



المنارة

Envol Immobilier

PROJECT MANAGEMENT COMPANY



nvol
Immobilier





*"To be a major ally in the development
of public and private infrastructure on
the African continent."*





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A word from the Chairman of the Board of Directors

Envol Immobilier has been actively involved in urban transformation and infrastructure development in West Africa since its inception. At a time when governments are seeking innovative solutions to finance and implement their projects through public-private partnerships (PPPs), we have developed solid expertise to provide them with effective and sustainable support in this area.

Beyond construction, our projects aim to design spaces that inspire, encourage interaction, optimise working conditions and contribute to improving the quality of life of users. From large administrative complexes to modern universities and residential developments, each project embodies our commitment to quality, compliance with international standards and the satisfaction of our partners.

As a result, Envol Immobilier has become a leading player in the development of large-scale public and private projects. This recognition is based on a clear vision: **"To be a major ally in the development of public and private infrastructure on the African continent."**

As Chairman of the Board of Directors, I would like to acknowledge the renewed confidence of our institutional, financial and private partners, as well as the dedication of our teams.

Together, we will continue to build projects that leave a lasting mark and reflect the ambition of a modern, forward-looking Africa.



Madani Maki Tall

CHAIRMAN OF THE BOARD
OF DIRECTORS

A partner of choice



Our vision

"To be a major ally in the development of public and private infrastructure on the African continent."



Our mission

We participate to the modernisation and urbanisation of Africa.

We transform our environment with commitment, determination and respect.

We are continually adding value to deliver exceptional quality.



Our values

WE LISTEN AND ANTICIPATE

We anticipate our partners' needs and listen to their concerns in order to offer tailored and innovative solutions.

WE OPERATE WITH INTEGRITY

We treat all our interactions with honesty, ethics, and transparency, maintaining high standards of corporate governance and social responsibility.

WE ARE FLEXIBLE

We adapt quickly to changing market requirements and specific customer demands, providing agile, tailor-made solutions.

WE AIM FOR EXCELLENCE

We strive for excellence in all our activities, drawing on the best human skills and adopting cutting-edge practices to guarantee quality results and sustainable performance.

WE PROMOTE INNOVATION

We foster innovation and an entrepreneurial mindset across our business, encouraging new methods to stay at the forefront of the industry.

WE DRIVE SUSTAINABLE, SOCIALLY RESPONSIBLE GROWTH

We are committed to minimising our impact on the environment, promoting sustainable practices and contributing to the social and economic development of the communities in which we operate.

A leading player in PPPs



A structuring public-private partnership

EIS projects are mostly developed through public-private partnerships with governments, following a hire-purchase contract model.



A comprehensive project support

EIS designs, finances and implements its projects in their entirety, with the support of partner banking institutions. Its model is based on the Build-Operate-Transfer (BOT) principle: during the term of the contract, EIS operates and maintains the facility before transferring ownership to the State in exchange for a lease payment.



A tailored and secure tax framework

An appropriate and secure tax framework In order to control risks for the developer and optimise the economic benefits for the State, a regulatory tax annex is included in the lease-purchase agreement. This mechanism neutralises the effects of indirect taxation and guarantees more affordable rents for the State.



The advantages of PPPs

Speed: the infrastructures are delivered faster despite budgetary constraints.

Security: the construction and operating risks are transferred to the private partner.

Sustainability: the performance and maintenance are guaranteed over time.

Efficiency: the costs are controlled thanks to an optimised tax framework.

Who are we?

Envol Immobilier Sénégal (EIS) is a public limited company incorporated under Senegalese law, with a share capital of two billion CFA francs. Specialising in the construction of public and private infrastructure and the development of large-scale real estate projects, EIS is now positioned as a key player in urban and infrastructure transformation in West Africa.

EIS is involved throughout the project life cycle:

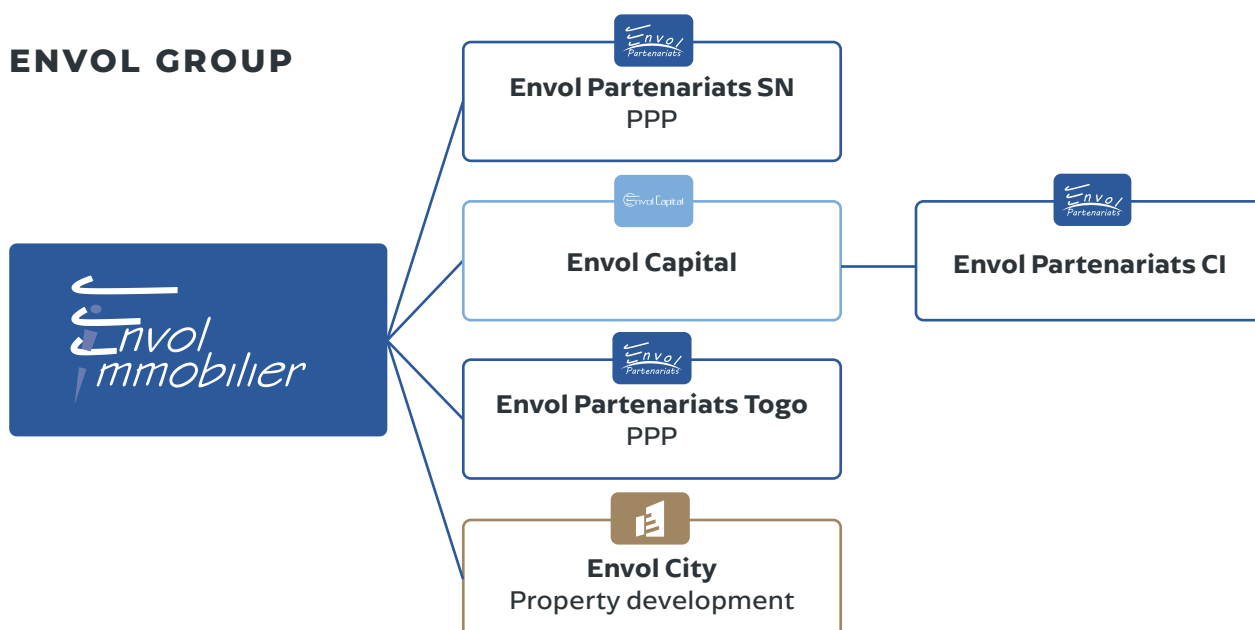
- Project development and set-up.
- Structured financing.
- Construction.
- Upkeep and maintenance.

Thanks to the combined experience of its directors in managing large-scale public-private partnership (PPP) projects, EIS has become a trusted partner of governments and international institutions.

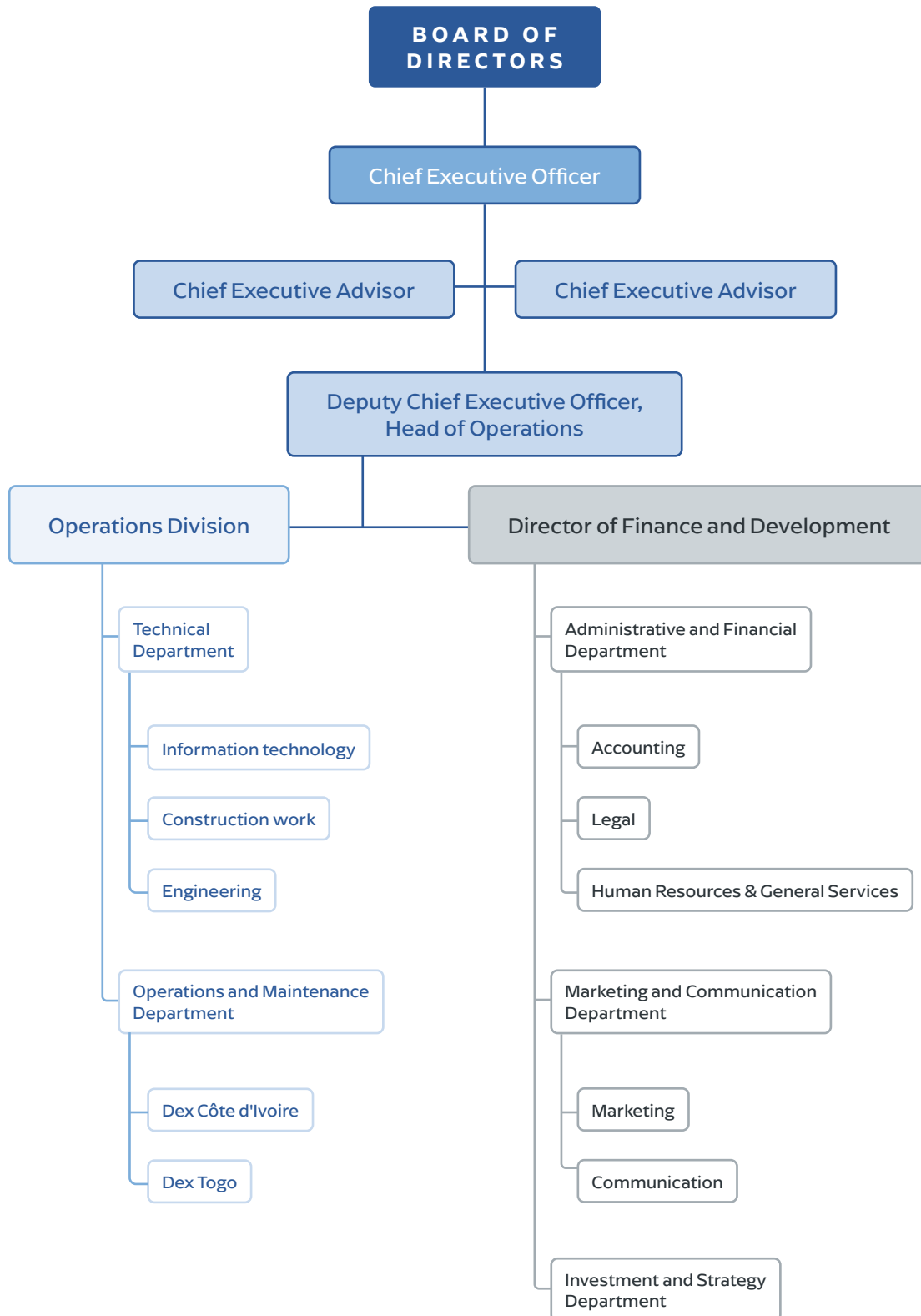
Our expertise includes:

- The ability to design tailor-made financing solutions.
- A thorough understanding of the legal and contractual mechanisms of PPPs.
- A strong capacity for fundraising, in collaboration with renowned banking partners.

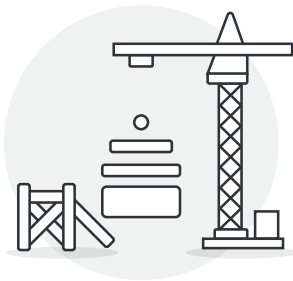
ENVOL GROUP



Envol Group organisational chart



Our areas of expertise



Development activities

- Engineering and Project Management.
- Implementation of PPP infrastructure projects.
- Project management, consulting and assistance.
- High-end property developer.



Operating and maintenance activities

- Effective and efficient management of PPP infrastructure in accordance with specifications.
- Infrastructure upkeep and maintenance.

Development activities



PUBLIC INFRASTRUCTURE

- EIS acts as a preferred partner to public institutions, with increasing use of public-private partnerships (PPPs).
- EIS develops optimal and unique financing solutions for each infrastructure project.
- EIS has a strong capacity to raise the funds required to finance each project.
- The EIS teams have proven expertise in project delivery.

PROPERTY DEVELOPMENT

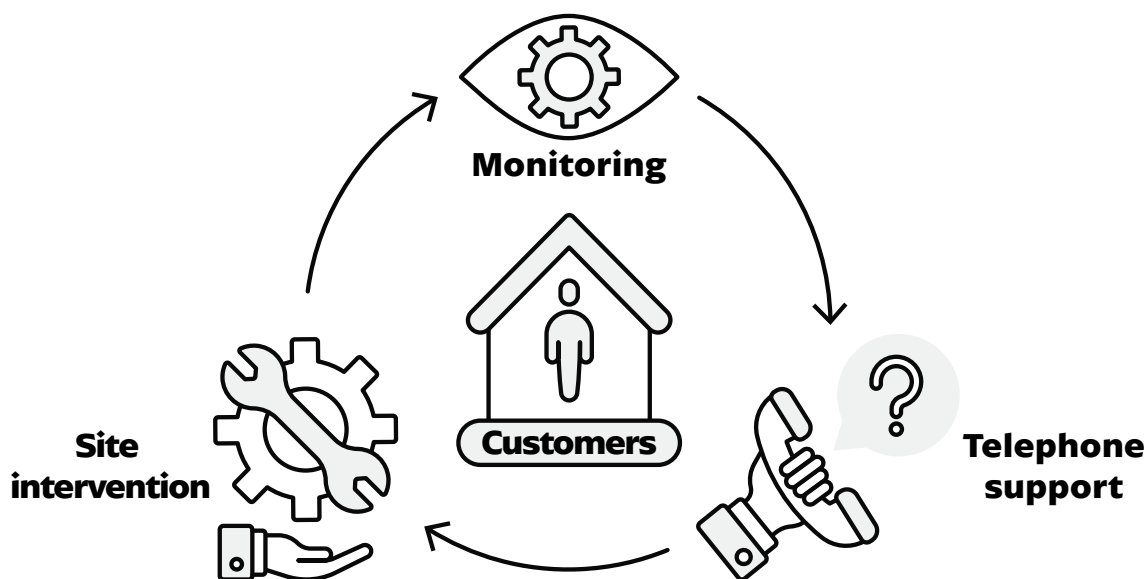
As part of its property development activities, EIS identifies and promotes land and property opportunities. The areas covered are:

- Land acquisition.
- Architectural studies.
- Construction.
- Interior design.
- Landscaping.
- Marketing.
- Facilities management.

EIS acts as a private developer in projects for the following uses:

- Residential: luxury properties.
- Commercial: offices, shopping centres, markets.

Operating and maintenance activities



EIS draws on its experienced human capital to offer maintenance and servicing solutions for completed infrastructure projects, in full compliance with its clients' specifications.

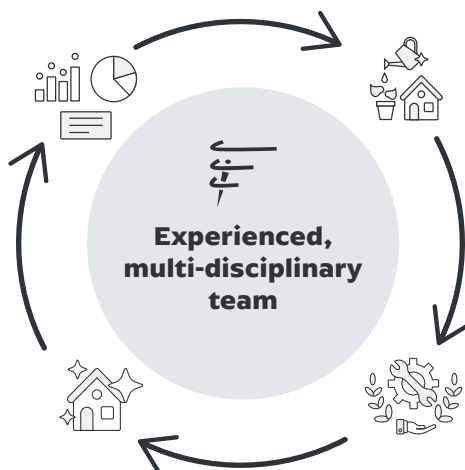
As a result, EIS guarantees a working environment that meets its partners' business requirements, while complying with the most stringent health, safety and environmental standards.

A comprehensive dashboard of services offered, including relevant performance indicators

Services related to the building environment and general services (reception, security, cleaning, green spaces, etc.)

Refurbishment of your facilities at the end of each concession period

Extend the life of your infrastructure with high-quality preventive and corrective maintenance



Our technical and financial partners



Reference projects



MINISTERIAL SPHERE Ousmane Tanor Dieng

The Ministerial Sphere Ousmane Tanor Dieng is part of the modernisation drive in Diamniadio. It brings together offices, services and communal areas designed to provide a modern and functional working environment.

Built with significant participation from Senegalese companies, it generated nearly 600 jobs during the construction

phase and around 150 direct and indirect jobs during the operational phase.

This project is fully in line with the Smart City dynamic in Diamniadio, combining energy efficiency, modernity and respect for the environment.

KEYFIGURES

42,000M²

of offices
spread across
four buildings

7,000M²

of green
spaces

1,600

workstations

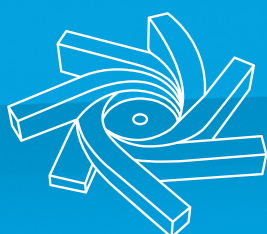
600

jobs during
construction

36

meeting
rooms and an
auditorium





UNITED NATIONS' HOUSE

Built on a modern 13-hectare site in Diamniadio, the United Nations House is designed to bring together the UN agencies present in Senegal. It is a model of integrated, secure and sustainable management.

The infrastructure features innovative solutions: car parks equipped with solar panels, natural lighting, eco-friendly

materials, a water treatment plant and more than 100 plant species.

Beyond its functional dimension, the project aims to enhance Diamniadio's attractiveness as an urban centre and bring Senegal up to international standards in terms of sustainability, security and governance.

KEYFIGURES

71,000M²	40,000M²	2,500+	500	6
of green spaces	of parking space with over 1,600 places	offices with 1,800 workstations	seats in the amphitheatre with control room	main buildings covering 82,000m ²





University of **SAN PEDRO**

Located on a 302-hectare site, the University of San Pedro is one of the flagship projects for the modernisation and decentralisation of higher education in Côte d'Ivoire.

Designed to eventually accommodate 20,000 students, it will be rolled out in phases, the first of which has already been completed for 3,000 students and

includes a library, conference centre, residences and student living spaces.

Built as a public-private partnership with Envol Partenariats, the university aims to improve access to quality education, stimulate research and employment, and contribute to the economic and social development of the San Pedro region.

KEYFIGURES

20,000
students at target
capacity in the
long term

3,000
housing units for
3,000 students
in phase one

302HA
of total site
area

4
phases of
gradual rollout





THE GROUND

The Ground is an innovative complex dedicated to sports, both professional and recreational. A true meeting place in West Africa, it brings together spaces dedicated to sports, catering, accommodation and numerous activities focused on fitness, relaxation and well-being.

This project responds to growing demand among the population for new sports such as softball, climbing and aquagym.

KEYFIGURES**190,000**visitors expected
per year**2023**start of
operations**100%**African
investors**18**sports
disciplines**10MN**from Diamniadio
station**FOOTBALL**

- A FIFA-standard football pitch
- 1 pitch for 7-a-side football
- 3 pitches for 5-a-side football

**RACKET SPORTS**

- Tennis courts

**ATHLETICS & SWIMMING**

- An athletics track
- An Olympic-size swimming pool/aquatic centre

**BASKET**

- 2 basketball courts

**LEISURE & WELLNESS**

- A 5-star business hotel, Four Points by Sheraton
- A 3-star hotel residence, AVO Residence
- Restaurants
- A children's play area, Espace TEN
- A professional training centre
- A wellness area (spa, hammam)

**GYM & FITNESS**

- High-end fitness facilities
- A sports medicine centre
- Multi-sport hall
- Shops and concept stores
- A modular gymnasium

Ongoing projects



Universities of **Kara & Datcha**

The universities of Kara and Datcha are part of the Republic of Togo's strategy to strengthen higher education and meet growing needs in training, research and employment. Carried out in partnership with Envol Partenariats, these projects each aim to accommodate 30,000 students in the long term and will include

faculties, libraries, university hospitals, student residences, green spaces and sports facilities. These projects will help to modernise academic provision, support the local economy and position Togo as a regional hub of knowledge and innovation.

KEYFIGURES

30,000
students target
capacity per site
in the long term

18,600M²
of priority
buildings
constructed

10,000
places in
residences per
campus

9
faculties
planned for each
university



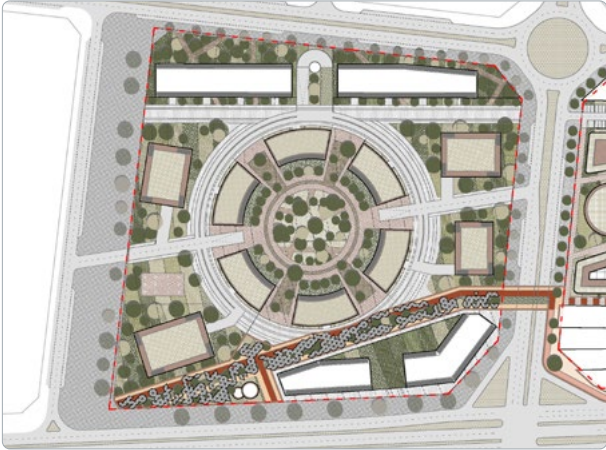


Envol City

With the United Nations House located at the heart of the project, Envol City aims to be the 'The quartier chic of Diamniadio'.

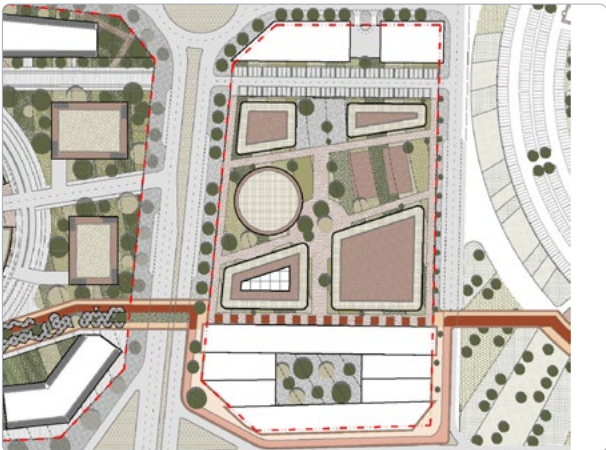
Nearly 850 housing units, including luxury and high-end apartments, will be available.

The project includes luxury residences, an iconic tower, an aparthotel, an international school, office space, wellness facilities, a shopping centre with a gourmet food hall, a fine dining restaurant, sports and leisure centres, and extensive green spaces.



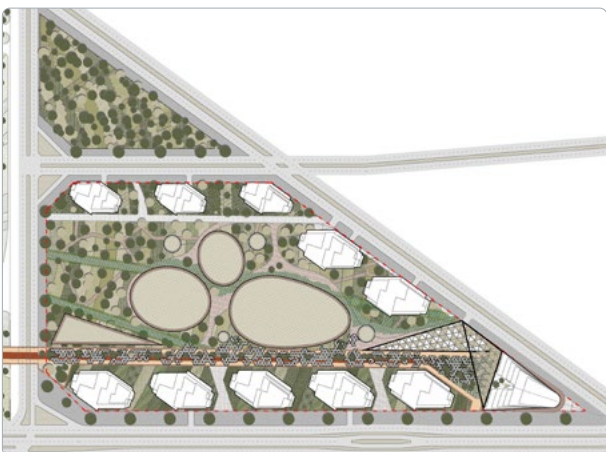
DAKAR SPACE

- Area of 56,818 m²
- 275 luxury residences
- Green spaces
- Central square
- Shops



TOUMBOUCTOU SPACE

- Area of 22,576 m²
- International school
- Logistics unit
- Green spaces



LAGOS SPACE

- Area of 66,963 m²
- 575 luxury apartments
- Iconic tower: Kigali Tower
- Apart-hotel
- Offices
- Gourmet restaurant
- Leisure centre
- Shopping centre

Contacts



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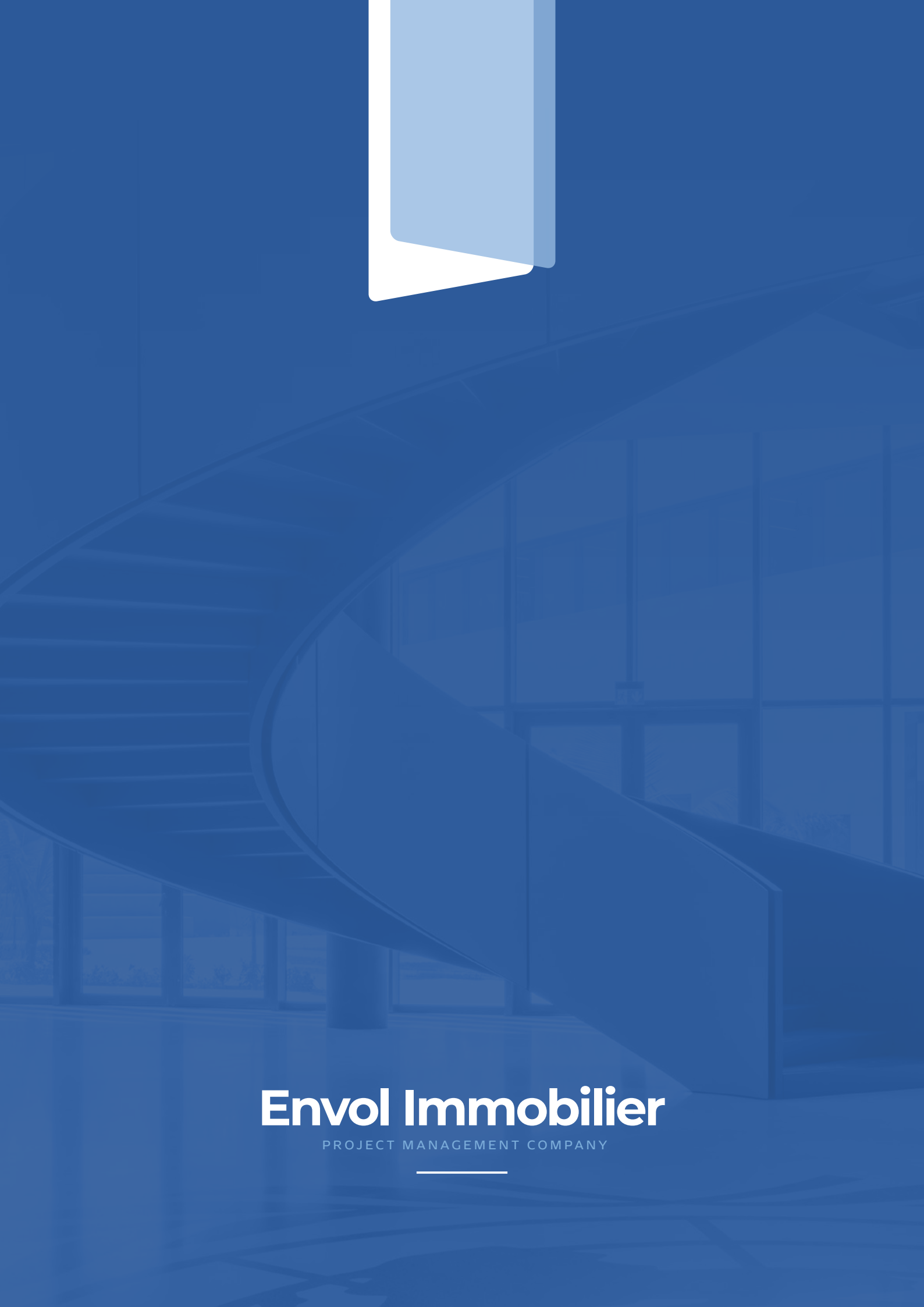
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