



Invest In **HELAO NAFIDI TOWN, NAMIBIA!**

Don't Delay - Invest Today



INVESTMENT **PROFILE**





TABLE OF CONTENTS

Mayor Foreword	3
Geographic Position of Helao Nafidi Town Council	5
Existing Infrastructure	6
Legal Framework and Potential Investment Opportunities	10
Investment Environment of Namibia	12
Potential Investment Opportunities In Helao Nafidi Town	12
Agricultural Activities	13
Housing Development	14
Private Hospital	15





FOREWORD

Dear representatives of businesses, current and potential investors, creators of real economic growth, when I stood to be the Mayor of Helao Nafidi, I said it's a must that we revive the economic status of Helao Nafidi, and retain the status as the ECONOMIC POWERHOUSE of the northern part of Namibia. Our town has been a global center of trade and commerce, attracting investments, ideas and talent from around the world and this is because we are strategically located at the border of Namibia and Angola. Our spirit of entrepreneurship, reputation for dynamism and openness to collaboration gives us a crucial edge over our rivals.

As Mayor, my aspiration is to ensure that the town of Helao Nafidi has attracted credible investors, whereby benefits are evenly shared and make every citizenry feel like they have a stake in the economy. By facilitating this kind of sustainable growth, we can improve the quality of life for many citizenry and increase opportunities for people to fulfill their potential. I want Helao Nafidi to remain the best place in the world to do business, while placing much more emphasis on the general wellbeing, health and happiness of the people - this should always be the ultimate goal of any economic growth and development to present the same opportunity to every citizen. I am as passionate as ever about building an economy that delivers for everyone and leave none of Helao Nafidi's community behind.

Together as a team are focused on spurring sustainable economic growth that leads to more jobs, higher incomes, less poverty, higher living standards, and a healthier society.

We take action every day to ensure broadly-shared prosperity across our town – by modernizing our infrastructure; cutting red tape to attract more business and investment; strengthening the region's key sectors, like housing development, health and agribusiness; and supporting the entrepreneurs and small business owners who represent the heart and soul of our local job market.

Cllr. Darius Shaalukeni
Mayor of Helao Nafidi



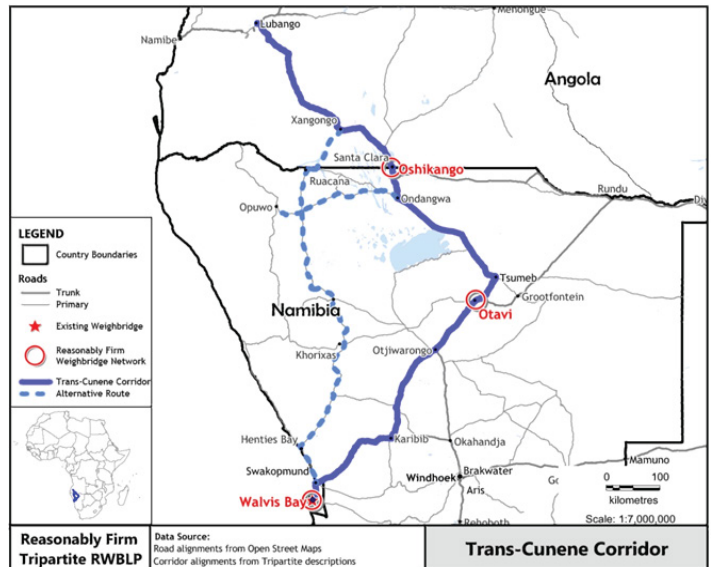
HELAO NAFIDI

The best town for realizing your investment potential “Don’t delay – Invest today”.

■ The Town Council of Helao Nafidi is located in the far northern part of Namibia in a region called Ohangwena at the border to Angola. Helao Nafidi was promulgated as town in 2004 and it is the only town that has five settlements in Namibia, Oshikango, Engela, Omaf, Onhuno and Ohangwena. Helao Nafidi is strategically situated on the Trans-Cunene Corridor, linking trades from the coastal town of Namibia, Walvis Bay to Angola, see below:

■ Average annual temperature of 22 °C and The hottest two months of the year are November and October. The coldest two months of the year are July and June. Helao Nafidi, the average length of day 12.5 hours (of which December and January are two months with longest days). Among the rainiest months are December and January.

■ Locations available for investment in the town of Helao Nafidi, i.e. warehousing and logistics at Oshikango, Private Hospital and Private High School at Ohangwena, High Education Institution at Oshikango, Tourist activities such as Recreational Park and Three Star Lodge or Hotel in Helao Nafidi represent excellent opportunity for investment and development of business. The town is blessed with semi-purified water, suitable for agricultural purpose



■ In 2019, the Town Council of Helao Nafidi realized revenue of NAD 47 million, which was a mild growth of revenues compared to the year before. The Total Assets was at NAD 240 million and while Total Liabilities was at NAD 11 million.

EXISTING INFRASTRUCTURE

Transportation Infrastructure

Road and Railway

Railway

The Hamutumbagela rail way station is a terminal railway station on the Namibia – Angolan border serving Oshikango which is in a town council of Helao Nafidi. The railway station was inaugurated on 5 July 2012, connecting the town’s network to the rest of the country railway line going all the way to the harbor towns (Trans-Cunene Corridor). The Trans-Cunene Corridor links the Walvis Bay port to Luanda, Angola via Tsumeb and Ondangwa to Oshikango in Namibia and the Santa Clara border post in Angola. It is perfectly positioned to service the two-way trade between Angola, Namibia, South Africa, Europe, America and the East.



Road

In 2021, NAMIBIA has retained its status as having the best roads on the African continent. The award was presented by the World Economic Forum; "Namibia's success is attributed to two important factors, namely an effective maintenance strategy on existing road infrastructure, which plays a pivotal role in prolonging its lifespan, and the upgrading and construction of new roads, which contribute significantly to the quality of national roads"

Helao Nafidi town is linked to the rest of Namibia by the C1 Main road, which is also a gateway to the Southern African Development Community (SADC) countries. B1 main road is the major highway in Namibia, from Noordoewer (South African border) to Oshikango (Angolan border). In addition to the main road B1, the town has developed a road network within the town that caters for all transportation needs of the town.



Communication Infrastructure

The town of Helao Nafidi is blessed with efficient communications, when it comes to the four architectural levels of communication (transmission, network switching, data exchange, and application program).

Health Sector

The town of Helao Nafidi has one district hospital, Engela State Hospital, with a capacity of 230 beds, with 10 clinics reporting to the district hospital. The hospital caters for the patients from Ondobe, Omulonga, Engela, Ohangwena, Oshikango, Endola, Ongenga and Engela constituencies, as well as for Angolans nearby. Engela hospital is 7 km close to Oshikango border post and offers emergency services from maternity to casualty traumas. The town has private General Practitioners and Dentists offering services at their private consulting rooms.



Education Sector

The town of Helao Nafidi has Ongha Vocational Training Centre, five pre-primary private schools one public high school, Pohnofi Secondary School and six public junior schools.

Energy Sector

The town of Helao Nafidi has a stable electricity supply, supplied by the Northern Regional Electricity Distributor (NORED) Pty Ltd. NORED is a Regional Electricity Distributor established in 2001 as the first ever Regional Electricity Distributor (RED). This was in line with the Electricity Supply Industry Reforms (ESIR) following the Energy White Paper of 1998 by the Ministry of Mines and Energy does gets electricity from the national power utility Nampower.



Tourism Sector

The town of Helao Nafidi has five accommodation establishments:

Accomodation	Number of Beds
Princess Hotel	30
Sun Square Hotel	60
Pisca Montel	30
Horizonte Commercial	15
New Vision	30



Urban Land

The town has close to 3000 registered ervens, both industrial and residential, however is in dire need of housing units for all income categories.



Water Sector

Helao Nafidi Town Council is supplied water by Namibia Water Corporation Ltd (NAMWATER), a stateowned enterprise with a mandate of supplying bulk water to the public.

Helao Nafidi Business Expo

The town hosts an annual Helao Nafidi Business Expo. The expo attracts both local and international visitors and exhibitors.



Shopping Malls and Warehouses



Osave Mini Market



Oshikango Super Duper Shopping Mall



EPZ Warehouses

There are a number of Export Processing Zone Warehouses at Oshikango.



LAGAL FRAMEWORK AND POTENTIAL INVESTMENT OPPORTUNITIES

LEGAL FRAMEWORK

Local Authorities Act of 1992

The Local Authorities Act provides for the determination, and sets out the purposes, of town councils and enumerates their powers, duties and functions. Town Councils are given a broad set of powers, including, for example, the following:

- a) the supply of water;
- b) sewerage and drainage;
- c) removal, destruction or disposal of waste and refuse;
- d) construction and maintenance of streets and public places;
- e) supply of electricity or gas;
- f) establishment, carrying and maintenance of a public transport service;
- g) establishment of a housing scheme;
- h) establishment and maintenance of any building or structure for community requirement;
- i) acquisition, hiring, letting of any movable property;
- j) buying, hiring of any immovable property; and
- k) the determination of charges, fees and other moneys payable in respect of service, or facility established and provided by it under [the Local Authorities Act].

In carrying out their functions and duties, local authorities have been given the power to enter into joint business ventures. Section 30(1)(a) of the Local Authorities Act states:

“Subject to the provisions of subsections (2) and (3), a local authority council shall have the power – (aa) to enter, subject to the regulations, into joint business ventures...”

Joint Business Venture Regulations

The JV Regulations permit local authorities to enter into joint business ventures for the purposes of carrying out the powers, functions and duties enumerated in the Local Authorities Act, primarily those listed in Section 30(1) of the Local Authorities Act (as summarized above). The JV Regulations allow entry into joint business ventures with the following entities:

- a) the Government, whether for profit or non-profit purposes,
- b) any company or any trust, or
- c) co-jointly with the Government and any company or any trust.⁵

The JV Regulations require that a joint business venture's objectives must be to:

- a) "provide directly or indirectly for the advancement of persons within the Republic of Namibia who have been socially, economically or educationally disadvantaged by past discriminatory laws";
- b) "promote economic development and employment creation within [the local authority's] area"; and/or
- c) "supplement [the local authority's] funds referred to in section 80(1) of the Act."⁶

The manners in which a local authority council may enter into a joint business ventures are limited. Local authorities may either:

- a) take up shares in an existing company registered or a company to be registered in accordance with the Companies Act 2004 (Act No. 28 of 2004) (the "Companies Act");
- b) accept the position of beneficiary of a trust; or
- c) enter into an agreement with the Government relating to the joint business venture.⁷

¹ See Local Authorities Act at Section 30.

² Local Authorities Act at Section 30(1)(aa).

³ Local Authorities Act at Section 30(3)(a)(ii).

⁴ See Joint Business Venture Regulations: Local Authorities Act 1992, promulgated by Government Notice No. 114 of 27 June 2007 (the "JV Regulations").

INVESTMENT ENVIRONMENT OF NAMIBIA

The Namibian government views foreign direct investment (FDI) as a key component of economic development, so it proactively legislates and nurtures an environment that is equitable and attractive for FDI. Legislation ensures an enabling environment for foreign investors and Namibian firms, including international arbitration of disputes, the right to remit profits and access to foreign exchange. Investment incentives and special tax incentives are available for certain sectors.

Establishment and Regulation

The Registrar of Companies manages, regulates and facilitates formation of businesses. It encourages investors to seek assistance from legal practitioners, auditors, accounting officers, or secretarial firms when registering.

The Namibia Investment Promotion and Development Board (NIPDB) offer services that range from early inquiries to operational phases. It informs on investment opportunities, incentives, and procedures. It assists investors by streamlining and coordinating with ministries and regulatory bodies

POTENTIAL INVESTMENT OPPORTUNITIES IN HELAO NAFIDI TOWN

Potential Project	Sector	Availability of Land	Applicable Law	Remarks
Private Hospital	Health Sector	Yes	<ul style="list-style-type: none"> Joint Venture Regulations Hospital and Health Facilities 36 Act of 1994 	<ul style="list-style-type: none"> Land is available Proposed project cost N\$150-250 million 50 to 100 hospital beds Joint Venture, Town Council providing land
High-Value Crops	Agricultural Sector	No	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation Proposed project cost N\$50-80 million Town Council semi-purified water
Poultry farm	Agricultural Sector	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land is available Proposed project cost N\$1 million 5000 eggs per day
Animal Feed	Agricultural Sector	No	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation Proposed project cost N\$50-80 million Town Council semi-purified water
Dry Port	Transport and Logistic	No	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation Proposed project cost N\$20-80 million
Tertiary Education	Education	Yes	<ul style="list-style-type: none"> Joint Venture Regulations 	<ul style="list-style-type: none"> Land Available, rezoned to Institution There is a Government Library in town
Housing Development	Housing	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation 1500 residential plots planned Low to Middle Income to cater for mostly public sector employees Demand for housing currently at 5000 Proposed project cost N\$150 million
Land Servicing	Housing	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation 1500 residential plots planned Medium to High Income to cater for mostly public sector employees Demand for land currently at 3000 Proposed project cost N\$80 million
Animal Feedlot	Agricultural Sector	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation Proposed project cost N\$200 million Feed from the proposed Animal Feed project
Aquaculture	Agricultural Sector	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land is available Proposed project cost N\$50 million 1000 tones harvest capacity

Automotive Industry	Manufacturing	No	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation No specific brand, vehicle that are in demand in Angola will be ideal
Renewable Energy	Energy Sector	No	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land require compensation Opportunity to export power to Angola Electricity Demand for Helao Nafidi at 2MW
Industrial Zone	Industrial Sector		<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land is available but require compensation Proposed project cost N\$80-100 million 300 residential plots planned Construction of State of the Art - Incubation Center
Piggery	Agricultural Sector	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land is available Proposed project cost N\$50 million
Super bricks and Interlocks Plant	Construction	Yes	<ul style="list-style-type: none"> Joint Venture Regulations EIA 	<ul style="list-style-type: none"> Land is available Proposed project cost N\$50 million
Hotel	Hospitality	Yes	<ul style="list-style-type: none"> Joint Venture Regulations 	<ul style="list-style-type: none"> Land is Available An opportunity for a 4 star hotel

AGRICULTURAL ACTIVITIES

There are no commercial agricultural activities happening in the area of Helao Nafidi, retail shops are getting fresh produce from other regions, even though the town has enough semi-purified water.

The town of Helao Nafidi has invested in the three water treatment plants. The three water treatment plants were commissioned in 2018 with a combined capacity of 4500 cubic meter per day.



The Town Council plan is to enter into a business joint venture with an investor, to establish any of the following farming activities:

Production of Blueberries



Production of Tomatoes



Production of Lucerne



Production of Chicken feed



NB: Land will be made available at a minimal negotiated price, or the town of Helao Nafidi will retain a minority interest in the project.

HOUSING DEVELOPMENT

Alienation of land in Helao Nafidi is governed by the Local Authority Act 23 of 1992; Housing Development or Serviced Plots can be made available by:



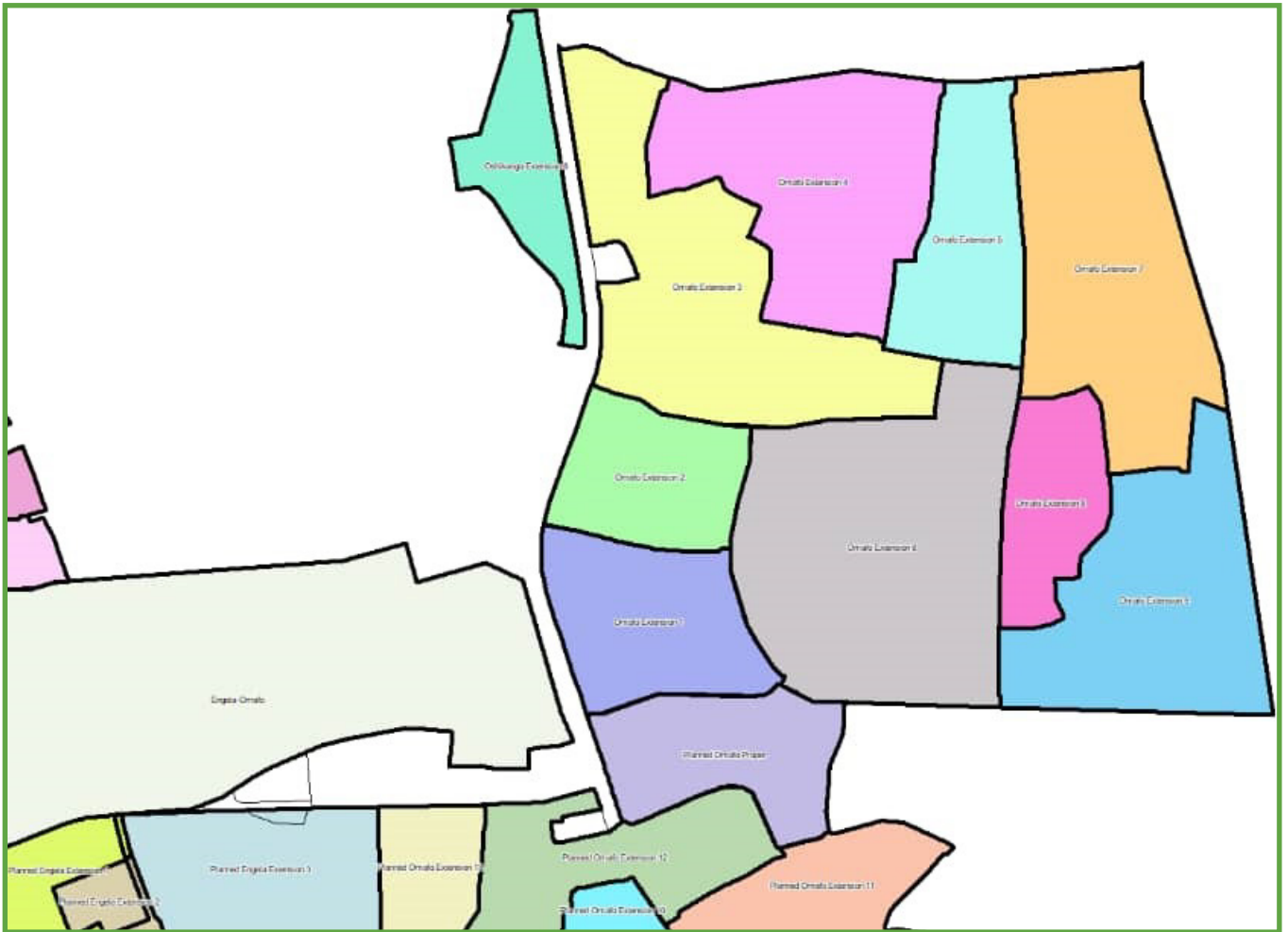
1. Private Transaction

This method is available, whereby a Council receives initiated proposals from investors/ developers for a large portion of land. The application will be scrutinized and considered or rejected, provided that all statutory procedures have been completed. The process can be either co-development or joint venture with private developer or outright sale of land to private developer. All processes require Ministerial approval.

2. Expression of Interest (EOI)

The EOI method is utilized using the following approach: (i) Invitation for development proposals, Council identifies a portion of land and solicits projects to achieve a specific objective. Council therefore set special conditions of sale and invites prospective buyers to submit their offers and proposed development. This process requires Ministerial approvals as-well.

The town council has identified a large portion of land; the land is already planned and has about 3000 residential and industrial plots. Compensation is needed for those that occupied the land.



The plan is to get a private investor to assist with the whole transaction, from compensation to the alienation of plots/housing. Currently there is housing and plots (residential) backlog of close to 5000.

PRIVATE HOSPITAL

There is great opportunity for a private hospital to cater for the inhabitants and Angolan citizens. The town only has few private General Practitioners and Dentists offering services at their private consulting rooms, there is a need of inpatient private hospital. The land is already available measuring 3 hectares, on Erf 130, Ohangwena.

