

 Early Warning System

IFC-37613

CFAO SGI Africa



Quick Facts

Countries	Cameroon, Congo, Democratic Republic of, Gabon, Ghana, Ivory Coast, Nigeria, Senegal
Financial Institutions	International Finance Corporation (IFC)
Status	Proposed
Bank Risk Rating	B
Borrower	SGI AFRICA SASU
Sectors	Industry and Trade, Infrastructure



Project Description

PROJECT DESCRIPTION

This is a proposed equity investment of up to EUR60 million in SGI Africa SAS ("SGI" or "the Company") to support the phased development of c.20 malls in West and Central Africa at an estimated cost of EUR500 million (the "Project"). Target countries are Cameroon, Congo, Ivory Coast, Ghana, Nigeria, Senegal, Gabon and the Democratic Republic of Congo. The company is the property development and management arm of CFAO Retail, the retail division of CFAO S.A. ("CFAO" or the "Group" or the "Sponsor"), a front-ranking specialized distributor and preferred partner of major international brands, serving the high-potential equipment & services, healthcare and consumer goods markets in Africa and the French overseas territories. CFAO Retail was created in 2013 to develop modern retail in Africa and includes SGI Africa mandated to build and manage shopping malls across West and Central Africa. Depending on the country's assessment, 3 formats are considered: (i) hypermarket + shopping center + food court; (ii) supermarket + shopping center + food court; or (iii) standalone supermarket with a small gallery. Carrefour is expected to be the anchor tenant in all the malls. The expansion plan is already in motion with the first 14,500 m² Gross Leasing Area (GLA) shopping mall (Marcory) to open in Abidjan, Ivory Coast, in December 2015. CFAO Retail will acquire or lease land lots in all 8 targeted countries. In Cote d'Ivoire, CFAO already acquired one land lot considered a willing buyer/willing seller transaction for its Marcory shopping mall. About 6 other sites have been prospected. In Cameroon, at least 5 sites have been prospected among which, one could be a lease. In all countries, lands are located in urban setting and cover 2-6 ha.

OVERVIEW OF IFC'S SCOPE OF REVIEW

IFC's review included a visit of the Marcory shopping mall, and of 2 proposed sites for future development in Abidjan; and 5 sites in Douala from November 10-13, 2015. Meetings were held with the CFAO Group Human Resources (HR) Manager, CFAO Retail Project Manager, Acquisition Manager, and Maintenance Manager in Paris the 6-7 October 2015. Meetings were held in Abidjan with CFAO Retail General Manager, HR Manager, Corporate Social Responsibility (CSR) Manager, Food Court Manager, Security Manager, Supply Chain Manager, Finance Manager, Quality and Food Safety Manager, Socotec General Manager (responsible for Occupational Health and Safety (OHS) during construction, and Life and Fire Safety), CIA Project Manager (EPC contractor). The CFAO Retail General Manager in Douala was also met. IFC reviewed the following documentation: Food Safety Management Plan, suppliers contracts, waste management contracts, security contract, procedures for Personal Protective Equipment (PPE), organizational charts, collective bargaining agreement, internal regulations for Cote d'Ivoire, HR procedures, and the Construction General Safety Management Plan.

IDENTIFIED APPLICABLE PERFORMANCE STANDARDS**

While all Performance Standards are applicable to this investment, IFC's environmental and social due diligence indicates that the investment will have impacts which must be managed in a manner consistent with the following Performance Standards. PS 1 - Assessment and Management of Environmental and Social Risks and Impacts PS 2 - Labor and working conditions PS 3 - Resource Efficiency and Pollution Prevention PS 4 - Community Health, Safety and Security If IFC's investment proceeds, IFC will periodically review the the project's ongoing compliance with the Performance Standards

There are no existing PS5 (Land Acquisition and Involuntary Resettlement) impacts identified for specified project sites and



Investment Description

- International Finance Corporation (IFC)



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ACCOUNTABILITY MECHANISM OF IFC

The Compliance Advisor Ombudsman (CAO) is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an IFC or MIGA- financed project. If you submit a complaint to the CAO, they may assist you in resolving a dispute with the company and/or investigate to assess whether the IFC is following its own policies and procedures for preventing harm to people or the environment. If you want to submit a complaint electronically, you can email the CAO at CAO@worldbankgroup.org. You can learn more about the CAO and how to file a complaint at <http://www.cao-ombudsman.org/>



Bank Documents

- [Project Information](#)