Preliminary works proved significant deposits of mineral resources on the two concessions. The investment will also support minimal commercial exploration of the mineral.
 - ii. Investment Required: Between US\$ 2 million and US\$ 5 million