

# MASSANGUI INTEGRATED DEVELOPMENT PROJECT

Republic of Congo | Bouenza – Massangui–Yamba

Cement + Renewable Energy + Agriculture & Ranching + Education & Sport

## A Sustainable Industrial and Community Development Programme

### PROJECT LOCATION

📍 Massangui (La SONEL site)  
Bouenza Department  
Republic of Congo

🏠 ~ 20,000 m<sup>2</sup> site  
(former cattle ranch, inactive)

📏 ~ 60 km from Loutété  
~ 90 km from Yamba  
~ 250 km from Brazzaville



### SITE – LA SONEL, MASSANGUI



### KEY ADVANTAGES

- ✓ Strategic location near limestone resources
- ✓ Access to transport routes (road & rail)
- ✓ Close to Bangui market and export corridors
- ✓ Established government awareness

## PROJECT COMPONENTS & DETAILS

### 1. CEMENT PLANT

1.5 Million TPA (expandable to 3.0–5.0 MTPA)



- **Location:** Massangui (La SONEL site)
- **Estimated CAPEX** (cement plant): US\$450 million
- **Production capacity:** 1.5 Mtpa (ramp 70% Y1 → 90% Y5+)
- **Indicative price:** US\$120/t (Brazzaville base)
- **Estimated production cost:** US\$65/t
- **EBITDA** (1.35 Mt @ 90%): ~US\$132.39m/year
- **Cement market:** Central African region & exports
- **Includes:** equipment, technology, ground preparation, land acquisition, Chinese machinery, EPC (China/Sweden), technical management (Infinity Engineering Ltd UK), clinic

### 2. REGIONAL RENEWABLE ENERGY HUB

100 MW Solar PV + 50 MW / 400 MWh BESS  
(Phase 1) – Expandable to 200 MW



- **Capacity (Phase 1):** 100 MWac PV + 50 MW / 400 MWh BESS (~8h storage)
- **PV array:** 125 – 140 MWp
- **Grid connection:** 33 kV, 33/110 or 220 kV substation
- **PPA:** 20–25 years
- **SPV:** Massangui Solar Energy SA
- **CAPEX range:** US\$285 – 505m (planning US\$350 – 400m)
- **Potential EPC/equity/finance partner:** Hassan Allam
- **Additional:** Moukouloulou hydro ~74 MW

### 3. RANCHING, AGRICULTURE, EDUCATION & SPORT



- Modern cattle ranch (beef & dairy)
- Crop production (food security & local market)
- Agro-processing and value addition
- Education (schools & vocational training)
- Sport facilities (youth development)
- Community livelihoods and job creation



## COMBINED PROGRAMME – SEPARATE BUDGETS

Total Estimated Investment  
(Combined Programme)

**US\$ 750 million**

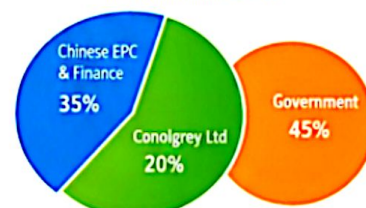
(2 separate projects, no double-counting)

| Project Component                        | Indicative Budget (US\$ million) |
|------------------------------------------|----------------------------------|
| Cement Plant                             | 450                              |
| Regional Renewable Energy Hub            | 350 – 400                        |
| Ranching, Agriculture, Education & Sport | (included above)                 |
| <b>Total Combined Programme</b>          | <b>750</b>                       |



### FINANCING & PARTNERSHIP STRUCTURE

Preferred Structure: EPC + Finance  
100% from Investors



INDUSTRIAL GROWTH  
& JOB CREATION



ENERGY SECURITY  
& RENEWABLES



FOOD SECURITY  
& RURAL DEVELOPMENT



EDUCATION & SPORT  
FOR YOUTH



SUSTAINABLE  
LONG-TERM IMPACT

Massangui – A pillar for sustainable growth in the Republic of Congo